



AGENDA
Greer City Council

January 13, 2026

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

6:30 PM
Council Regular Meeting

Call to Order of Regular Meeting

Mayor Rick Danner

Invocation and Pledge of Allegiance

Councilman Karuam Booker

1. 2026 Council Invocation Schedule

Swearing In Ceremony

Oath of Office - Councilmembers in Districts 2, 4 and 6 and Commissioner of Public Works

Public Forum

Minutes of Council Meeting

1. December 9, 2025 Council Meeting Minutes (Action Required)

Special Recognition

1. Dale Arterburn in recognition of his retirement
2. Joe Aughtry in recognition of his retirement
3. Carl Howell in recognition of his retirement
4. John Polson in recognition of his retirement
5. Greer Fire Department will be granted their SAFE (Sexual Assault Forensic Excellence) Designation.
They will be the 2 fire department in the state to receive this designation. This recognition reflects their ongoing commitment to providing trauma-informed, survivor centered care for sexual assault victims. Their efforts demonstrate a strong dedication to going above and beyond to ensure victims in their community receive the best possible support and response.
The SAFE Designation is a designation created in partnership with the South

Carolina Victim Assistance Network (SCVAN), The South Carolina Attorney General's Office, South Carolina Law Enforcement Division, and the South Carolina Hospital Association.

Presented by Amanda White, South Carolina Victim Assistance Network

Departmental Reports

1. Economic Development Activity Report - November 2025
2. Engineering Activity Report - November 2025
3. Finance Activity Report - November 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 - November 2025
5. Municipal Court Activity Report - November 2025
6. Parks, Recreation & Tourism Activity Report - November 2025
7. Planning & Development Activity Report - November 2025
8. Police Department Activity Report - November 2025
9. Public Services Activity Report - November 2025
10. Social Media & Website Activity Report - November 2025

Administrator's Report

Andy Merriman, City Administrator

Appointments to Boards and Commissions

1. Board of Zoning Appeals
District 2 Jeremiah McKie has resigned effective November 24, 2025. His term will expire June 30, 2027. (Action Required)
2. Planning Commission
District 6 Paul Lamb has resigned effective December 31, 2025. His term will expire June 30, 2029. (Action Required)

New Business

1. Election of Mayor Pro Tempore
SECTION 5-7-190. Mayor pro tempore elected from council membership. Immediately after any general election for the municipal council, the council shall elect from its membership a mayor pro tempore for a term of not more than two years. The mayor pro tempore shall act as mayor during the absence or disability of the mayor. If a vacancy occurs in the office of mayor, the mayor pro tempore shall serve as mayor until a successor is elected. (Action Required)

2. Award Recommendation - Project #2026-009 Century Park Improvements
The City of Greer Capital Projects Department solicited sealed bids from qualified offerors for Century Park Improvements. The project cost will be covered under the hospitality and general funds. The bid opening was held on December 18, 2025, at 11 a.m. A total of nine (9) bids were received. Please see the attached bid summary for reference. Based on review, the evaluators recommend the services be awarded to McMurria Grading.
Staff requests approval from Council to proceed with award. (Action Required)
Rosalyn Carcamo, Procurement & Grants Supervisor
3. First Reading of Ordinance Number 1-2026
AN ORDINANCE AUTHORIZING THE EXTENSION OF LEASE OF CERTAIN PROPERTY IN THE CITY OF GREER BETWEEN THE CITY OF GREER AND SNOW STREET HOLDINGS, LLC (Action Required)
Alex Cahill, Planning & Development Director
4. First Reading of Ordinance Number 2-2026
AN ORDINANCE AUTHORIZING THE CONVEYANCE OF ANY AND ALL INTEREST IN CERTAIN REAL PROPERTY IN THE CITY OF GREER (Action Required)
Alex Cahill, Planning & Development Director
5. First Reading of Ordinance 3-2026
AN ORDINANCE TO CHANGE THE ZONING CLASSIFICATION OF A CERTAIN PROPERTY OWNED BY LB PREMIER LLC LOCATED ON CAREY AVENUE FROM SUBURBAN NEIGHBORHOOD (SN) TO TRADITIONAL NEIGHBORHOOD (TN) (Action Required)
Ashley Kaade, Planning Manager

Executive Session

Council may take action on matters discussed in executive session.

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
2026 Invocation Schedule**

January 13, 2026	Councilman Karuiam Booker
January 27, 2026	Councilman Mark Hopper
February 10, 2026	Councilman Charles Lander
February 24, 2026	Councilman Wryley Bettis
March 10, 2026	Councilman Paul Lamb
March 24, 2026	Mayor Rick Danner
April 14, 2026	Councilman Jay Arrowood
April 28, 2026	Councilman Karuiam Booker
May 12, 2026	Councilman Mark Hopper
May 26, 2026	Councilman Charles Lander
June 9, 2026	Councilman Wryley Bettis
June 23, 2026	Councilman Paul Lamb
July 14, 2026	Mayor Rick Danner
July 28, 2026	Councilman Jay Arrowood
August 11, 2026	Councilman Karuiam Booker
August 25, 2026	Councilman Mark Hopper
September 8, 2026	Councilman Charles Lander
September 22, 2026	Councilman Wryley Bettis
October 13, 2026	Councilman Paul Lamb
October 27, 2026	Mayor Rick Danner
November 10, 2026	Councilman Jay Arrowood
November 24, 2026	Councilman Karuiam Booker
December 8, 2026	Councilman Mark Hopper

CITY OF GREER, SOUTH CAROLINA

MINUTES of the FORMAL MEETING of GREER CITY COUNCIL December 9, 2025

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

Call to Order of the Formal Meeting

Mayor Rick Danner – 6:29 P.M.

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

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

Invocation and Pledge of Allegiance

Councilman Jay Arrowood

Public Forum

No one signed up to speak

Minutes of the Council Meeting November 25, 2025

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

VOTE - Motion carried 7-0.

Andy Merriman, City Administrator presented the following:

City of Greer holiday closures

The City of Greer offices will be closed on December 24th and 25th and on January 1st in observance of the Christmas and New Years holidays.

Heartwarming Holiday

Experience a Heartwarming Holiday in Greer sponsored by Discover Greer Friday, December 5 through Sunday, January 4, 2026. Visit participating merchants in downtown Greer as well as

our very own gazebo in Greer City Park to experience this holiday magic. See the Discover Greer website for more information.

OLD BUSINESS

Second and Final Reading of Ordinance Number 30-2025 **AN ORDINANCE AUTHORIZING THE CLOSURE OF A PORTION OF A PUBLIC ROAD IN THE CITY OF GREER (Park Avenue)**

Andy Merriman, City Administrator presented the request to council. Steve Grant, City Engineer updated council on paving and sidewalks on Park Avenue.

ACTION – Councilmember Wryley Bettis made a motion to approve Second and Final Reading of Ordinance Number 30-2025. Councilmember Karuam Booker seconded the motion.

Discussion was held. Mike McCarthy, Vice President of TMG Realty spoke briefly.

VOTE – Motion carried 6-1 with Councilman Jay Arrowood voting in the opposition.

Second and Final 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 (Suber Road and Chick Springs Road)**

Steve Grant, City Engineer stated there was no new information.

ACTION – Councilmember Wryley Bettis made a motion to approve Second and Final Reading of Ordinance Number 31-2025. Councilmember Karuam Booker seconded the motion.

VOTE – Motion carried 7-0.

NEW BUSINESS

First and Final Reading of Resolution Number 21-2025 **A RESOLUTION APPROVING OPIOID SETTLEMENT FUNDING DISTRIBUTION IN COMPLIANCE WITH THE SOUTH CAROLINA OPIOID RECOVERY ACT, S.C. CODE §11-58-10 ET SEQ. – Faces and Voices of Recovery (FAVOR) Upstate SC (FAVOR)**

Catrina Woodruff, Assistant City Administrator introduced Leslie Pregenzer, CEO of Favor she presented the request to Council. (attachment)

Discussion was held.

ACTION – Councilmember Karuam Booker made a motion to approve First and Final Reading of Resolution Number 21-2025. Councilmember Mark Hopper seconded the motion.

VOTE – Motion carried 7-0.

Sports and Events Center Guaranteed Maximum Price – Approval Request

The City of Greer received qualifications for construction manager at risk services for the construction of the Sports and Events Center located at 1529 S Hwy 14. Harper General Contractors was selected as the contractor for this project. Harper has provided the full Guaranteed Maximum Price Package to the City, and staff requests that the Guaranteed Maximum Price of \$69,334,076 be approved by Council. Funding for this project will come from the Corporation For Greer Fund.

Andy Merriman, City Administrator and Mike Sell, Deputy City Administrator presented the request to council.

ACTION – Councilmember Karuam Booker made a motion to approve the Sports and Events Center Guaranteed Maximum Price of \$69,334,076. Councilmember Jay Arrowood seconded the motion.

Discussion was held.

VOTE – Motion carried 7-0.

Executive Session

1. Contractual Matter – Project Keystone

ACTION – In (8:05 p.m.) – Councilmember Mark Hopper made a motion to enter into Executive Session to discuss a Contractual Matter pertaining to Project Keystone; as allowed by State Statute Section 30-4-70(a)(2). Councilmember Wryley Bettis seconded the motion. Motion carried 7-0.

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

ACTION - Out (8:17 p.m.) – Councilmember Jay Arrowood made a motion to come out of Executive Session. Councilmember Wryley Bettis seconded the motion. Motion carried 7-0.

Motion after Executive Session

ACTION – Councilmember Mark Hopper made a motion to authorize the City Administrator to enter into contractual negotiation pertaining to Project Keystone. Councilmember Wryley Bettis seconded the motion.

VOTE – Motion carried 7-0.

Adjournment – 8:18 P.M.

Tammela Duncan, Municipal Clerk

Rick Danner, Mayor

Approval Date: January 13, 2026 _____

Notifications: Agenda posted in City Hall and email notifications sent to CommunityJournals.com, PostandCourier.com, WSPA.com and WYFF4.com Friday, December 5, 2025.

CERTIFICATE OF APPRECIATION

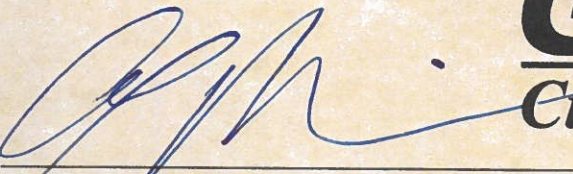
Congratulations upon your retirement from the City of Greer
Presented In Appreciation of Twenty Nine Years of Dedicated Service to the City of Greer

August 1, 1996 to January 23, 2026

DALE ARTERBURN

Given at Greer, South Carolina
this 13th day of January 2026





City Administrator



Mayor

CERTIFICATE OF APPRECIATION

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

September 28, 2015 to January 2, 2026

JOE AUGHTRY

Given at Greer, South Carolina
this 13th day of January 2026





City Administrator



Mayor

CERTIFICATE OF APPRECIATION

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

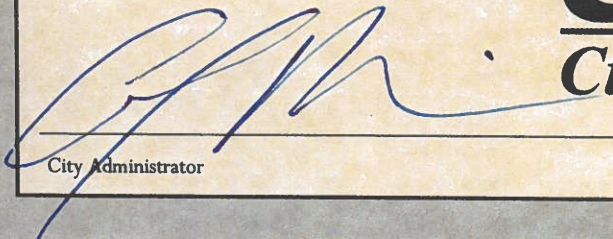
September 28, 2004 to January 5, 2026

CARL HOWELL

Given at Greer, South Carolina
this 13th day of January 2026



City of Greer, SC


City Administrator


Mayor

CERTIFICATE OF APPRECIATION

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

August 29, 1996 to January 2, 2026

JOHN POLSON

Given at Greer, South Carolina
this 13th day of January 2026




City Administrator


Mayor

ECONOMIC DEVELOPMENT
KEY PERFORMANCE INDICATORS
November 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.	27 BRE Visits completed	Meeting Expectations	Tracking 47 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
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: 12 Projects, 38 Leads, and 12 new Center of Influence relationships. Inactive Pipeline: 62 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 Prospects.	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.	12 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 with a range of institutional and regional developers.	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 and entitlements for prospects and projects.	Meeting Expectations	Finalize pre-development services
Objectives	Key Performance Indicators	Initiatives	Results	Evaluation	Next Actions

ECONOMIC DEVELOPMENT
KEY PEROFRMANCE INDICATORS
November 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. Advocacy and Secretary of State Compliance.	Meeting Expectations	Build out Advocacy program. Consider Bookkeeping service.



November 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 wrapping up
- 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 – waiting report from consultant
- Cunningham Drive SD Improvement – scope development – acquiring r/w
- Quiet Crossing/Moore St. closure – went to 1st reading at Council
- 2026 Paving – lists approved by Council
- 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 in February
- 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
- Lakeside Cottages – drainage issues
- Hampton Point – site design issues with engineer

Other:

- SCOR grant funding application coordination
- Attended DOT meeting about new Roundabout at Gap Creek/Gary Armstrong int.
- Cartegraph – digging into asset management module
- City/County road ownership dispute resolution – ongoing
- Bond Process review – meetings with PZ

Engineering and Stormwater Civil Engineer – David Buchanan, EIT

Miscellaneous Task – Engineering:

- Reviewed four (4) Engineering Submittals for SDPs.
- Developing plans 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 with engineering and GIS staff
- Suddath Farms Traffic Calming Petition completed, did not meet the volume or speed criteria to proceed.
- Safe Streets for All (SS4A) developing the Request For Proposal (RFP) Phase of creating a City Safety Action Plan, outlined in the grant application and grant agreement.
- Pre-construction meeting with SCDOT on round-a-bout at Gary Armstrong and Gap Creek.

Other:

- Discussion with Planning & Finance on the redistribution of duties involving bonds for development projects.

Civil Engineer II – Stormwater Division – Adam Vidalis, PE

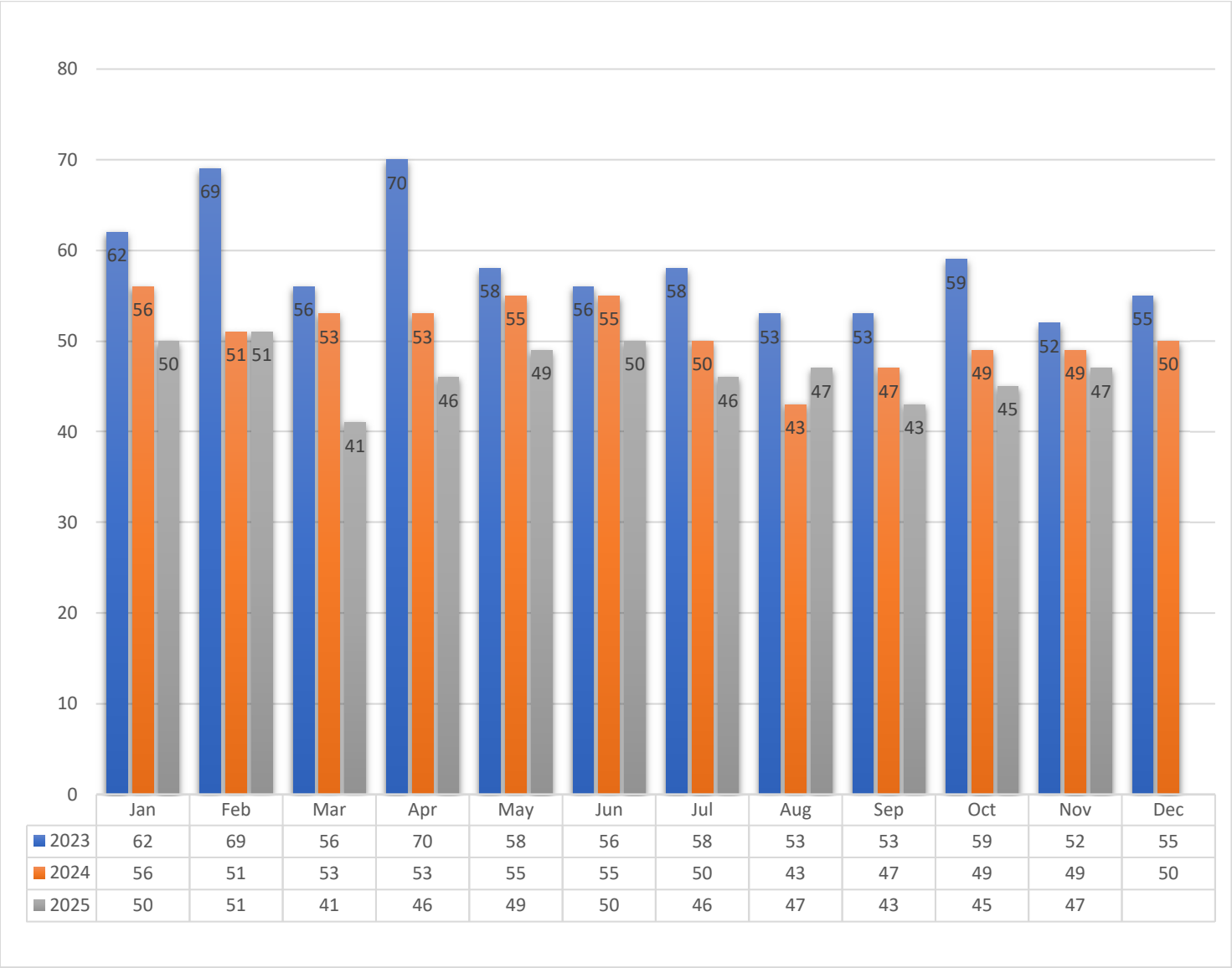
- 1) Stark Haven Subdivision Stormwater Planning Meeting 11/3
- 2) City of Greer OpenGov Training 11/4
- 3) Pilot Watershed Study Planning Meeting 11/5
- 4) TMDL Dry Weather Monitoring (Fall 2025) 11/6
- 5) Wellness Team Meeting 11/7
- 6) PAC Meeting 11/13
- 7) Engineering and Stormwater Meeting 11/13
- 8) Urban Space Greer - Pre-Construction Meeting 11/14
- 9) South Tiger River Greenway Trail - Phase 1A Pre-Construction Meeting 11/18
- 10) Left Lane Auto/Gibson Tire Pros - Pre-Construction Meeting 11/19
- 11) Cartegraph Workflow Planning Meeting 11/21

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.

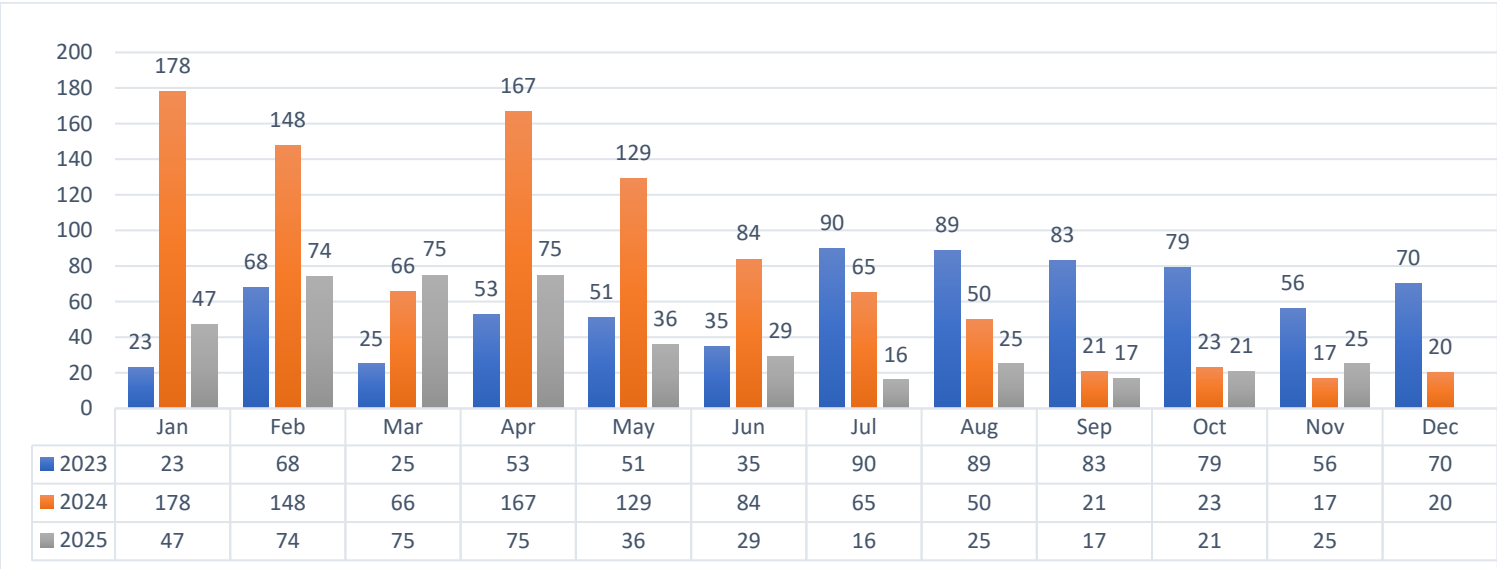
2025 Stormwater Summary January 1 st , 2025 through November 30 th , 2025		
Projects Submitted	Site Dev. Plan Reviews	Preconstruction Meetings
23	98	18

Historical Project Submittals	
Year	Projects Submitted
2025	23
2024	39
2023	51
2022	50
2021	55
2020	32
2019	41

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



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



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

Subd. / Project Name	Date	Operation
Greer Sports and Events Ctr	11/17/2025	Binder Course Hot Mix Asphalt
Clairbrook Towns Subd	11/3/2025	Final Surface Hot Mix Asphalt

Addressed Citizen Complaints: Anthony Copeland

Issue	Complaint Date	Address	Resolution	Completed
None				

Facilities Maintenance Developments – William Bulot/Justin Helms

- FEMA Repairs – The lower stair walls, wood treads, and landings at City Hall were successfully painted. The upper stairs are in progress and scheduled for completion in December.
- The PO was issued for OC Entrance Gate Replacement. The work was completed, and gate is in operation.
- The LED light conversion in the OC warehouse is now complete.
- Jail walls and floor painting will begin in December, reviewing costs and scopes.
- The HVAC units that supply the staff offices at Tryon were replaced.
- The replacement of HVAC units at Station 41 is scheduled for December.
- Lights at Veterans Park have been repaired and are now working correctly.
- A car hit a 2nd floor bollard on the parking deck. It has been reinstalled, and the concrete has been patched.
- Trade St lights that are currently not working are scheduled for repair in the middle of December.
- The team has been working on getting the city ready for Christmas. Replacing GFCIs on light poles, hanging wreaths, checking and repairing rooftop lights.
- Station 42 is having issues with the on-demand gas water heaters. We discovered that the gas piping and regulator is not large enough to handle the BTU demand of the heaters.
- We will be adding 15 new LED lights to the main shop. The work will be done in December.
- Baker Roofing cleaned gutters, and replaced flashing to the roof transitions at the OC.
- • Added a wall mounted events box with 12 GFCI plugs outside at City Hall to safely plug in the Christmas tree as well as other items throughout the year.
- Crosswalk Sign on S. Main St. was hit and needs replaced. It should arrive by Dec 20th so that Public Services can install.
- Station 41 fire hose connection was moved from inside of the relocated PD fence.



November 2025 Summary Financial Report



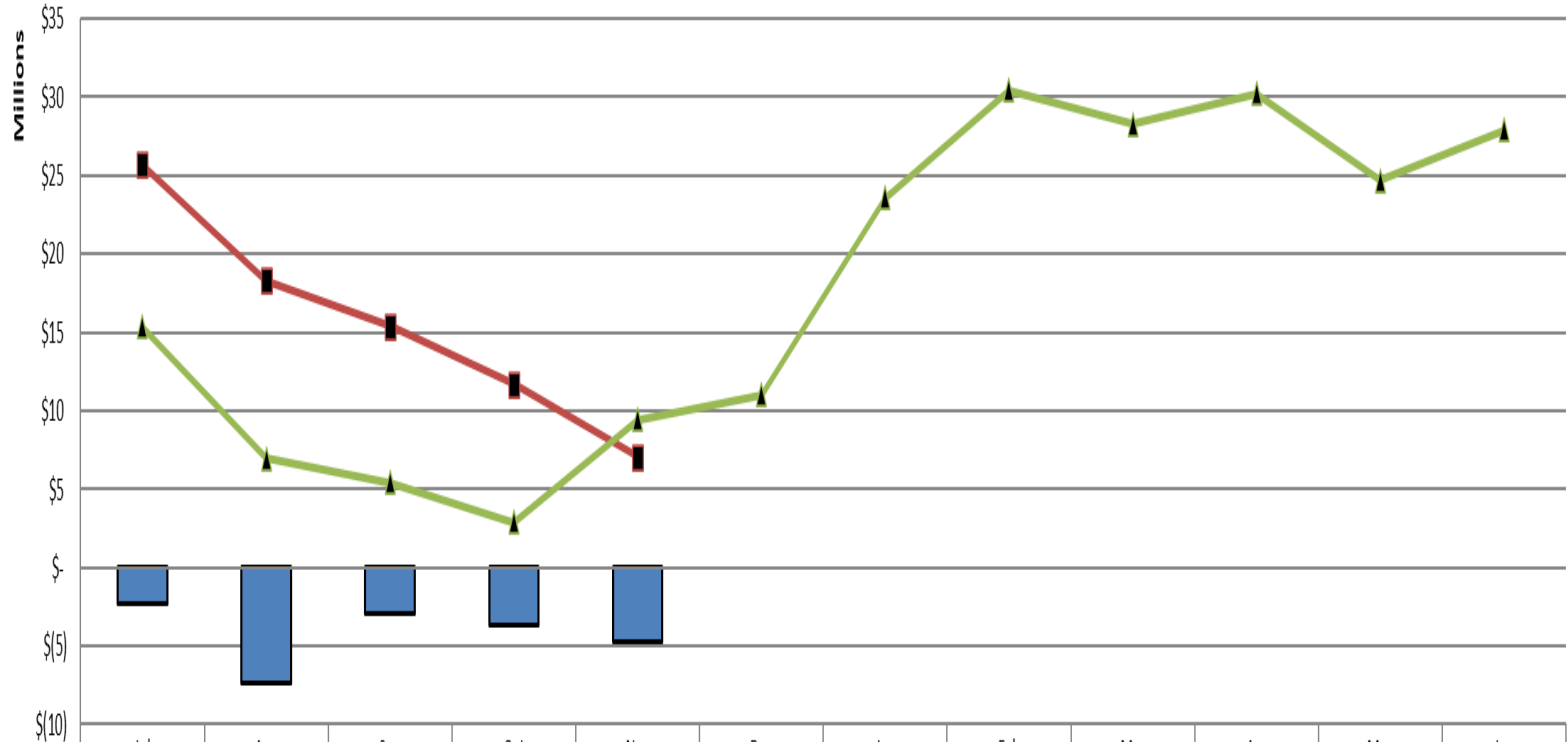
Financial Performance Summary

As of Month End November, 2025

Quick Look Indicators	This Month	This Year	Balance
GENERAL FUND			
Cash Balance	↓	↓	\$ 7,040,926
Revenue	↓	↓	\$ 4,686,408
Total Expenditures	↓	↑	\$ 21,254,650
Total Percentage (Over) / Under	↑	↓	4%
Revenue Benchmark Variance	↓	↓	\$ (1,083,956)
Expenditure Benchmark Variance	↑	↑	\$ 37,439
Overall Benchmark Variance	↑	↓	\$ (1,046,517)
HOSPITALITY FUND			
Cash Balance	↓	↑	\$ 3,269,970
Revenue	↑	↑	\$ 1,687,208
Expenditures	↑	↓	\$ 683,339
STORM WATER FUND			
Cash Balance	↑	↑	\$ 3,698,479
Revenue	↑	↓	\$ 84,316
Expenditures	↑	↓	\$ 199,718

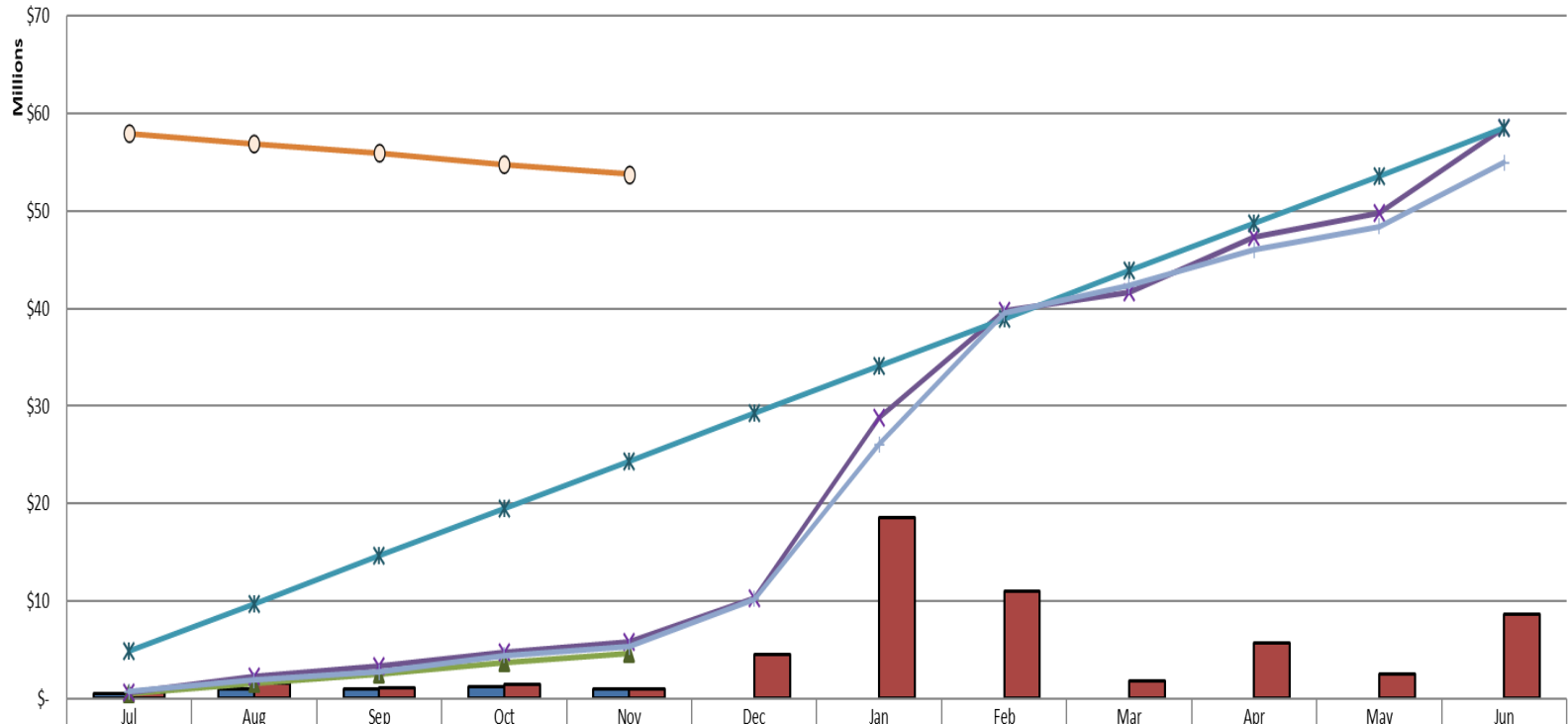
Cash Balance - General Fund

Fiscal Year 2025/26

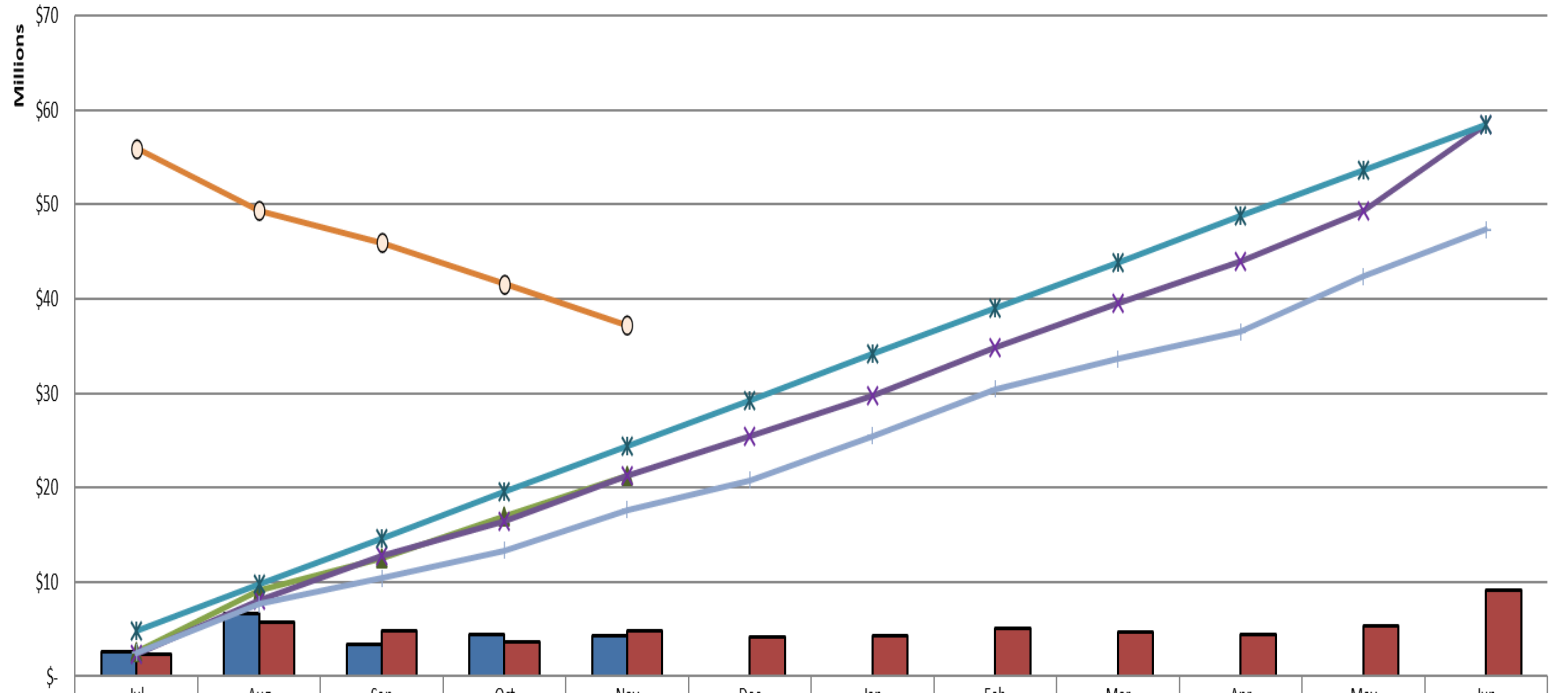


	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun
Net Monthly Cash	(2,308,429)	(7,349,027)	(2,938,291)	(3,659,285)	(4,687,980)	-	-	-	-	-	-	-
Current Fiscal YTD Balance	25,675,509	18,326,482	15,388,191	11,728,906	7,040,926							
Prior Fiscal YTD Balance	15,365,663	6,946,276	5,444,426	2,910,699	9,424,490	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



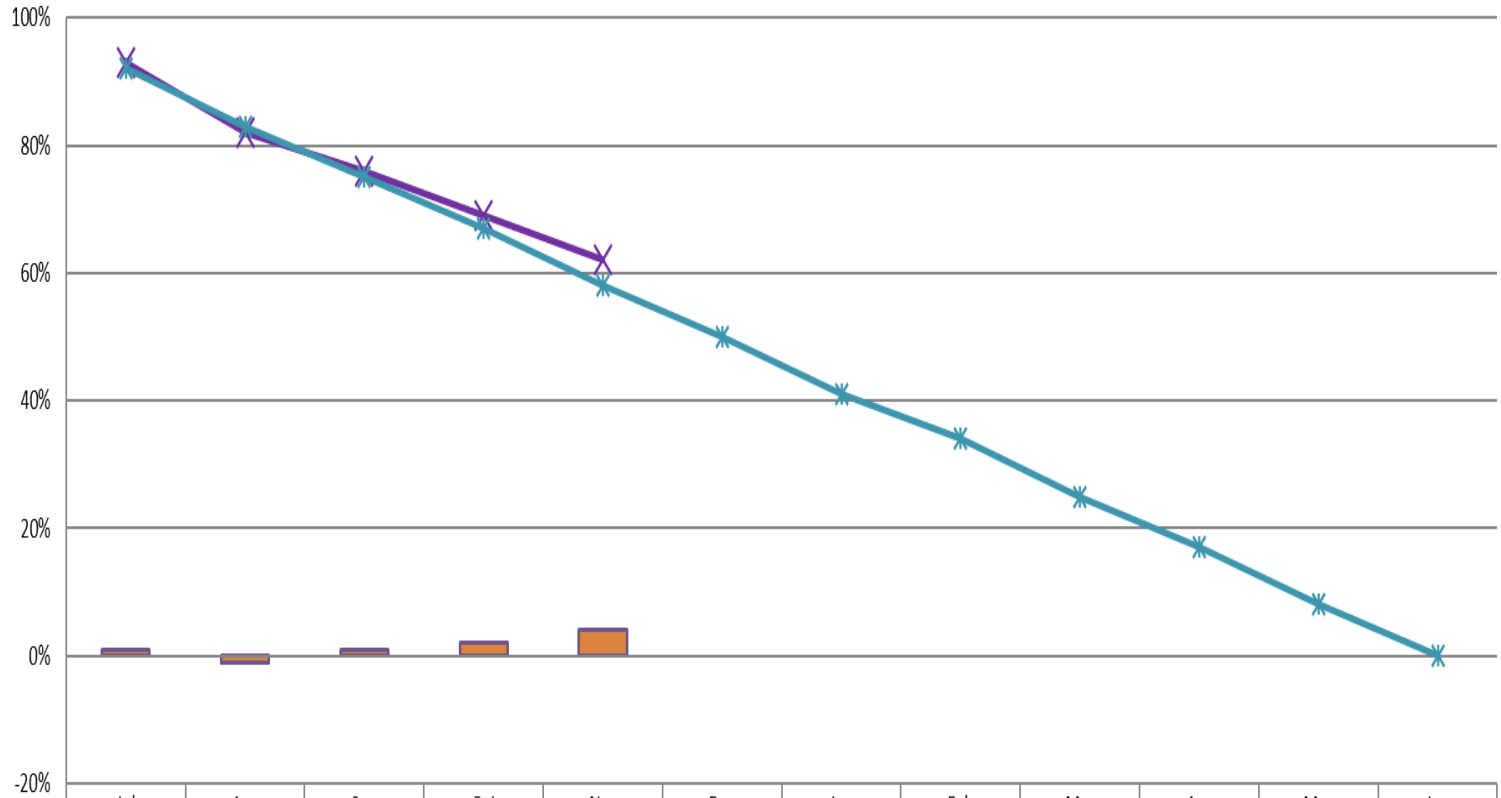
Expenditures - General Fund Fiscal Year 2025/26



Monthly Actual	2,569,532	6,591,974	3,347,470	4,393,341	4,352,333							
Monthly Benchmark	2,348,409	5,667,786	4,771,770	3,697,279	4,806,845	4,184,396	4,258,803	5,120,648	4,686,925	4,467,739	5,337,613	9,145,242
YTD Actual	2,569,532	9,161,506	12,508,976	16,902,317	21,254,650							
YTD Benchmark	2,348,409	8,016,195	12,787,965	16,485,244	21,292,089	25,476,485	29,735,288	34,855,936	39,542,861	44,010,600	49,348,213	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	2,510,280	7,627,439	10,361,397	13,357,283	17,638,435	20,749,577	25,497,224	30,401,205	33,613,963	36,512,569	42,347,822	47,304,975
Balance to Expend	55,923,923	49,331,949	45,984,479	41,591,138	37,238,805							

Budget Percent Remaining - General Fund

Fiscal Year 2025/26



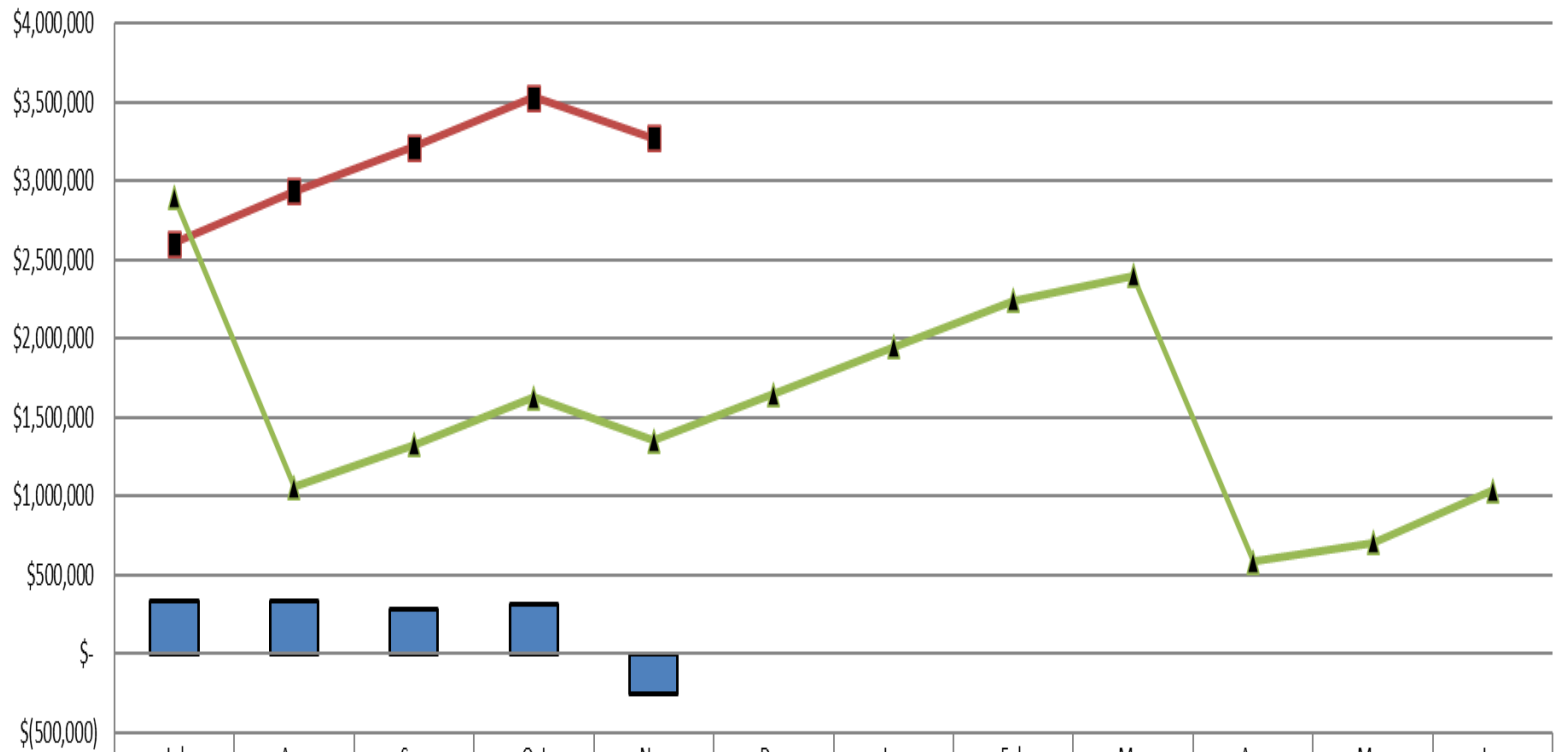
	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun
(Over) Under Budget	1	(1)	1	2	4							
Actual Percent Remaining	93	82	76	69	62							
Prorated Percent Remaining	92	83	75	67	58	50	41	34	25	17	8	0



Hospitality Taxes Fund

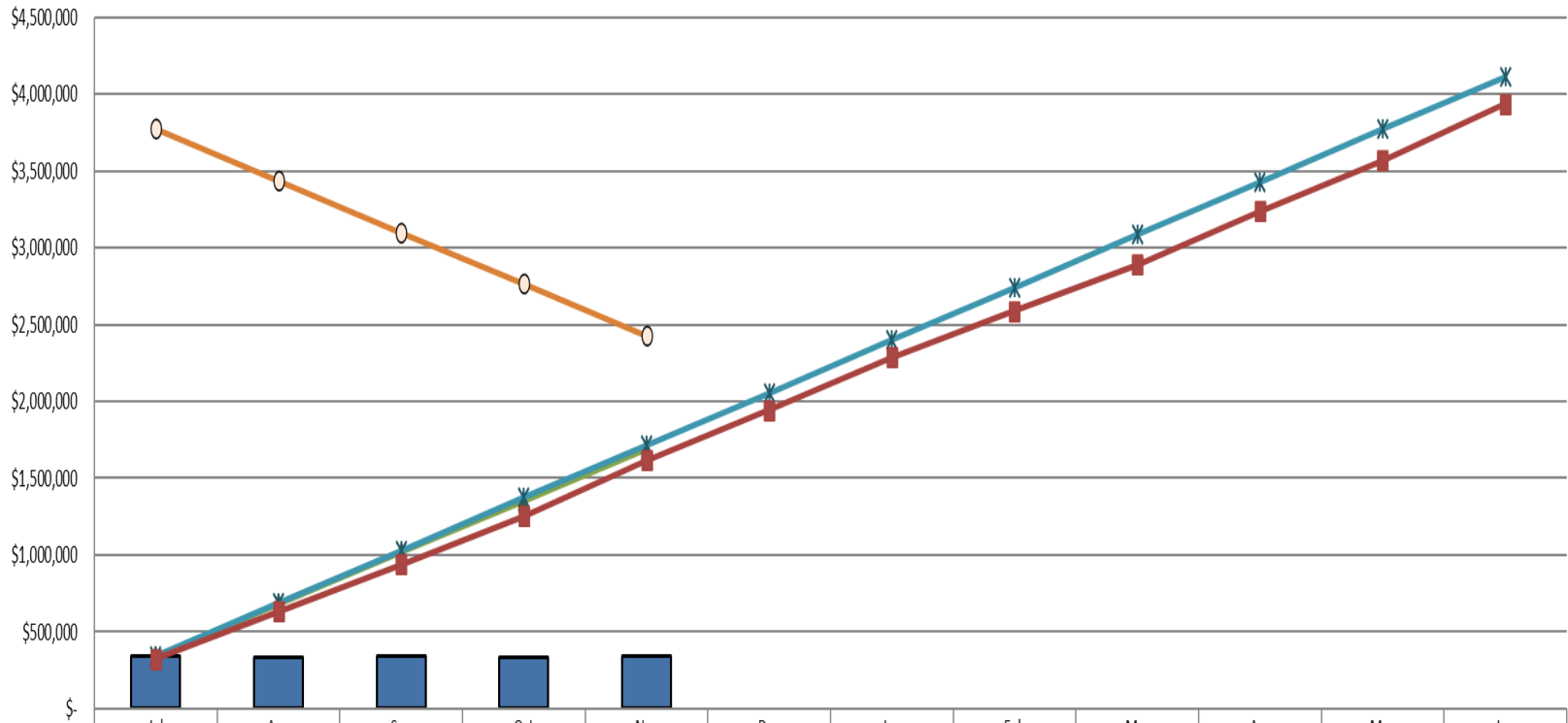
Cash Balance - Hospitality Taxes Fund

Fiscal Year 2025/26



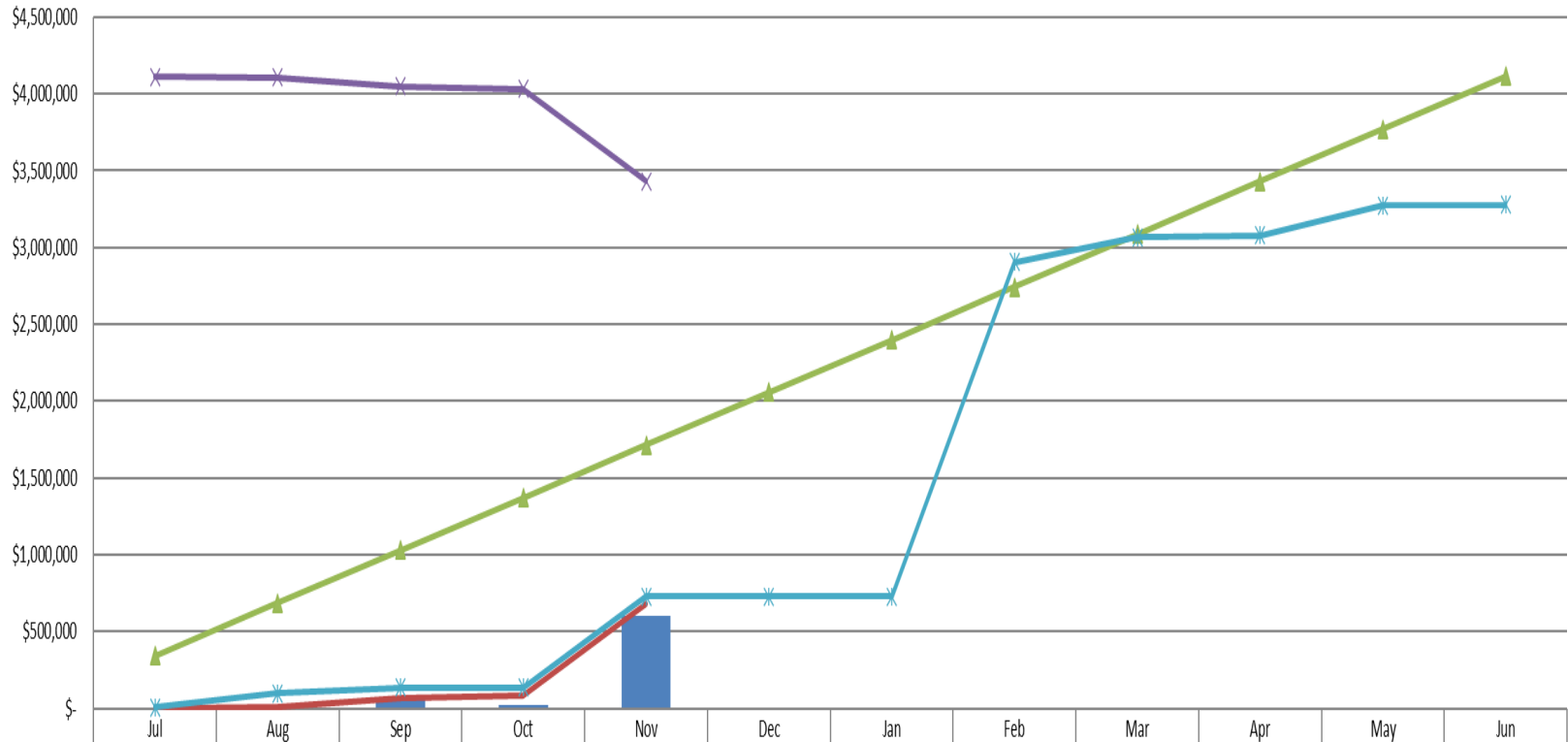
	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun
Net Monthly Cash	337,694	331,361	281,071	313,996	(260,947)	-	-	-	-	-	-	-
Current Fiscal YTD Balance	2,604,489	2,935,850	3,216,921	3,530,917	3,269,970							
Prior Fiscal YTD Balance	2,898,337	1,058,468	1,324,902	1,626,683	1,349,261	1,643,583	1,945,629	2,242,647	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	339,067							
YTD Actual	341,190	677,667	1,017,195	1,348,142	1,687,208							
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	2,427,696							

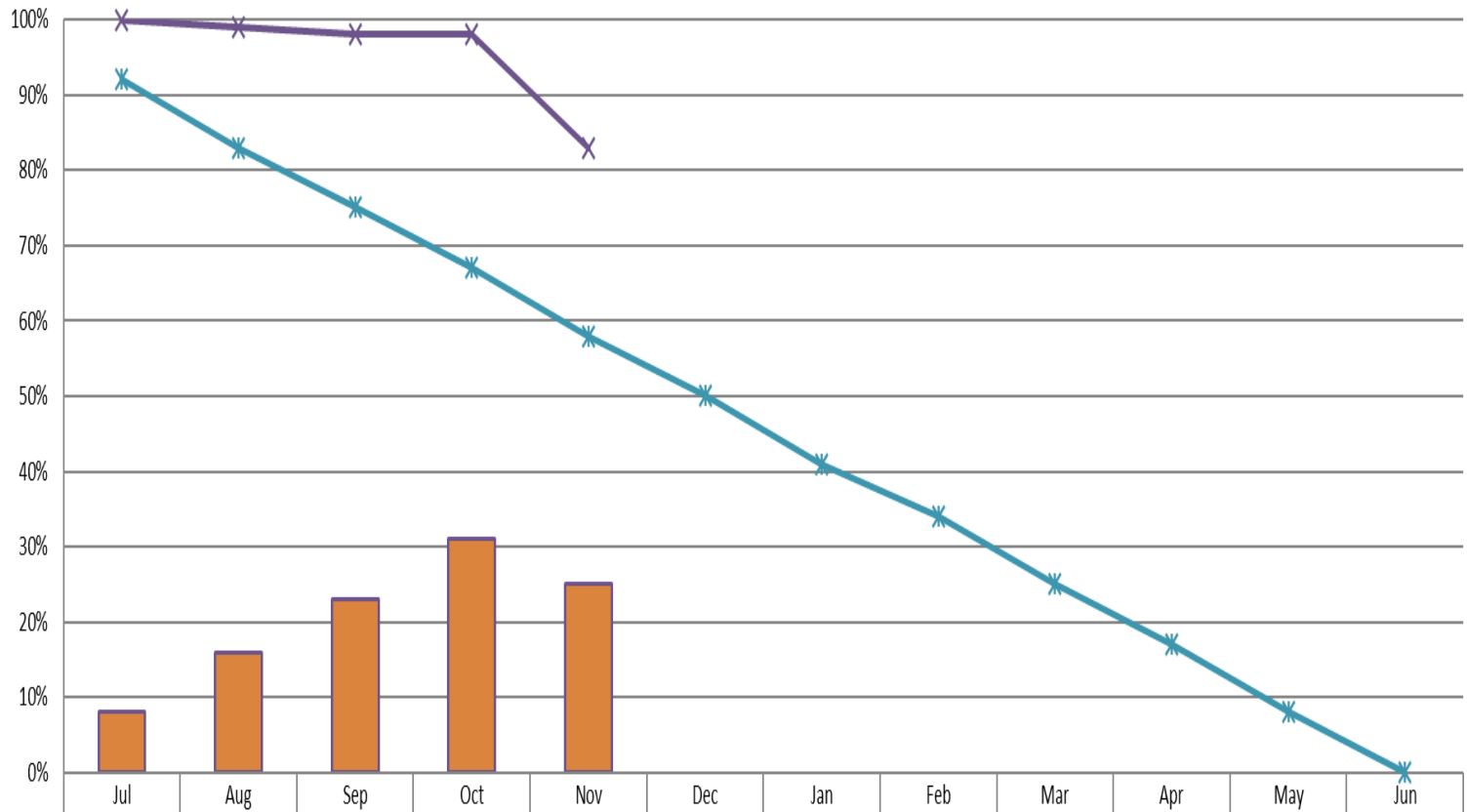
Expenditures - Hospitality Taxes Fund Fiscal Year 2025/26



Monthly Actual	3,496	4,904	57,975	16,950	600,013							
YTD Actual	3,496	8,400	66,376	83,326	683,339							
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	3,431,565							

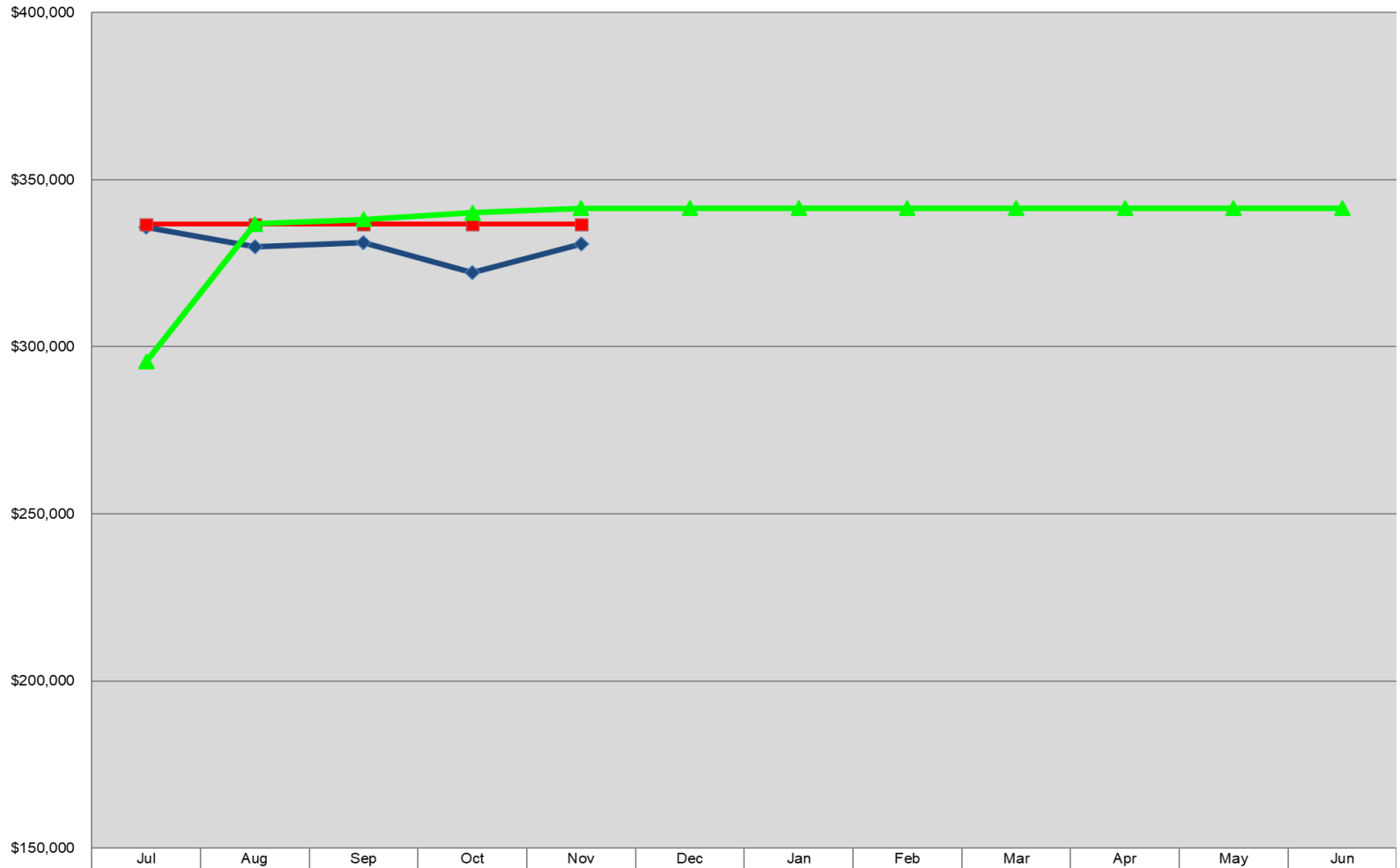
Budget Percent Remaining - Hospitality Taxes Fund

Fiscal Year 2025/26



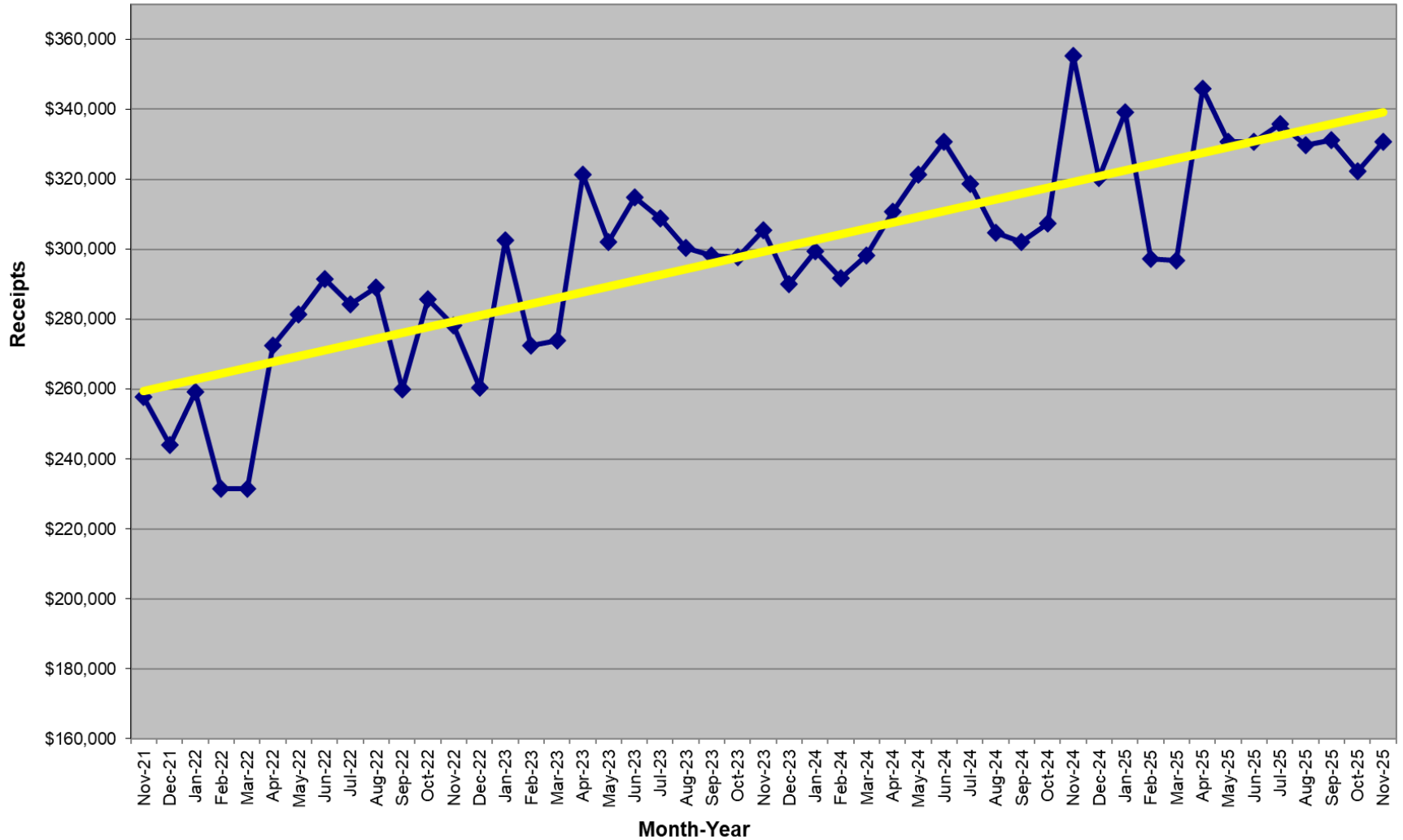
(Over) Under Budget	8	16	23	31	25							
Actual Percent Remaining	100	99	98	98	83							
Prorated Percent Remaining	92	83	75	67	58	50	41	34	25	17	8	0

Hospitality Taxes Fiscal Year 2025/26



Hospitality Tax

4 - Year Trending

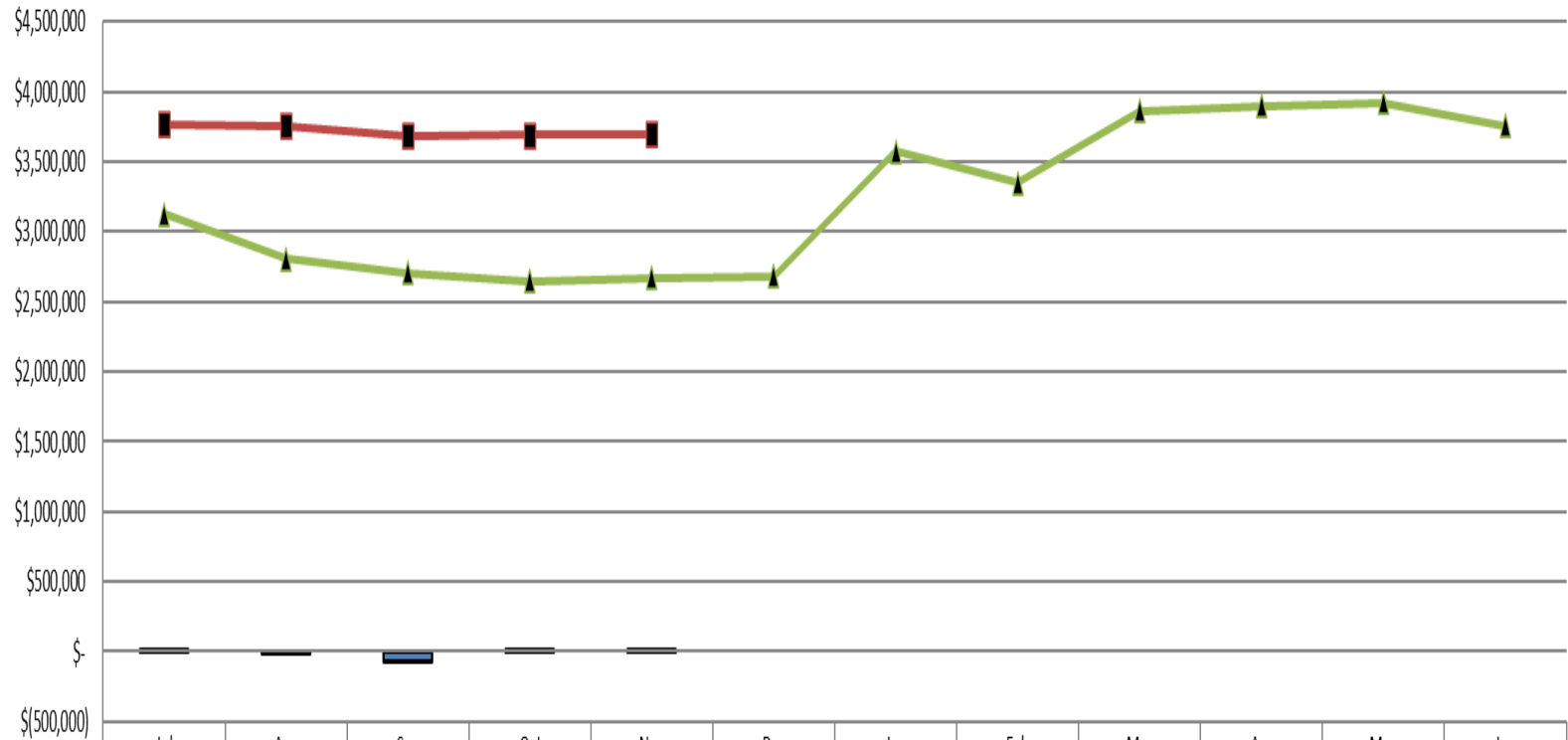




Storm Water Fund

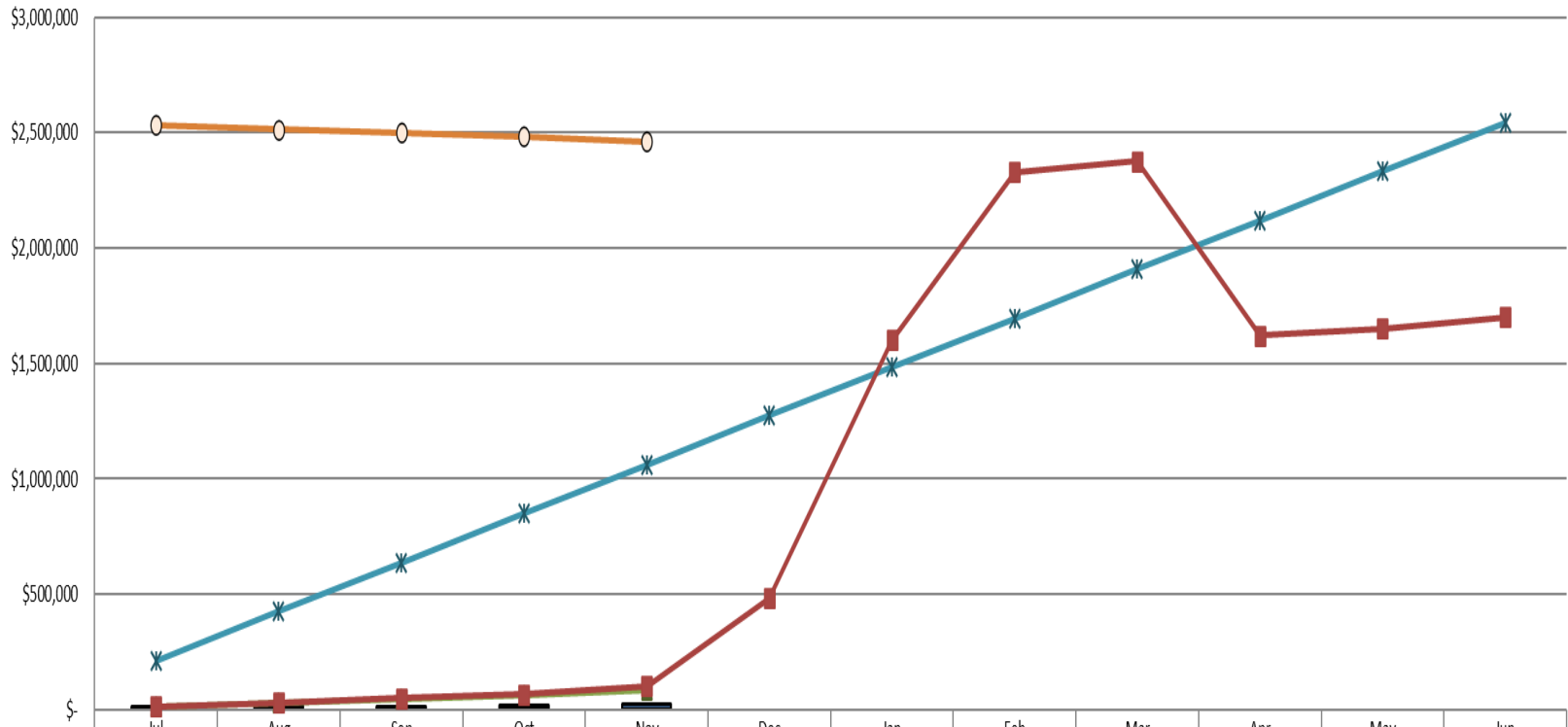
Cash Balance - Storm Water Fund

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	8,880	-	-	-	-	-	-	-
Current Fiscal YTD Balance	3,769,349	3,757,197	3,683,570	3,689,600	3,698,479							
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

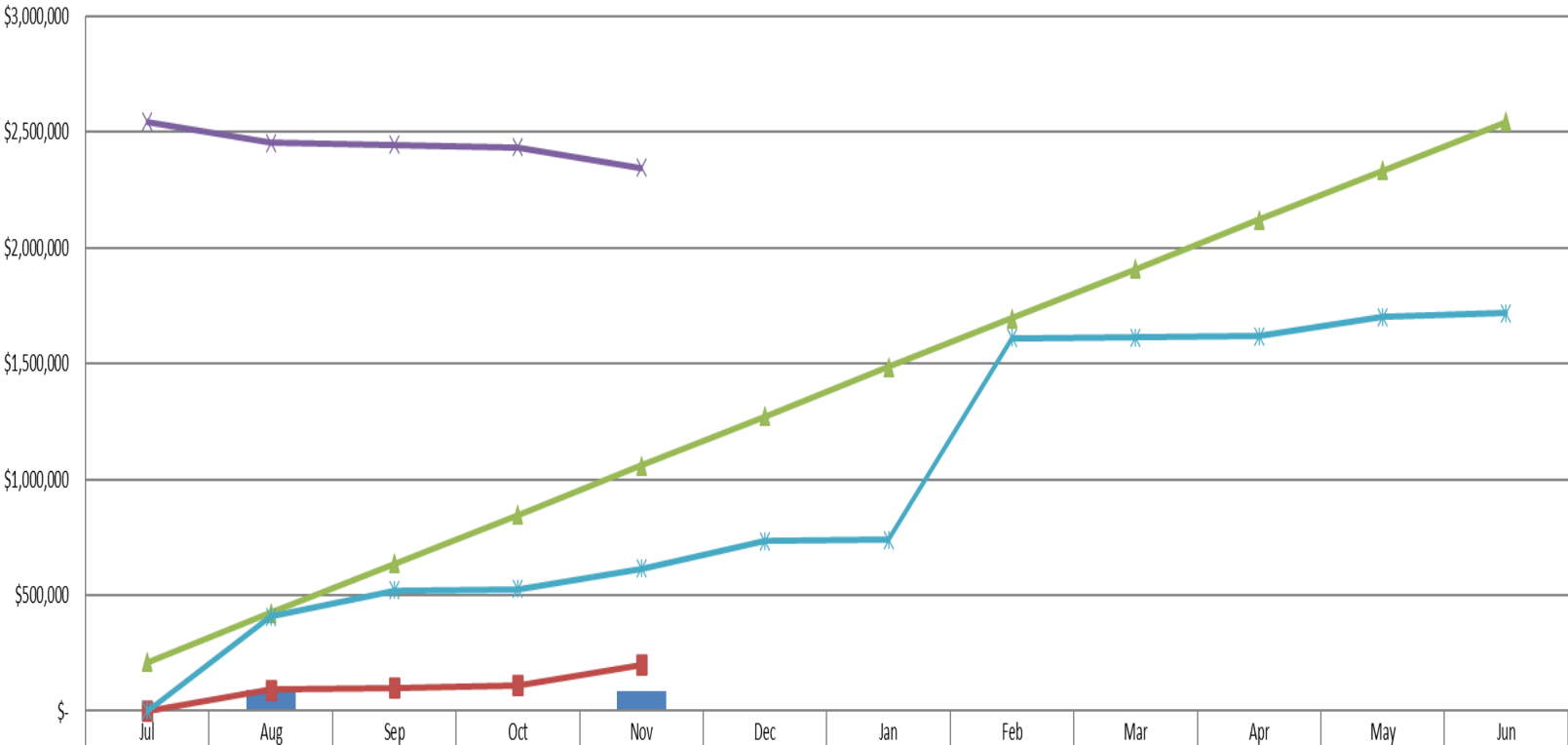
Revenue - Storm Water Taxes Fund Fiscal Year 2025/26



Monthly Actual	12,041	18,579	14,450	16,935	22,311							
YTD Actual	12,041	30,620	45,070	62,005	84,316							
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	2,460,532							

Expenditures - Storm Water Fund

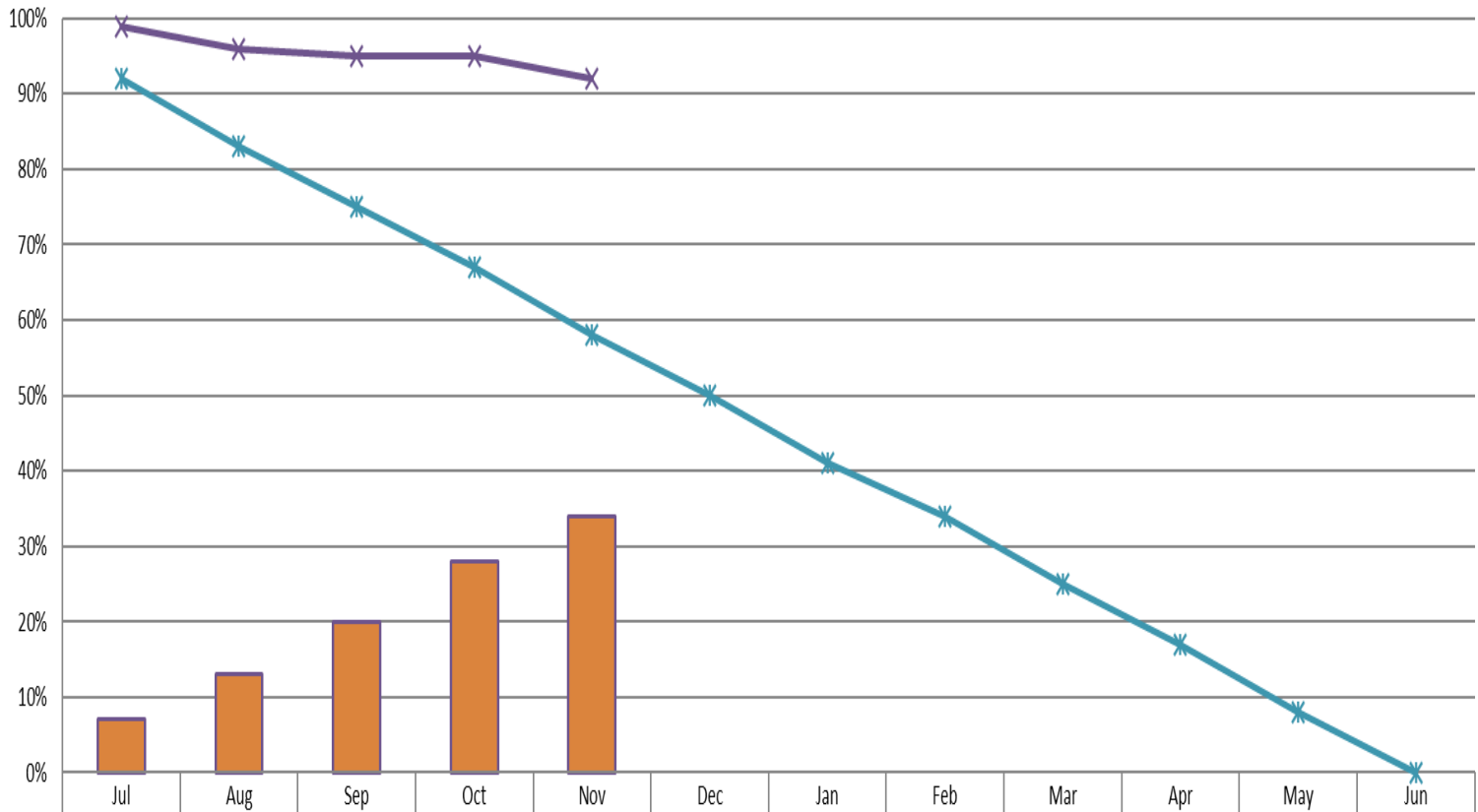
Fiscal Year 2025/26



Monthly Actual	2,111	91,240	7,638	10,768	87,961							
YTD Actual	2,111	93,351	100,989	111,757	199,718							
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	2,345,130							

Budget Percent Remaining - Storm Water Fund

Fiscal Year 2025/26



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



NOVEMBER
2025

MONTHLY REPORT



CITY OF GREER
FIRE DEPARTMENT

STAFFING



Congratulations to Captain Brian Collins and Engineer Julia Davis for successfully obtaining their National Registered Paramedic Certification.

STAFFING REPORT

DIVISION	TOTAL POSITIONS ALLO- CATED	CURRENT STAFFING LEVEL	STAFF ON LIGHT DUTY/LEAVE	POSITIONS TO FILL	IN PROCESS
OPERATIONS	60	59	1	1	1
ADMINISTRATION	9	8	0	1	0
PART-TIME	21	16	0	3	0

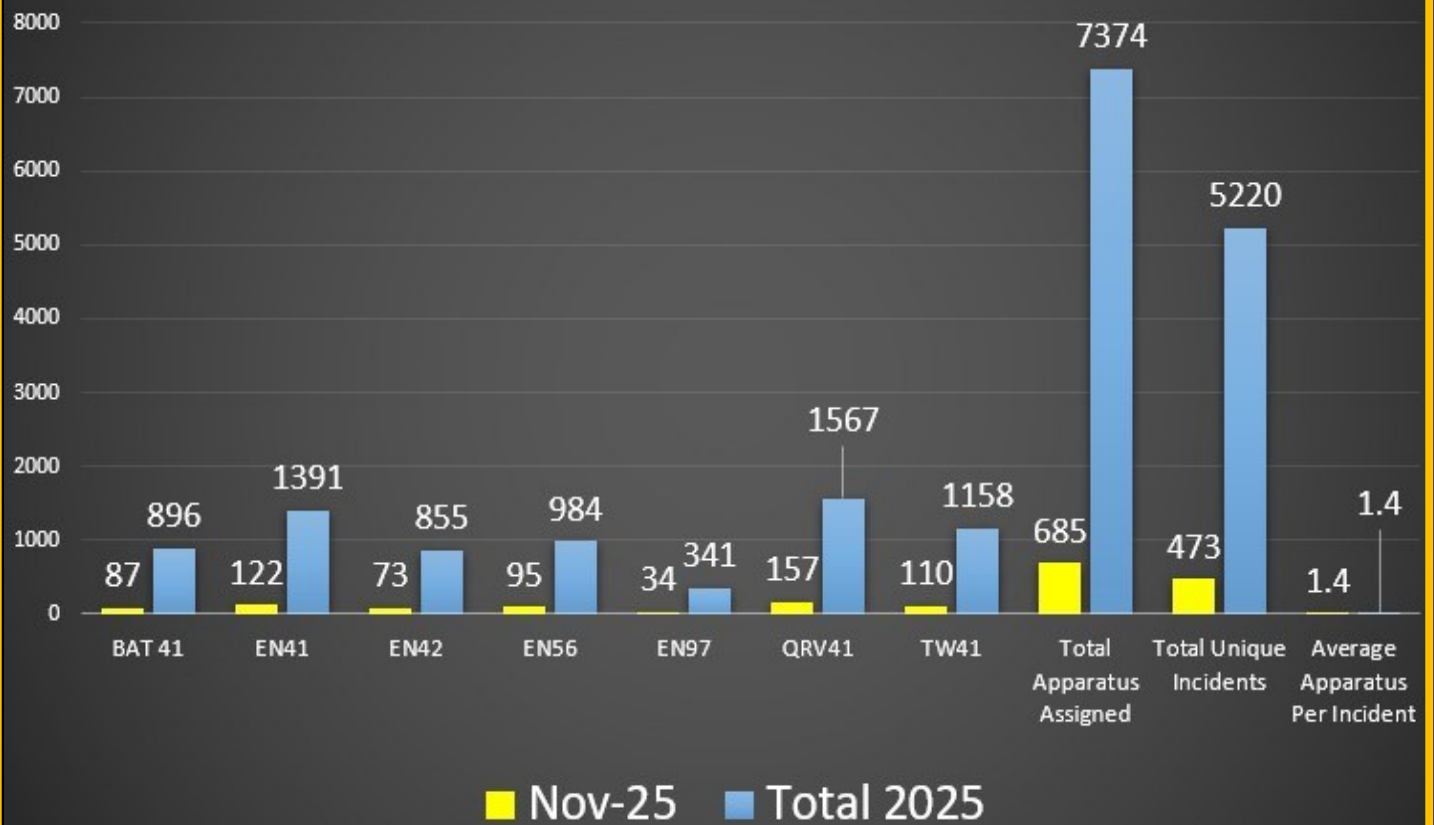
STAFFING



Several Firefighters and their families enjoyed Greer night at the Swamp Rabbits.

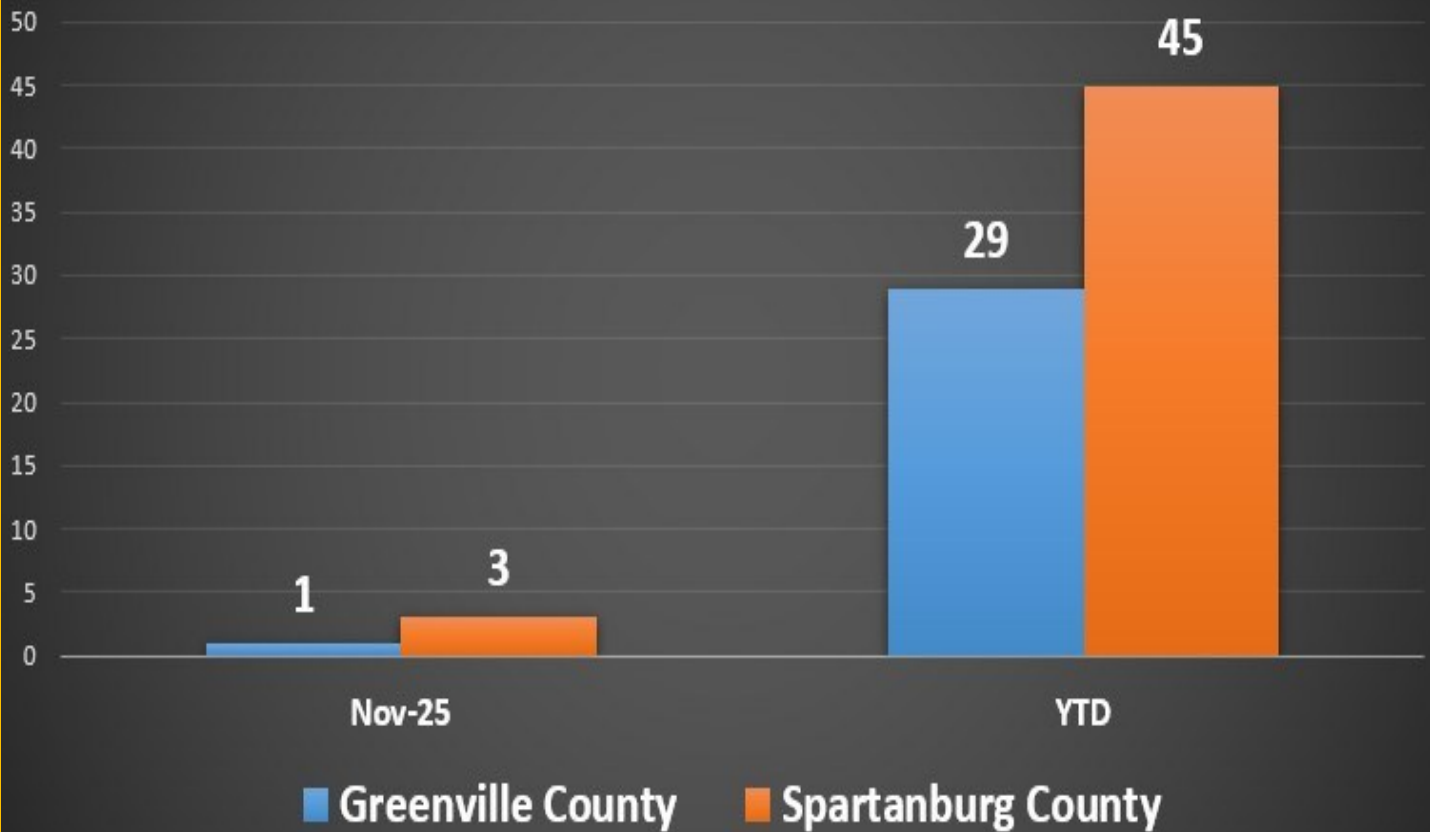
Emergency Response

Count of Incidents by Apparatus

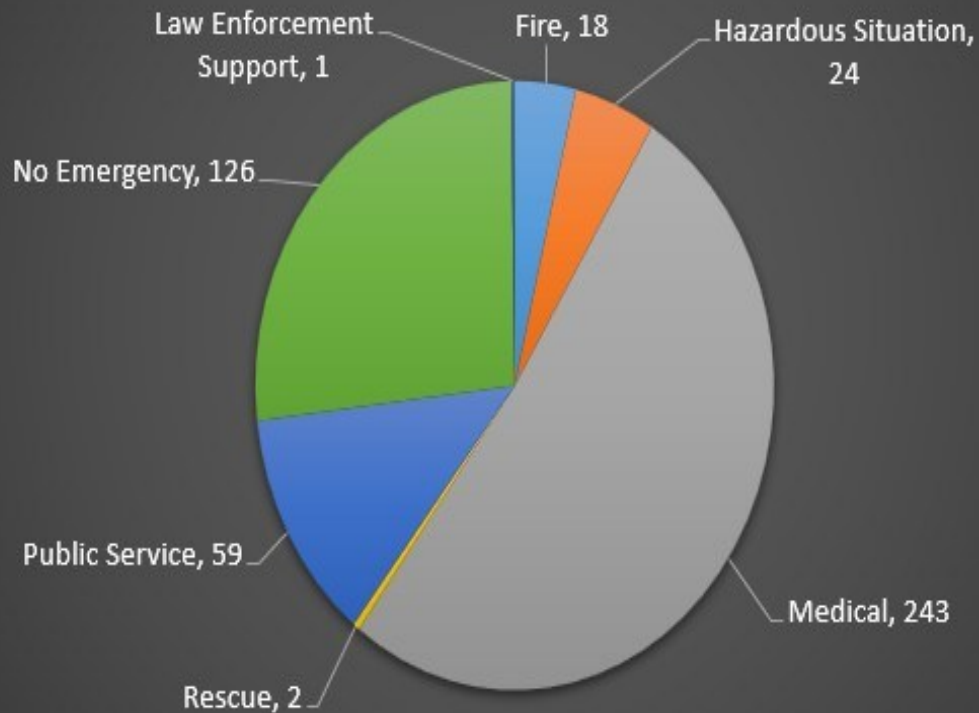


Residential Structure Fire—113 Rhett Street. No Injuries. The fire was caused by a Kerosine Heater.

Provide ALS for Transport Agency

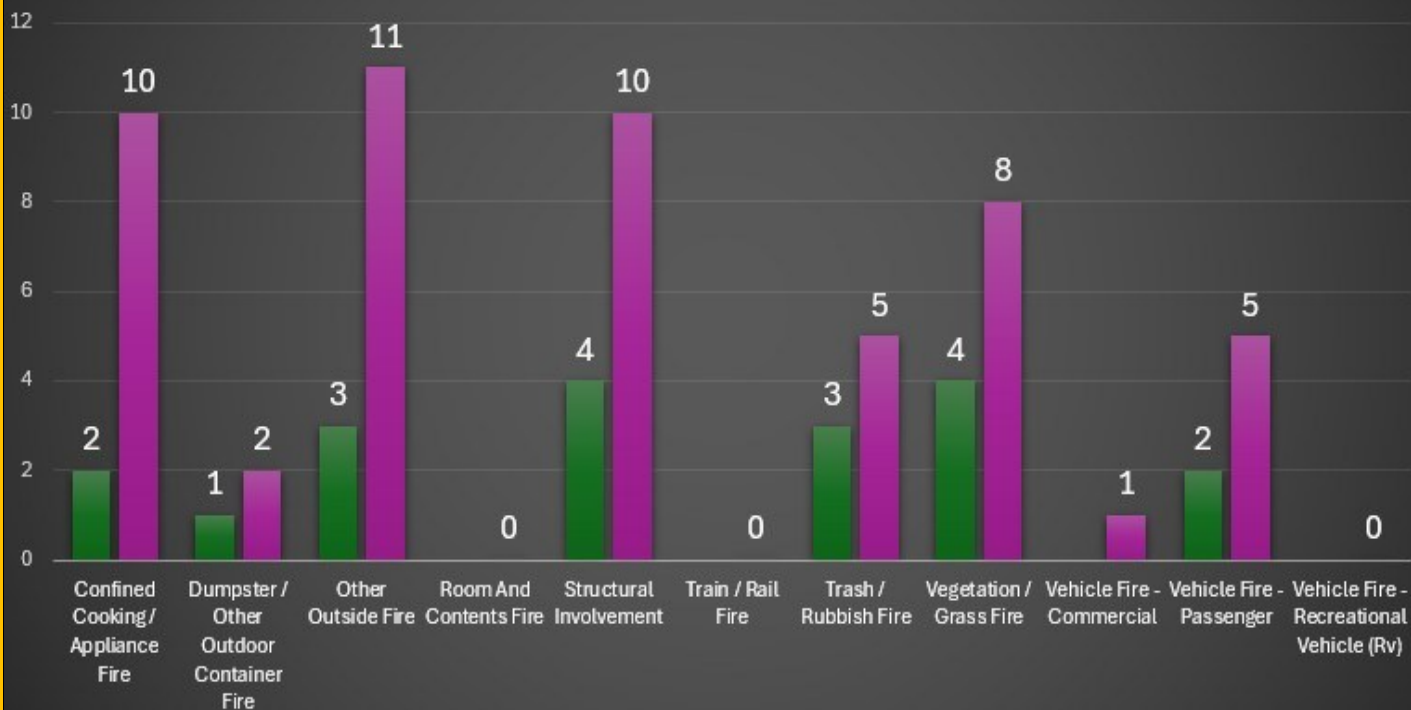


Primary Incident Group November 2025



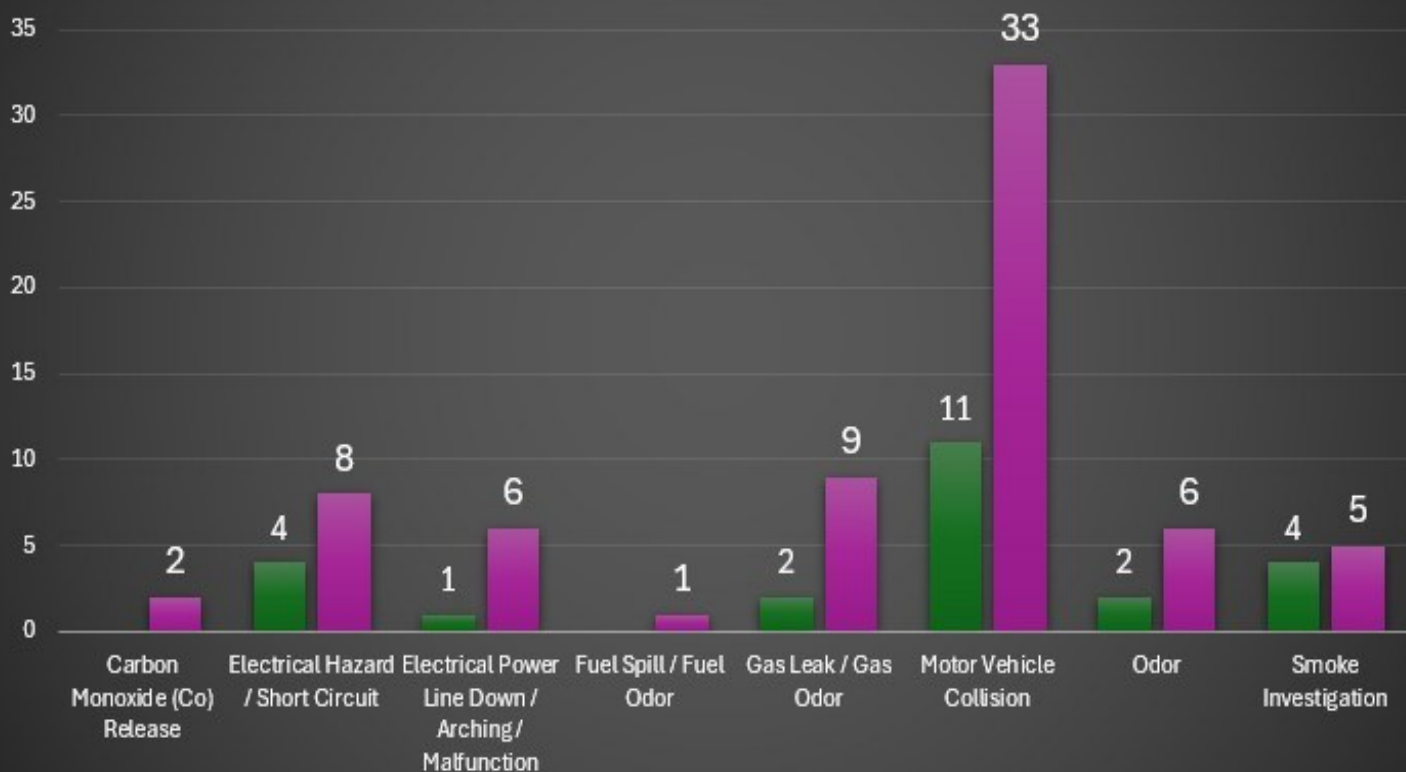
Incident Type - Fire

Nov-25 Fire-YTD

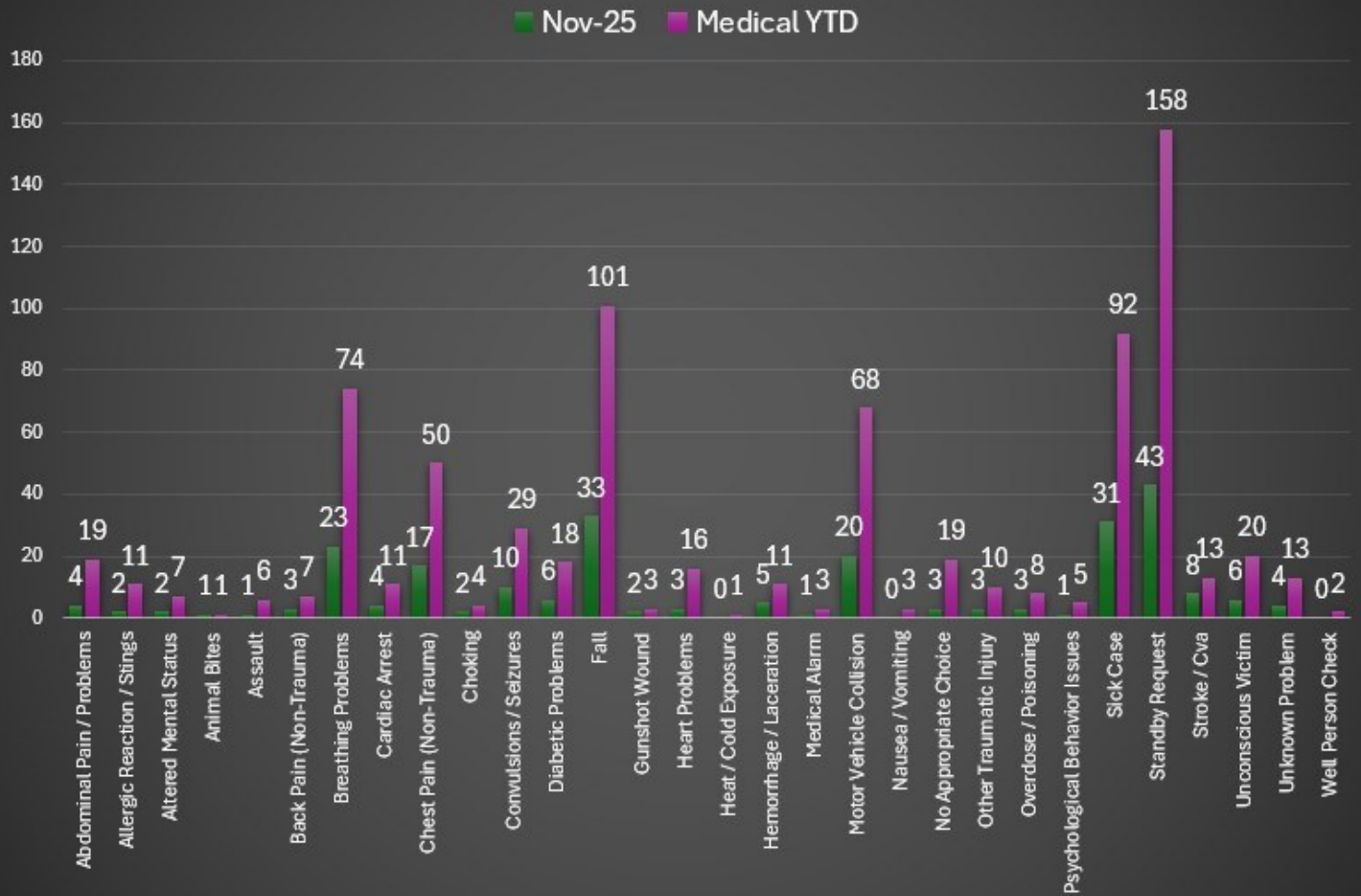


Incident Type - Hazardous Situation

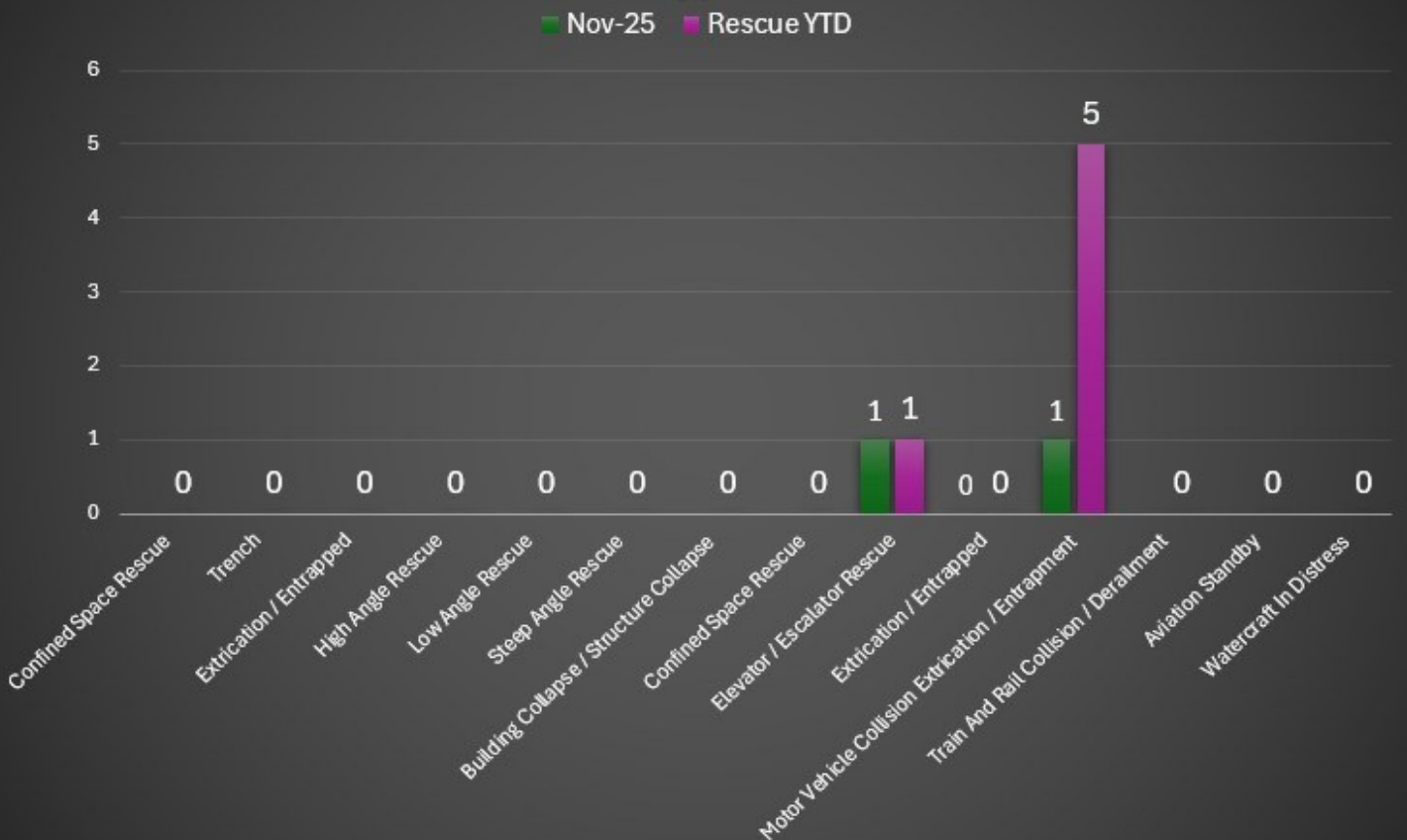
Nov-25 YTD



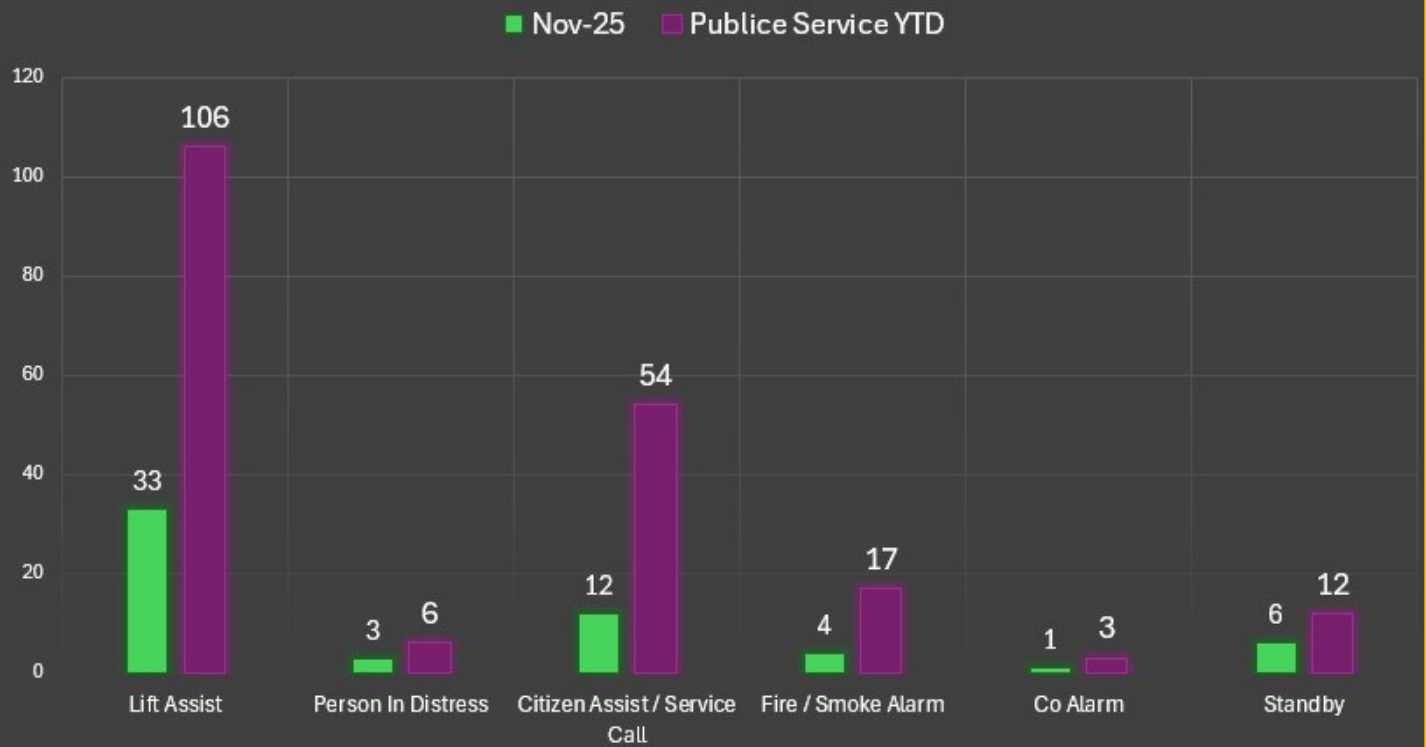
Incident Type - Medical



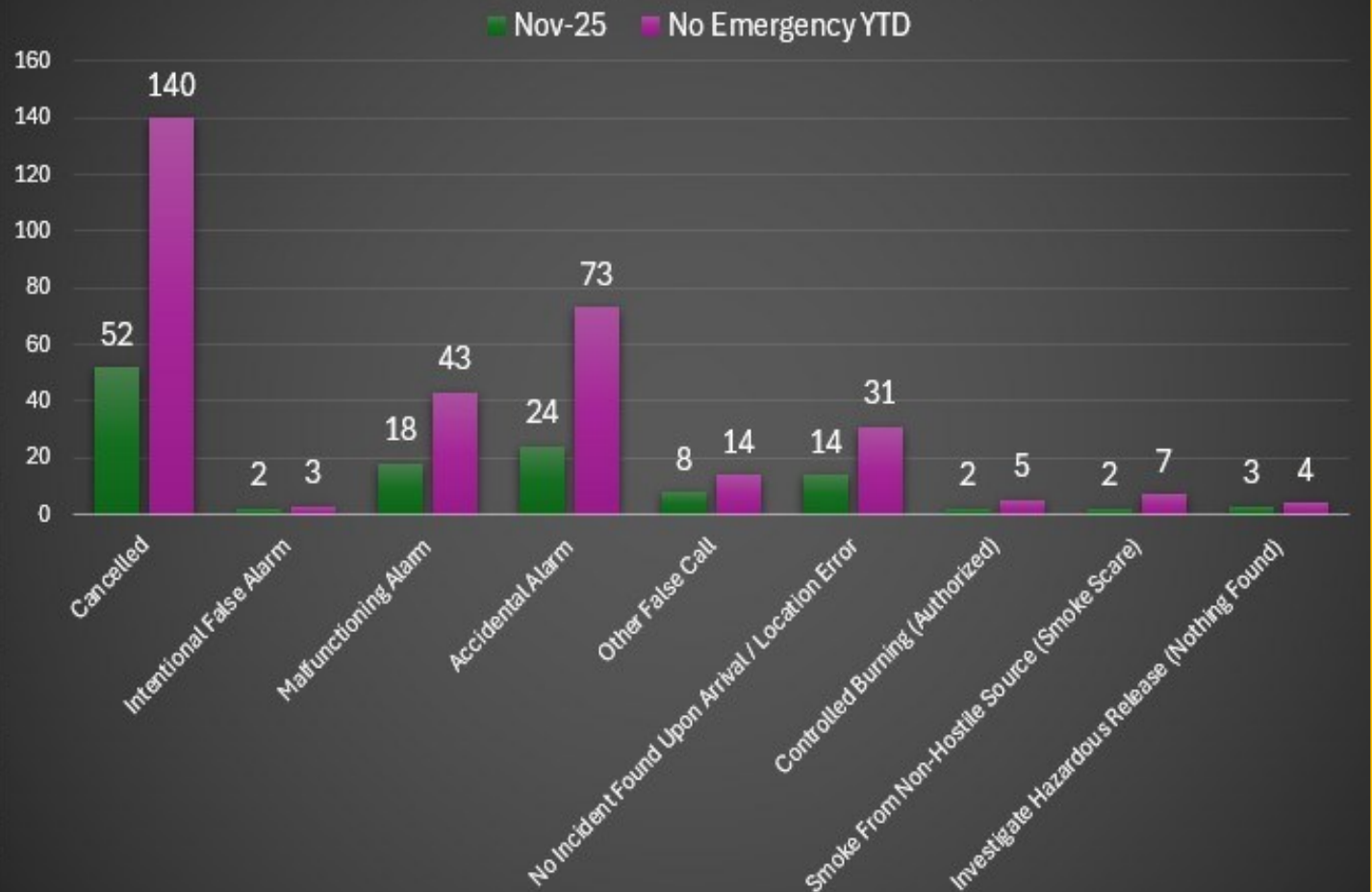
Incident Type - Rescue



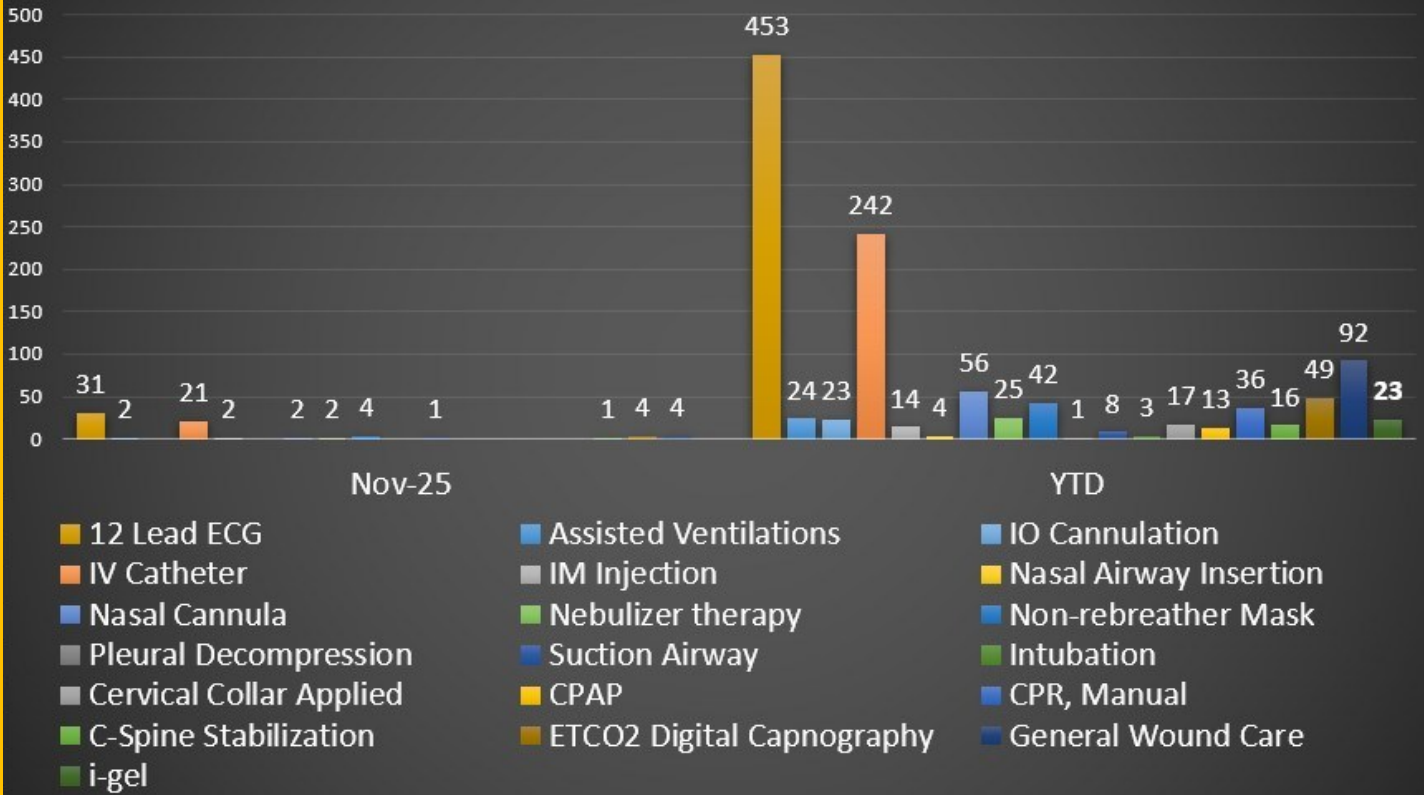
Incident Type - Public Service



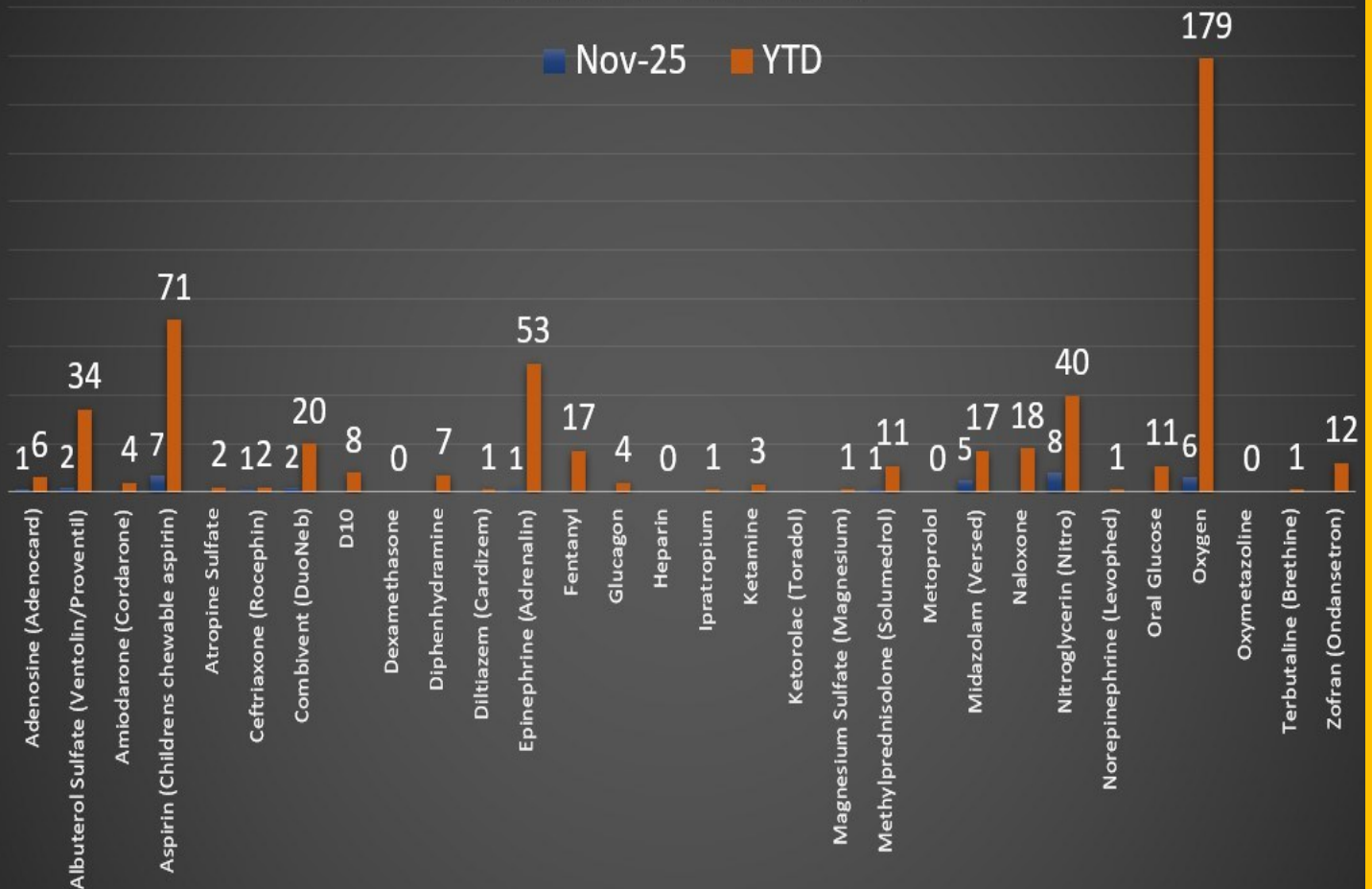
Incident Type - No Emergency



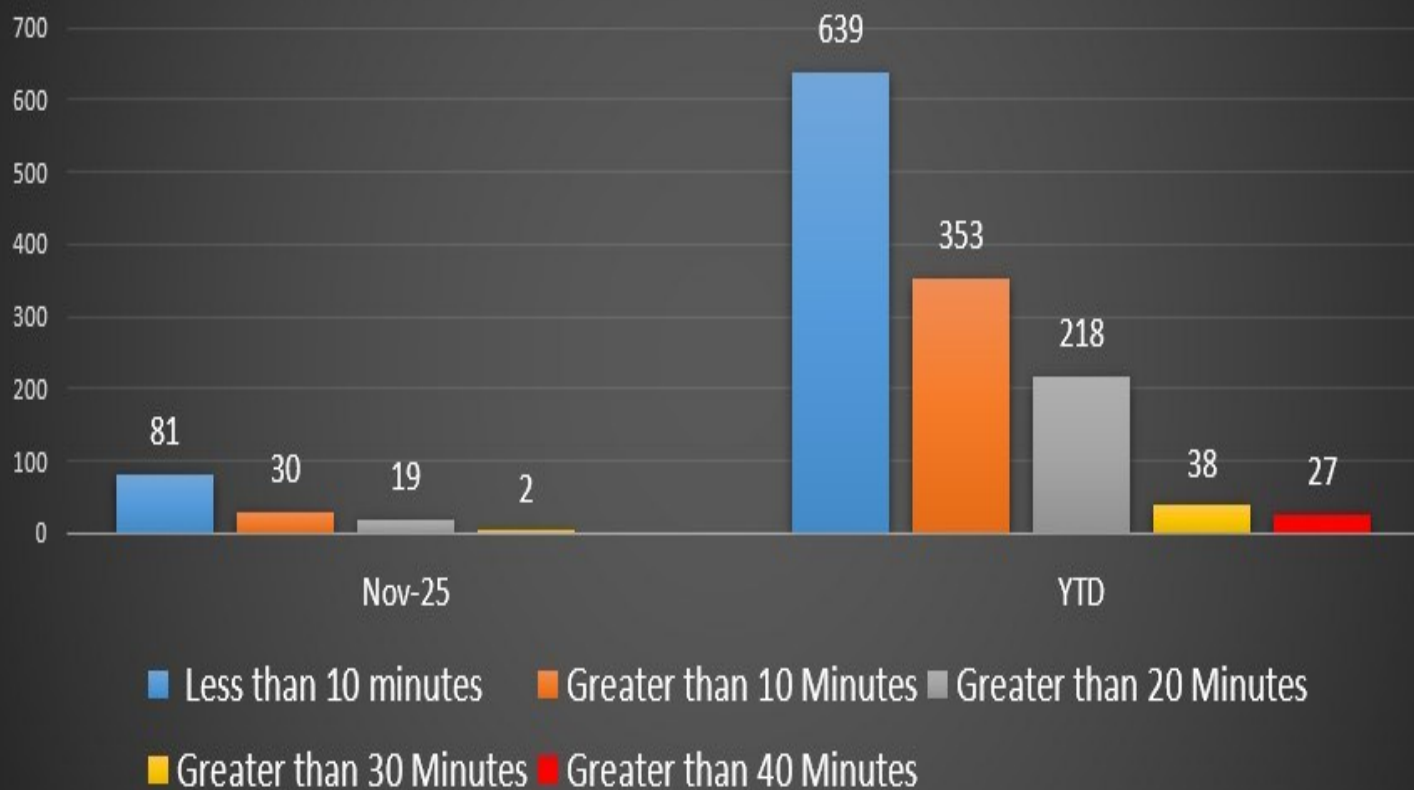
EMS Procedures



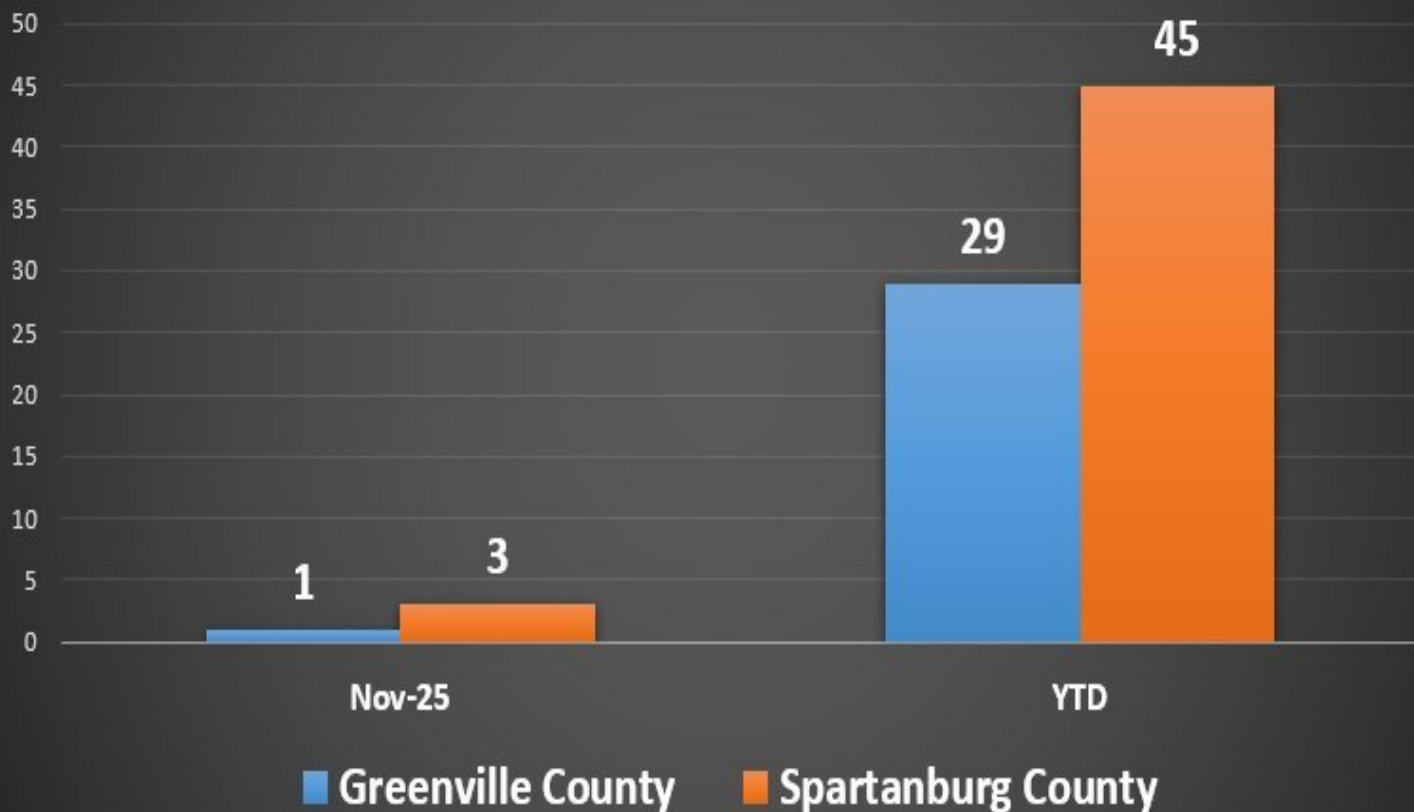
Medications Administered



EMS Transport Delays



Provide ALS for Transport Agency



Division Of Training and Professional Standards

Division of Training and Professional Standards
2025



The GFD took delivery of this PEB Multi Function Training Door. This was budgeted and purchased out of the capital budget.



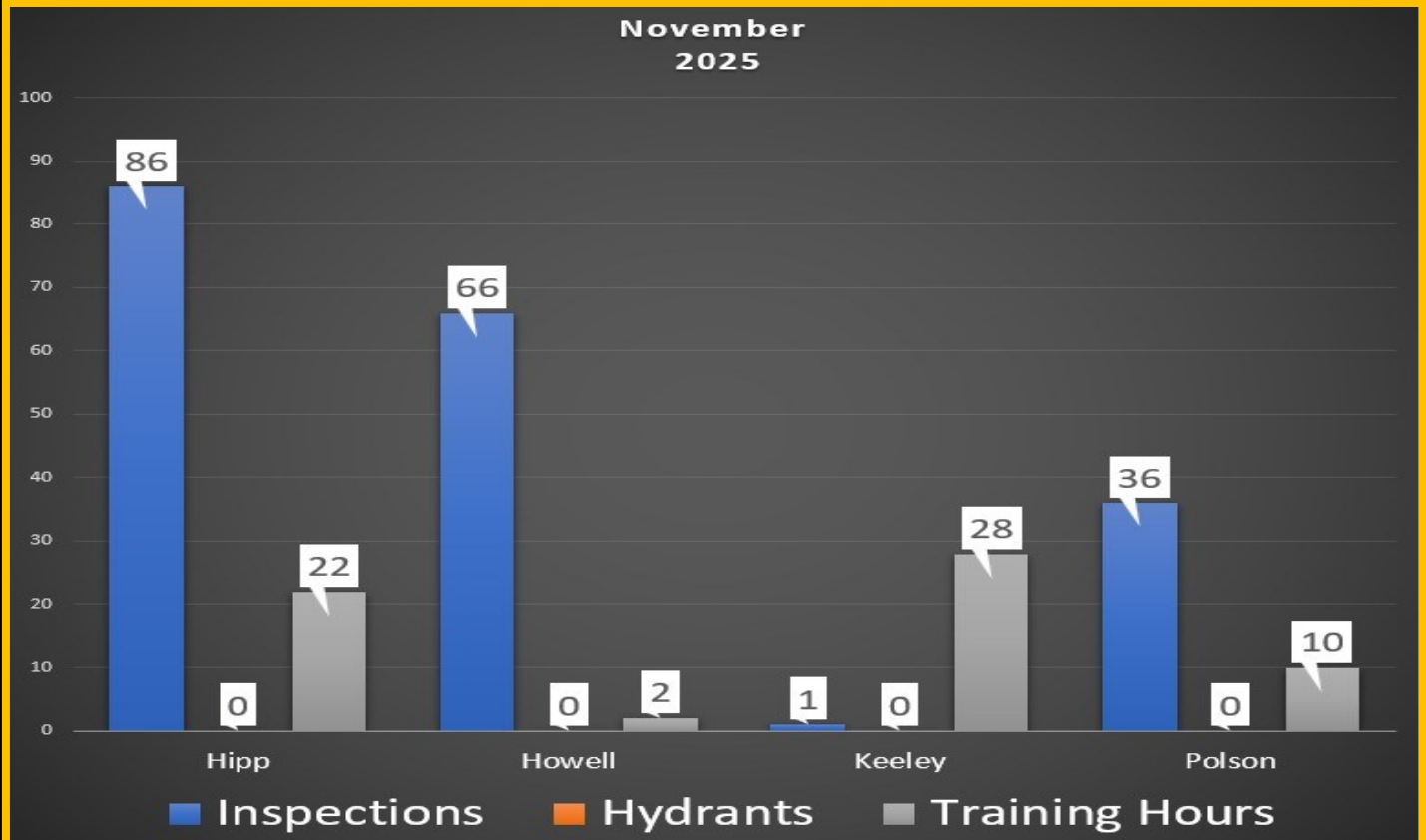
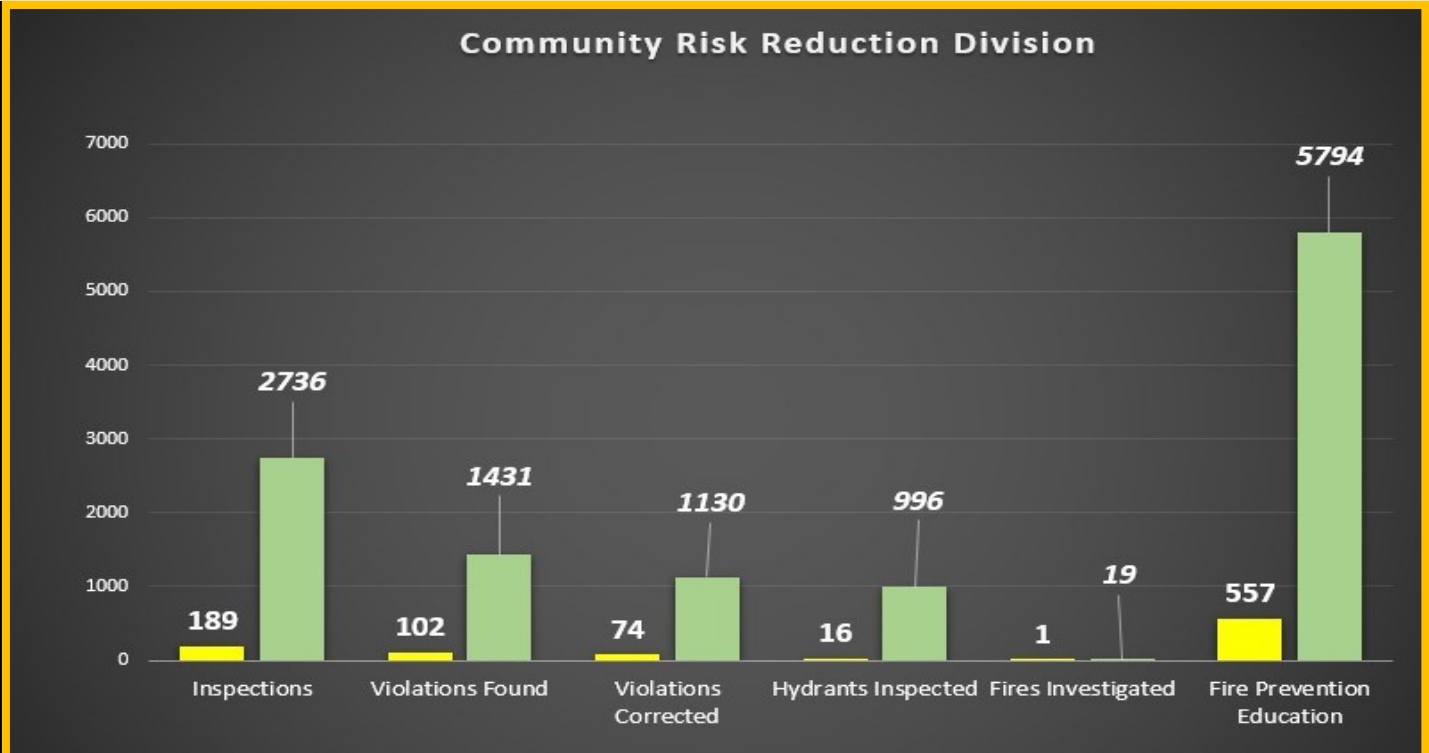
Training

Left—Tower 41 B-Shift conducted training of removing a victim from the water tower.

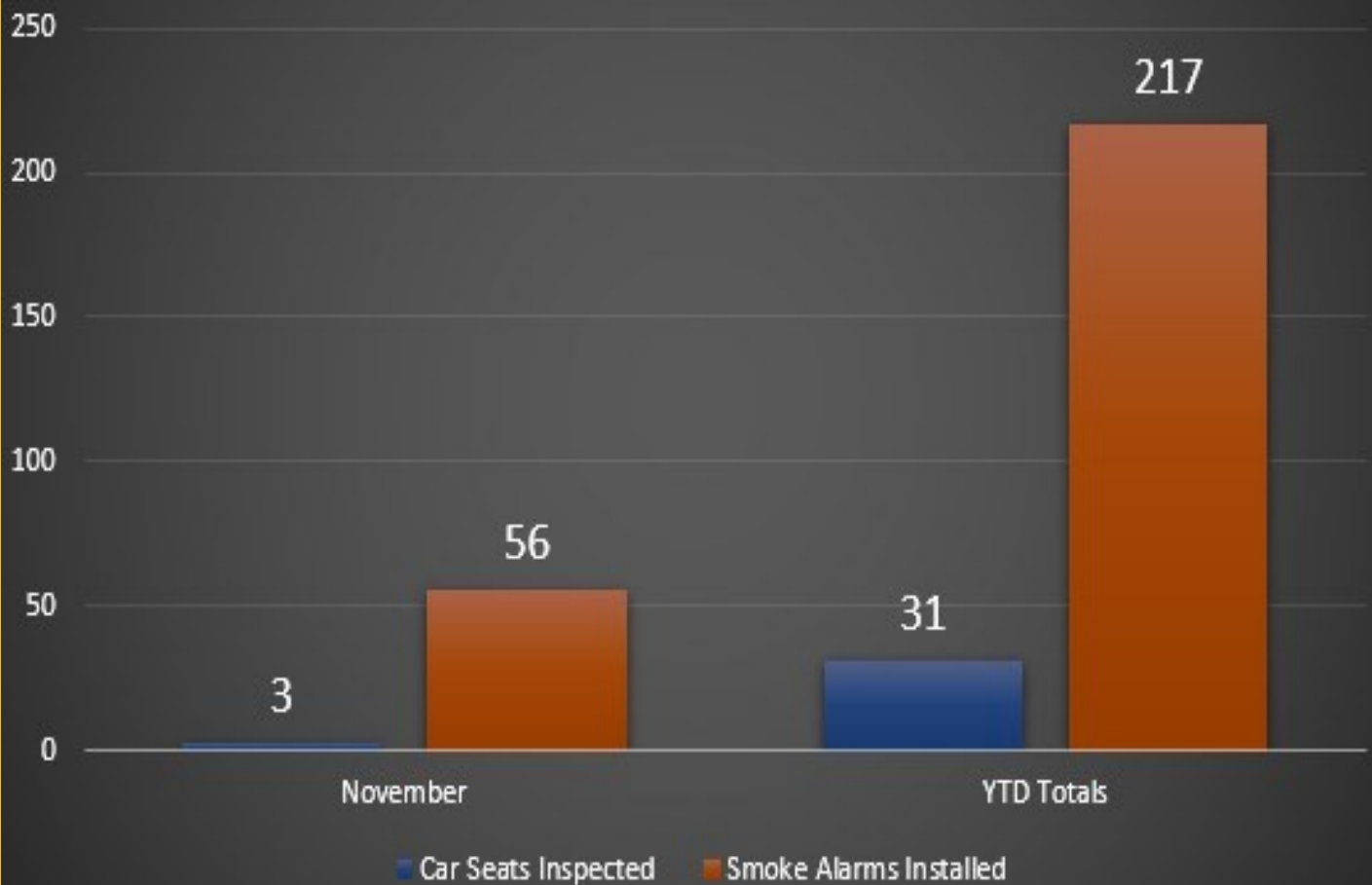
Below—Captain Brian Collins, Lieutenant Scott Tompkins, and Engineer Christian Stewart participated in the SC HART training held at Table Rock State Park.



Division Of Community Risk Reduction



Smoke Alarms and Car Seat Installs



FIRE SAFE
South Carolina

COMMUNITY





On Saturday, November 1st, Crews completed a smoke alarm blitz in the Sunnydale neighborhood. We knocked on 61 doors and installed 52 smoke alarms.



Departmental Milestones for November 2025:

- ⇒ Firefighter Bodie Henrie completed Support Company Operations and EVDT through the SC Fire Academy.
- ⇒ Firefighter Manny Vazquez completed EVDT through the SC Fire Academy.
- ⇒ Firefighter Cameron Nicholson completed Support Company Operations through the SC Fire Academy.
- ⇒ Engineer Coty Cox completed NIMS ICS 300 and 400 through the SC Fire Academy.
- ⇒ Engineer Eric Carlson and Engineer Christian Stewart completed their Instructor Recertification Workshop through the SC Fire Academy.
- ⇒ Captain Brian Collins completed Fire Officer III and Instructor II through the SC Fire Academy.

Quarterly Drills

- ⇒ Members of Engine 42 and Tower 41, and Battalion 41 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.



MUNICIPAL COURT

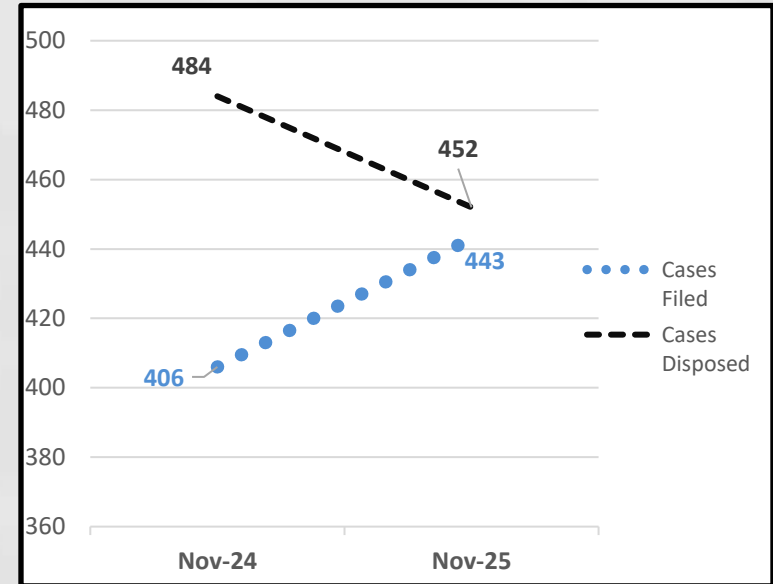
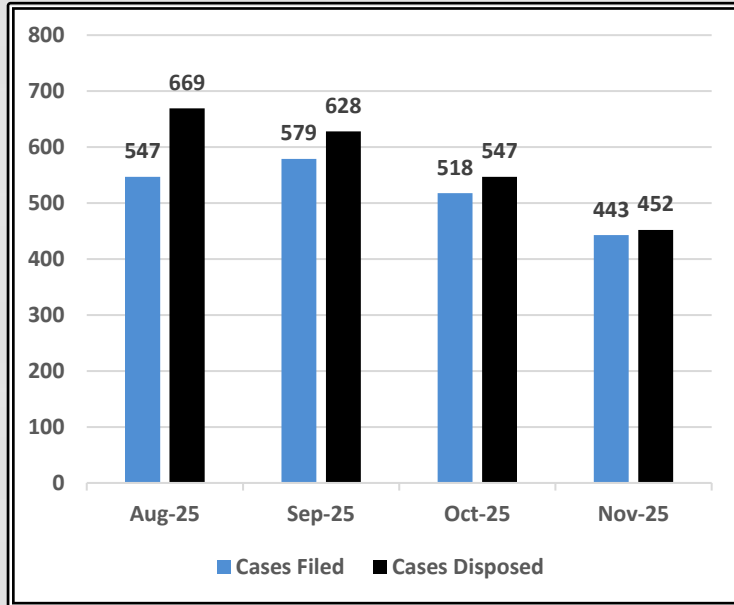
**Monthly Report
November 2025**

CASE LOAD

Traffic, Criminal and City Ordinances

Total cases disposed: **452**

Total cases filed by officers: **443**

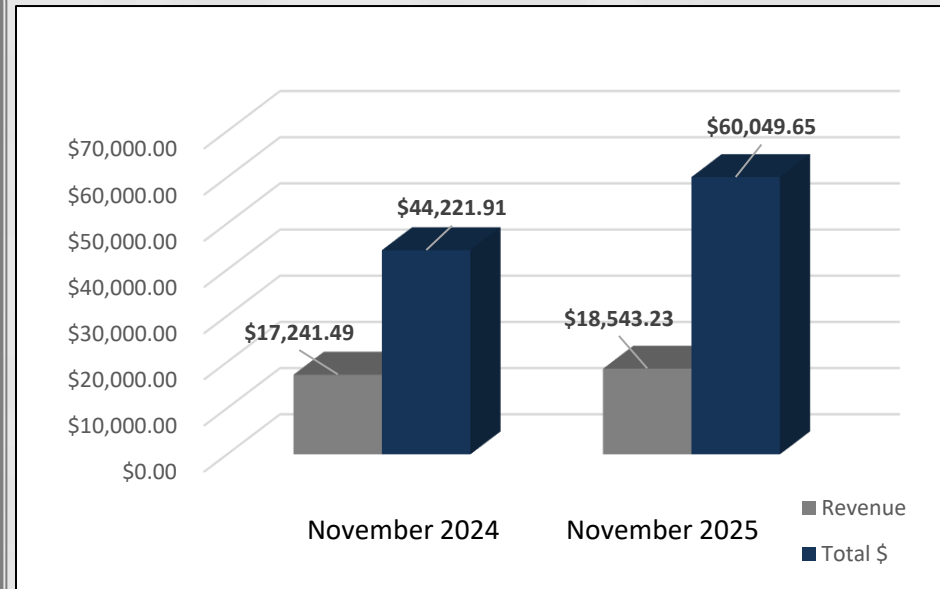
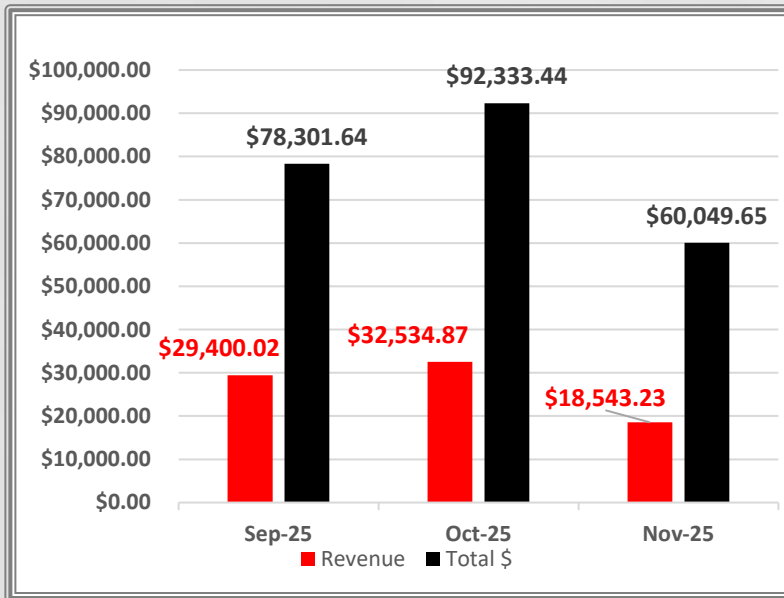


Arrest Warrants, Bench Warrants & Search Warrants

Arrest Warrants issued	58
Arraignments-# of defendants	93
Arraignments-# of charges	154
Bench Warrants issued	6
Bench Warrants served	8
Search Warrants issued	8

Revenue

Total Revenue	\$18,543.23
Sent to State Treasurer	\$25,063.71
Victim Assistance Funds	\$ 2,985.20
Total Collected	\$60,049.65



ACTIVITY

- Traffic Court was held on November 4, 5, 11, 12, 19, 25, 26
- Domestic Violence Court was held on November 13.
- Preliminary Hearings were held November 7.
- Jury Trials were held the week of November 17.
- Plea day was held November 14.

Parks, Recreation & Tourism

November 2025 Monthly Report

ADMINISTRATION:

TREE DEDICATION FOR CODY NORRIS: A tree dedication ceremony honoring the life and service of Cody Norris, who tragically passed away on November 22, 2024, was held on Tuesday, November 25, 2025, at 3:00 pm, at Greer Golf. The dedication included brief remarks and an opportunity for colleagues and friends to share memories. A plaque was unveiled at the base of a live oak tree, which symbolizes strength, endurance, and legacy.

CAPITAL PROJECTS:

- **Wards Creek Trail System:** The best route for the portion of the trail that extends from Biblebrook Drive to Greenleaf Drive has been determined and has been altered to meet specifications outlined by CPW. A new proposed parking area on Biblebrook Drive will serve as a trailhead for people to enter from this side of the trail. Another trailhead will be Wards Creek Park, and parking will be provided for people to enter the trail or enjoy the park. SCDOT is reviewing the new path outlined by CPW.
- **South Tyger River Greenway:** The bid to construct the greenway was awarded to Foothills Construction Company on Tuesday, October 28. Construction on the South Tyger River Greenway began the week of November 17. They are working diligently to have all tree removal completed before the December 15 deadline to avoid interfering with the endangered Tri-Colored Bat's mating season.
- **Century Park:** Design plans are being finalized 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. Contractors will be hired to build/install handrails on the bridge and pour the concrete cart path to the tee box.
- **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:** The bid to construct the outfield wall section that was damaged during Hurricane Helene will be presented to the City Council on Tuesday, November 24. Money to reconstruct the wall is provided through FEMA.

DIVISIONS:

ATHLETICS

- Completed 2025 Greer Christmas 7s Tournament at Country Club Park
 - Event ran throughout this past weekend with teams arriving on 12/5 and tournament matches running 12/6-12/7
 - Boys Gold Champions – Roswell Rebels (GA)
 - Boys Silver Champions - Westfield Shamrocks (IN)
 - Girls Champions - Raleigh Cobras (NC)

- Facilitated Tomahawk Youth Wrestling practice at the Cannon Center every Tuesday and Thursday
 - Competed in the 2025 Turkey take down on Monday, November 24th at Dorman High School
 - Prepared for upcoming Tomahawk Invitational
- Facilitated Greer 76ers Juniors and High School rugby practices at Country Club Park
 - First round of play completed for U10, U12, and U14 squads this past weekend in Charlotte, NC
 - First official play completed for Greer 76ers U19 squads in Greer, SC
 - Jamboree day for all junior teams is January 17th at Country Club Park (first tournament back after the New Year)
- Competed in the South Carolina Youth Soccer Association State Cup
 - Final event of the season for our Foothills Soccer Club of Greer Academy teams
- Assisted the events division with the Greer Christmas Tree Lighting Event
- Attended South Carolina Recreation Parks Association SCRPA State Conference in Charleston, SC
- Participated in the field at the ACC Championship Football Game
 - Cheer For Greer squads performed pregame at Bank of America Stadium in Charlotte, NC
 - Cheer For Greer participants trained for a month on the specific routine
- Attended required HR Training
- Completed Renovo Light Proposal meeting with Renovo Lighting
- Started recruitment for volunteer baseball and softball coaching staffs and officials
 - 2026 Spring registration begins Monday, December 15
- Completed 2025 external events athletics calendar

CULTURAL ARTS

- The Santa Central multicultural event took place on Saturday, December 6, at the Center for the Arts. The event featured three Santas representing different ethnicities. Crafts were available for children, and gingerbread houses were on display for viewing. Approximately 50 people attended the event.
- The Greer Cultural Arts Council Student Board caroled at the Tree Lighting ceremony on Dec 5.
- Gingerbread houses were dropped off and set up for display.
- Clay classes continue 5 days a week, including Saturday. We currently have 5 instructors.
- The Greer Children's Theatre held auditions for their spring show, Lion King Jr. Over 80 kids auditioned, and 47 were cast. Several pre-production meetings were held.

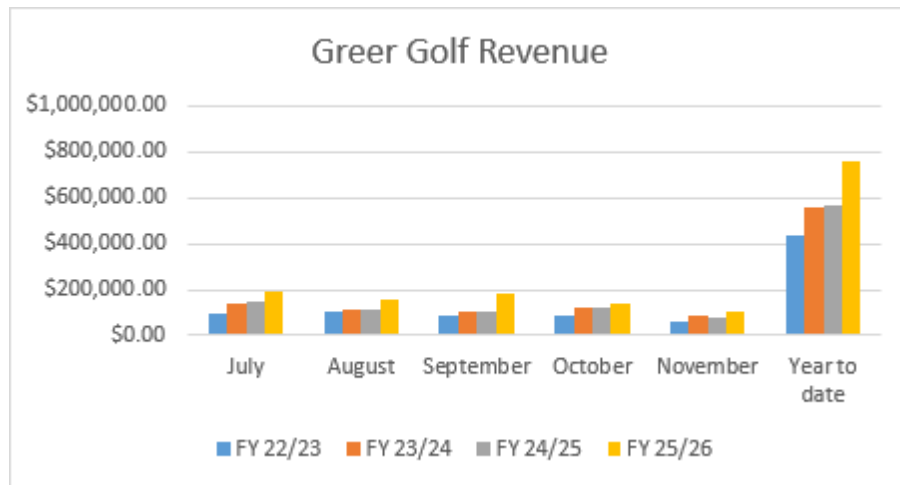
EVENTS

- **Total events held in December – 20** (Internal: 11, Rental: 4, Special Events: 5, Wedding Event: 0)
- The Greer Christmas Tree Lighting took place on Friday, December 5, at Greer City Park, welcoming over 2,000 attendees. Guests gathered to celebrate the annual lighting of the Greer Christmas Tree and enjoyed a festive evening filled with free crafts, train rides, live dance performances, an ice carving demonstration, and inflatables. Greer Relief was on-site, selling marshmallows for roasting and serving hot chocolate, while the American Legion and Boot Print were inside raising awareness for veterans. The most magical moment of the night came with the announcement of Greer's 150th celebration, delivered by Mayor Danner, his granddaughter Ruby, and David Lovegrove from the Greer Heritage Museum.
- The 2025 Supper with Santa welcomed over 225 City of Greer employees and their families on Friday, December 5 for a festive evening filled with a delicious breakfast provided by Laurenda's Family Restaurant & Catering, visits and photos with Santa, and free Christmas crafts for all ages, while also raising \$950 to donate to the Greer Police Department's Cops for Tots program.

- The 2025 Breakfast with Santa event featured three sold-out sessions on Saturday, December 6, where guests enjoyed a delicious breakfast from Laurenda's Family Restaurant & Catering, free holiday crafts, and memorable photos with Santa.
- The Greer Farmers Market Christmas Festival took place on Saturday, December 6, and Sunday, December 7, welcoming thousands of guests for a festive weekend filled with Christmas shopping from over 65 local vendors, live holiday music, and delicious food from local food trucks.
- The Events Division is currently planning and finalizing events such as the Greer Christmas Tree Lighting on December 5 and Breakfast with Santa on December 6. Other upcoming events include the Martin Luther King Jr. Luncheon on January 19.
- The November 14 Greer Alive event, held in partnership with the Greer Farmers Market, brought the community together for an evening of live music, food trucks, drinks, and the annual Chili Cookoff. This year's cookoff featured 12 participating chili vendors, offering guests a wide variety of flavorful recipes to sample and vote on. Over 1,000 people attended, gathering with blankets and chairs to enjoy the fall weather, explore local vendors, and experience the lively atmosphere of Greer City Park.
- Our first-ever Sensory Santa event on November 22 was a wonderful success. Families enjoyed their reserved 15-minute time slots for a calm, sensory-friendly visit with Santa, along with festive crafts, light refreshments, and photos taken by a professional photographer. We had a great turnout and received overwhelmingly positive feedback, making this inaugural event truly special and one we look forward to growing in the future.
- In October, the Ambassadors provided excellent customer service, assisting just under 600 passengers in downtown Greer Station.

GOLF

- Grounds staff patched some of the few remaining bad spots on our putting greens with diamond zoysia grass.
- The 6-inch caliper Live Oak tree being dedicated to Cody Norris was planted on Friday, November 21. The tree was dedicated on November 25 at 3:00 p.m.
- We hosted our Club Championship, which was open to all members and city of Greer residents. We had 40 participants.
- We hosted the Gap Creek Club Black Friday Two-Man Championship on Friday, November 28. There were 53 teams (106 players).
- Revenue for November was \$102,087.76. This is \$24,000 more than the month of November last year. Year-to-date, we have collected \$763,048 in revenue. This is 57% of our annual budget, and \$192,354 more in revenue than we had at this time last year.
- We hosted the Gap Creek Club Black Friday Two-Man Tournament on November 28. There were 54 two-man teams.
- Grounds Maintenance staff have been cleaning up limbs, fallen trees, etc. that they were not able to get to last year (from Hurricane Helene).
- Grounds maintenance spread the leftover sand pile at the top of the driving range into the pre-existing gravel parking lot and finished cleaning up the area for the pollinator garden.
- Revenue for the month of November was \$102,087.76. This is \$24,000 more than the month of November last year. Year-to-date, we have collected \$192,354 more in revenue than we had at this time last year.



RECREATION

- Rentals: Recreation Center rentals- 4, Kids Planet- 9, Neighborhood Parks-1
- Recreation Updates:
 - A budgeted Recreation Coordinator position was posted for hire on November 25. The interest and the number of calls and emails we have received have been overwhelming thus far. The posting will expire on December 19.
 - The reimbursement request and annual report process have been started for the Greenville County Redevelopment Authority grant for Senior Yoga.
- Recreation Programs:
 - The Needmore Afterschool program continued at the Needmore Recreation Center around the Thanksgiving holiday and held a Thanksgiving party on November 25.
 - SOAR
 - hosted a Hand and Foot card game day on December 3 with 9 participants.
 - SOAR hosted a Line Dancing session on December 3 with 35 in attendance at the Cannon Centre.
 - SOAR hosted a Bingo Day at City Hall on December 8 with 18 seniors.
 - SOAR took a trip to the Holiday Fair at the TD Convention Center on December 8 with 8 seniors.
 - The Creative Advancement afterschool program continued at the Tryon Recreation Center around the Thanksgiving holiday.
 - The Recreation Division worked and supported the Supper with Santa and Tree Lighting events.
- Community Partner Programs:
 - The South Carolina Artifacts and Treasure Association met on November 24, at the Tryon Recreation Center for their monthly meeting.
 - Never Alone, Narcotics Anonymous continued on Tuesdays at the Tryon Recreation Center.
 - The Disabled American Veterans met for their monthly meeting on November 25, at the Tryon Recreation Center.
 - Senior Action continued to meet at the Needmore Community Center. They meet daily from 800am-100pm.
 - Continued working on the Pollinator Garden at Greer Golf in partnership with the Greer High Agriculture program.
 - A new basketball program began at Stevens Courts with Academy Basketball. A clinic was held on November 24, with 18 participants. On December 6, the first of a 4-week training session was held, where 22 participants were registered.

- The Palmetto Cutlery Club met for its monthly meeting on December 2 at the Tryon Recreation Center.
- Our “Little Explorers” program concluded on Wednesday, December 3, at Tryon Recreation Center. This new program was for kids aged 2-6, where they discover nature via a craft, activity, and exploration outside in Tryon Park. We also created a new program in November called “Little Sprouts” for kids ages 2.5 and younger.

TOURISM

- The Tourism Division distributed Greer Station Holiday Passport packets and Small Business Saturday swag to downtown businesses on Tuesday, November 25. The Holiday Passport program runs through December 14.
- Staff met with Christina Zolli, with VisitGreenville SC, on Tuesday, November 25, to confirm details for the “Heartwarming Holiday in Greer, SC” campaign that goes live the first weekend of December. Christina has played a key role in bringing this campaign to life.
- Lindsey Shaffer provided a brief overview of Greer150 plans at the City Council Meeting on Tuesday, November 25.
- Staff met with Jeremy Hartman, co-owner of Flying Fox Coffee, on Monday, December 1, to discuss their participation in the Heartwarming Holiday campaign.
- Staff ensured each Heartwarming Holiday campaign location was decorated, had the necessary supplies/signage, and made a webpage with the program information.
- The “Heartwarming Holiday in Greer, SC” campaign went live on Friday, December 5, and runs through January 4, 2026. There are four locations throughout downtown: The Love Vault at Barista Alley, Next Stop: True Love (Cin Cin at the Historic Greer Depot), Sip, Snap & Be Merry (Flying Fox Coffee), and The Mistletoe Gazebo (City Park). Each stop features an activation, encourages people to explore downtown, and will help to foster heartwarming moments this holiday season.
- The Tourism Division assisted at the Christmas Tree Lighting on Friday, December 5. Mayor Danner and David Lovegrove made a special Greer150 announcement before Santa’s arrival. Staff gave out 600 candy canes with cards linking to the Greer150 webpage.
- The Greer Christmas Parade took place on Sunday, December 7 (permitted special event).

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

PLANNING & DEVELOPMENT DEPARTMENT

OUTLINE

- Department Highlights and Summary
- Department Statistic Dashboard
- Planning
- Commercial Plan Reviews
- Housing & Construction
- Community Standards & Compliance
- Impact Fees



MONTHLY REPORT
NOVEMBER 2025

DEPARTMENT HIGHLIGHTS

Achievements & Promotions

- Alex Cahill earned his AICP certification.
- Chris Capraun received the Regional Representative of the Year Award from the Code Enforcement Officer Safety Foundation.

Community Involvement

- The Community Compliance team, with the help of community members, held a pre-holiday litter cleanup. It was a huge success with 1,960 pounds of trash picked up along Chick Springs Rd.



REPORT SUMMARY

Planning

- The Comprehensive Plan Five-Year Update and new Future Land Use Map were adopted on November 25th.

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): 33
- Board of Zoning Appeals (YTD):4
- Board of Architectural Review(YTD):2
- Planning Advisory Committee(YTD):26
- Administrative Plat(YTD):171
- Civil Plan Review(YTD):80
- Planning Advisory Committee Cases(YTD):26
- Final Plat Review(YTD):31
- Zoning Letters(YTD): 43

HOUSING & CONSTRUCTION

- Housing Starts (YTD): 400
- Residential Cost (YTD): \$102,088,227.60
- Commercial Cost (YTD): \$69,436,750.01
- Total Construction Cost (YTD): \$716,725,534

HOUSING & CONSTRUCTION

- Building Inspections (YTD): 30,516
- Building Permits (YTD): 8,279
- Miscellaneous Permits (YTD): \$22,335,562
- Accessory Dwelling Units (YTD): 6

COMMUNITY COMPLIANCE & SIGNS

- Code Enforcement Inspections (YTD):7,729
- Illegal Signs Removed (YTD): 2,769
- Educational Conversations Held (YTD): 4

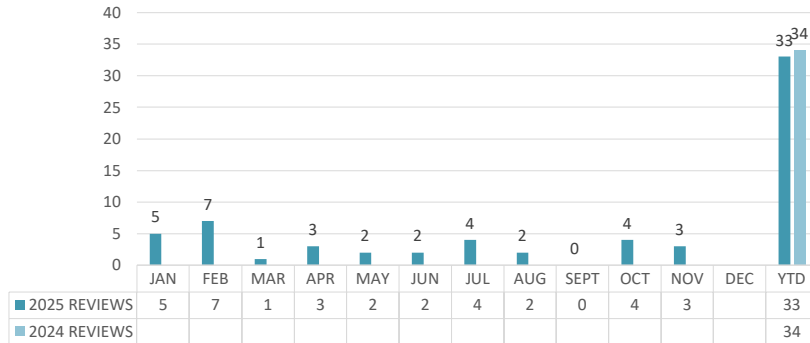
IMPACT FEES (RESIDENTIAL & COMMERCIAL)

- Police: \$1,936(R) \$3,891.56 (C)
- Fire: \$4,176 (R) \$8,393.42 (C)
- Public Services: \$5,484 (R) \$11,028.48 (C)
- Parks & Rec: \$9,340

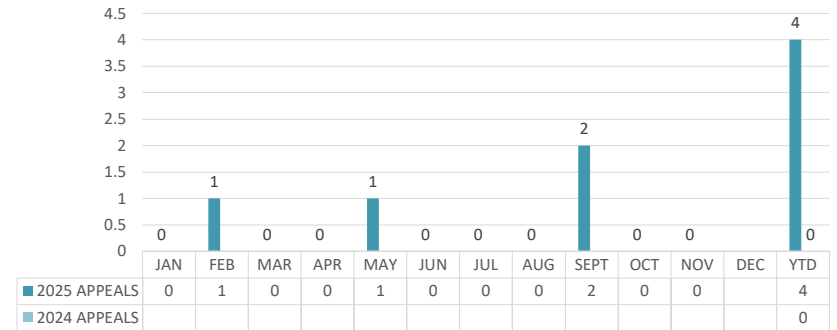
Total: \$44,249.46

PLANNING

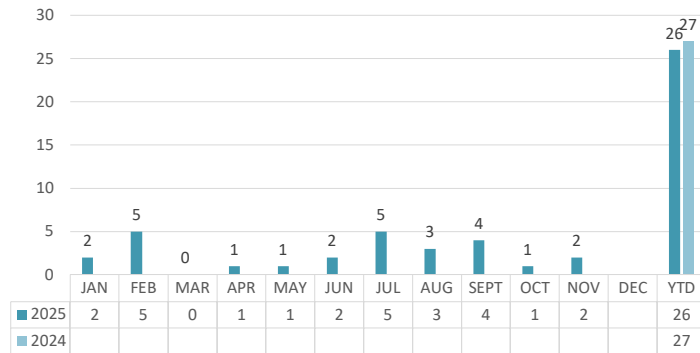
Planning Commission



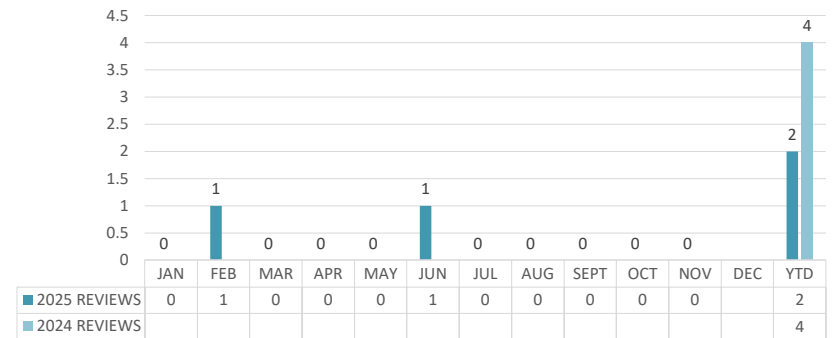
Board of Zoning Appeals



Planning Advisory Committee

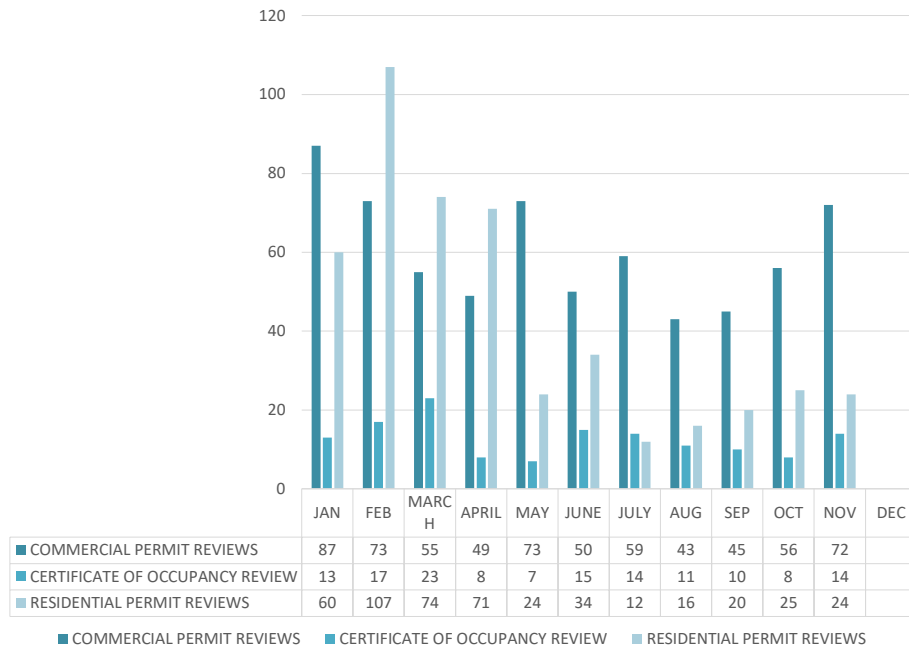


Board of Architectural Review

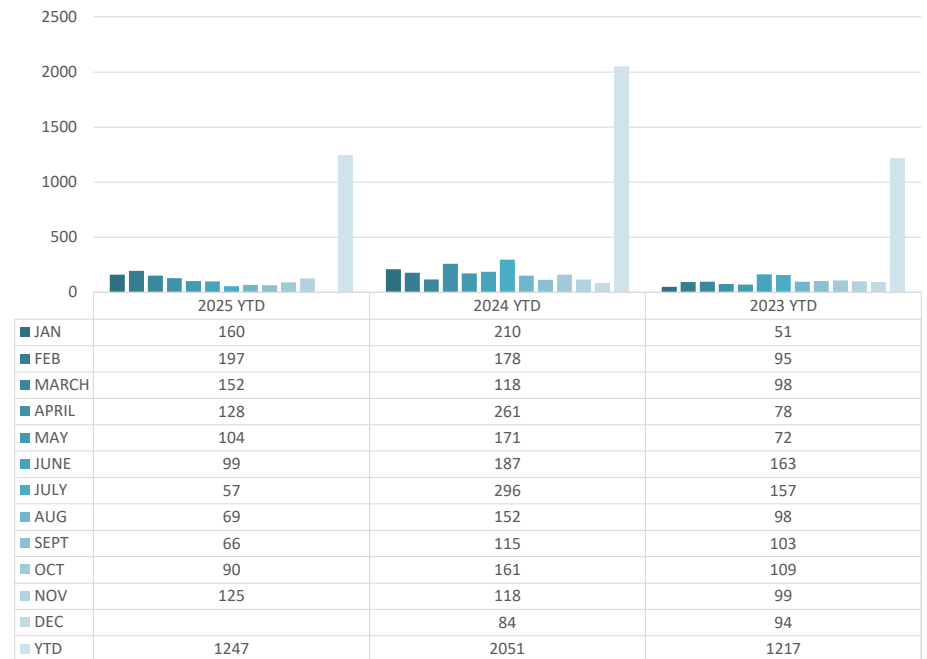


PLANNING

Zoning Review Breakdown

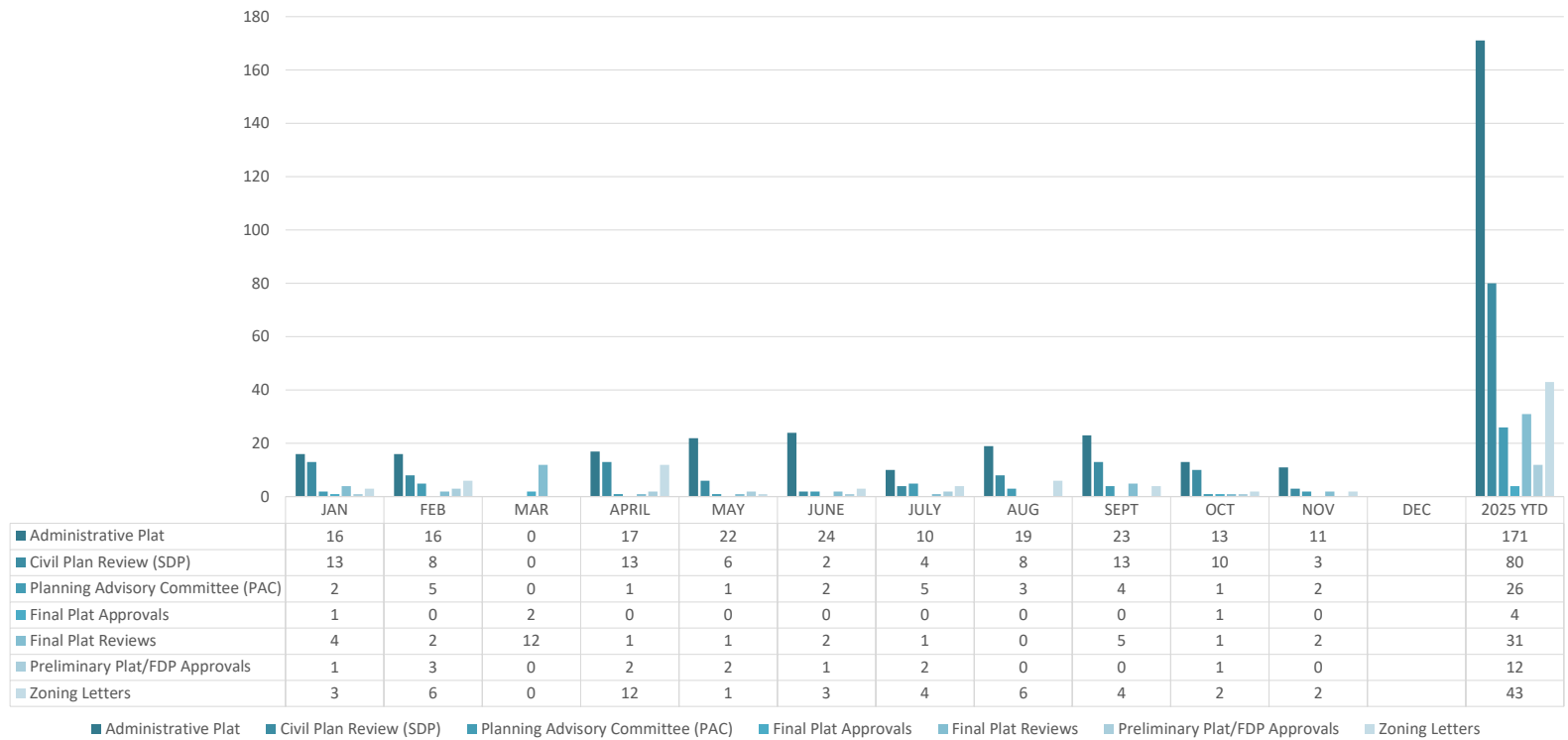


Zoning Review Comparison

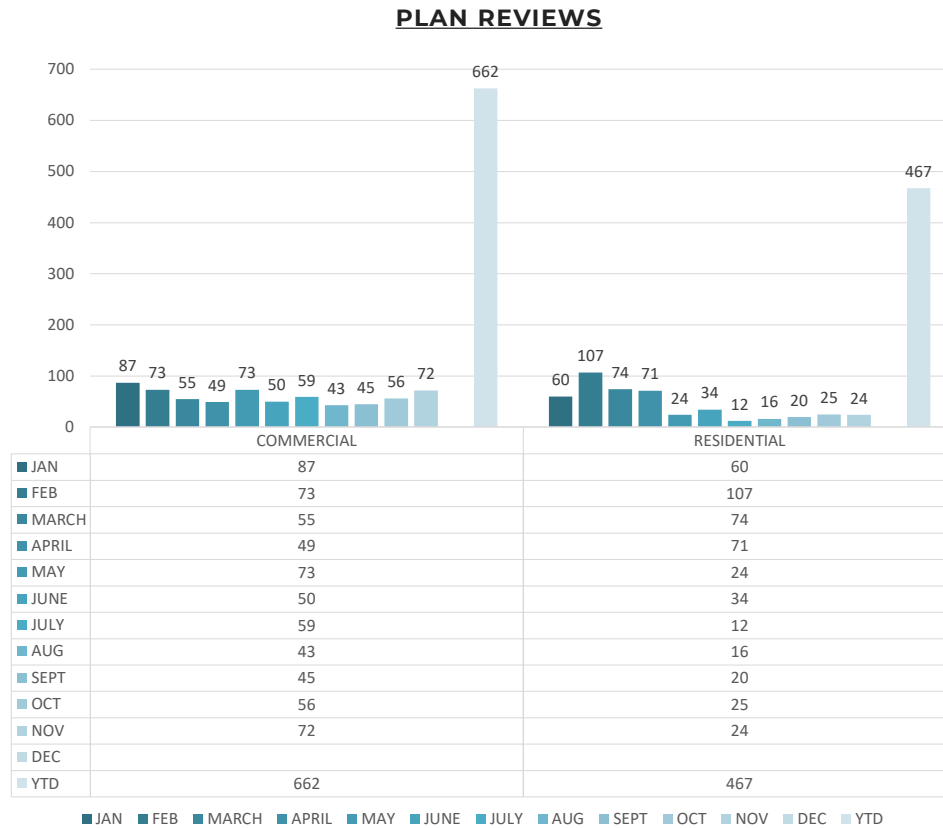


PLANNING

Other Planning Activity

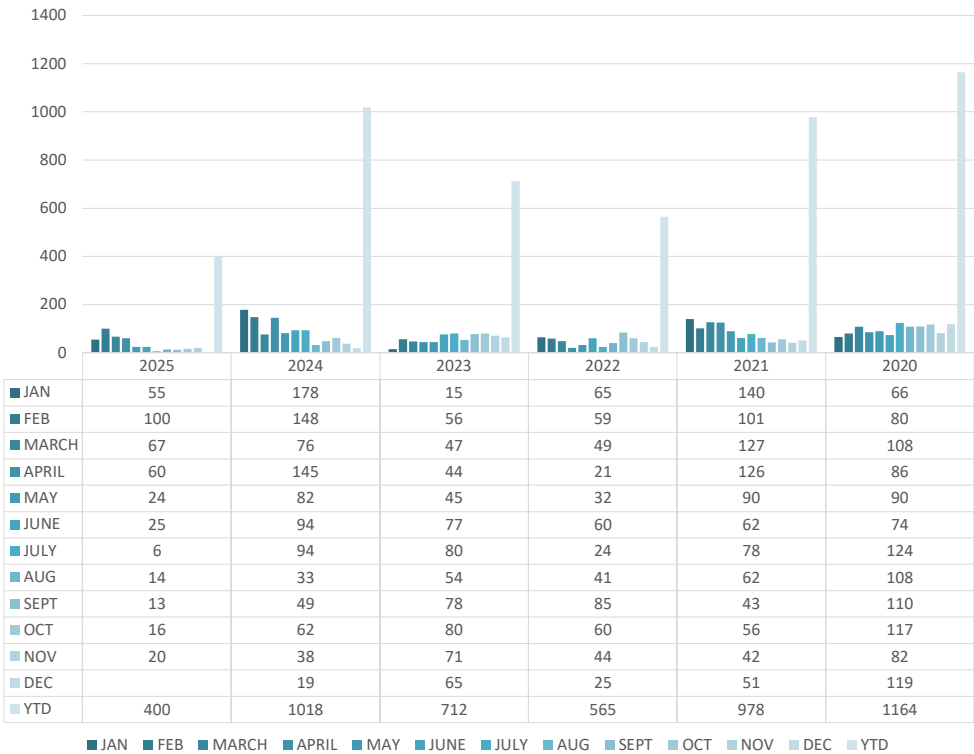


COMMERCIAL PLAN REVIEWS

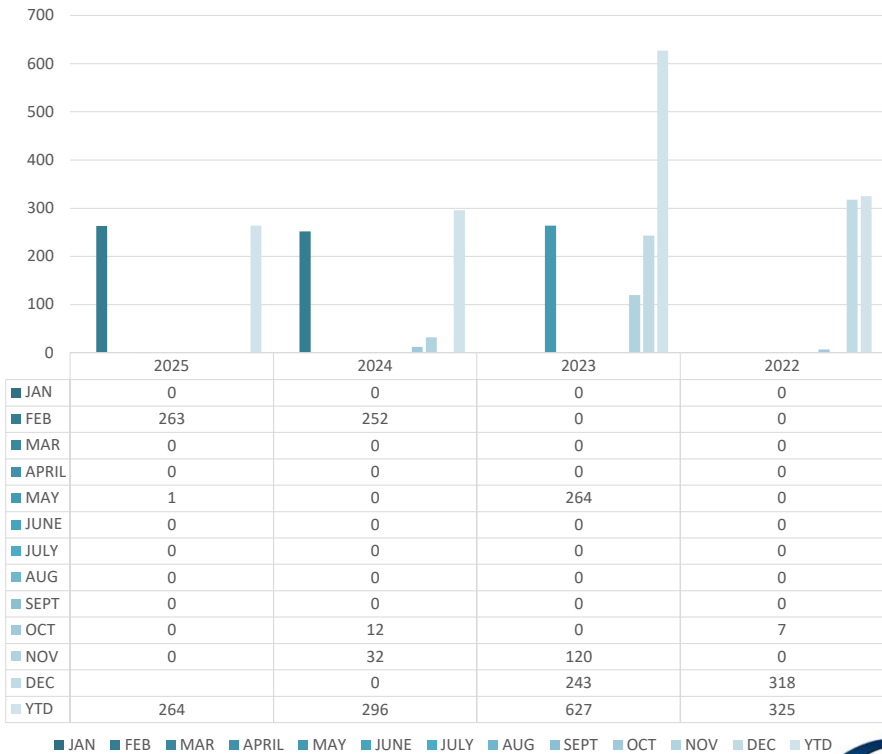


HOUSING & CONSTRUCTION

HOUSING STARTS

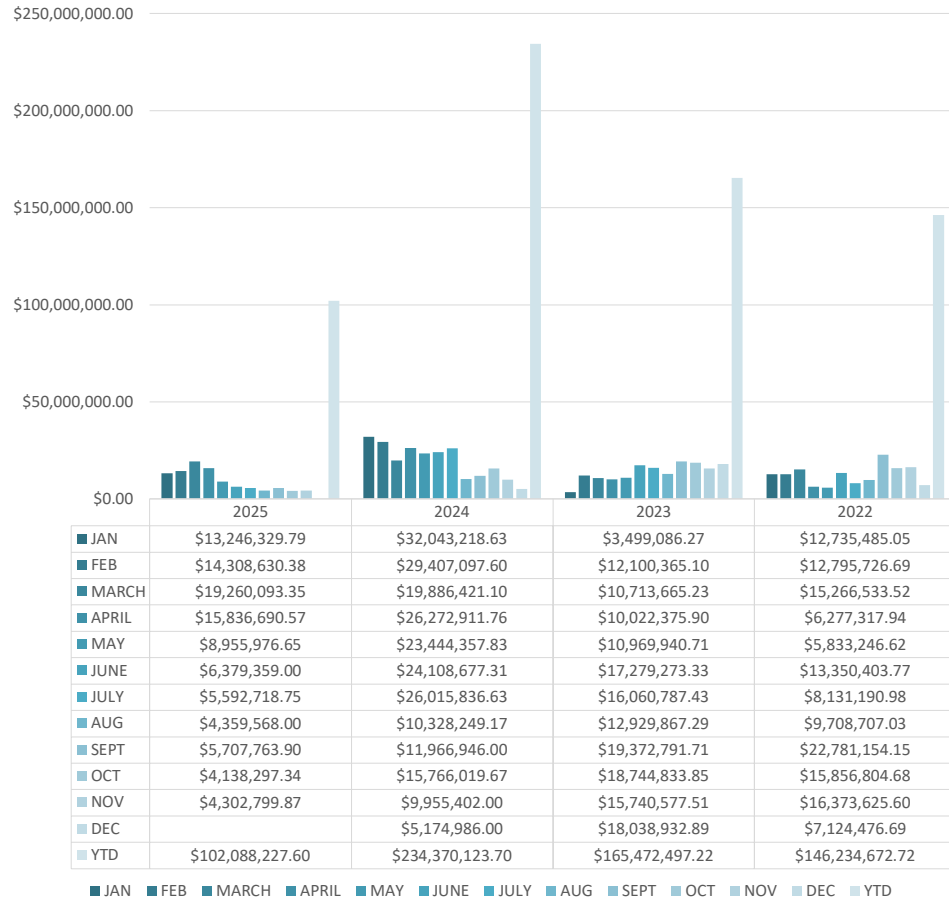


MFA STARTS

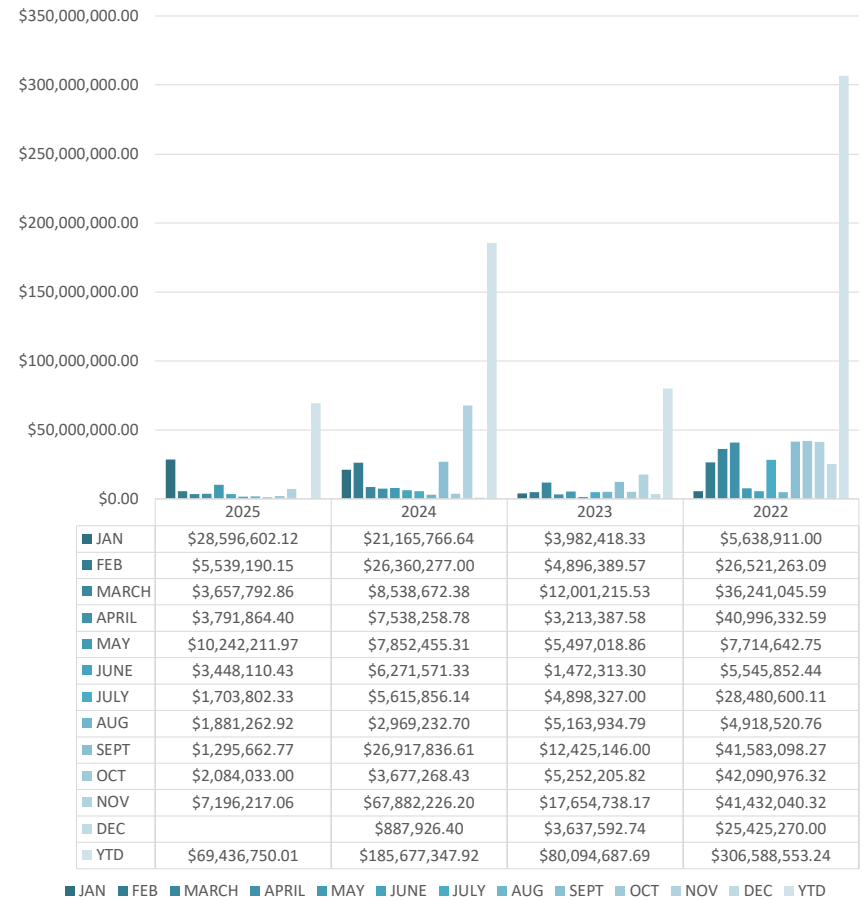


HOUSING & CONSTRUCTION

RESIDENTIAL CONSTRUCTION

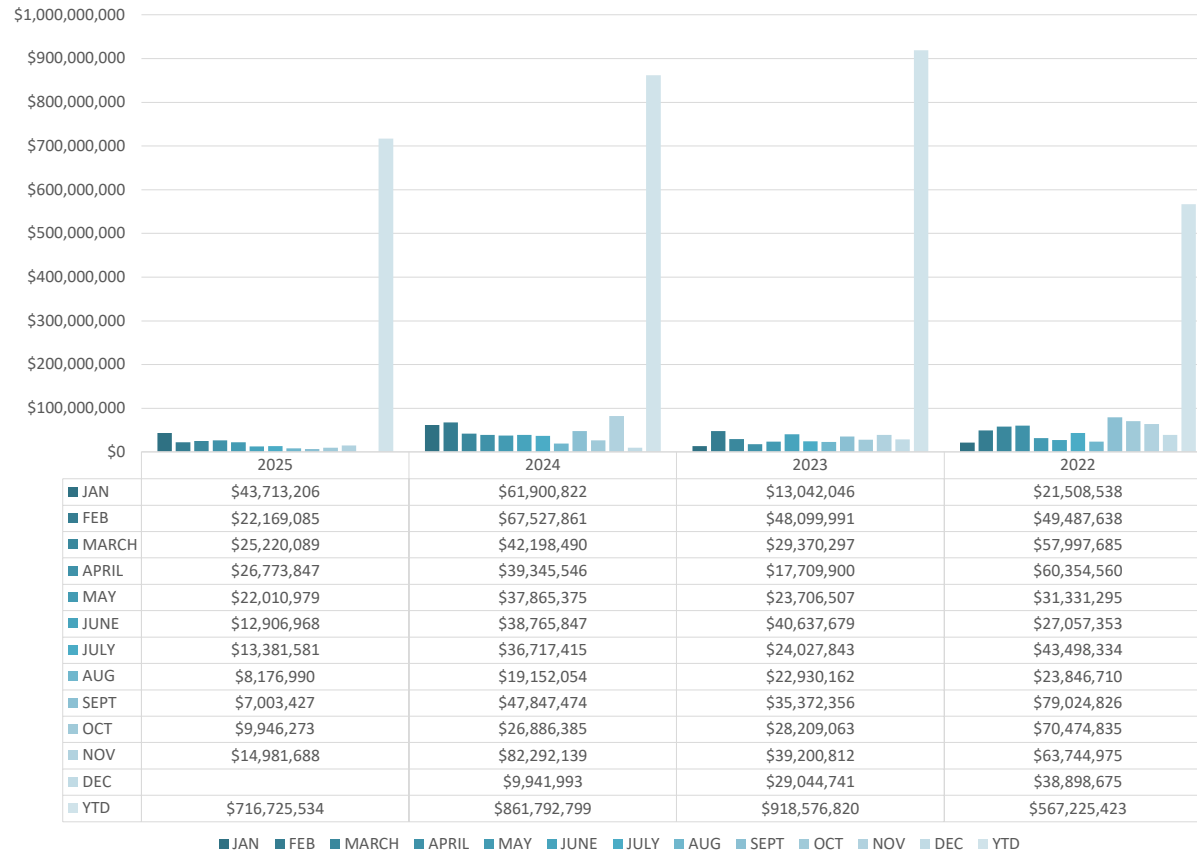


COMMERCIAL CONSTRUCTION



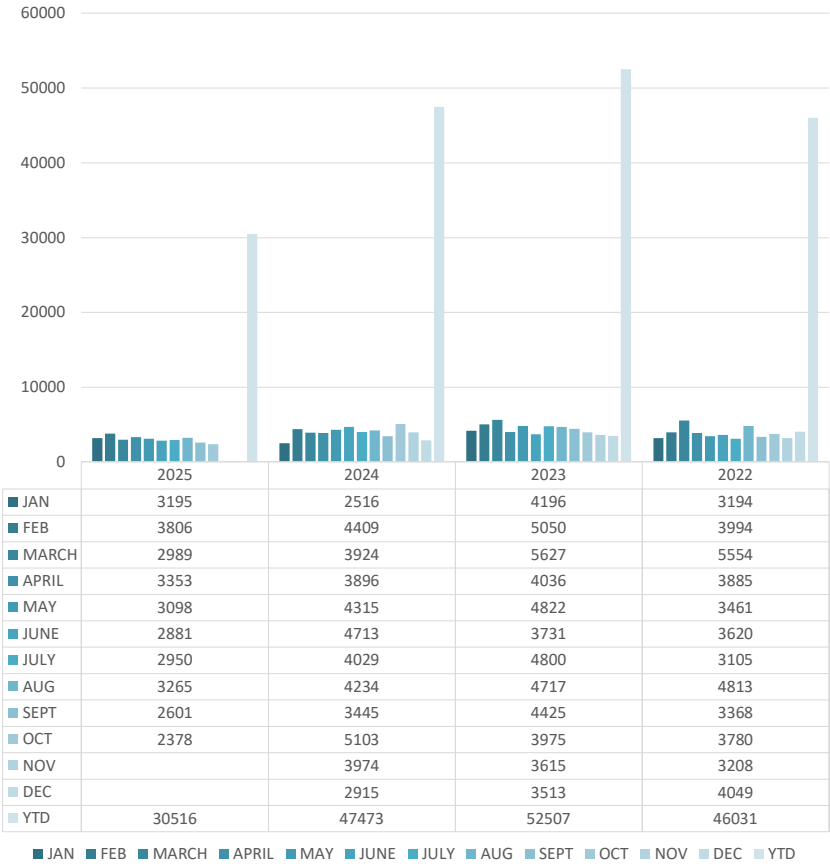
HOUSING & CONSTRUCTION

TOTAL CONTRUCTION

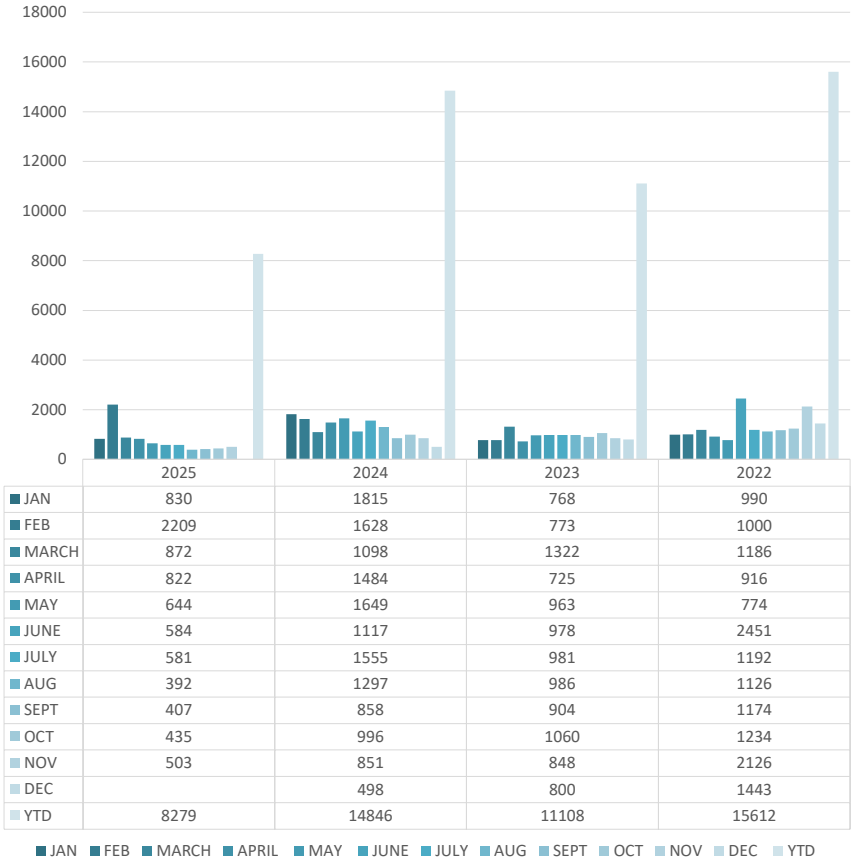


HOUSING & CONSTRUCTION

BUILDING INSPECTIONS

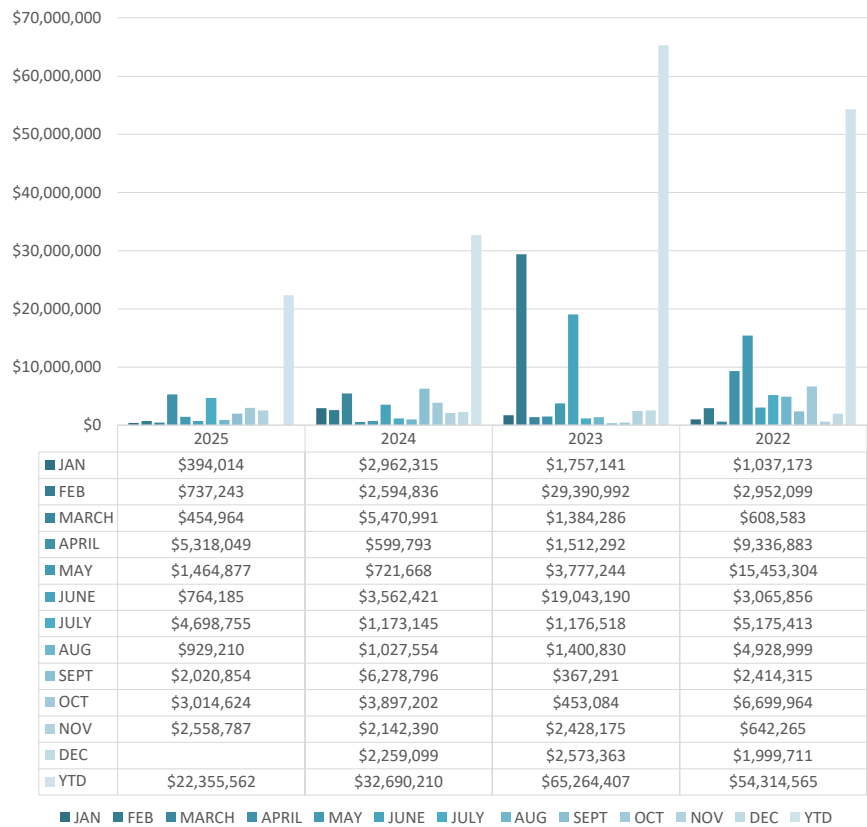


BUILDING PERMITS

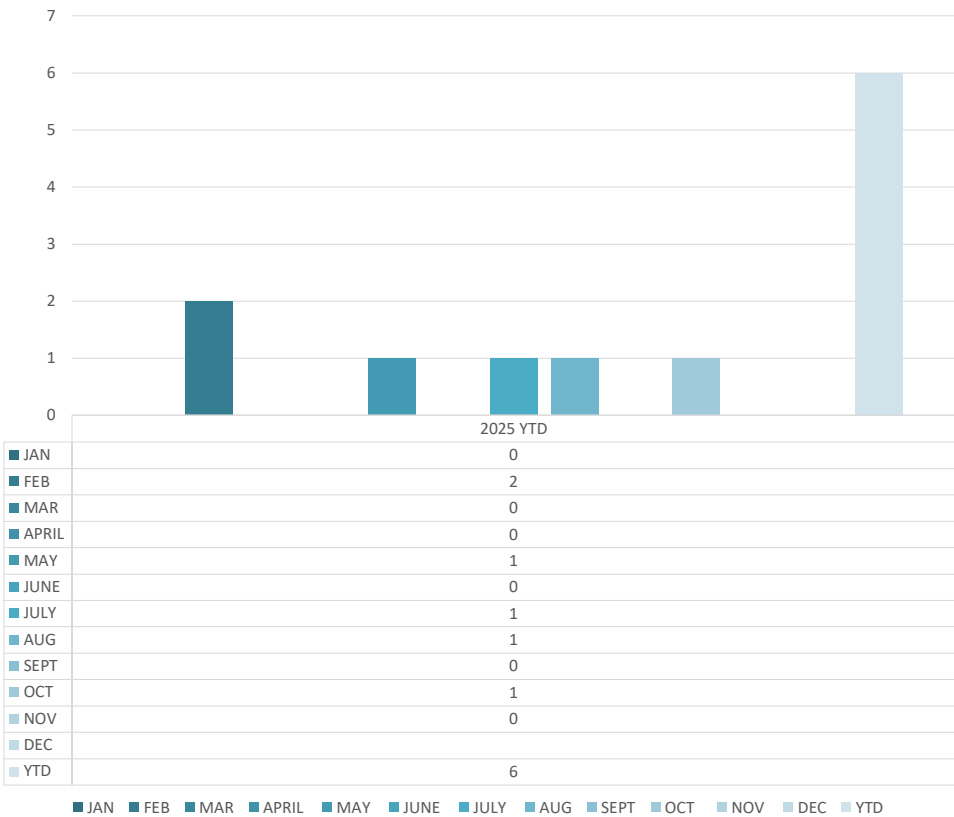


HOUSING & CONSTRUCTION

MISCELLANEOUS PERMITS

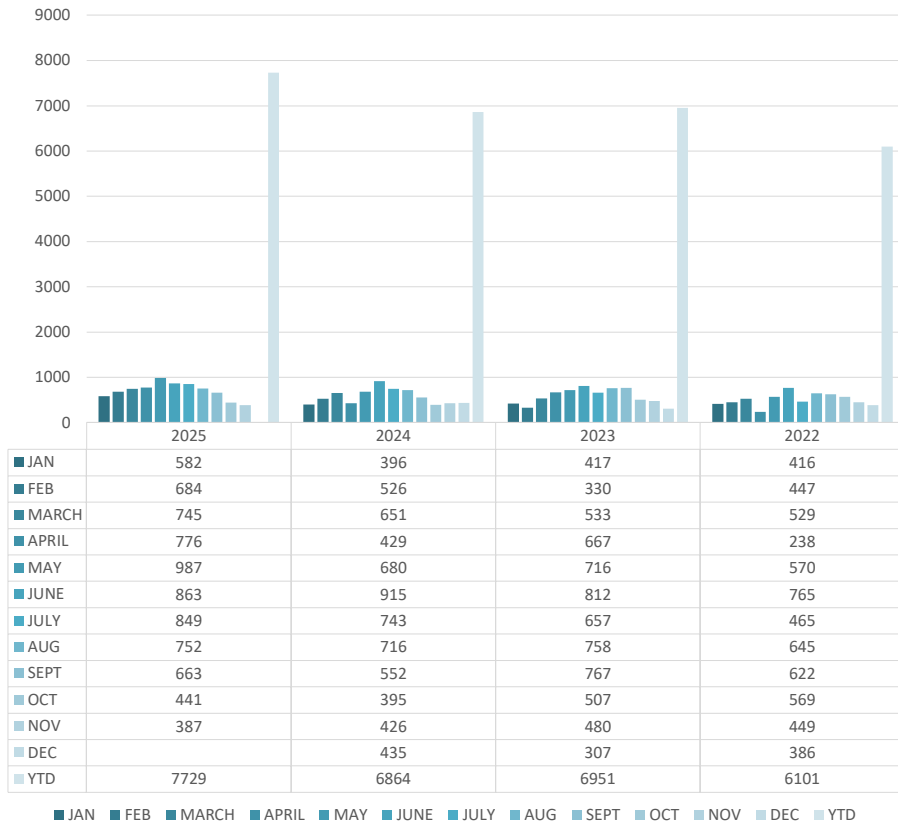


ACCESSORY DWELLING UNITS (ADU)

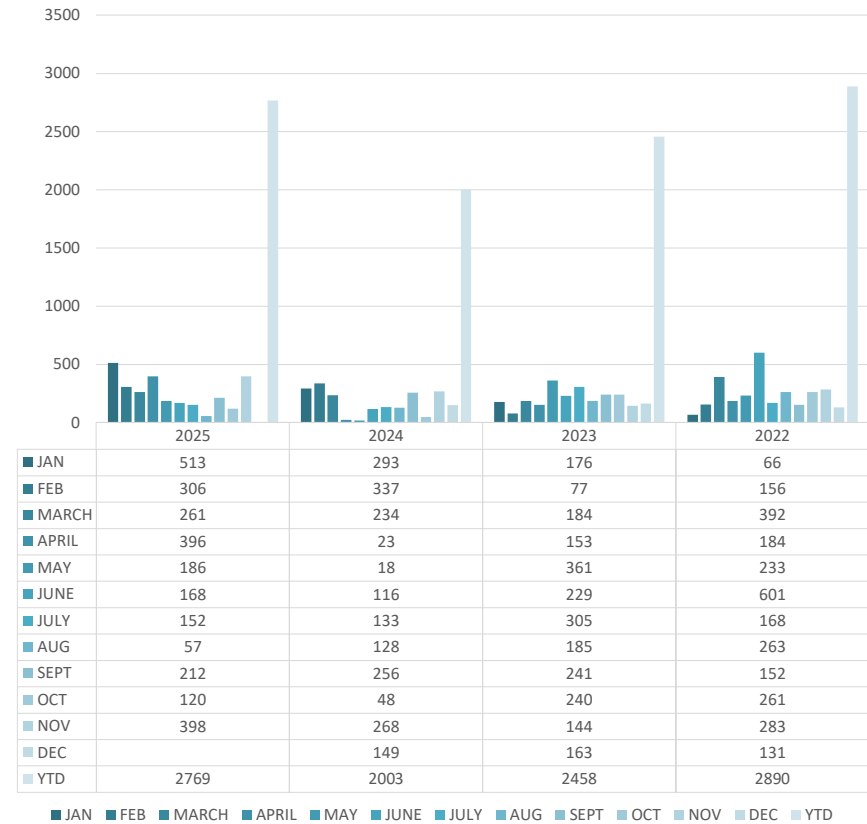


COMMUNITY COMPLIANCE

CODE ENFORCEMENT INSPECTIONS



CODE ENFORCEMENT ILLEGAL SIGNS

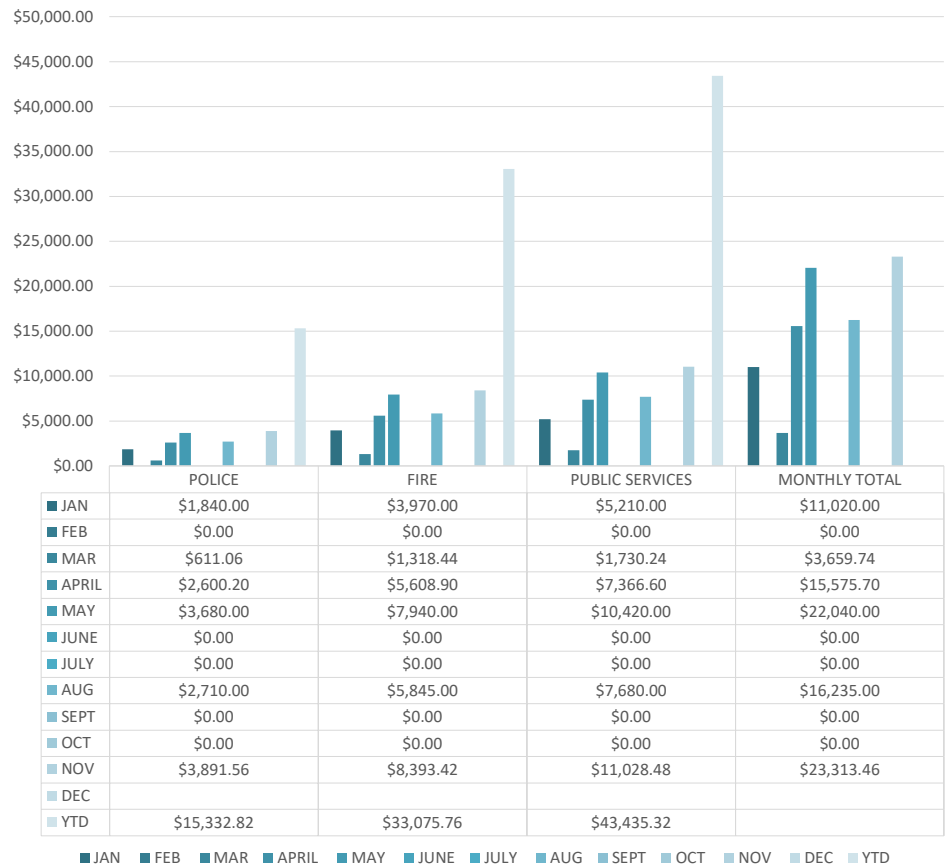


IMPACT FEES

2025 RESIDENTIAL



2025 COMMERCIAL



Greer Police Department Monthly Report

November 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	1	5 FT/1 PT
COMMUNICATIONS	14 FT	10 FT	0	4 FT
DETENTION	9 FT	9 FT	0	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	1	11 FT/1 PT

Monthly Records and Data Entry

REPORTS CODED	552
TRAFFIC CITATIONS ENTERED IN DATABASE	396
RECORDS REQUESTS/FOIA	289
INCIDENT/SUPPLEMENTAL REPORTS ENTERED/COPIED OVER	422
EXPUNGEMENTS RECEIVED	3
EXPUNGEMENTS RESEARCHED/COMPLETED/SEALED	67
TOTAL EXPUNGEMENTS	3638
CRIMINAL HISTORY CHECKS	11
SLED SUBMITTAL	1

MONTHLY STATISTICS

Volunteer Hours

108.5

OF VOLUNTEER
HOURS THIS MONTH

1148.5

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	50
Individual Meetings with Students	61
Phone Conferences with Parents	21
Conferences with Parents	9
School Events	27
Classroom Visits	12
Code 5's	10
Follow Ups	3
BTAM's	7

Charge	Sex	Race	Age	Grade	School
Filing a false police report	F	W	12	7	GMS
Poss. Sch I	F	W	13	8	RMS
Poss. Sch I	M	W	15	9	RHS
Student Threats	M	W	12	7	GMS

Administrative Division Activity

SCHOOL COVERAGE

TOTAL HOURS COVERED: 257.45 hours

Wednesday, November 26- Friday, November 29 were school holidays for both school districts. Monday, November 3-Tuesday, November 4 were school holidays for District 5.

Greenville County students were in school for 27 days in November; Spartanburg County students were in school for 15 days in November.

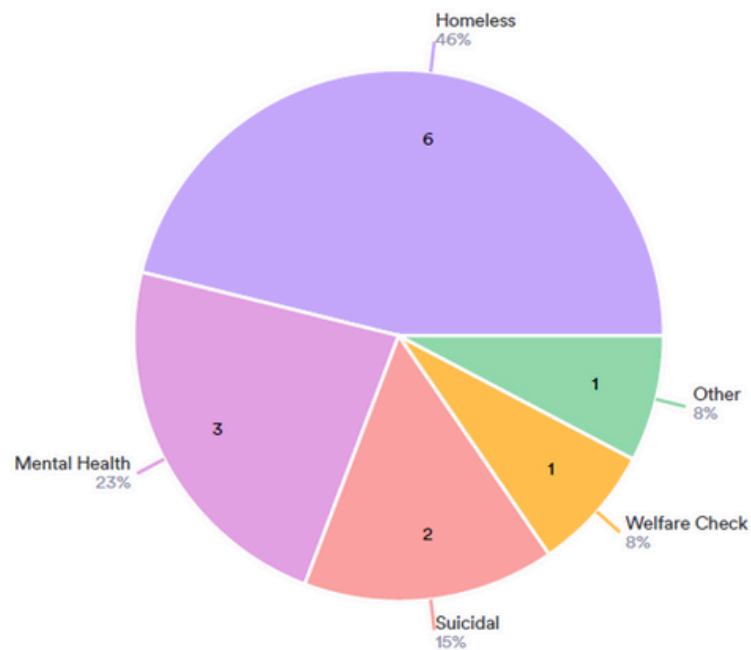
Administrative Division Activity

Crisis Intervention

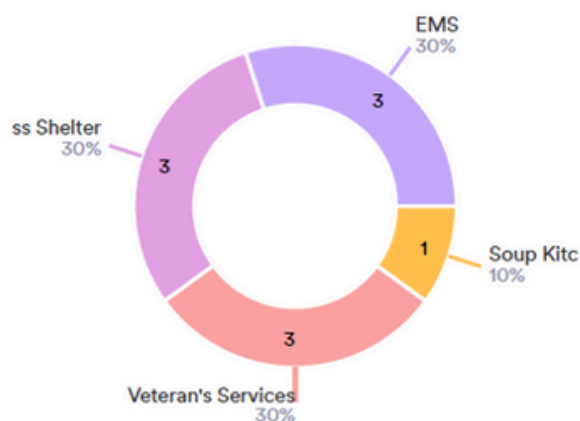
Notable incidents/projects:

Several calls pertaining to Auga Brewer and his homeless camp on 6th St. Officer Ferrell involved the codes department. Officer Ferrell, along with the codes department's assistance, removed all of Brewer's belongings from the camp location and the alley way is now clear!

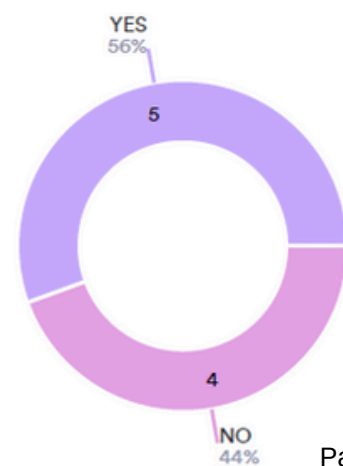
A call for service identified an especially dangerous location within our city which houses a USMC Vet. A gentleman called police to his home while experiencing a mental health crisis. Upon Officer Ferrell's arrival, he heard shots fired. A series of events unfolded which resulted in the gentleman being taken into custody. Ultimately, the caller admitted he was attempting suicide by cop and he was transported for a mental health evaluation. Officer Ferrell performed exceptionally well during this response.



RESOURCE OFFERED



RESOURCE ACCEPTED?



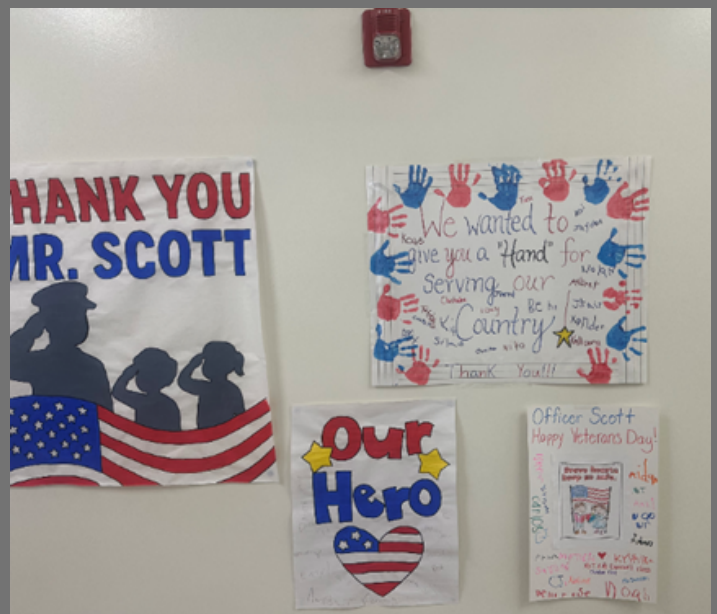
Administrative Division Activity

Community Engagement Team Activity

- Sgt. Wright, Sgt. Cooper, and Ofc. Chambers did a school security and safety walk through at Calvary Christian School. After a few hours, many tips were provided to school administration.
- CET, Sgt. Cooper, and Lt. Blackwell completed the law enforcement led lockdown drills for the Greer schools. Only one school had to be re-done because of poor performance. Chandler Creek ES, Greer MS, Greer HS, and Bonds were completed.
- SRO Interviews were conducted on 11/7, and SRO Dick was re-assigned to CET.
- Ofc. Chambers and Ofc. Ferrell worked on several homeless camps throughout the city. Ofc. Chambers spent time with the camp on 6th St. She also obtained trespass authority from the Railroad for all their property around the tracks in the Victor Mill Community. This camp moved to the alleyway behind a private home in the same area and Ofc. Ferrell and Ofc. Edgar had that one cleaned up and moved. The camp on Perry Ave. is back. Greer PD still has trespass authority there.
- Ofc. Grimstad and Ofc. Ferrell assisted Greer Relief at their mobile food pantry pop up events in Needmore and at BP Edwards Park.
- Ofc. Chambers created a powerpoint and handouts for GCPAAA about crime prevention. She and Ofc. Grimstad spoke at their meeting in November.
- The Fall Season of Girls on the Run ended on 11/22 with the 5K in Greenville.
- Off. Grimstad, Off. Chambers, Sgt. Wright, Lt. Blackwell and Sgt. Cooper did a lot of prep work for Cops for Tots (social media, etc)

Administrative Division Activity

Off. Broome- Veteran's Day



Girls on the Run



Operational Support Division

Communications Center

DISPATCH AND CALL FREQUENCY	OCT-25	NOV-25	% CHANGE FROM PREVIOUS MONTH	YEAR TO DATE 2024	YEAR TO DATE 2025	% CHANGE FROM PREVIOUS YEAR
NUMBER OF 911 CALLS	1,863	1,638	-12.1%	17,815	18,869	5.9%
INCOMING 7-DIGIT LINE CALLS	4,669	4,139	-11.4%	55,045	50,937	-7.5%
POLICE CALLS FOR SERVICE	3,382	3,015	-10.9%	32,379	38,154	17.8%
FIRE CALLS FOR SERVICE	1,250	1,106	-11.5%	12,924	12,794	-1.0%
TOTAL DISPATCHED CALLS	4,632	4,121	-11.0%	45,303	50,948	12.5%

Detention Center

INMATE AND PROCESS TOTAL	OCT-25	NOV-25	% CHANGE FROM PREVIOUS MONTH	YEAR TO DATE 2024	YEAR TO DATE 2025	% CHANGE FROM PREVIOUS YEAR
NUMBER OF ADULTS PROCESSED	120	116	-3.3%	1120	1400	25.0%
TRANSPORTED TO GREENVILLE	26	33	26.9%	264	322	22.0%
TRANSPORTED TO SPARTANBURG	30	29	-3.3%	174	222	27.6%
INMATES TRANSPORTED BY 600	0	13	NA	94	100	6.4%

Animal Control Services

ANIMAL CONTROL ACTIVITY	OCT-25	NOV-25	% CHANGE FROM PREVIOUS MONTH	YEAR TO DATE 2024	YEAR TO DATE 2025	% CHANGE FROM PREVIOUS YEAR
CALLS FOR SERVICE	0	0	NA	1718	361	-79%
LIVE DOGS PICKED UP	3	5	67%	100	57	-43%
LIVE CATS PICKED UP	0	0	NA	11	0	-100%
TRAPS DELIVERED	0	0	NA	17	0	-100%
FOLLOW UP CALLS	0	0	NA	112	13	-88%
CITATIONS ISSUED	0	0	NA	12	0	-100%
DOGS TAKEN TO COUNTY SHELTER	3	0	-100%	69	45	-35%
CATS TAKEN TO COUNTY SHELTER	0	0	NA	0	0	NA

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	OCT-25	NOV-25	% CHANGE FROM PREVIOUS MONTH	YEAR TO DATE 2024	YEAR TO DATE 2025	% CHANGE FROM PREVIOUS YEAR
TOTAL ITEMS ENTERED	167	141	-15.6%	1686	1641	-2.7%
NEW ITEMS ENTERED	124	141	13.7%	845	1469	73.8%
ITEMS PURGED	39	20	-48.7%	500	636	27.2%
ITEMS RELEASED	7	4	-42.9%	121	77	-36.4%
CASES SENT TO CO 23 LAB	0	20	NA	84	70	-16.7%
CASES SENT TO CO 42 LAB	2	0	-100.0%	65	83	27.7%
HOURS SPENT AT LABS	6	2.5	-58.3%	37	24	-35.1%
HOURS SPENT IN COURT	42.5	42	-1.2%	400	417.5	4.4%

Patrol Division

POLICE PATROL ACTIVITY	24-NOV	25-NOV	% CHANGE	LAST YTD	YTD	% CHANGE
CITATIONS ISSUED	354	372	5.08%	3708	5654	52.48%
ARRESTS	131	114	-12.98%	1264	1475	16.69%
INCIDENT REPORTS	385	273	-29.09%	4093	3621	-11.53%
COLLISION REPORTS	148	138	-6.76%	1571	1427	-9.17%
WARNING CITATIONS	266	406	52.63%	4364	6279	43.88%
PATROL MILES	44495	42685	-4.07%	483314	569561	17.84%
WARRANTS SERVED	60	63	5.00%	635	766	20.63%

Patrol Division

Proactive Efforts

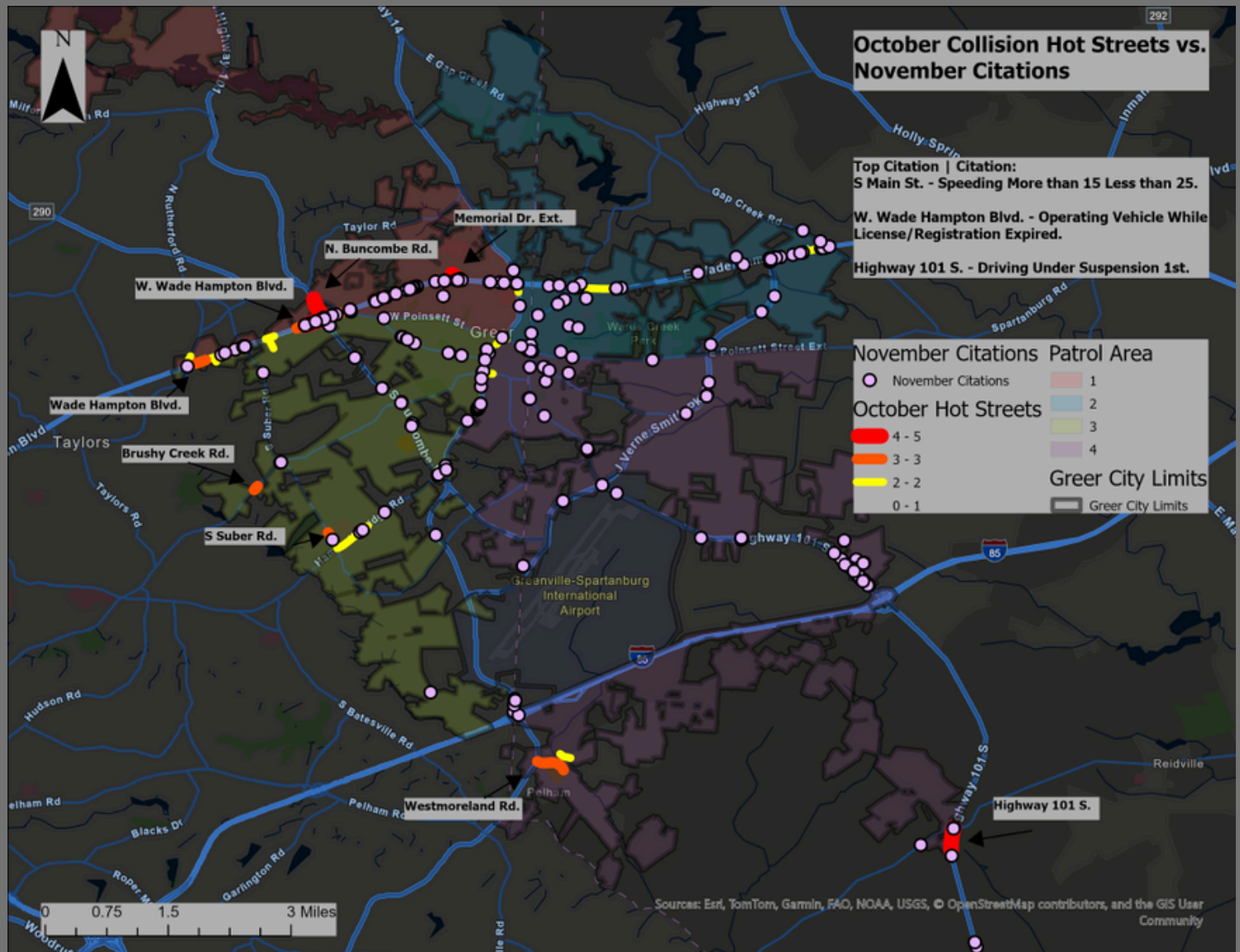
DUI ARRESTS	DRUG CHARGES	DRIVING UNDER SUSPENSION	GENERAL SESSIONS CHARGES	WARRANTS OBTAINED
3	22	85	51	63

Shift Drug Weights

DRUG TYPE	WEIGHT
MARIJUANA	467.8 GRAMS
COCAINE	4.64 GRAMS
CRACK	0 GRAMS
FENTANYL	4.14 GRAMS
METH	76.11 GRAMS
HEROIN	0 GRAMS
SCHEDULED PRESCRIPTION PILLS	1 SUBOXONE / 1 OXYCODONE / 1 ALPRAZOLAM / 1 GABAPENTIN
OTHER	5 SUBOXONE STRIPS

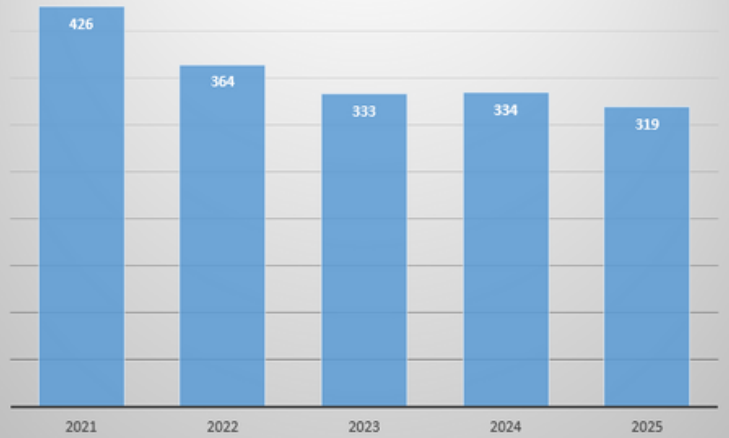
Patrol Division

Monthly Traffic Collision and Enforcement Efforts

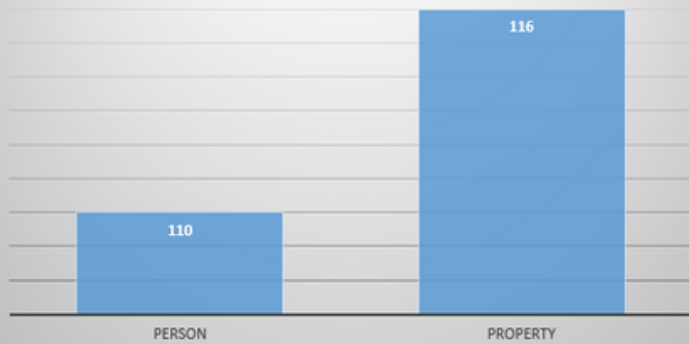


Criminal Investigations Division

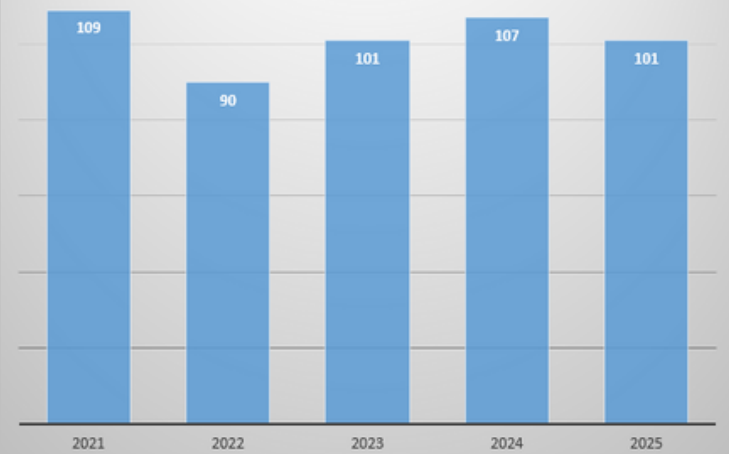
**CID Assigned Cases
2025 Total YTD**



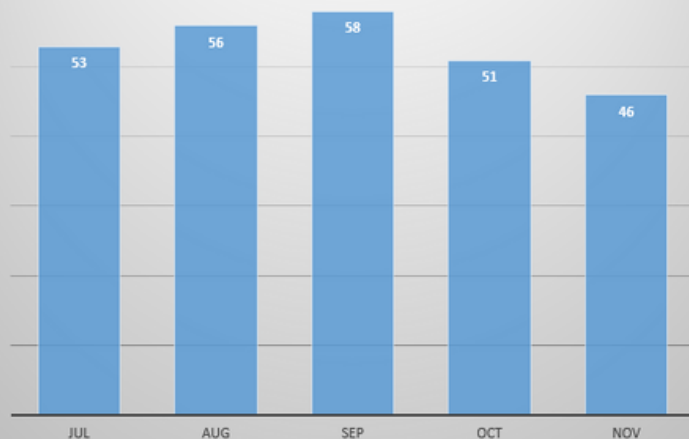
**CID Closed Cases - 2025 Total
(Admin, Ex-Clear, No Status, Unfounded, Arrest)**



**White Collar Cases
2025 Total**



**New VA Cases
NOV 2025**



Criminal Investigations Division

NARCOTIC TIPS

- *None this month*

Criminal Investigations Division

Project Safe Neighborhoods Action Plan

Community engagement

- Develop community basketball/ mentorship program (On-going)
 - Working with New Jerusalem Church staff
- Develop anti-violence/ bullying curriculum for schools (On-going)
 - Still working with Sgt. Wright to have material presented at Crestview Elementary

Network with outside agencies

- 11/19 Participated in Upstate Gang Intel Share meeting

NIBINS

- Awaiting 10 firearms from P&E to test fire. Recently followed up with Ashley Stacy who advised she was still working on gathering the firearms.

Gang member intel database

- Still awaiting approval from SLED. Requested update from SLED who advised there is currently a backlog to granting access to users.

Chronic Violent Offender (CVO) List

- Mekhi Pearson added to CVO list.
- Checked 5 other arrests that did not meet criteria.



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

FROM: Public Services Department

SUBJECT: November Activity Report

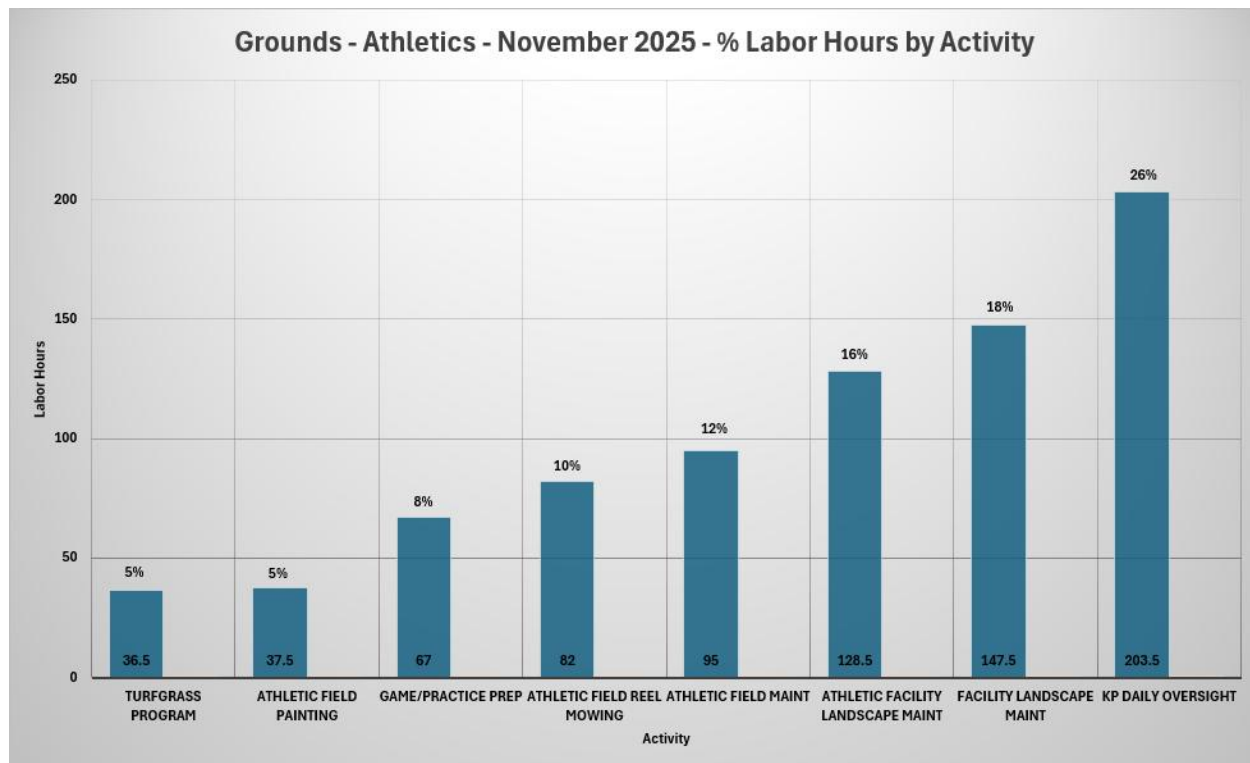
DATE: December 17, 2025

City Decorations

- Staff spent 320 hours decorating throughout the city:
 - Two [2] Christmas Trees downtown at City Hall
 - Wrapped two hundred nine [209] poles with Christmas Garland in the downtown area
 - Staff placed seventy-four [74] pole hanging decorations (Candy canes, stars, and trees) on streets coming into the city

Grounds Maintenance Division

- Irrigation/Spray Tech:
 - Applied green pigment to color the grass at Country Club fields 1 and 2 for a December rugby tournament
 - Applied herbicide to all non-rye grass athletic fields using the in-house turf program [Stevens Field, Century Fields 1-3, Country Club Baseball Fields 1-2, Country Club Soccer Field 3, Little Turner, and Big Turner]
 - Drained Veterans Park fountain for the winter
- 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



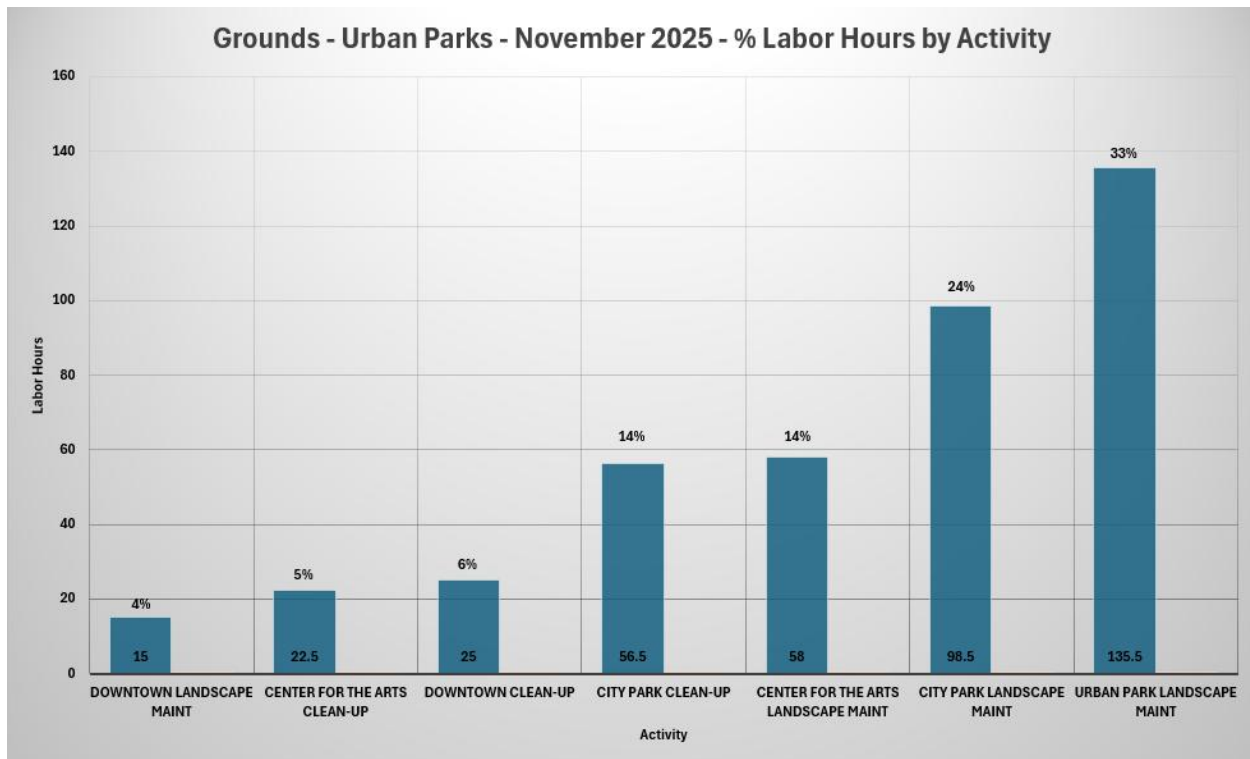
Urban Parks Division

- 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 downtown and Center for the Arts areas (lawn maintenance, pressure washing tables and concrete, and blew off the walkways) for the following events:
 - Farmers Market and Greer Alive on November 14, 2025 (2 employees – 4 hours)
 - Arts Fair on November 22, 2025 (2 employees – 12 hours)
- Staff replaced six [6] trash bins with the new Big Belly trash compactors at City Park (6 employees – 24 hours)
- Staff switched downtown City Hall fountains to red and green for Christmas on November 3, 2025 (2 employees – 8 hours)
- Staff completed the following upgrades:
 - Installed (assembled and stained) new picnic table and stained picnic shelter columns at BP Edwards
 - Replaced the entrance gate at Greentown Park

- Repainted statue at the Center for the Arts
- Staff filled in cracks and sealed the surface of the basketball court at BP Edwards

Education:

- Urban Park superintendent attended the NALMS conference in Myrtle Beach – November 3-7, 2025



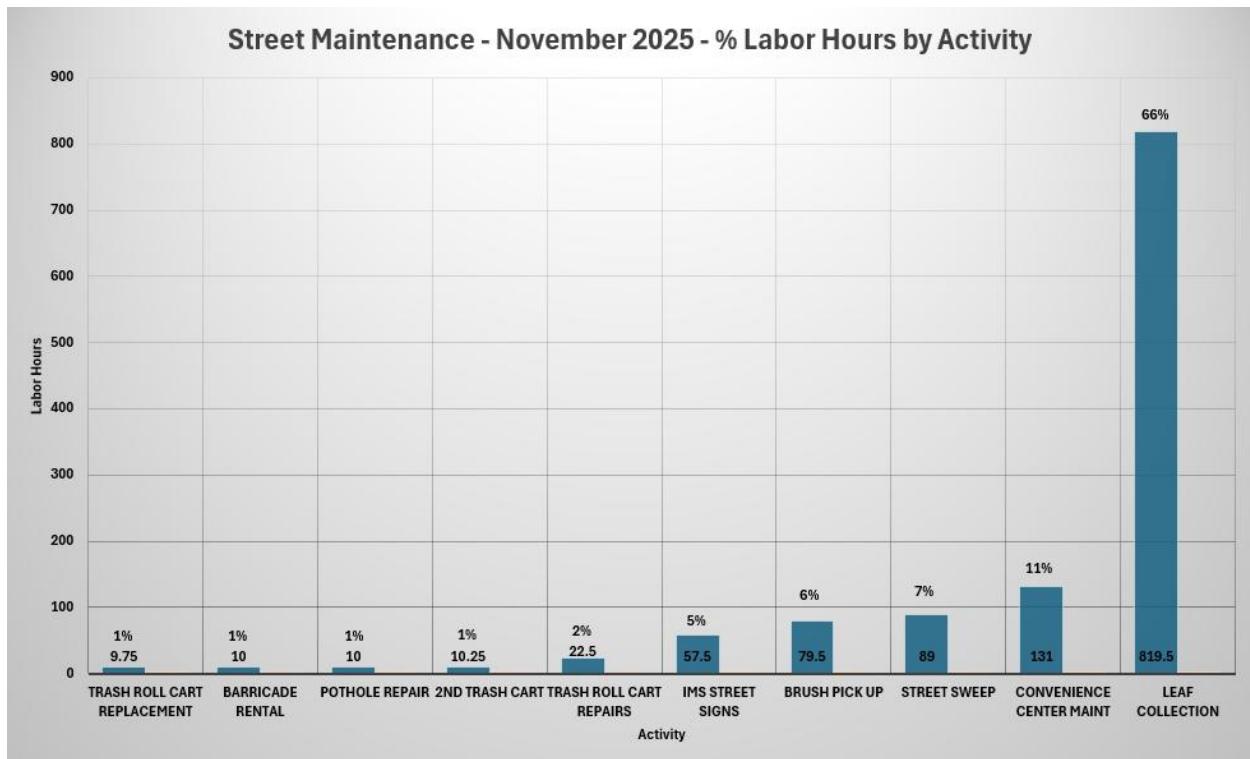
Street Maintenance Division

- Staff used the tractor to cut back brush at the golf course
- Hauled nine [9] loads of construction material to the landfill
- Hauled two [2] loads of e-waste to the landfill
- Hauled six [6] loads of brush to the landfill
- Ran sweeper truck fourteen [14] days for a total of 330 miles
- Staff continued covering the City Convenience Center on Saturdays (1 employee – 20 hours)
- Staff continue daily clean up at the Convenience Center eighteen [18] days
- Staff ran one [1] leaf truck eighteen [18] days for a total of 300 hours in areas 1-4
- Staff ran a second [1] leaf truck thirteen [13] days for a total of 187.5 hours in areas 1-4
- Staff ran one [1] brush truck nine [9] days for 202 hours in areas 3-4 to assist with leaf pickup
- Staff repaired two [2 foot] of sidewalk at 824 Apple Creek Trail
- Staff repaired five [5] potholes:
 - Hampton Road
 - King St
 - East Fairview Ave
 - Highland Ave
 - Sunnydale Dr

Signs Repaired/Replaced/New

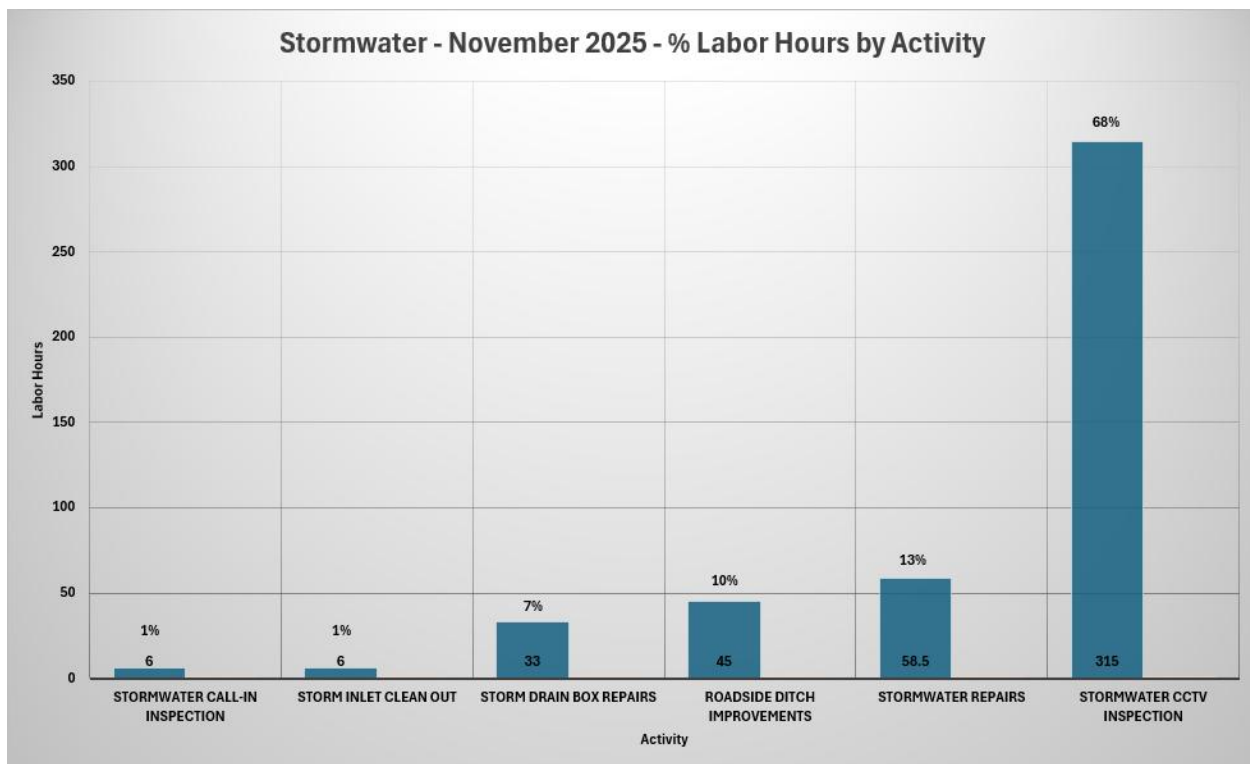
- Staff replaced eleven [11] street signs:
 - 3rd St and Wilson St
 - 4th St and Victor St
 - 5th St and Victor St
 - 5th St and Wilson St
 - 8th St and Wilson St
 - 9th St and Wilson St
 - 10th St and Wilson St
 - 7th St and Wilson St
 - East Ave and Irving St
 - Ruth St and Anita St

- Ruth St and Irving St
- Staff replaced four [4] stop signs:
 - East Ave and Irving St
 - Ruth St and Anita St
 - Ruth St and Irving St
 - Moore St and Rhett St

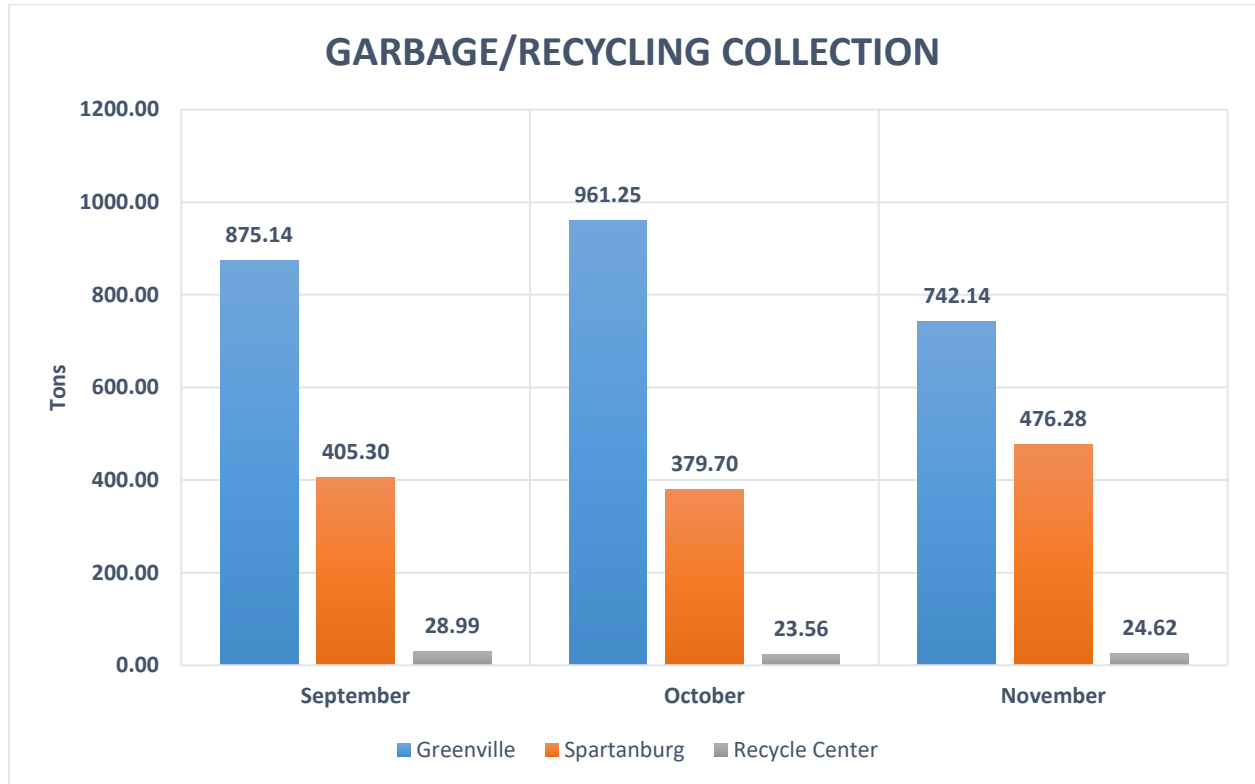


Stormwater Division

- Staff ran camera {CCTV} to inspect pipes in the following areas for the Engineering Department:
 - Chestnut Grove Subdivision [1769 LF]
 - Burghley Circle, Pool Parking lot, Hillcrest Dr, Cartmel St, and Laxton Rd
 - Donahue Hills subdivision [385 LF]
 - Algeddis Dr and Donahue Hill Dr
 - Inner City Streets [253 LF]
 - Chesterfield St, Hubert St, and Woodland Dr
 - Lakeside Cottage [800 LF]
- Staff ran camera and jetted lines at the following:
 - Westmoreland and Marcie Rush
- Cleaned and redefined the following ditches:
 - Beeco Rd - to help with water flow – [100LF]
 - Chesterfield [200 LF]



Solid Waste Division



YTD Fiscal Year Totals: Greenville 4673.60 + Spartanburg 2115.03 = **6788.63**

Bins & Carts Delivered

NEW HOME TRASH CARTS: **28** REPAIRED TRASH CARTS: **13**

YARD WASTE CARTS: **1** REPLACED TRASH CARTS: **27**

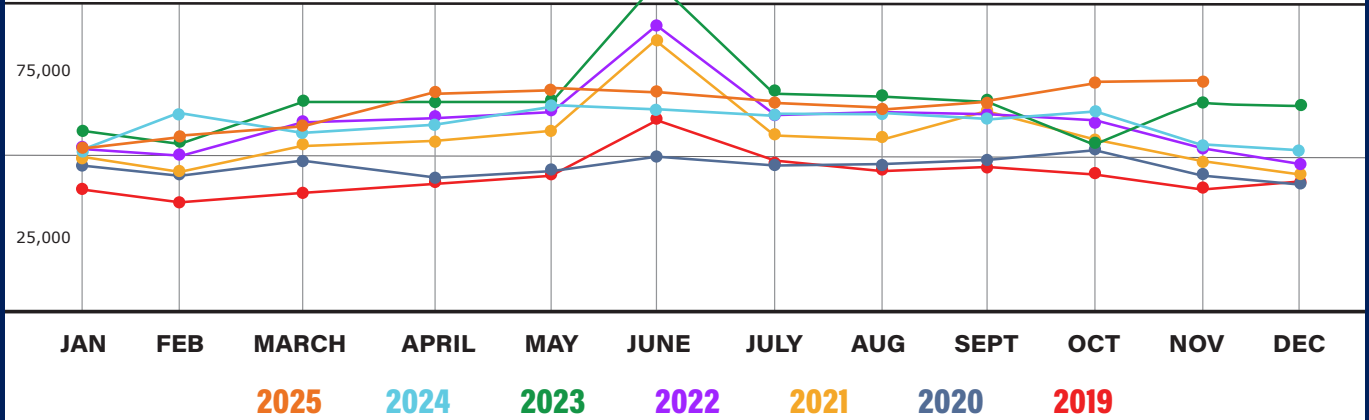
2nd TRASH CART DELIVERED: **8** PURCHASED REPLACEMENT TRASH CARTS: **1**

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

WEBSITE REPORT

NOVEMBER 1 - NOVEMBER 30 , 2025

TOTAL PAGE VIEWS BY MONTH



VISITORS TO CITYOFGREER.ORG

Total Users: 26,533

New Users: 24,545

	Total users	New users	Returning users	Average engagement time per active user
First user prim. Channel Group	26,533	24,545	5,0%	1m 00s
Total	100% of total	100% of total	100% of total	Aug 05
1 Organic Search	11,509 (43.38%)	10,272 (41.85%)	2,797 (54.89%)	1m 00s
2 Direct	10,363 (39.06%)	10,123 (41.24%)	1,390 (27.38%)	57s
3 Referral	2,926 (11.02%)	2,589 (10.55%)	760 (14.91%)	1m 24s
4 Organic Social	1,100 (4.15%)	1,050 (4.28%)	47 (0.92%)	11s
5 Paid Search	366 (1.38%)	342 (1.39%)	86 (1.69%)	1m 35s

RETENTION

MONTHLY PAGE VIEWS: 72,207

Avg. Page Views Per Session: 2.76

TOP USERS BY LOCATION

Greer, SC - 7,978 Users

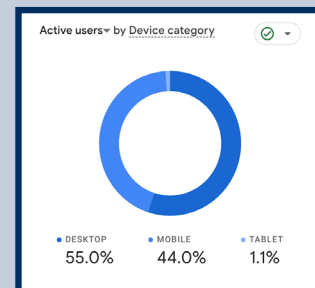
Atlanta, GA - 2,902 Users

Des Moines, IA - 1,805 Users



MOST VIEWED WEBSITE PAGES

- Home
- Events Calendar
- Documents
- Elections
- Staff
- Government/Greer City Council
- Police Landing Page
- Holiday Events
- Public Services/Trash & Yard Waste
- Facility Rentals
- Police Records & Reports
- Page Not Found
- GIS
- Apply
- Forms

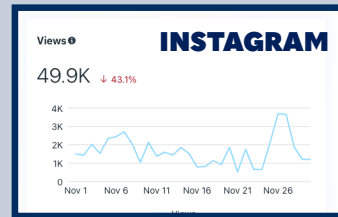
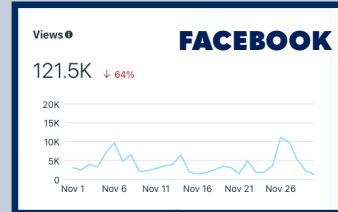
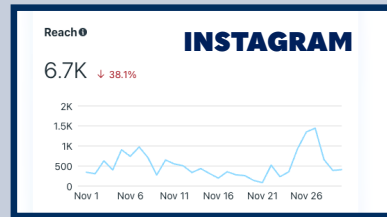


SOCIAL MEDIA REPORT

NOVEMBER 1 - NOVEMBER 30 , 2025

TOTAL REACH

Facebook: 32.6k
Instagram: 6.7k

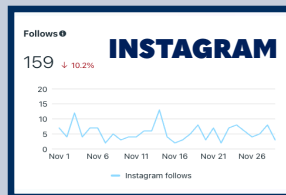


TOTAL VIEWS

Facebook: 121.5k
Instagram: 49.9k

NEW FOLLOWERS

Facebook: 103
Instagram: 159



VIDEO PERFORMANCE

Minutes Viewed: 1 Days 19 hours (2,580 minutes)
Interactions: 1.4k



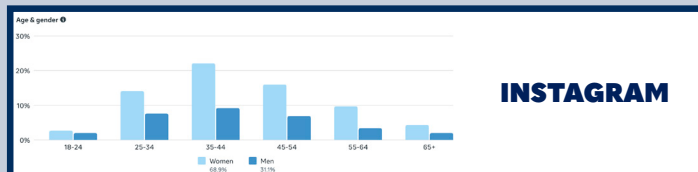
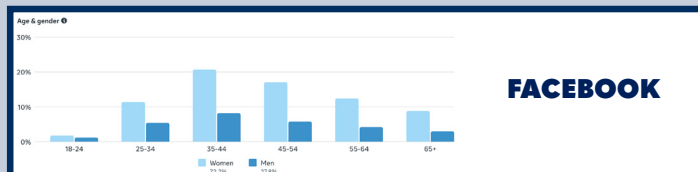
AUDIENCE METRICS

Top Views by City (Facebook)

Greer (31%) (down from 31.4% last month)
Greenville (9.2%) (down from 10.7% last month)
Taylors (6.8%) (up from 5.7% last month)

Top Views by City (Instagram)

Greer (25.7%) (down from 26.2% last month)
Taylors (9.8%) (down from 8.6% last month)
Greenville (6%) (down from 7.4% last month)



1.4k Content Interactions on FB 13,579 FB Followers Highest Engagement Days on FB: November 26 & 27
1.2k Content Interactions on IG 9,973 IG Followers Highest Engagement Days on IG: November 26 & 27



CITY OF GREER BOARD OF ZONING APPEALS

Three Year Terms

			TERM EXPIRES	CERTIFICATION DATE
DISTRICT 1	Emily Tsesseloglou	5/23/2023	June 30, 2026	
	111 Westfield Avenue, 29651	5/26/2020	June 30, 2023	
	Cell 864-630-0630	10/9/2018	June 30, 2020	
	Email Emily.tses@gmail.com			
DISTRICT 2	Jeremiah McKie	5/28/24	June 30, 2027	
	102 Mills Avenue, 29651			
	Cell Phone 864-817-4547			
	Email mckiejeremiah@gmail.com			
DISTRICT 3	Nick Uva	3/25/2025	June 30, 2026	
	622 Cartmel Street, Greer 29651			
	Cell 719-304-1125			
	Email dominickuva@gmail.com			
DISTRICT 4	Mike Norris	5/28/2024	June 30, 2027	
	301 Hillside Drive	7/13/2021	June 30, 2024	
	Greer, SC 29651			
	Cell 864-569-1025			
	Email michaeldavidnorris@gmail.com			
DISTRICT 5	William Crosby	5/28/2024	June 30, 2027	
	213 North Main Street, 29650	6/8/2021	June 30, 2024	
	Cell 912-844-1920	9/22/2020	June 30, 2021	
	Business 864-887-0217			
	Email wcrosbyconsulting@gmail.com			
DISTRICT 6	Steve Griffin	5/23/2023	June 30, 2026	
	207 Brushy Meadows Dr. 29650	5/26/2020	June 30, 2023	
	Residence 877-1190	1/9/2018	June 30, 2020	
	Cell 864-901-2310			
	Email stevegriffin1@hotmail.com			
AT LARGE	Monica Y. Ragin Hughey	5/28/2024	June 30, 2027	
	111 Meritage Street, 29651	6/8/2021	June 30, 2024	
	Cell 864-907-8124	6/12/2018	June 30, 2021	
		7/14/2015	June 30, 2018	
	Email monicayragin@gmail.com			

Updated: March 26, 2025



CITY OF GREER PLANNING COMMISSION

Four Year Terms

			TERM EXPIRES	CERTIFICATION DATE
DISTRICT 1	Shelley Medford 401 W. Arlington Ave. 29650 Cell 864-483-8054 Business 864-316-9788 E-mail shelleybaileybrown@gmail.com	6/25/2024	June 30, 2028	
DISTRICT 2	Judy O. Jones 305 Canteen Avenue, 29650 Residence 877-0440 Business 234-6310 E-mail jojones@mindspring.com	5/13/2025 5/25/2021 7/11/2017 6/25/2013 7/14/2009 7/12/2005	June 30, 2029 June 30, 2025 June 30, 2021 June 30, 2017 June 30, 2013 June 30, 2009	03/06/06 & 10/26/06(6 Hrs) 10/8/07 (3 Hours) 10/27/08 (3 Hours) 7/20/09 (1 Hour)
DISTRICT 3	Adam Thoma 2301 Ditton Court, 29651 Cell 847-668-1662 Business 864-381-8150 Email amontego83@gmail.com	5/13/2025 12/10/2024	June 30, 2029 June 30, 2025	
DISTRICT 4	Walden Jones 132 Burlwood Drive, Greer SC Home 864-360-1889 Office 864-582-0585 Email waldn_jones@hotmail.com	5/23/2023 5/14/2019 8/14/2018	June 30, 2027 June 30, 2023 June 30, 2019	
DISTRICT 5	Tramaine Booker 101 Morrow Street, 29650 Mobile 864-551-9885 E-mail demoneb9@gmail.com	6/13/2023	June 30, 2027	
DISTRICT 6	Paul Lamb 119 Cotter Lane Greer, SC 29650 Cell 864-905-0882 E-mail paulhlamb@gmail.com	5/27/2025 6/22/2021	June 30, 2029 June 30, 2025	
AT LARGE	William Lavender 102 Park Hill Drive Greer, SC 29651 Home 864-848-3262 Cell 864-723-1043 Business 864-334-6104 E-mail will@upstatesurveying.com	5/13/2025 6/8/2021 11/28/2017	June 30, 2029 June 30, 2025 June 30, 2021	

12/18/2025

From:

Paul Lamb
119 Cotter Lane
Greer SC 29650

To:

Tammy Duncan, CMC
Municipal Clerk
301 E. Poinsett Street
Greer, SC 29651-3708
Phone: 864-801-2027
Email: tammela.duncan@cityofgreersc.gov

Re: Resignation from the Greer Election Commission

MS Duncan,

Please accept my resignation from the City of Greer Planning Commission effective 12/31/2025.

Thank you,

Paul Lamb

Paul Lamb
Greer Planning Commission

Memorandum

To: City Council

From:

Subject: Election of Mayor Pro Tempore
SECTION 5-7-190. Mayor pro tempore elected from council membership. Immediately after any general election for the municipal council, the council shall elect from its membership a mayor pro tempore for a term of not more than two years. The mayor pro tempore shall act as mayor during the absence or disability of the mayor. If a vacancy occurs in the office of mayor, the mayor pro tempore shall serve as mayor until a successor is elected. (Action Required)

Date: January 13, 2026

CC:

Summary:

Attachments:

None

Memorandum

To: City Council

From:

Subject: Award Recommendation - Project #2026-009 Century Park Improvements
The City of Greer Capital Projects Department solicited sealed bids from qualified offerors for Century Park Improvements. The project cost will be covered under the hospitality and general funds. The bid opening was held on December 18, 2025, at 11 a.m. A total of nine (9) bids were received. Please see the attached bid summary for reference. Based on review, the evaluators recommend the services be awarded to McMurria Grading. Staff requests approval from Council to proceed with award. (Action Required)
Rosalyn Carcamo, Procurement & Grants Supervisor

Date: January 13, 2026

CC:

Summary:

Attachments:

1. Roz Council Memo Project #2026-009 Century Park Improvements



MEMO

To: Andy Merriman, City Administrator
From: Rosalyn Carcamo, Procurement & Grants Supervisor
Date: January 8, 2026
Subject: Award Recommendation
Project #2026-009 Century Park Improvements

The City of Greer Capital Projects Department solicited sealed bids from qualified offerors for Century Park Improvements. The project cost will be covered under the hospitality and general funds.

The bid opening was held on December 18, 2025, at 11 a.m. A total of nine (9) bids were received. Please see attached bid summary for reference. Based on review, the evaluators recommend the services be awarded to McMurria Grading.

Staff requests approval from Council to proceed with award.

Regards,

Rosalyn Carcamo

Procurement & Grants Supervisor
(864) 479-0970
rcarcamo@cityofgreersc.gov

CITY ADMINISTRATION



BID SUMMARY

Below, please find the summary of bids for Project #2026-009 Century Park Improvements received by the City of Greer.

<u>Company</u>	<u>Location of Company</u>	<u>Price</u>
McMurria Grading	PO Box 5964 Greenville, SC 29606	\$475,501.75
P + F Construction LLC	290 McCarter Road #1341 Fountain Inn, SC 29644	\$497,754.14
Raby Construction	311 Haywood Road Greenville, SC 29607	\$563,103.95
Palmetto Group Contracting, Inc.	138 Park Gate Road Gaffney, SC 29341	\$594,481.75
Foothills Contracting Services	244 Peach Drive Central, SC 29630	\$663,422.00
Reeves Young, LLC	201 Riverplace Suite 300 Greenville, SC 29601	\$675,933.27
Fifth Construction LLC	112 Monaview Circle Greenville, SC 29617	\$780,252.00
Sossamon Construction	PO Box 26 Gaffney, SC 29342	\$832,864.21
On-Site Builders of Joanna, LLC	100 Mississippi Drive Clinton, SC 29325	\$851,409.30

CITY ADMINISTRATION

Memorandum

To: Mr. Andrew Merriman, City Administrator

From: Alexander D. Cahill, Director

Subject: Ordinance 1-2026

Date: August 26, 2025

CC: Tammy Duncan, Clerk to City Council

Snow Street Apartments, located at 306 Snow Street in Greer (TMS: G002000101609), has operated since the mid-1990s as a senior affordable housing complex on city-owned land through a long-term ground lease with Snow Street Holdings, LLC.

Pursuant to Ordinance No. 1-2026, the City of Greer, at the request of Greenville County Redevelopment Authority (GCRA), is requesting an amendment to the 1995 Ground Lease to extend the lease term by 10 years, shifting the termination date from November 26, 2045, to November 26, 2055.

Purpose of the Amendment:

This extension is a strategic step intended to make a restructured ownership and financing deal more viable for the current owner. The revised timeline provides flexibility for Snow Street Holdings, LLC. to pursue rehabilitation or repositioning of the property, while allowing the city to preserve affordability and plan for long-term improvements or potential redevelopment.

ORDINANCE NUMBER 1-2026

**AN ORDINANCE AUTHORIZING THE EXTENSION OF LEASE OF
CERTAIN PROPERTY IN THE CITY OF GREER BETWEEN THE CITY OF GREER
AND SNOW STREET HOLDINGS, LLC**

WHEREAS, the City of Greer is the owner of certain real property located at 306 Snow Street, Greer, SC 29651 and identified by Greenville County TMS No. G002000101609 (“Property”) within the city limits of Greer, County of Greenville; and,

WHEREAS, the City desires to amend an existing ground lease with Snow Street Holdings, LLC according to the Amended Memorandum of Ground Lease and Amendment to Ground Lease Agreement (Extension) attached hereto as **Exhibit “A,”** the contents and terms of which are incorporated herein as if set forth fully; and,

WHEREAS, pursuant to S.C. Code § 5-7-40 and 5-7-260(6), a municipality may lease 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 extend the ground lease to Snow Street Apartments, L.P. according to the Amended Memorandum of Ground Lease and Amendment to Ground Lease Agreement (Extension) attached hereto as **Exhibit “A.”**

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 Amended Memorandum of Ground Lease and Amendment to Ground Lease Agreement (Extension) attached hereto as **Exhibit “A.”**

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 lease contemplated by this Ordinance.

Richard W. Danner, Mayor

ATTEST:

Tammela Duncan, Municipal Clerk

Introduced by: _____

First Reading: January 13, 2026

Second Reading: January 27, 2026

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

EXHIBIT A

AMENDMENT TO GROUND LEASE AGREEMENT
(EXTENSION)

This Amendment to Ground Lease (the “Amendment”) is made this ____ day of ____, 2026 by and between **The City of Greer, South Carolina** (“Lessor”) and **Snow Street Holdings, LLC**, a South Carolina limited partnership (“Lessee”).

WITNESSETH:

WHEREAS, Lessor and Lessee are parties to that certain Ground Lease dated November 1995 concerning property located at 306 Snow Street, Greer, South Carolina (TMS: G002000101609) (the “Ground Lease”), which has a termination date of November 26, 2045 (the “Termination Date”);

WHEREAS, Lessor and Lessee have agreed to provide for modifications under the Ground Lease to extend the Termination Date, as further set forth in this Amendment.

NOW, THEREFORE in consideration of the property and mutual covenants herein contained and other good and valuable consideration the receipt and sufficiency of which are hereby acknowledged, the parties do hereby agree to amend the Lease as follows:

- 1. Termination Date. The Ground Lease is hereby amended to provide that the term of the Ground Lease shall extend for a period of time ending November 26, 2055.
- 2. Force and Effect. Except as expressly amended and modified herein, all other terms, covenants and conditions of the Ground Lease as previously amended and modified shall remain in full force and effect.
- 3. Successors and Assigns. The conditions, covenants and agreements contained herein shall be binding upon the parties hereto and their respective successors and assigns.

IN WITNESS WHEREOF, the parties hereto have executed this Amendment to Lease as of this ____ day of ____, 2026.

WITNESSES:

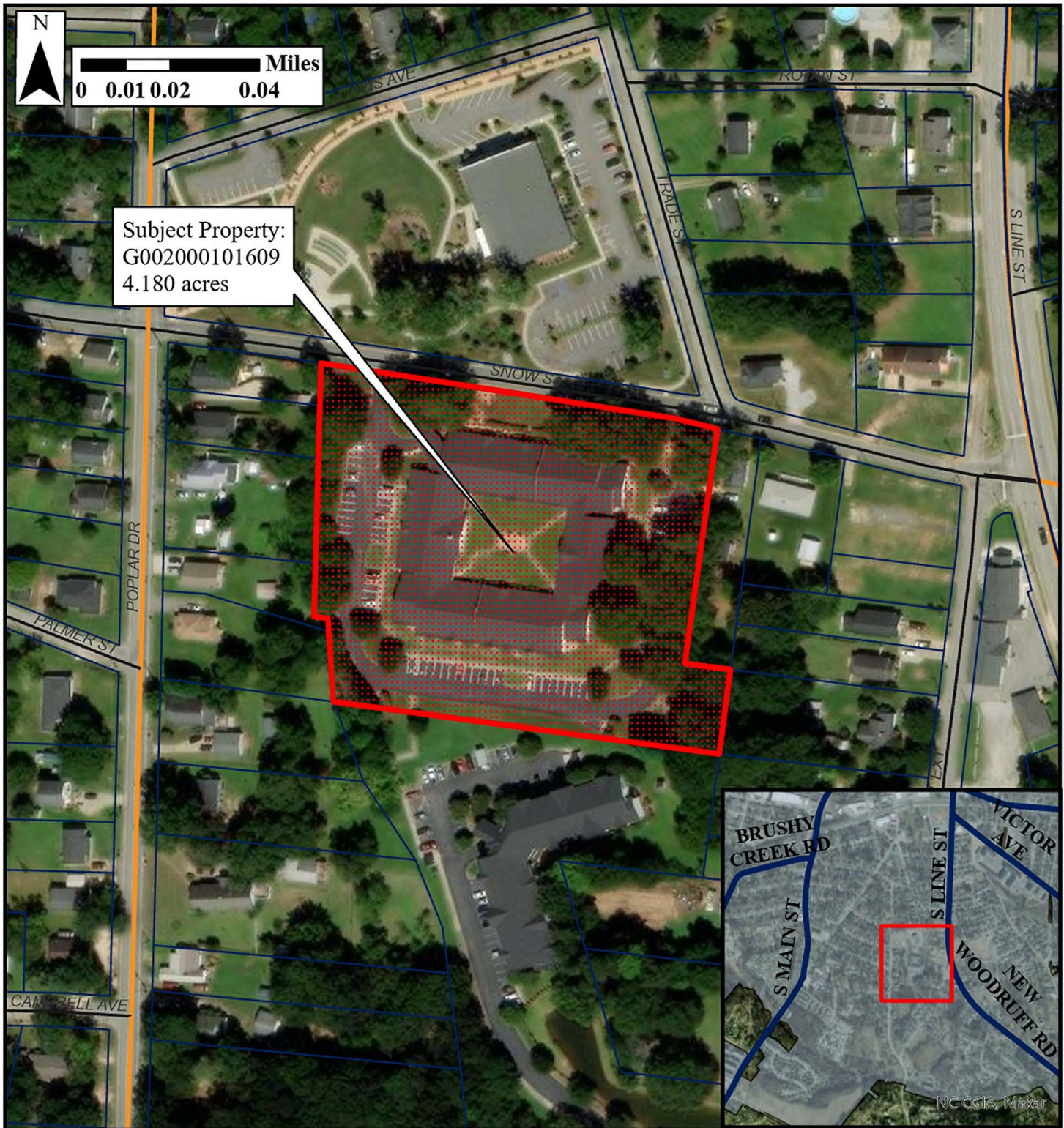
Lessor: The City of Greer, South Carolina

By: _____
Print: _____
Its: _____
Date: _____

WITNESSES:

Lessee: Snow Street Holdings, LLC

By: _____
Print: _____
Its: _____
Date: _____



Location Map: Snow Street Apartments Ordinance 1-2026

Created by the City of Greer Planning & Development
Services Department: 8/1/2025 11:07 AM

The City of Greer Planning & Development Services 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 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 Services Department.



[This Space is Reserved for Recording Purposes]

STATE OF SOUTH CAROLINA	)	AMENDED
	)	MEMORANDUM OF GROUND LEASE
GREENVILLE COUNTY	)	BOOK 1628 AT PAGE 470

WHEREAS, **The City of Greer, South Carolina** (“Lessor”) and **Snow Street Holdings, LLC**, a South Carolina limited partnership (“Lessee”) are parties to that certain Ground Lease dated November 1995 (the “Ground Lease”), certain terms of which are set forth in a Memorandum of Ground Lease recorded November 29, 1995 in Deed Book 1628 at Page 470, Greenville County ROD Office; and

WHEREAS, the parties agree to and wish to record evidence of the existence of the Ground Lease in the public records for Greenville County, South Carolina, said Ground Lease containing a lease term expiring on November 26, 2055;

This Memorandum of Ground Lease is made as of the ____ day of ____, 2026 by and between **The City of Greer, South Carolina** (“Lessor”) and **Snow Street Holdings, LLC**, a South Carolina limited partnership (“Lessee”) and covering the following real property:

117

EXHIBIT "A"

ALL THAT CERTAIN piece, parcel or tract of land situate, lying and being in the City of Greer, County of Greenville, State of South Carolina, lying along the southerly edge of the right-of-way of Snow Street and containing 4.180 acres (182,108 square feet) according to a survey prepared by W. R. Williams, Jr., RLS, entitled "ALTA/ACSM Survey for Snow Street Apartments, L.P." dated November 16, 1995, and recorded in the RMC Office for Greenville County in Plat Book 318 at Page 97, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the southerly edge of the right-of-way of Snow Street, said iron pin lying 300 feet, more or less, west of the intersection thereof with the right-of-way of Line Street Extension and running thence S. 08-19-36 W., 282.06 feet to an iron pin; thence turning and running S. 83-15-33 E., 53.95 feet to an iron pin; thence turning and running S. 07-39-00 W., 112.50 feet to a iron pin; thence turning and running N. 81-22-11 W., 457.57 feet to an iron pin; thence turning and running N. 03-04-00 W., 101.14 feet to an iron pin; thence turning and running N. 77-01-09 W., 13.76 feet to an iron pin; thence turning and running N. 02-13-53 E., 301.38 feet to an iron pin on the southerly edge of the right-of-way of Snow Street; thence turning and running along the southerly edge of the right-of-way of Snow Street S. 82-33-10 E., 115.54 feet to a iron pin; thence continuing along the southerly edge of the right-of-way of Snow Street S. 79-52-24 E., 352.65 feet to an iron pin, being the POINT OF BEGINNING.

IN WITNESS WHEREOF, and intending to be legally bound, the parties have executed this Memorandum under seal the day and year first above written.

WITNESSES:

Lessor: The City of Greer, South Carolina

By: _____
Print: _____
Its: _____
Date: _____

STATE OF SOUTH CAROLINA)
COUNTY OF GREENVILLE)

ACKNOWLEDGEMENT

I, _____, do hereby certify that _____ appeared before me this day and acknowledged the due execution of the foregoing instrument on behalf of The City of Greer, South Carolina.

Witness my hand and seal this the ____ day of ____, 2026.

Notary Public for SC
My Commission expires: _____

WITNESSES:

Lessee: Snow Street Apartments, L.P.

By: _____
Print: _____
Its: _____
Date: _____

STATE OF SOUTH CAROLINA)
COUNTY OF GREENVILLE) ACKNOWLEDGEMENT

I, _____, do hereby certify that _____ appeared before
me this day and acknowledged the due execution of the foregoing instrument on behalf of **Snow Street
Apartments, L.P.**

Witness my hand and seal this the ____ day of ____, 2026.

Notary Public for SC
My Commission expires: _____

ORDINANCE NUMBER 2-2026

AN ORDINANCE AUTHORIZING THE CONVEYANCE OF ANY AND ALL INTEREST IN CERTAIN REAL PROPERTY IN THE CITY OF GREER

WHEREAS, the Greenville Hospital System donated certain real properties to the City of Greer by deed dated August 30, 2010, and recorded September 3, 2010, in Deed Book 2377 at Page 3207, including two (2) tracts of unimproved land located on Spring Street and identified as Tax Map Nos. G01400305613 and G01400305614 within the city limits of Greer, County of Greenville, said properties being identified on the map attached hereto as **Exhibit “A”** (collectively, the “Property”); and,

WHEREAS, there currently exists a shortage of affordable housing in the City of Greer; and,

WHEREAS, the Greenville County Redevelopment Authority (the “GCRA”) desires to construct affordable housing on the Property; and,

WHEREAS, the City recognizes the indirect benefits to the City by expanding affordable housing opportunities in the City; and,

WHEREAS, the GCRA plays a critical role in providing affordable housing and promoting community development; and,

WHEREAS, City Council finds and determines that conveying the Property to the GCRA is in the best interests of the City; and,

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

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 a quit-claim deed to convey any and all interest the City may have in the Property to the GCRA.

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:

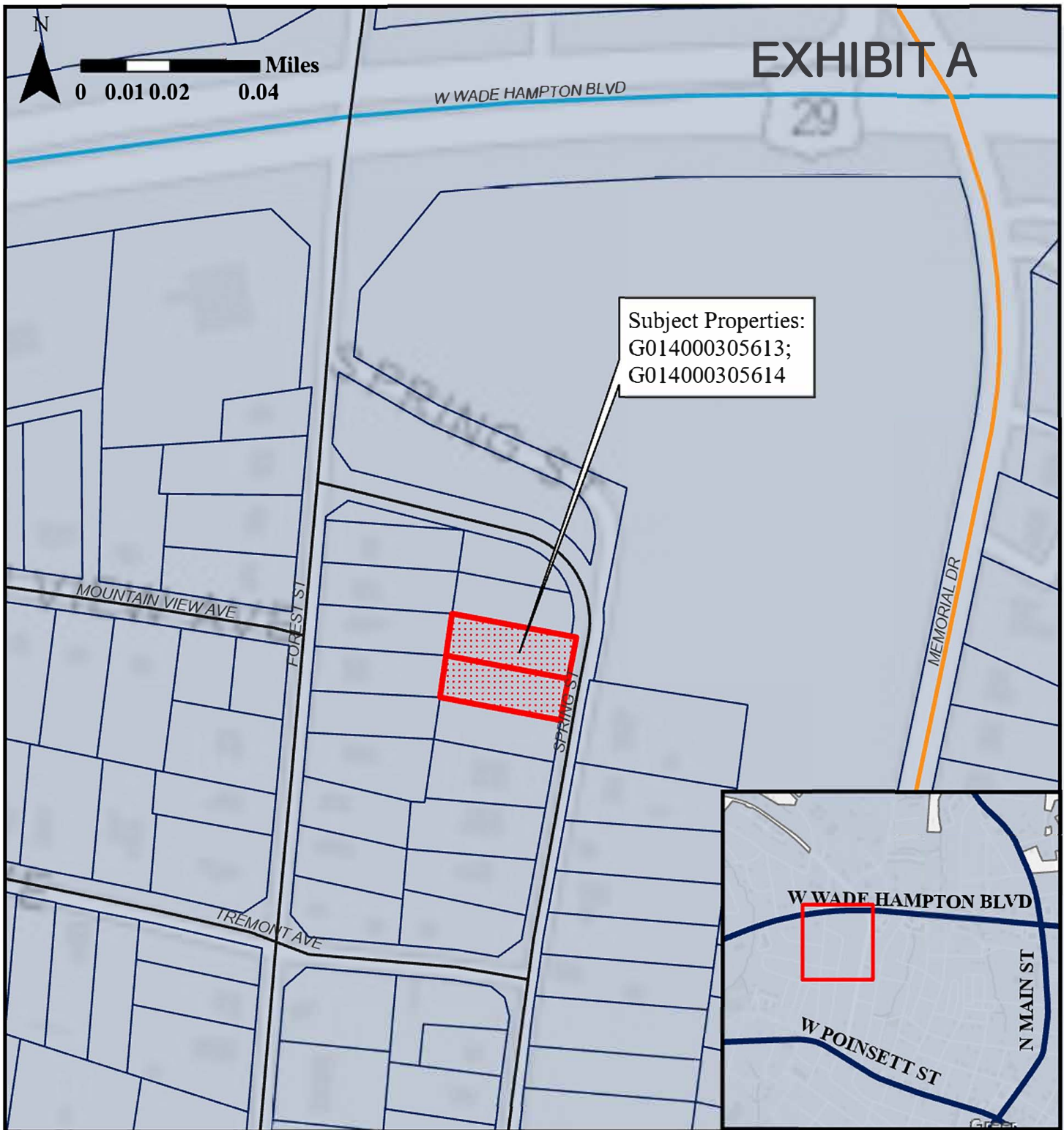
Tammela Duncan, Municipal Clerk

Introduced by: _____

First Reading: January 13, 2026

Second Reading: January 27, 2026

Approved as to form: _____
Daniel R. Hughes
City Attorney



Location Map: City-Owned Parcels to be Donated to GCRA (Ordinance 2-2026)

Created by the City of Greer Planning & Development
 Department: 11/13/2025 1:34 PM

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After Recording Return To:
DUGGAN & HUGHES, LLC
P.O. Box 449
Greer, SC 29652-0449

_____[Space Above This Line For Recording Data]_____

NO TITLE EXAMINATION

QUIT CLAIM DEED

STATE OF SOUTH CAROLINA	)	Grantee's Address:
	)	301 University Ridge, Suite S-4300
COUNTY OF GREENVILLE	)	Greenville, SC 29601

KNOW ALL MEN BY THESE PRESENTS, that the **City of Greer** in consideration of **Ten Dollars (\$10.00)**, the receipt of which is hereby acknowledged, has granted, bargained, sold, and released, and by these presents does grant, bargain, sell and release unto the Greenville County Redevelopment Authority, its successors and assigns forever, all its right, title and interest in and or the following described real property:

SEE ATTACHED EXHIBIT "A" FOR LEGAL DESCRIPTION

Greenville County TMS Nos. G014000305613 and G014000305614

This conveyance is subject to any and all existing reservations, easements, rights of way, zoning ordinances and restrictive covenants that may appear of record or on the premises.

together with all and singular the rights, members, hereditaments and appurtenances to said premises belonging or in any wise incident or appertaining; to have and to hold all and singular the premises before mentioned unto the grantee, and the grantee's heirs, successors and assigns, forever.

EXHIBIT "A"

All those certain pieces, parcels, or lots of land situate, lying and being on the western side of Spring Street, in the City of Greer, County of Greenville, State of South Carolina, and being shown and designated as Lots 12 and 13 on plat entitled "Dobson Lumber Co., Lots 12 & 13, Survey for The Greenville Hospital System," prepared by Benchmark Surveying, dated July 30, 2001, and recorded in the Office of the Register of Deeds for Greenville County in Plat Book 44-P at Page 74, reference to which is hereby craved for a metes and bounds description thereof.

This being the same properties conveyed to the City of Greer by the Greenville Hospital System by deed dated August 30, 2010 and recorded September 3, 2010 in Deed Book 2377 at Page 3207, Greenville County ROD Office.

Greenville County TMS Nos. G014000305613 and G014000305614

Memorandum

To: Mr. Andrew Merriman, City Administrator

From: Ashley Kaade, Planning Manager

Subject: Ordinance #3-2026

Date: December 16, 2025

CC: Tammy Duncan, Clerk to City Council

Ordinance 3-2026 is a rezoning request for one parcel of land located on Carey Ave. The request is to rezone the parcel, consisting of .275 acres from Suburban Neighborhood (SN) to Traditional Neighborhood (TN). The intent of the rezoning is to subdivide the parcel and build one single-family detached dwelling unit on each lot.

The Planning Commission conducted a public hearing for the rezoning on December 15, 2025 and unanimously recommended approval.

ORDINANCE NUMBER 3-2026

AN ORDINANCE TO CHANGE THE ZONING CLASSIFICATION OF A CERTAIN PROPERTY OWNED BY LB PREMIER LLC LOCATED ON CAREY AVENUE FROM SUBURBAN NEIGHBORHOOD (SN) TO TRADITIONAL NEIGHBORHOOD (TN)

The City Council of Greer makes the following findings:

This ordinance pertains to a certain property owned by LB Premier LLC located on Carey Avenue and more clearly identified by the attached City of Greer Map specifying Greenville County Parcel Number G003000201900 containing approximately 0.275 +/- acres attached hereto marked as Exhibit A, the General Warranty Deed attached hereto marked as Exhibit B; and the Survey attached hereto marked at Exhibit C.

1. The owner desires to change the zoning classification of its property and has shown the need for such use to the Greer Planning Commission at a public hearing held on December 15, 2025.

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

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

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

The zoning classification of property located on Carey Avenue more particularly identified by the attached City of Greer Map specifying Greenville County Parcel Number G003000201900 containing approximately 0.275 +/- acres attached hereto

marked as Exhibit A shall be changed from Suburban Neighborhood (SN) to Traditional Neighborhood (TN).

This ordinance shall be effective upon second reading approval thereof.

CITY OF GREER, SOUTH CAROLINA

Richard W. Danner, Mayor

ATTEST:

Tammela Duncan, Municipal Clerk

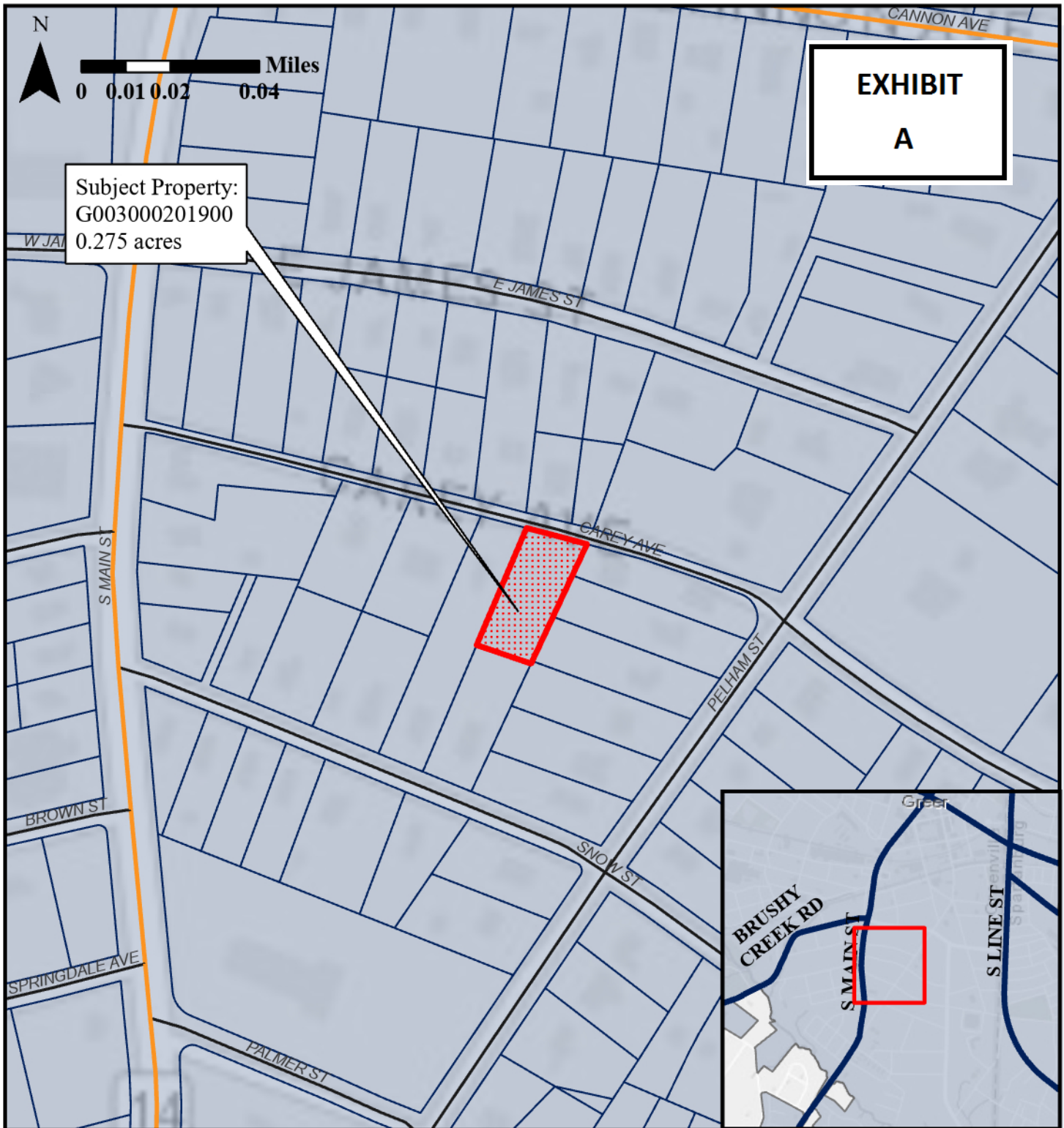
Introduced by:

First Reading: January 13, 2026

Second and
Final Reading: January 27, 2026

Approved as to Form:

Daniel R. Hughes, City Attorney



Location Map: Ordinance 3-2026

Case Number: RZ 25-12

Legend

- City Limits
- Parcels

 Ord 3-2026 (Carey Ave SN to TN)

Created by the City of Greer Planning & Development Department: 12/3/2025 11:08 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.





2025007391

7 E

DEED Book: DE 2743 Page: 2463 - 2469

February 10, 2025 10:29:57 AM Cons: \$55,000.00

Rec: \$15.00 Cnty Tax: \$60.50 State Tax: \$143.00

E-FILED IN GREENVILLE COUNTY, SC

Timothy J. Hanney

EXHIBIT

B

Prepared By:

Blair Cato Pickren Casterline, LLC
406-A East Butler Road
Mauldin, SC 29662

STATE OF SOUTH CAROLINA)
COUNTY OF GREENVILLE)

GENERAL WARRANTY DEED

The designation Grantor and Grantee as used herein shall include the named parties and their heirs, successors and assigns and shall include singular, plural, masculine, feminine or neuter as required by context.

KNOW ALL MEN BY THESE PRESENTS, that **Concepcion Maldonado and Luz Adriana Diaz**, in the State aforesaid, for and in consideration of the sum of FIFTY-FIVE THOUSAND AND NO/100 DOLLARS (\$55,000.00), the receipt and sufficiency of which is hereby acknowledged, and subject to all easements and restrictions of record and otherwise affecting the property, has granted, bargained, sold and released, and by these presents do grant, bargain, sell and release unto the said:

LB Premier LLC

All Grantor's right, title and equitable or legal interest in and to:

See Exhibit "A" attached hereto and made a part hereof.

Greenville County Tax Map No.: G003000201900

Property Address: 00 Carey Avenue, Greer, SC 29651

Grantee Address: 604 Buttermilk Court, Simpsonville, SC 29681

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

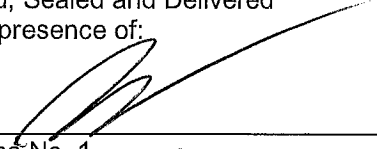
TO HAVE AND TO HOLD, all and singular the said premises before mentioned unto the said Grantee, and Grantee's heirs and assigns forever.

AND GRANTOR DOES hereby promise, for themselves and Grantor's heirs, successors, assigns, and representatives, to warrant and forever defend the above premises unto the Grantee, Grantee's heirs and assigns, against the Grantor and Grantor's heirs, successors, assigns, and representatives and against every person whomsoever lawfully claiming, or to claim, the same or any part thereof.

File No.: 24-05392-SC

WITNESS the Hand and Seal of Luz Adriana Diaz this **31st day of January** and in the year of our Lord, Two Thousand and Twenty-Five (2025) and in the Two Hundred Forty Ninth (249th) year of the Sovereignty and Independence of the United States of America.

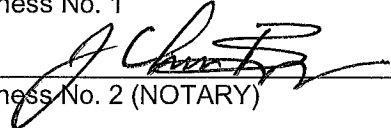
Signed, Sealed and Delivered
in the presence of:



Witness No. 1



Luz Adriana Diaz



Witness No. 2 (NOTARY)

STATE OF SOUTH CAROLINA

COUNTY OF GREENVILLE

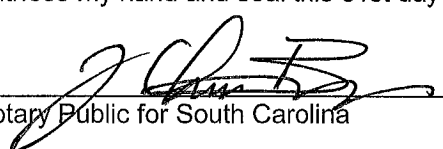
ACKNOWLEDGMENT

S.C. §30-5-30

(EFFECTIVE JANUARY 1, 1995)

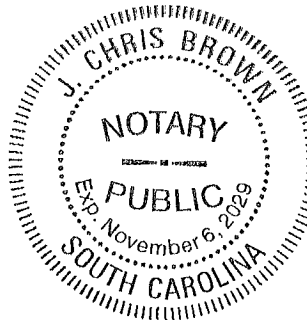
The foregoing instrument was acknowledged before me by Luz Adriana Diaz.

Witness my hand and seal this 31st day of January, 2025.



Notary Public for South Carolina

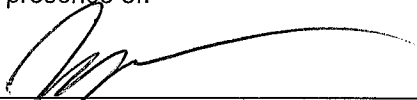
My Commission Expires: 11.06.2029



File No.: 24-05392-SC

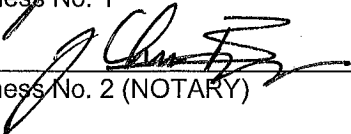
WITNESS the Hand and Seal of Concepcion Maldonado this **31st day of January** and in the year of our Lord, Two Thousand and Twenty-Five (2025) and in the Two Hundred Forty Ninth (249th) year of the Sovereignty and Independence of the United States of America.

Signed, Sealed and Delivered
in the presence of:



Witness No. 1

Concepcion Maldonado
Concepcion Maldonado



Witness No. 2 (NOTARY)

STATE OF SOUTH CAROLINA

COUNTY OF GREENVILLE

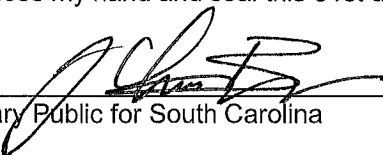
ACKNOWLEDGMENT

S.C. §30-5-30

(EFFECTIVE JANUARY 1, 1995)

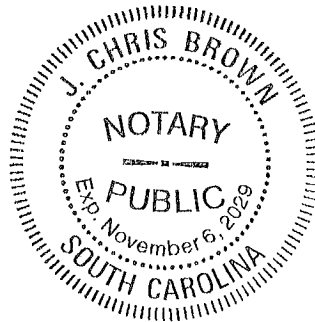
The foregoing instrument was acknowledged before me by Concepcion Maldonado.

Witness my hand and seal this 31st day of January, 2025.



Notary Public for South Carolina

My Commission Expires: 11.06.2029



File No.: 24-05392-SC

EXHIBIT "A"

All that certain piece, parcel or lot of land, together with improvements thereon, situate, lying and being in the County of Greenville, State of South Carolina, being shown and designated as a portion of Lot 16, on a plat of Cannon's Park prepared for S & W Properties by K. T. Gould, Inc. dated May 8, 1991, and recorded in the office of the Register of Deeds for Greenville County in Plat/Record Book 20-K at Page 62. Reference to said plat is made for a more complete and accurate description.

DERIVATION:

This being the same property conveyed to Luz Adriana Diaz and Concepcion Maldonado by deed of Bartronics, Inc. dated September 17, 2012 and recorded September 17, 2012 in Book 2412 at Page 168 in the Greenville County Register of Deeds Office.

Greenville County Tax Map No.: G003000201900

File No.: 24-05392-SC

STATE OF SOUTH CAROLINA)
COUNTY OF GREENVILLE)

**AFFIDAVIT FOR TAXABLE OR
EXEMPT TRANSFERS**

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

1. I have read the information on this Affidavit and I understand such information.
2. The property being transferred is located at 00 Carey Avenue, Greer, SC 29651 bearing Greenville County Tax Map Number G003000201900, was transferred by Concepcion Maldonado and Luz Adriana Díaz to LB Premier LLC on January 31, 2025.
3. Check one of the following: The DEED is:
 - a. ☒ subject to the deed recording fee as a transfer for consideration paid or to be paid in money or money's worth.
 - b. ☐ subject to the deed recording fee as a transfer between a corporation, a partnership, or other entity and a stockholder, partner, or owner of the entity, or is a transfer to a trust or a distribution to a trust beneficiary.
 - c. ☐ exempt from the deed recording fee because (see information section of affidavit):

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

If exempt under exemption #14 as described in the Information section of this affidavit, did the agent and principal relationship exist at the time of the original sale and was the purpose of this relationship to purchase the realty?

Check Yes ☐ or No ☒

4. Check one of the following if either item 3(a) or item 3(b) above has been checked. (See Information section of this affidavit):
 - a. ☒ The fee is computed on the consideration paid or to be paid in money or money's worth in the amount of \$55,000.00.
 - b. ☐ The fee is computed on the fair market value of the realty which is \$_____.
 - c. ☐ The fee is computed on the fair market value of the realty as established for property tax purposes which is \$_____.
5. Check YES ☐ or NO ☒ to the following: A lien or encumbrance existed on the land, tenement, or realty before the transfer and remained on the land, tenement, or realty after the transfer. (This includes, pursuant to Code Section 12-59-140(E)(6), any lien or encumbrance on realty in possession of a forfeited land commission which may subsequently be waived or reduced after the transfer under a signed contract or agreement between the lien holder and the buyer existing before the transfer.) If "YES", the amount of the outstanding balance of this lien or encumbrance is \$_____.
6. The deed recording fee is computed as follows:
 - a. Place the amount listed in the item 4 above here: \$ _____ 55,000.00
 - b. Place the amount listed in item 5 above here: \$ _____ 0.00
(if no amount is listing, place zero here.)
 - c. Subtract Line 6(b) from Line 6(a) and place the result here: \$ _____ 55,000.00
7. The deed recording fee is based on the amount listed on Line 6(c) above and the deed recording fee due is:
\$ 203.50 _____.

File No.: 24-05392-SC

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

Seller(s)

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.

Concepcion Maldonado
Concepcion Maldonado

Luz Adriana Diaz
Luz Adriana Diaz

Subscribed and sworn to before me this 31 day of
January, 2025.

By J. Chris Brown
Notary Public

INFORMATION

Except as provided in this paragraph, the term "value" means "the consideration paid or to be paid in money or money's worth for the realty." Consideration paid or to be paid in money's worth includes, but is not limited to, other realty, personal property, stocks, bonds, partnership, interest and other intangible property, the forgiveness or cancellation of a debt, the assumption of a debt, and the surrendering of any right. The fair market value of the consideration must be used in calculating the consideration paid in money's worth. Taxpayers may elect to use the fair market value of the realty being transferred in determining fair market value of the consideration. In the case of realty transferred between a corporation, a partnership, or other entity and a stockholder, partner, or owner of the entity, and in the case of realty transferred to a trust or as a distribution to a trust beneficiary, "value" means the realty's fair market value. A deduction from value is allowed for the amount of any lien or encumbrance existing on the land, tenement, or realty before the transfer and remaining on the land, tenement, or realty after the transfer. (This includes, pursuant to Code Section 12-59-140(E)(6), and lien or encumbrance on realty in possession of a forfeited land commission which may subsequently be waived or reduced after the transfer under a signed contract or agreement between the lien holder and the buyer existing before the transfer.) Taxpayers may elect to use the fair market value for property tax purposes in determining fair market value under the provisions of the law.

Exempted from the fee are deeds:

- (1) transferring realty in which the value of the realty, as defined in Code Section 12-24-30, is equal to or less than one hundred dollars;
- (2) transferring realty to the federal government or to a state, its agencies and departments, and its political subdivisions, including school districts;
- (3) that are otherwise exempted under the laws and Constitution of this State or of the United States;
- (4) transferring realty in which no gain or loss is recognized by reason of Section 1041 of the Internal Revenue Code as defined in Section 12-6-40(A);
- (5) transferring realty in order to partition realty as long as no consideration is paid for the transfer other than the interests in the realty that are being exchanged in order to partition the realty;
- (6) transferring an individual grave space at a cemetery owned by a cemetery company licensed under Chapter 55 of Title 39;
- (7) that constitutes a contract for the sale of timber to be cut;
- (8) transferring realty to a corporation, a partnership, or a trust as a stockholder, partner, or trust beneficiary of the entity or so as to become a stockholder, partner, or trust beneficiary of the entity as long as no consideration is paid for the transfer other than stock in the corporation, interest in the partnership, beneficiary interest in the trust, or the increase in value in the stock or interest held by the grantor. However, except for transfers from one family trust to another family trust without consideration or transfers from a trust established for the benefit of a religious organization to the religious organization, the transfer of realty from a corporation, a partnership, or a trust to a stockholder, partner, or trust beneficiary of the entity is subject to the fee, even if the realty is transferred to another corporation, a partnership, or trust;
- (9) transferring realty from a family partnership to a partner or from a family trust to a beneficiary, provided no consideration is paid for the transfer other than a reduction in the grantee's interest in the partnership or trust. A "family partnership" is a partnership whose partners are all members of the same family. A "family trust" is a trust, in which the beneficiaries are all members of the same family. The beneficiaries of a family trust may also include charitable entities. "Family" means the grantor and the grantor's spouse, parents, grandparents, sisters, brothers, children, stepchildren, grandchildren, and the spouses and lineal descendants of any the above. A "charitable entity" means an entity which may receive deductible contributions under Section 170 of the Internal Revenue Code as defined in Section 12-6-40(A);
- (10) transferring realty in a statutory merger or consolidation from a constituent corporation to the continuing or new corporation;
- (11) transferring realty in a merger or consolidation from a constituent partnership to the continuing or new partnership;
- (12) that constitute a corrective deed or a quitclaim deed used to confirm title already vested in the grantee, provided that no consideration of any kind is paid or is to be paid under the corrective or quitclaim deed;
- (13) transferring realty subject to a mortgage to the mortgagee whether by a deed in lieu of foreclosure executed by the mortgagor or deed pursuant to foreclosure proceeding;
- (14) transferring realty from an agent to the agent's principal in which the realty was purchased with funds of the principal, provided that a notarized document is also filed with the deed that establishes the fact that the agent and principal relationship existed at the time of the original purchase as well as for the purpose of purchasing the realty; and
- (15) transferring title to facilities for transmitting electricity that is transferred, sold, or exchanged by electrical utilities, municipalities, electric cooperatives, or political subdivisions to a limited liability company which is subject to regulation under the Federal Power Act (16 U.S.C. Section 791(a)) and which is formed to operate or to take functional control of electric transmission assets as defined in the Federal Power Act.



**ZONING MAP AMENDMENT APPLICATION
(REZONING)**

Date 11/3/2025

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

Tax Map Number(s) G003000201900

Property Address(s) 112 Carey Ave

Acreage of Properties .280 County Greenville

<u>Applicant Information</u>	
Name	<u>Wyatt Alan Gilbert</u>
Address	<u>2718 Wade Hampton Blvd</u>
	<u>Greenville, SC 29615</u>
Contact Number	<u>[REDACTED]</u>
Email	<u>[REDACTED]</u>
Business Name	<u>Builder Bridge Consulting, LLC</u>

<u>Property Owner Information</u>	
<i>(If multiple owners, see back of sheet)</i>	
Name	<u>Luis F. Bolivar</u>
Address	<u>604 Buttermilk Ct</u>
	<u>Simpsonville, SC 29681</u>
Contact Number	<u>[REDACTED]</u>
Email	<u>[REDACTED]</u>
Business Name	<u>LB Premier, LLC</u>

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

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

The applicant hereby requests that the property described be rezoned from
SN _____ to TN _____.

Existing Use: Vacant lot Proposed Use: Residential Homes

Signature(s) Luis Fernando Bolivar 11/10/25 4:29 PM

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

Complete the section below if multiple property owners

Name_____

Business Name_____

Address_____

Contact Number _____

Signature_____

Name_____

Business Name_____

Address_____

Contact Number _____

Signature_____

Name_____

Business Name_____

Address_____

Contact Number _____

Signature_____

Name_____

Business Name_____

Address_____

Contact Number _____

Signature_____

Name_____

Business Name_____

Address_____

Contact Number _____

Signature_____

Name_____

Business Name_____

Address_____

Contact Number _____

Signature_____

Staff Report to the City of Greer Planning Commission
Monday, December 15, 2025

Case Number: RZ 25-12

Applicant: LB Premier LLC

Property Location: Carey Ave

Tax Map Numbers: G003000201900

Existing Zoning: Suburban Neighborhood (SN)

Request: Rezone to Traditional Neighborhood (TN)

Size: 0.275 acres

Comprehensive Plan: Traditional Neighborhood

Analysis: **RZ 25-12**

RZ 25-12 is a rezoning request for one parcel on Carey Avenue with a total acreage of 0.25 acres. The request is to rezone the parcel from Suburban Neighborhood (SN) to Traditional Neighborhood (TN) to allow for subdividing the parcel to construct one single-family dwelling per lot.

Surrounding land uses and zoning include:

North:	Suburban Neighborhood (SN) - residential
East:	Suburban Neighborhood (SN) and Commercial General (CG) – residential
South:	Suburban Neighborhood (SN) – residential
West:	Suburban Neighborhood (SN) - residential

Traditional Neighborhoods surround Downtown Greer and are generally more directly connected to it. Key features include an interconnected street grid and a mix of housing types. This area offers opportunity to infill around the existing mixture of residential, commercial, and institutional uses. Building types could include single-family homes, four-plexes, small-scale apartment buildings, attached townhomes, and neighborhood-scale retail. Single-lot infill development should be of a compatible scale and character with surrounding homes.

- Primary Uses: Single-family attached and detached residential, multiplexes, townhomes, parks
- Secondary Uses: Apartment/condominium buildings, accessory dwelling units, civic and institutional facilities, small-scale commercial uses

Smaller lot sizes and higher density is appropriate in the area surrounding the downtown core; therefore, staff recommends approval.

Staff Recommendation: Approval

Planning Commission Recommendation: Approval

Luis Bolivar (owner) came forward with his wife and explained that the motive behind this request was to split the existing lot and build two single family detached homes there as investment properties.

Mr. Lamb asked about the design of the housing they were planning on building, specifically wondering if the homes would only be around 20 feet wide given how narrow the split lots would be. Mr. & Mrs. Bolivar responded by saying that they were still working on their precise plans but that they would likely be around 20 feet wide.

When asked about parking for these homes, Ms. Kaade said that each of these homes would be required to have two (2) parking spaces, excluding the garage. Mr. Lamb asked if a garage would be required, and Ms. Kaade said no. Garages are not required but she was just saying that they may not be used to count towards required off-street parking for single-family detached homes.

Ms. Jones asked about the design of the houses to be built on the lot, specifically how many bedrooms and bathrooms they would have (two beds, two baths). Mr. & Mrs. Bolivar said that they would likely have two to three bedrooms.

ACTION – Ms. Medford made a motion to recommend approval of RZ 25-12. Mr. Lavender seconded the motion. The motion passed with a vote of 7-0.