



AGENDA
Greer City Council

March 24, 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

Public Hearing

1. NOTICE OF PUBLIC HEARING AND COMMENT PERIOD FOR GREENVILLE COUNTY PROGRAM YEAR 2026-2027 ANNUAL ACTION PLAN FOR USE OF HUD FUNDS IN MUNICIPALITIES

Invocation and Pledge of Allegiance

Mayor Rick Danner

1. 2026 Council Invocation Schedule

Public Forum

Minutes of Council Meeting

1. March 10, 2026 Council Meeting Minutes (Action Required)

Special Recognition

1. Employee Recognition
2. Child Abuse Prevention Month
3. Winners of the Juried Art Show
Robin Byouk, Cultural Arts Supervisor

Departmental Reports

1. Economic Development Activity Report - February 2026
2. Engineering Activity Report - February 2026
3. Finance Activity Report - February 2026

4. Fire Department Activity Report - February 2026
5. Municipal Court Activity Report - February 2026
6. Parks, Recreation & Tourism Activity Report - February 2026
7. Planning & Development Activity Report - February 2026
8. Police Department Activity Report - February 2026
9. Public Services Activity Report - February 2026
10. Social Media & Website Activity Report - February 2026

Administrator's Report

Andy Merriman, City Administrator

Appointments to Boards and Commissions

1. Planning Commission
District 5 Tramaine Booker has resigned. His term will expire June 30, 2027.
(Action Required)

Old Business

1. Second and Final Reading of Ordinance Number 6-2026
AN ORDINANCE TO CHANGE THE ZONING CLASSIFICATIONS OF CERTAIN PROPERTIES OWNED BY KIMBERLY CHAPMAN EDENS ALSO KNOWN AS KIMBERLY SIMS LOCATED AT 116 AND 118 PLEASANT DRIVE AND PLEASANT DRIVE FROM SUBURBAN NEIGHBORHOOD (SN) TO TRADITIONAL NEIGHBORHOOD (TN) (Action Required)

New Business

1. The City of Greer Capital Projects Department solicited sealed bids from qualified offerors for Detention Center Roofing Replacement. The project cost was budgeted in the General Fund.
The bid opening was held on February 19, 2026, at 11 a.m. A total of three (3) bids were received. Please see attached bid summary for reference. Based on review, the evaluators recommend the services be awarded to IES Coatings Inc. (Action Required)
Rosalyn Carcamo, Procurement & Grants Supervisor
2. First and Final Reading of Resolution Number 6-2026
ALLOCATION OF GREENVILLE COUNTY CDBG AND HOME FUNDS FOR PROGRAM YEAR 2026 (Action Required)
Alex Cahill, Planning & Development Director
3. First Reading of Ordinance Number 7-2026

AN ORDINANCE TO PROVIDE FOR THE ANNEXATION OF A CERTAIN PROPERTY OWNED BY SUSAN AND STEVEN DAVIS LOCATED AT 209 WINDSOR ROAD BY ONE HUNDRED PERCENT PETITION; AND TO ESTABLISH A ZONING CLASSIFICATION OF SUBURBAN NEIGHBORHOOD (SN) FOR SAID PROPERTY (Action Required)
Heather Stahl, Planner II

4. First Reading of Ordinance Number 8-2026
AN ORDINANCE TO PROVIDE FOR THE ANNEXATION OF A CERTAIN PROPERTY OWNED BY BENJAMIN S. HUGHES, JR. LOCATED AT 1471 WEST WADE HAMPTON BOULEVARD BY ONE HUNDRED PERCENT PETITION; AND TO ESTABLISH A ZONING CLASSIFICATION OF COMMERCIAL CORRIDOR (CC) FOR SAID PROPERTY (Action Required)
Heather Stahl, Planner II
5. First Reading of Ordinance Number 9-2026
AN ORDINANCE AUTHORIZING THE CONVEYANCE OF AN EASEMENT IN CERTAIN REAL PROPERTY IN THE CITY OF GREER (Sanitary Sewer)
(Action Required)
John Goughneour, Director of Facilities and Capital Projects
6. First Reading of Ordinance Number 10-2026
AN ORDINANCE AUTHORIZING THE CONVEYANCE OF AN EASEMENT IN CERTAIN REAL PROPERTY IN THE CITY OF GREER (Permanent Power)
(Action Required)
John Goughneour, Director of Facilities and Capital Projects
7. First Reading of Ordinance Number 11-2026
AN ORDINANCE AUTHORIZING THE CONVEYANCE OF AN EASEMENT IN CERTAIN REAL PROPERTY IN THE CITY OF GREER (Domestic Water)
(Action Required)
John Goughneour, Director of Facilities and Capital Projects
8. Sports and Events Center Signage (For discussion only)

Executive Session

Council may take action on matters discussed in executive session.

1. Contractual Matter
Request: Motion to enter into Executive Session to discuss a Contractual Matter pertaining to Public Art, as allowed by State Statute Section 30-4-70(a)(2).

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.

NOTICE OF PUBLIC HEARING AND COMMENT PERIOD FOR GREENVILLE COUNTY PROGRAM YEAR 2026-2027 ANNUAL ACTION PLAN FOR USE OF HUD FUNDS IN MUNICIPALITIES

The cities of Simpsonville, Fountain Inn, Mauldin, Travelers Rest, and Greer, are all parties to an Urban County Agreement which authorizes Greenville County, through the Greenville County Redevelopment Authority (GCRA) to administer HUD Community Development Block Grant (CDBG) and HOME Investment Partnerships Program (HOME) activities within their respective jurisdictions. Activities and budgets for the upcoming year are recommended and agreed upon by GCRA and each respective City Council, with opportunity to receive comments from the public. For details of the activities, projects, and budget please attend the City Council Meetings below. Detail will also be provided at the County wide public hearing.

The Annual Action Plan (AAP) sets forth the expected resources and planned activities for the upcoming year. The CDBG program funds a broad range of activities including housing rehabilitation, public facilities and infrastructure, economic development, and public services, designed to benefit low- and moderate-income people. HOME supports activities such as acquisition, construction, and rehabilitation of affordable housing for low and very low-income households. GCRA anticipates approximately \$2.85 million in CDBG and \$1 million in HOME funding for PY2026-2027. Actual amounts will be available during the county-wide public comment period which will be announced under a separate public notice.

The following is a schedule of the municipal public hearings and estimated funding. For a detailed agenda please visit the city home page.

City of Simpsonville: March 10, 2026, 6:00 PM – 425 E. Curtis St., Simpsonville.
Estimated Funds CDBG: \$155,000 HOME: \$56,000

City of Fountain Inn: March 12, 2026, 6:00 PM – 300 Wall St., Fountain Inn.
Estimated Funds CDBG: \$80,000 HOME: \$30,000

City of Mauldin: March 16, 2026, 7:00 PM – 5 E. Butler Rd., Mauldin.
Estimated Funds CDBG: \$160,000 HOME: \$75,000

City of Travelers Rest: March 19, 2026, 6:00 PM – 125 Trailblazer Dr., Travelers Rest.
Estimated Funds CDBG: \$71,000 HOME: \$45,000

City of Greer: March 24, 2026, 6:30 PM – 301 E. Poinsett St., Greer.
Estimated Funds CDBG: \$290,000 HOME: \$90,859

Public Comment Period 2/23/2026 – 3/27/2026. Comments can be emailed to ph@gcra-sc.org or made in person at the public hearings.

To request a reasonable accommodation or language translation services for the public hearing, please email jreynoso@gcra-sc.org or call 864-242-9801 ext. 127, 14 days before the public hearing date.



**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 March 10, 2026

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

Call to Order of the Formal Meeting

Mayor Rick Danner – 6:31 P.M.

The following members of Council were in attendance: Jay Arrowood, Karuam Booker, Charles Lander, Wryley Bettis and Paul Lamb.

Councilman Mark Hopper was absent.

Others present: Andy Merriman, City Administrator, Tammela Duncan, Municipal Clerk, Reno Deaton, Assistant City Administrator, Michelle Willis, Communications Director and various other staff and media.

Invocation and Pledge of Allegiance

Councilman Paul Lamb

Public Forum

No one signed up to speak during the Public Form Session.

Minutes of the Council Meeting

February 24, 2026

ACTION – Councilmember Paul Lamb made a motion that the minutes of February 24, 2026, be received as written. Councilmember Wryley Bettis seconded the motion.

VOTE - Motion carried 6-0.

Andy Merriman, City Administrator presented the following:

Statement of Economic Interest forms are due March 30 at noon.

Cultural Arts

The Cultural Arts Division won GOLD for Dia de Los Muertos Festival in two categories for the Southeast Festivals & Events Association's 2026 Kaleidoscope Awards. These are prestigious awards that recognize some of the best festivals/events across the Southeast.

The Story of Greer Event

Don't forget to mark your calendars for Saturday, March 21 for the first of four "The Story of Greer" events! This Greer150 series will be hosted by local historian and Greer Heritage Museum Director David Lovegrove at the Historic Greer Depot and will detail the history of our community's earliest days!

Impact Fees Update:

One of the requirements of the Impact Fee Ordinance is to make recommendations for Impact Fee changes. At this time staff does not recommend any changes. As a reminder funds collected must be put toward a project within three years of collection. There are four different categories Fire, Police, Public Safety and Parks and Recreation.

Funds collected in 2024	\$143,868.20
Funds collected in 2025	\$643,086.90
Total	\$786,955.10

Funds collected thus far in 2026 \$300,870.00

We have not budgeted those funds for any projects at this time. As staff goes through our capital needs as we prepare the budget for this council this will be a topic for discussion and we will make recommendations to council.

Discussion followed.

Capital Projects Updates:

ForGreer Projects

Groce Meadow Fire Department

- Procurement and Project Team working on solicitation for architectural services
- Solicitation Release Date: March 8
- Submittal Deadline: March 26
- Short-list Company Presentations: Week of April 6
- Evaluation and Final Scoring: Week of April 20
- Intent to Award Notice: Week of April 27
- Council Presentation: May 12

Sports and Events Center

- Pre-cast wall erection is 100% complete

- Structural steel installation is ongoing
- The roof deck for the auxiliary gym and tenant space is 100% complete
- Staff anticipates presenting the on-site utility easements to Council on March 24 and April 14 (two readings required).

Public Safety Training Center

- Range ventilation startup scheduled for March 9
- Ceiling, wall, and floor tile installation ongoing
- Construction on the wood roof for the burn tower is scheduled for March 2 to 16
- Front parking lot final paving will begin in four to five weeks
- Project is on track for April 21, 2026 completion

Downtown Parking Garage

- On hold

TRAIL Project Updates:

South Tyger River Trail

- Weather continues to be a significant challenge to progress
- Storm drain installation and grading completed on February 24
- Stoning prep completed on February 27
- Concrete pour will happen in early March (weather permitting)
- The new substantial completion date is June 13, 2026

Wards Creek Trail

- Project is currently in Site Development Plan Review with city staff
- Trail plans have been submitted to SCDOT for full review
- PRT Director, Ann Cunningham will attend a hearing to finalize condemnation on March 11

Councilman Bettis stated he knows there are people on council that are not in favor of good signage at the events center, he thinks we are missing a huge opportunity if we don't budget for a sign that celebrates what we are putting out there and makes it obvious to people that it is something of beauty and people can take advantage of. Discussion followed.

NEW BUSINESS

First Reading of Ordinance Number 6-2026
AN ORDINANCE TO CHANGE THE ZONING CLASSIFICATIONS OF CERTAIN PROPERTIES OWNED BY KIMBERLY CHAPMAN EDENS ALSO KNOWN AS KIMBERLY SIMS LOCATED AT 116 AND 118 PLEASANT AND PLEASANT DRIVE FROM SUBURBAN NEIGHBORHOOD (SN) TO TRADITIONAL NEIGHBORHOOD (TN)

Ashley Kaade, Planning Manager presented the request. Staff recommends approval. Planning Commission met February 23, 2026, and recommends approval.

ACTION – Councilman Jay Arrowood made a motion to approve First Reading of Ordinance Number 6-2026. Councilman Charles Lander seconded the motion.

Discussion held. Mike Roth with TMC Development spoke briefly.

VOTE – Motion carried 4-2 with Councilman Charles Lander and Mayor Rick Danner voting in opposition.

Vape and Smoke Shops
(For discussion only)

At the request of Councilman Karuam Booker who stated the following.

Mayor and City Council members

Greer has always been a community willing to take a stand for the wellbeing of its people. If you've ever heard David Lovegrove with the Greer Heritage Museum speak, he often reminds us that in Greer's earliest days the town actually had more brothels than businesses. Our forefathers saw that as a threat to the character of the community and took an unprecedented step. In April of 1880, Greer became the first dry town in South Carolina. That decision was not made lightly. It was made by leaders who believed the health, safety, and character of their community were worth protecting.

Today, we face a different challenge, but one that calls for that same thoughtful leadership.

Greer is growing rapidly, and with that growth comes new businesses and opportunities. That is something we should welcome. But growth also brings responsibility. We must ensure that the businesses opening in our city reflect the kind of community we want Greer to remain for generations to come.

Recently, I have raised concerns about the increasing number of vape and smoke shops opening throughout our community. As a City Council representative, I believe we must pay attention to how this trend impacts the character, health, and safety of our neighborhoods—especially when these businesses are located near schools, parks, places where we worship and where young people gather.

Now, it is important to acknowledge that under federal and South Carolina law, hemp-derived products such as CBD oil—and certain vaping products—are legal. Businesses selling these products are operating within the law.

However, legality does not remove our responsibility as local leaders to consider how these businesses fit into the overall fabric of our city.

This conversation is not about targeting any individual business owner. It is about asking a simple but important question: Are we striking the right balance for our community?

I have heard from parents, educators, and local business owners who are concerned about the growing visibility and concentration of these stores, particularly near areas where families and young people gather.

That is why I believe it is appropriate for us to review our zoning and local regulations and determine whether additional safeguards or spacing requirements should be considered.

Greer has always been a city built on family values, responsibility, and thoughtful growth. Just as our leaders did in 1880, we must continue making decisions that protect the character and future of the place we proudly call home.

Thank you.

Karuam Booker
City of Greer
District 2
(attachment)

A map of all of vape and smoke shops in Greer with a business license was provided to Council.

Discussion held.

Executive Session

There were no items for Executive Session

Adjourn – There being no further business, the meeting was adjourned at 7:30 P.M.

Tammela Duncan, Municipal Clerk

Richard W. Danner, Mayor

Approval Date: March 24, 2026 _____

Notifications: Agenda posted in City Hall and email notifications sent Friday, March 6, 2026.

RESOLUTION NUMBER 7-2026

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

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

WHEREAS, Ashley Burton has served in the Police Department for 5 years; Harold Dennis has served in the Public Services Department for 5 years; Mark King has served in the Parks, Recreation & Tourism Department for 5 years; Scott Mathison has served in Municipal Court for 5 years; Colby Means has served in the Fire Department for 10 years; Robert South has served in the Fire Department for 10 years; Josh Holzheimer has served in the Fire Department for 15 years; Justin Miller has served in the Parks, Recreation and Tourism Department for 15 years; Ann Cunningham has served in the Parks, Recreation and Tourism Department for 20 years; and Chris Forrester has served in the Police Department for 25 years; and

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

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

BE IT FURTHER RESOLVED that the City of Greer hereby rewards these dedicated employees with a certificate of appreciation and an administrative day off with pay approved this 24th day of March 2026.

CITY OF GREER, SOUTH CAROLINA

Richard W. Danner, Mayor

ATTEST:

Tammela Duncan, Municipal Clerk



PROCLAMATION

*Mayor Rick Danner and Greer City Council recognize
Child Abuse Prevention Month*

WHEREAS, South Carolina's 1.1 million children residing in the diverse communities across our state, including 207,399 children in Greenville & Spartanburg County are our most valuable resource and will shape the future of our great state; and

WHEREAS, childhood trauma—including neglect and abuse—is a serious issue affecting all parts of our community and requires collective action, as such trauma can cause long-term psychological, emotional, and physical harm; and

WHEREAS, protective factors strengthen children and families, and effective child abuse prevention relies on strong partnerships among child-serving professionals, community and faith organizations, healthcare, law enforcement, and families; and

WHEREAS, communities must make every effort to promote programs and activities that build strong children and strengthen families; and

WHEREAS, Greer Relief, in partnership with South Carolina Children's Trust, has demonstrated an unwavering commitment to prevention of child abuse through their impactful programs and initiatives; and

WHEREAS, Greer Relief's dedication to providing essential services and resources to families in need not only strengthens our community but also helps to mitigate the risk factors associated with child abuse and neglect; and

WHEREAS, in state fiscal year 2024-2025, there were 7,024 substantiated Child Protective Services (CPS) investigations with 12,371 children in South Carolina, and 1,114 investigations with 2,174 children in Greenville & Spartanburg County.

NOW, THEREFORE, I, Mayor Rick Danner do hereby proclaim April 2026 as CHILD ABUSE PREVENTION MONTH throughout Greer and encourage everyone to dedicate themselves to protecting the quality of life for all families and children so that we end child neglect and abuse.

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



Rick Danner

RICHARD W. DANNER
MAYOR

24th day of March 2026

Memorandum

To: City Council

From:

Subject: Economic Development Activity Report - February 2026

Date: March 24, 2026

CC:

Summary:

Attachments:

1. Economic Development Activity Report - February 2026

**ECONOMIC DEVELOPMENT
KEY PERFORMANCE INDICATORS
February 2026**

Objectives	Key Performance Indicators	Initiatives	Results	Evaluation	Next Actions
Business Retention	Conduct Company Visits with a Variety of Industrial and Commercial Businesses in the City of Greer	Schedule and Complete Business Retention and Expansion ("BRE") visits with Greer Businesses to address concerns and issues, determine needs, and assess opportunities.	7 Business Retention visits completed. Planning underway for a BRE event with Greenville Area Development Corporation in Greer.	Meeting Expectations	Schedule one on one BRE visits. Partner with BRE representatives at GADC and OneSpartanburg to increase reach and impact.
	Support Business and Industry Needs and Objectives to Solidify Connections to the City of Greer and Facilitate Expansions	Address timely issues and define value-add opportunities for businesses and industries.	Demo of Size Up small business data platform completed.	Meeting Expectations	Determine viability and value of Size Up platform for Greer businesses.
Objectives	Key Performance Indicators	Initiatives	Results	Evaluation	Next Actions
Economic Development Recruiting	Build a Healthy Economic Development Project Pipeline	(1) Build relationships, field inquiries, generate leads, convert leads to projects, and manage pipeline to company decision. (2) Facilitate donut-hole annexation projects.	27 Center of Influence ("COI") contacts identified. 4 COI Meetings completed. 11 additional new inquiries generated in February from sources including the Upstate Alliance and local Real Estate Brokers.	Meeting Expectations	Ramp up COI visits with a goal of two or more each month.
	Increase Tax Base and Promote Job Creation	Close projects that increase tax base, create jobs with competitive wage averages, and improve quality of life.	Pipeline: 40 active Leads, 12 active Projects, 1 Loss, and 2 Wins (Professional Office and Restaurant). Total new capital investment is \$525,000 and 16 new jobs created.	Meeting Expectations	Work Project pipeline to move Leads to Project status. Connect County and State partners for Project Incentives Proposals.
	Diversify the Greer Economy	Recruit companies and support talent initiatives that diversify the Greer economy.	Pipeline projects include Restaurant, Retail, Industrial Manufacturing (Automotive, Advanced Manufacturing, and Aerospace), and Multi-family.	Meeting Expectations	Attend conferences and recruiting opportunities that provide diverse lead opportunities.
Objectives	Key Performance Indicators	Initiatives	Results	Evaluation	Next Actions
Product Development	Facilitate Industrial and Commercial Product Development	Facilitate the creation or redevelopment of competitive industrial and commercial buildings and sites.	Commercial: Active projects for Project Keystone, Project Indy, and Project Titus. Industrial: Continued discussion regarding Velocity Park remaining parcels.	Meeting Expectations	Negotiate Purchase Sale Agreements and Development Agreements for Commercial Projects.
	Facilitate Special Projects	Facilitate unique and mixed use projects that are significant to Greer.	Evaluating a potential lead with an Affordable Housing component.	Meeting Expectations	Understand Council priorities relative to Affordable Housing and the City of Greer Affordable Housing Strategy.
Objectives	Key Performance Indicators	Initiatives	Results	Evaluation	Next Actions

ECONOMIC DEVELOPMENT
KEY PERFORMANCE INDICATORS
February 2026

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.	Jeff Howard attended SC Automotive Summit, Upstate Alliance Atlanta Site Selection Consultant Event, and Leadership Spartanburg. Reno Deaton attended SC Bio, Local Government Leadership Institute, and SCEDA Membership Meeting.	Exceeding Expectations	Upcoming Conferences and Recruiting Opportunities: SC Rural Summit, SCEDA Annual Conference, SEDC Meet the Consultants, Upstate Alliance Annual Meeting, Chicago Food Trade Show, Upstate Alliance Chicago Recruiting Mission
	Support City of Greer Business Development Functions	Provide support to Sports & Events Center and Tourism recruiting activities.	Facilitating Corporate Sponsor and Partner recruitment for Sports & Events Center.	Meeting Expectations	Monthly sales meeting regarding prospect identification and pipeline.
	Support Greer Moves	Provide staff support to Greer Moves.	Financial management.	Meeting Expectations	May Board of Trustees meeting

City of Greer

Business Retention Program

Call Report

Date: 02/26/2026 City of Greer Representative: Jeff Howard
Call Type: ☒ Phone ☐ In-Person ☐ Virtual

Business Information

Company/Business Name: Inline Tile
Address: 3370 N Hwy 101 Greer, SC
Primary Contact & Title: Merle Somero
E-mail Address: _____
Industry: Tile Distribution and Installation
Years in Business: 20 Years in Greer 17 Employees: not discussed

Business Status ☒ Growing ☐ Stable ☐ Declining ☐ At Risk of Relocation
Employment Change (12 months): ☐ Increase ☐ No Change ☐ Decrease _____
Expansion Plans: ☒ Yes ☐ No ☐ Undetermined

Key Issues Identified

☒ Workforce / Hiring
☐ Operating Costs
☒ Permitting / Regulations
☒ Infrastructure / Utilities
☒ Real Estate / Space
☐ Other: _____

Summary of Discussion

This is an existing company with expansion plans to build a new showroom and warehouse in Greer on Town Center Drive. They have been in conversations with SCDOC and issues with Impact Fees have arisen. They indicated that they started the process of approval via PAC Meeting before Impact Fees were implemented and were frustrated with the extra \$52K of cost associated with the implementation. I focused on path forward and how I can assist in the future now that the Impact Fees have already been assessed.

City or Local Programs / Resources Discussed

- ☐ Workforce Development
 - ☐ Incentives / Grants / Funding Sources
 - ☒ Planning or Permitting Assistance
 - ☒ Business Development / Networking
-

Action Items / Follow-Up

I forwarded my contact information to Merle with hopes to meet at his existing facility as well as a site visit to the new location. Hopes are to build a relationship to mitigate the our initial impressions.

Follow-Up Needed: Yes **Target Date:** 3/6/2026

Final Thoughts/ Notes With the initial contact being follow up on frustration by the building owner about unexpected Impact Fees changing their budget by over \$50K, relationship building and value of my role is important to establish. The initial contact was good in the end and his agreement to meet again in the future, at his new location is a win for the contact.

City of Greer

Business Retention Program

Call Report

Date: 02/26/2026 City of Greer Representative: Jeff Howard
Call Type: ☒ Phone ☐ In-Person ☐ Virtual

Business Information

Company/Business Name: Inline Tile
Address: 3370 N Hwy 101 Greer, SC
Primary Contact & Title: Merle Somero
E-mail Address: _____
Industry: Tile Distribution and Installation
Years in Business: 20 Years in Greer 17 Employees: not discussed

Business Status ☒ Growing ☐ Stable ☐ Declining ☐ At Risk of Relocation
Employment Change (12 months): ☐ Increase ☐ No Change ☐ Decrease _____
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☐ Operating Costs
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☒ Infrastructure / Utilities
☒ Real Estate / Space
☐ Other: _____

Summary of Discussion

This is an existing company with expansion plans to build a new showroom and warehouse in Greer on Town Center Drive. They have been in conversations with SCDOC and issues with Impact Fees have arisen. They indicated that they started the process of approval via PAC Meeting before Impact Fees were implemented and were frustrated with the extra \$52K of cost associated with the implementation. I focused on path forward and how I can assist in the future now that the Impact Fees have already been assessed.

City or Local Programs / Resources Discussed

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 - ☐ Incentives / Grants / Funding Sources
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Action Items / Follow-Up

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Final Thoughts/ Notes With the initial contact being follow up on frustration by the building owner about unexpected Impact Fees changing their budget by over \$50K, relationship building and value of my role is important to establish. The initial contact was good in the end and his agreement to meet again in the future, at his new location is a win for the contact.

City of Greer

Business Retention Program

Call Report

Date: 02/05/2026 City of Greer Representative: Jeff Howard
Call Type: In-Person

Business Information

Company/Business Name: Boxing at the Depot
Address: 209A Depot Street, Greer
Primary Contact & Title: David Barnett, Asher Barnett, Owner
Industry: Boxing and Physical Training, Golden Glove Franchise Operator
Years in Business: 11 Years in Greer 11 Employees: 3

Business Status ☒ Growing ☐ Stable ☐ Declining ☒ At Risk of Relocation

Employment Change (12 months): ☐ Increase ☒ No Change ☐ Decrease _____

Expansion Plans: ☐ Yes ☐ No ☒ Undetermined

Key Issues Identified

☒ Real Estate / Space

☒ Other: Marketing and Promotion

Summary of Discussion

My initial reason for contact was to update David on the status and plans for his building which is now owned by the City of Greer. While there is much uncertainty surrounding the ultimate plans for the building, he was greatly appreciative of the visit and enjoyed showing me around the gym. His desire is to stay at the Depot and in Greer. We also discussed an opportunity to move the SC Boxing State Championships to Greer S&EC. He is connecting with Adam Forringer for further discussions and scheduling.

City or Local Programs / Resources Discussed

☐ Workforce Development

☐ Incentives / Grants / Funding Sources

☐ Planning or Permitting Assistance

☒ Business Development / Networking

☐ Other: _____

Action Items / Follow-Up

I told David that I would keep in touch with him and follow up if and when anything happens regarding that site as soon as I am able to share info with him. I also plan to meet his son, Asher, to build a relationship with him as he will ultimately be the person running the facility in the near future.

Final Thoughts/ Notes

This boxing gym is a great asset to Greer and is one that we want to continue to promote and celebrate. He states that his gym is the second largest in the Eastern US and offers more merchandise and equipment than anyone around. He is also the only Golden Gloves affiliated gym in SC and has the honor of hosting the Sc State Boxing Championships annually. Our goal is to host it starting in 2027 or 2028 whereas it is currently being held at Spartanburg Memorial Auditorium.

Call Report

Business Information

Key Issues Identified

- ## Summary of Discussion

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City or Local Programs / Resources Discussed

- ☐ Workforce Development
 - ☐ Incentives / Grants / Funding Sources
 - ☒ Planning or Permitting Assistance
 - ☒ Business Development / Networking
 - ☐ Other: _____
-

Action Items / Follow-Up

Sheila said that she would let me know when the new store name was approved so I/we could start aiding in Marketing the move and spreading the word. I told her that I am happy to assist with Planning and Development process if needed. _____

Follow-Up Needed: ☒ Yes ☐ No **Target Date:** By end of March 2026

Final Thoughts/ Notes While it is unfortunate that Sheila and her staff are closing the current location, a re-branded store in a seemingly more visible location appears to be a win for her business and for the Downtown Greer Market. She was very appreciative of my visit and even followed up with a phone call later in the day. _____

City of Greer Business Retention Program

Call Report

Date: 02/27/2026 City of Greer Representative: Jeff Howard
Call Type: X Phone ☐ In-Person ☐ Virtual

Business Information

Company/Business Name: Wood Techtonics
Address: 534 Brookshire Rd. Greer
Primary Contact & Title: Adam Buccolo
Industry: Wood trim and Specialty Products
Years in Business: 23 Years in Greer 23 Employees: 12

Business Status X Growing ☐ Stable ☐ Declining ☐ At Risk of Relocation

Employment Change (12 months): ☐ Increase X No Change ☐ Decrease _____

Expansion Plans: ☐ Yes ☐ No X Undetermined

Summary of Discussion

I initially reached out to Adam to inform him of the new method by which Business license Renewals are being sent. While he had not yet received notification, I verified his e-mail address and told him he should be in one of the 4 "batches" being sent and he might not have been included yet.

City or Local Programs / Resources Discussed

X Other: General Business Climate

Follow-Up Needed: ☐ Yes X No Target Date: _____

Final Thoughts/ Notes Adam stated that they just had their best year even and he didn't see momentum slowing any time soon. While he didn't have any current needs, he was very appreciative of me reaching out and checking on him. I Will follow up in a few months.

Memorandum

To: City Council

From:

Subject: Engineering Activity Report - February 2026

Date: March 24, 2026

CC:

Summary:

Attachments:

1. Engineering Activity Report - February 2026



February 2026



Engineering Department Monthly Report

The Engineering Department consists of two divisions – Engineering/Stormwater and Facilities Maintenance. This report provides information on the monthly activities of the department.

For more information, please contact Department Director and City Engineer Steve Grant, PE.

Engineering/Capital Projects (ongoing):

- City Stadium Parking Lot Improvement – Start Mar/Apr
- Sidewalk Improvement Various locations – Design at 99%.
- Brookshire/Woodruff Rd Improvement – developing scope
- Stokes Street Improvements – Pre-bid meeting on 3/4
- McElrath Road Improvement – design 99% complete – final QC
- City Intersection study – Phase 2 – final report received

Stormwater Projects:

- Stormdrain CIP project – Pre-bid meeting on 2/19
- Storm Drain Asset Mgmt./Watershed study phs. 2- Scope being revised

Engineering Activities:

- Received 5-year inspection report of Cannon St parking deck from consultant
- Safe Streets For All (SS4A) – Our for bids
- Traffic Calming – Vandiventer/Cunningham coordination
- Blackwell Road bridge inspection – Report from consultant received
- Cunningham Drive SD Improvement – scope development – acquiring r/w
- Quiet Crossing/Moore St. closure – approved by Council-Mtg DOT/RR on 3/5
- 2026 Pavement Preservation – developing scope
- Cannon St Parking Deck - developing long term maintenance plan
- 2025 Paving – GnvI side – paving in March and April
- 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:

- Hwy 101/85 proposed project meeting with developer
- Greer Sports & Events Center – utility coordination and weekly meetings
- GSP Business Park – road widening/turn lane coordination
- Intake Reviews – Wards Creek Trail, Bon Secours Emer. Ctr., Brushy Creek Rd Storage Units

Other:

- Blue Ridge Plantation lawsuit prep
- Department Retreat planning – held 2/27
- Budget prep – 26/27 beginning
- Cartegraph – input historical paving data
- City/County road ownership dispute resolution – ongoing
- Mast Arms issue S. Buncombe Rd - coordination
- Met with new Fiber company (Wire 3) coming to area

Tasks:

- 1711 W Wade Hampton Blvd: Planned work completed. Confirming repair punchlist with adjacent property owner to be performed by Public Services prior to closing out this project.
- IMS Asset Data – New Sidewalk Projects: Reviewing bids. Project to be awarded at the beginning of March.
- Culvert Asset Evaluation: Engineering Dpt inspectors have continued collecting field condition data of existing culvert assets with approximately 80% inspected. Data to be reviewed at a later date to identify potential culvert remediation projects.
- 125 Cunningham Drive – Stormwater Asset Concern: After consulting with City's legal team about the homeowner's concerns, drainage easement documentation was sent to the homeowner. Pipe lining contractor provided an acceptable proposal which will be implemented once the easement has been resolved to address the stormwater concern.
- Disputed Road Ownerships: Continued compiling list of disputed road ownerships while noting varying levels of complexity before further discussions with Administration, legal team, and Greenville County. Discussions performed on a monthly basis with Engineering Dpt, Administration, and Planning Dpt.
- Old Woodruff & Brookshire Roads - Repaving: Facilitated communication between CoTransCo and City legal team concerning procurement who will be working through agreement process. CoTransCo finalizing cost estimate which will utilize the same approved rates for Greenville County Roads; I plan to review cost estimate and agreements in March.
- Donahue and Covington Village Subdivisions: Performed closeout inspections with inspector and communicated punchlist to development teams.
- Building Permit Floodplain Reviews: Performed floodplain reviews to ensure development within the City's mapped FEMA floodplains followed City's ordinance, State's DNR, and FEMA requirements.
- Cartegraph Asset Management: Assisting with the collection of asset inventory and the development of future asset condition projections and associated maintenance projects. Cartegraph Certification scheduled for end of April.

Other:

- City Street Preservation: Reviewed previous Preservation Program and assessed potential street candidates for inclusion in next pavement preservation effort with Steve Grant.
- Stormwater Capital Improvement Projects: Supported Adam Vidalis who is managing these new projects for the City of Greer.
- Coordinated with Greenville County Pavement Engineer to observe new mastic crack seal process to address issues observed by both City and County of cracks too wide for typical treatments. Plan to pursue contracting for this process by FY28.
- Periodically observed field inspections with City of Greer inspectors and provided feedback when necessary.
- Continued department process improvement discussions with Steve Grant.

Engineering and Stormwater Civil Engineer – David Buchanan, EIT

Miscellaneous Tasks – Engineering:

- Reviewed four (4) Engineering Submittals for SDPs.
- finalized scope and scheduled pre-bid meeting for March 5th for the 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.
- Cunningham Drive and Vandiveneter Drive traffic calming petition locations in progress of being finalized based on resident and police feedback, may result in new proposed locations.
- Novelty Drive traffic calming petition, traffic measured speed lower than threshold will re measure in second location after completing backlog of petitions.
- Safe Streets for All (SS4A) completed dispute period, finalized contract with Bolton & Menk after back and forth with legal review by the firm and the City of Greer.

Civil Engineer II – Stormwater Division – Adam Vidalis, PE

- 1) Chestnut Ridge CCTV Review 2/2
- 2) Engineering & Stormwater Meeting 2/4
- 3) Palmer Townes meeting w/ Resident 2/6
- 4) CCTV Services meeting w/ CES 2/9
- 5) Cartegraph/GIS Discussion w/ CES 2/12
- 6) Engineering & Stormwater Meeting 2/19
- 7) Stormwater Capital Improvements Pre-bid Meeting 2/19
- 8) Stormwater Project Coordination Meeting 2/24
- 9) Greer Acute Phase 1A Pre-construction Meeting 2/24
- 10) PAC Meeting 2/26
- 11) Mirasol Villas Pre-construction Meeting 2/26
- 12) Engineering Department Retreat 2/27

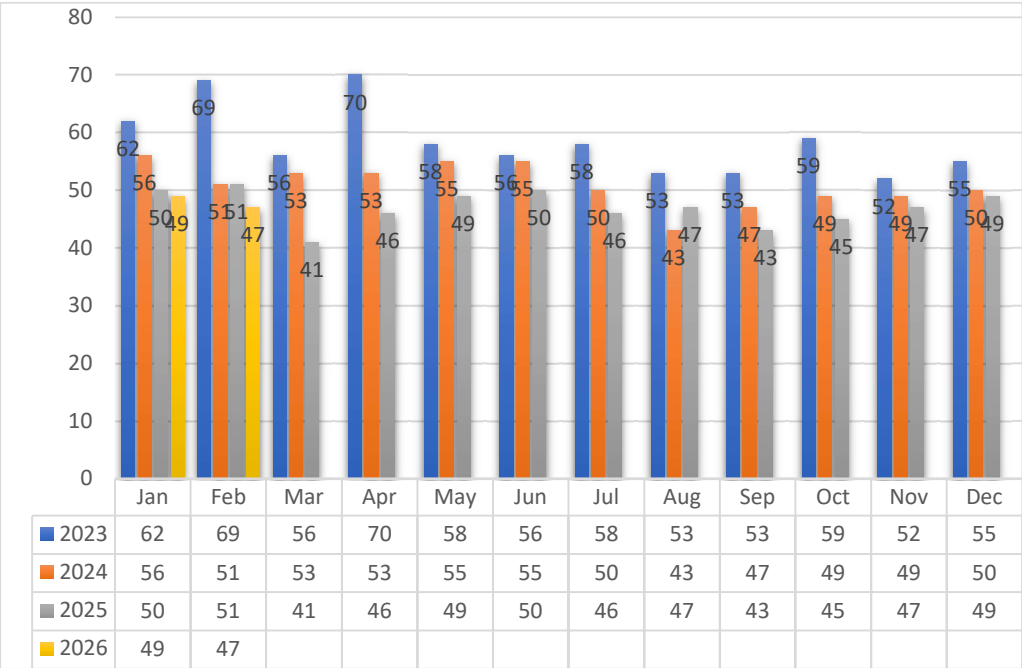
Construction/ Post-construction Program – Pre-submittal Meetings, Plan Reviews, Pre-construction meetings, As-built Review and Project Meetings (Construction and Post-construction Minimum Control Measures) - Stormwater site plan reviews that incorporate consideration for water quality impacts and attempt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

2026 Stormwater Summary January 1 st , 2026 through February 28 th , 2026		
Projects Submitted	Site Dev. Plan Reviews	Preconstruction Meetings
9	24	5

Historical Project Submittals		
Year	Projects Submitted	
	Commercial	Residential
2026	6	3
2025	25	
2024	39	
2023	51	
2022	50	

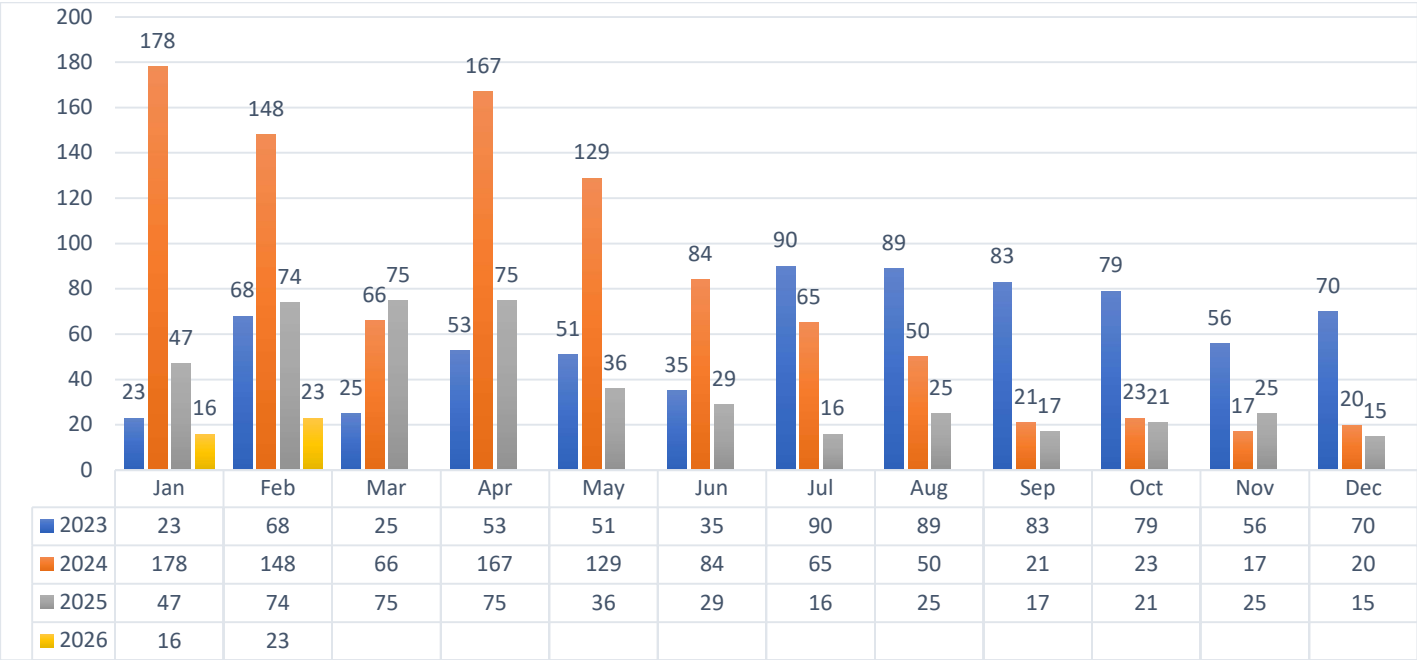
ENGINEERING INSPECTIONS - Anthony Copeland (Senior Engineering Inspector), Scott Reid (Engineering Inspector II), and James Arnau (Engineering Inspector I)

47 Active Site Inspected (Per Month)



STORMWATER INSPECTION: Anthony Copeland / Scott Reid / Jim Arnau

23 Individual LOT Drainage Plan Reviews (Per Month)



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

Subd. / Project Name	Date	Operation
Brookside Ph-3	2/12/2026	Subgrade Proof-Roll
Brookside Ph-3	2/13/2026	Asphalt Binder Placement

Addressed Citizen Complaints: Anthony Copeland

Issue	Complaint Date	Address	Resolution	Completed
Mud in the road	2/5/2026	Alexander Place	Fontain Construction cleaned the roadway.	2/5/2026

Facilities Maintenance Developments – William Bulot/Justin Helms

- All Trade St lights are repaired and working.
- Jail rooftop unit fan motor was replaced
- OC front porch was painted
- Museum has a roof leak. Benton Roofing applied for permit to fix
- CH, Cannon, and Jail HVAC PMs were completed
- OC exit garage door has had several issues. Broken springs, motor brakes are getting worn out.
- Veterans Park lights have broken underground wires. Two lights are not working. Reid Electric will complete the repair.
- Crosswalk on S. Main St. was hit and needs replaced. We have received the new light. We will replace it once weather permits.
- Daily calls have been steady. The team has been addressing needs in a timely manner. Many of the calls are small plumbing, lights needing replaced, and HVAC issues.
- We have begun the process of tracking HVAC heating issues at City Hall. Some VAVs and heat strips need repair.
- Heat strips for the 2nd common area VAV at City Hall have failed. New heat strips ordered. Trane will install the new on March 12th.
- We have been working to complete projects. Park restrooms, Station 41, jail floors and walls, OC automatic garage doors are all starting in March.

Memorandum

To: City Council

From:

Subject: Finance Activity Report - February 2026
<https://www.cityofgreer.org/documents/departments/finance/transparency-%26-financial-reports/transparency-%26-financial-reports---documents/monthly-financial-reports/758350>

Date: March 24, 2026

CC:

Summary:

Attachments:

1. Finance Activity Report - February 2026 Summary Reports & Graphs



February 2026 Summary Financial Report

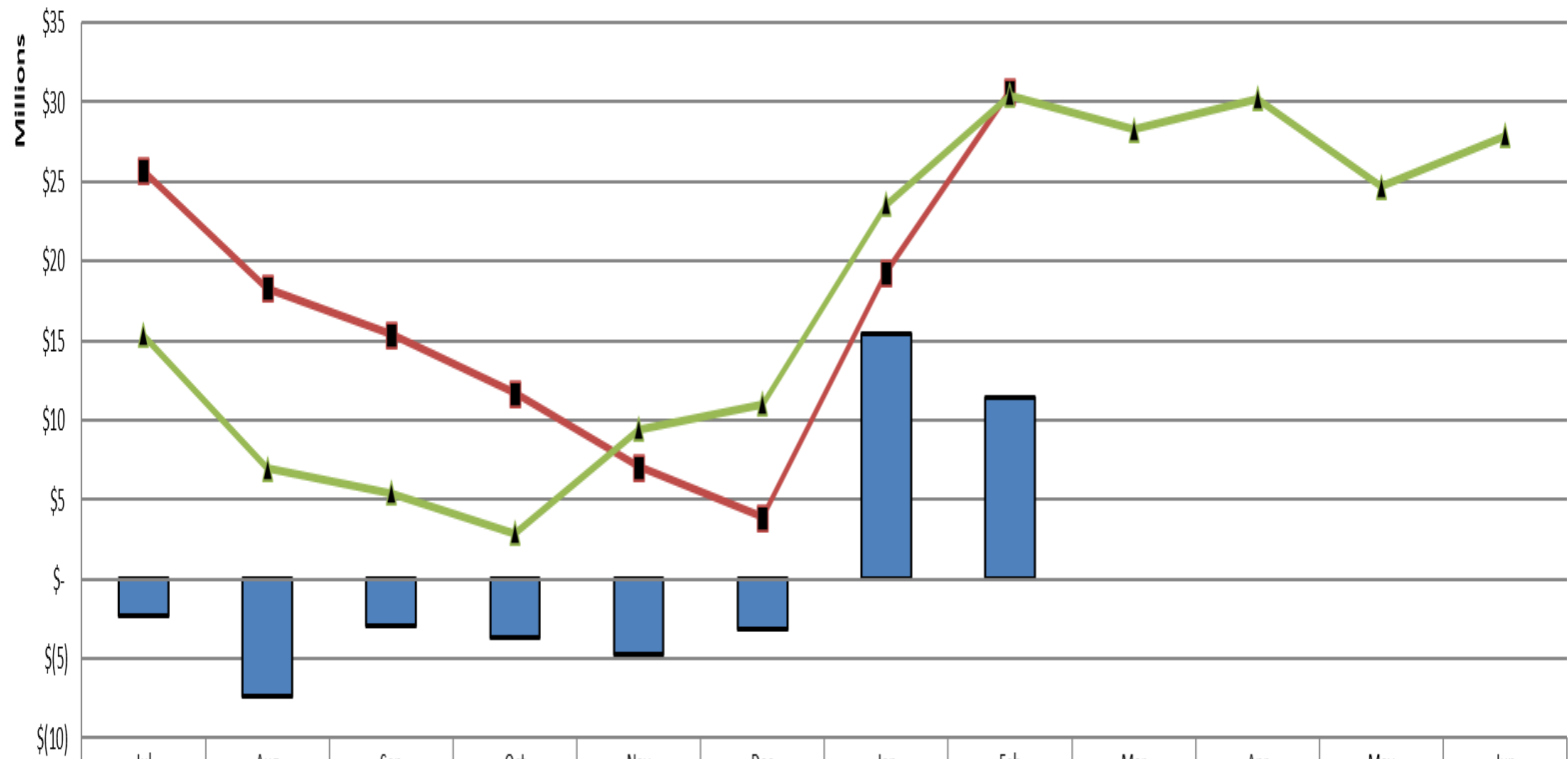


Financial Performance Summary

As of Month End February, 2026

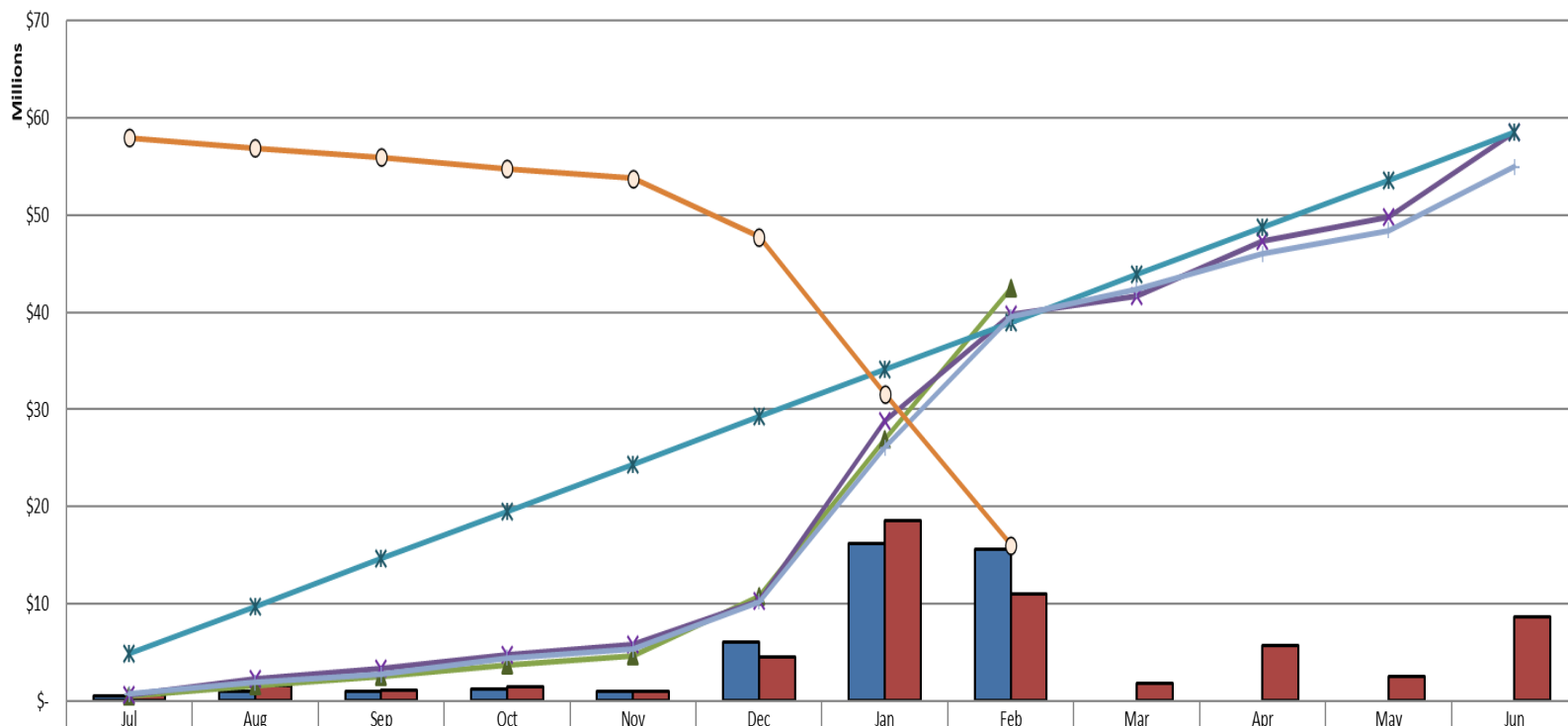
Quick Look Indicators	This Month	This Year	Balance
GENERAL FUND			
Cash Balance	↑	↑	\$ 30,707,556
Revenue	↓	↑	\$ 42,449,679
Total Expenditures	↓	↑	\$ 37,476,466
Total Percentage (Over) / Under	↓	↓	-1%
Revenue Benchmark Variance	↑	↑	\$ 2,649,655
Expenditure Benchmark Variance	↓	↓	\$ (2,620,530)
Overall Benchmark Variance	↑	↑	\$ 29,125
HOSPITALITY FUND			
Cash Balance	↓	↓	\$ 2,098,929
Revenue	↓	↑	\$ 2,680,429
Expenditures	↑	↓	\$ 2,848,101
STORM WATER FUND			
Cash Balance	↓	↑	\$ 4,417,421
Revenue	↓	↓	\$ 1,450,150
Expenditures	↑	↓	\$ 972,166

Cash Balance - General Fund Fiscal Year 2025/26



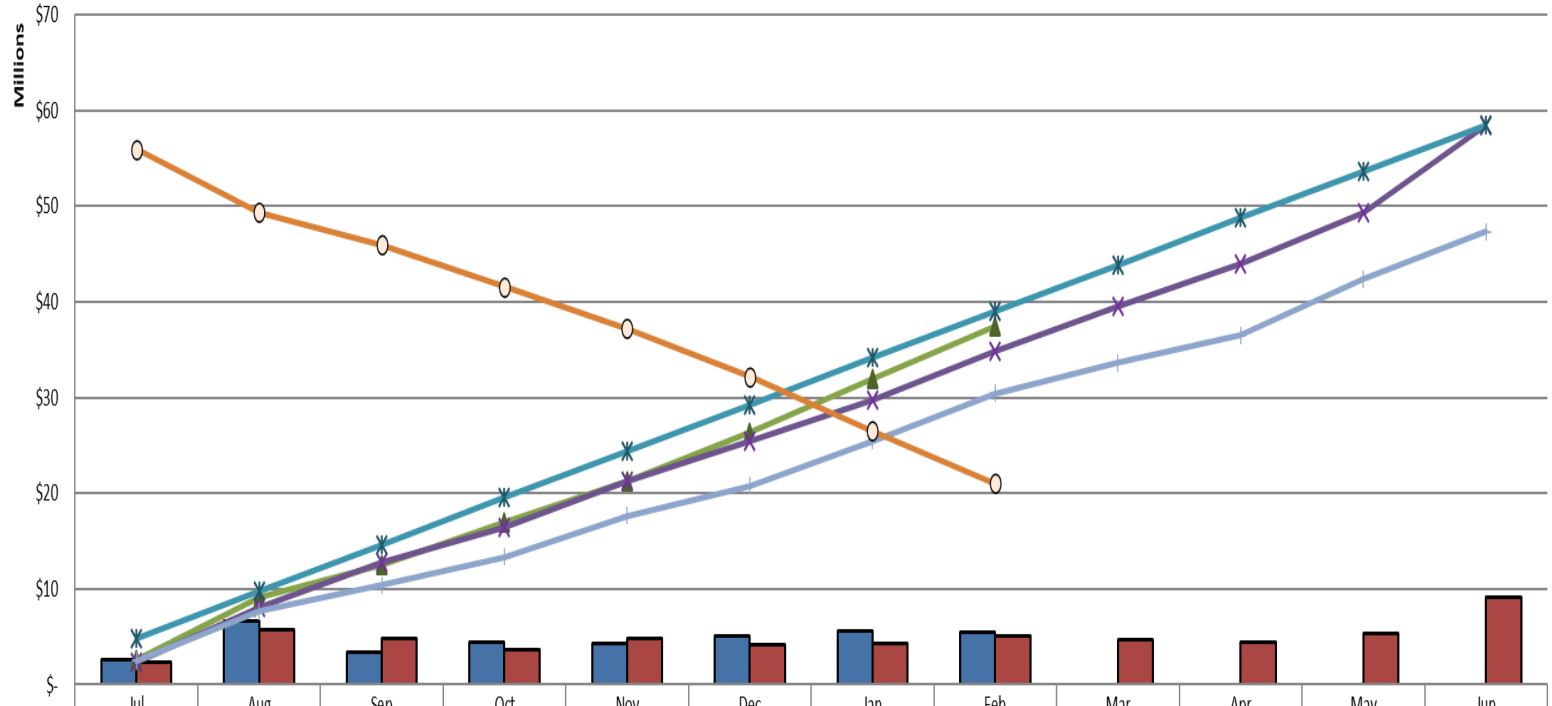
Net Monthly Cash	(2,308,429)	(7,349,027)	(2,938,291)	(3,659,285)	(4,687,980)	(3,114,054)	15,385,364	11,395,319	-	-	-	-
Current Fiscal YTD Balance	25,675,509	18,326,482	15,388,191	11,728,906	7,040,926	3,926,873	19,312,236	30,707,556				
Prior Fiscal YTD Balance	15,365,663	6,946,276	5,444,426	2,910,699	9,424,490	11,024,263	23,580,410	30,440,369	28,283,570	30,231,083	24,714,552	27,936,002

Revenue - General Fund Fiscal Year 2025/26



	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun
Monthly Actual	545,154	1,037,247	951,816	1,162,409	989,782	6,035,209	16,157,279	15,570,783				
Monthly Benchmark	631,405	1,624,340	1,075,470	1,442,008	997,141	4,518,447	18,526,760	10,984,453	1,848,023	5,671,981	2,472,095	8,701,332
YTD Actual	545,154	1,582,401	2,534,217	3,696,626	4,686,408	10,721,617	26,878,896	42,449,679				
YTD Benchmark	631,405	2,255,745	3,331,215	4,773,223	5,770,364	10,288,811	28,815,571	39,800,024	41,648,047	47,320,028	49,792,123	58,493,455
YTD Prorated Budget	4,874,455	9,748,909	14,623,364	19,497,818	24,372,273	29,246,728	34,121,182	38,995,637	43,870,091	48,744,546	53,619,000	58,493,455
Prior YTD Actual	724,221	1,881,093	2,699,925	4,453,499	5,303,274	10,219,443	26,096,702	39,529,741	42,369,107	45,999,370	48,430,303	54,988,763
Balance to Collect	57,948,301	56,911,054	55,959,238	54,796,829	53,807,047	47,771,838	31,614,559	16,043,776				

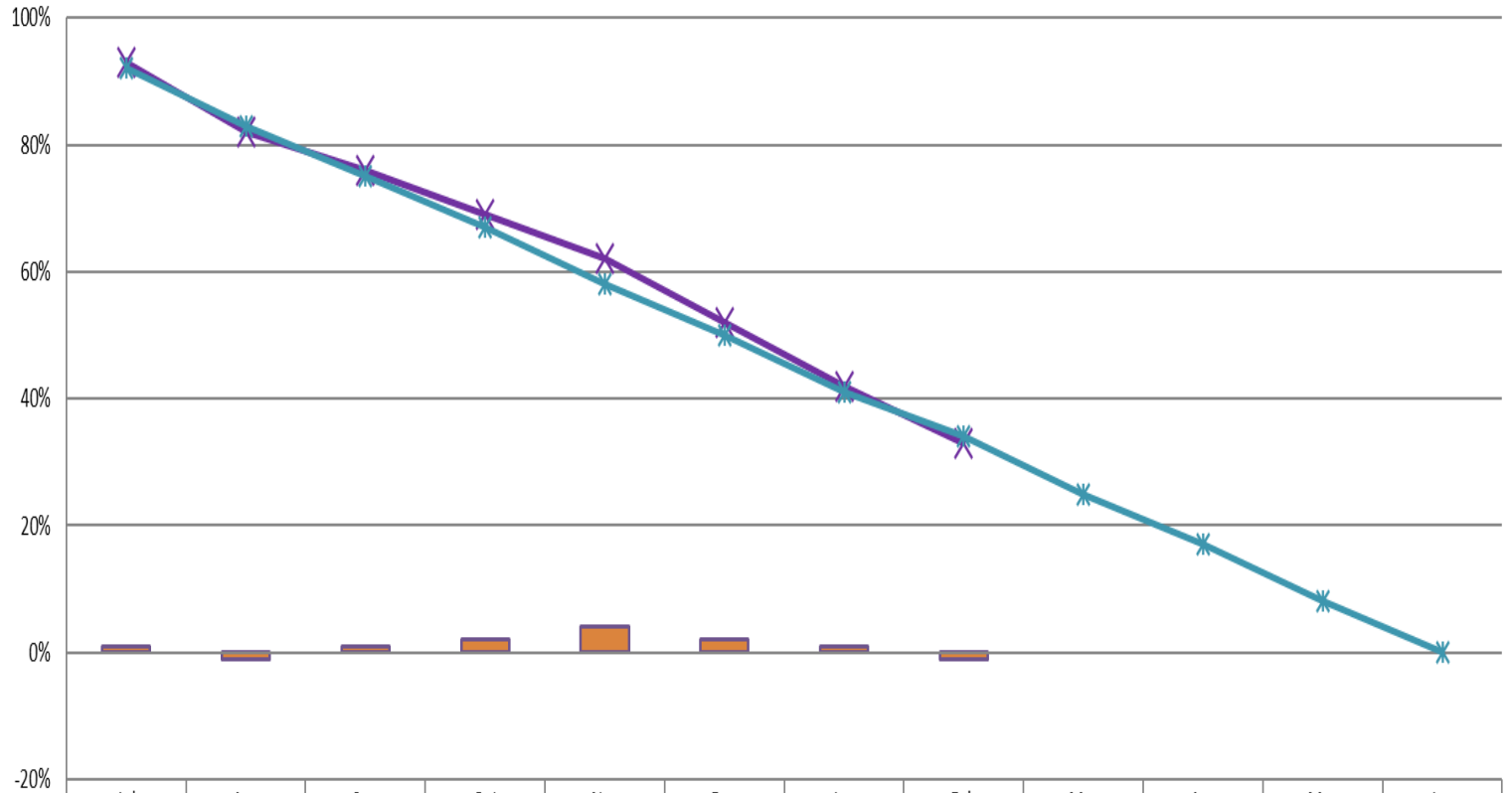
Expenditures - General Fund Fiscal Year 2025/26



	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun
Monthly Actual	2,567,185	6,591,974	3,347,470	4,393,341	4,352,333	5,050,659	5,654,158	5,519,345				
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	2,567,185	9,159,159	12,506,629	16,899,970	21,252,303	26,302,962	31,957,121	37,476,466				
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	55,926,270	49,334,296	45,986,826	41,593,485	37,241,152	32,190,493	26,536,334	21,016,989				

Budget Percent Remaining - General Fund

Fiscal Year 2025/26



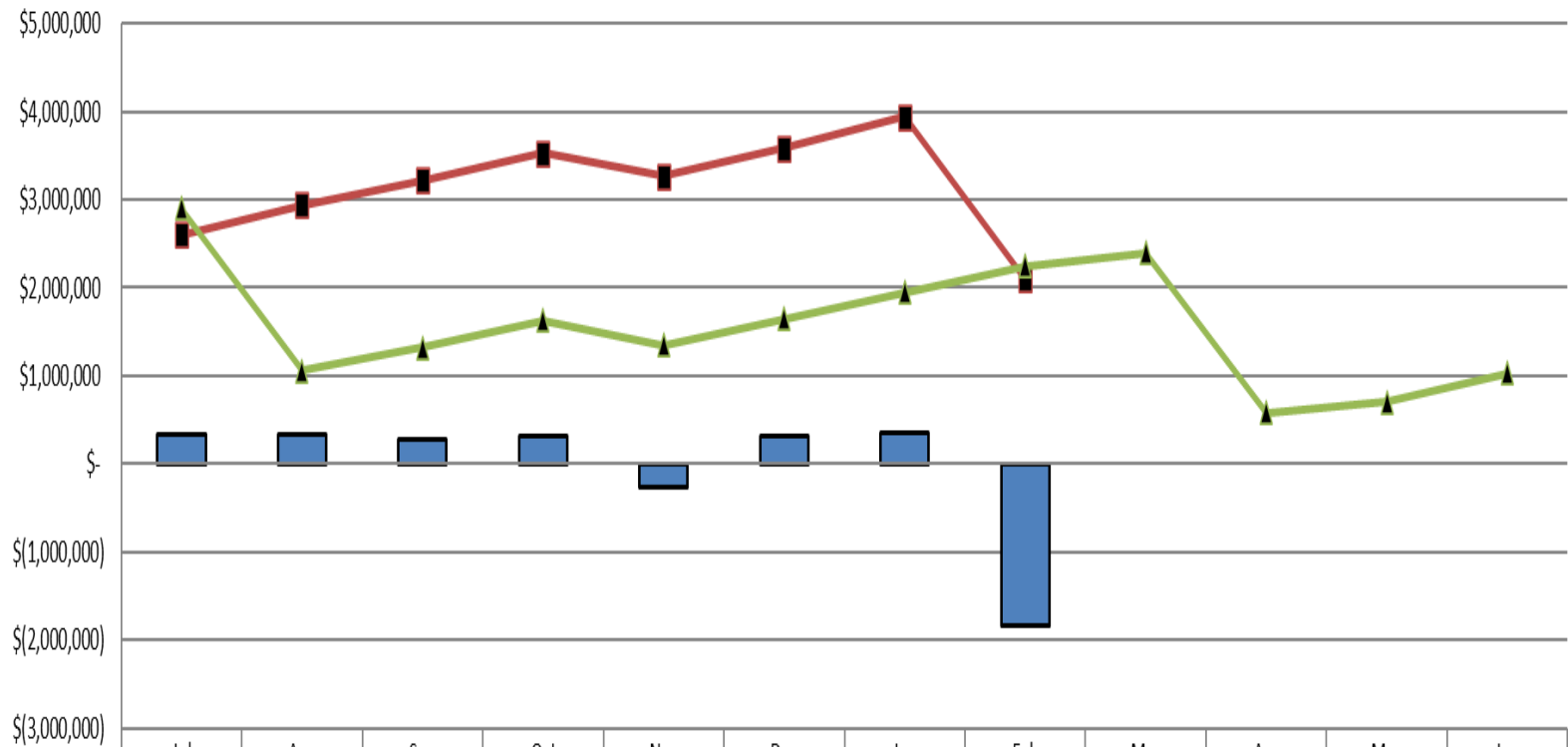
(Over) Under Budget	1	(1)	1	2	4	2	1	(1)				
Actual Percent Remaining	93	82	76	69	62	52	42	33				
Prorated Percent Remaining	92	83	75	67	58	50	41	34	25	17	8	0



Hospitality Taxes Fund

Cash Balance - Hospitality Taxes Fund

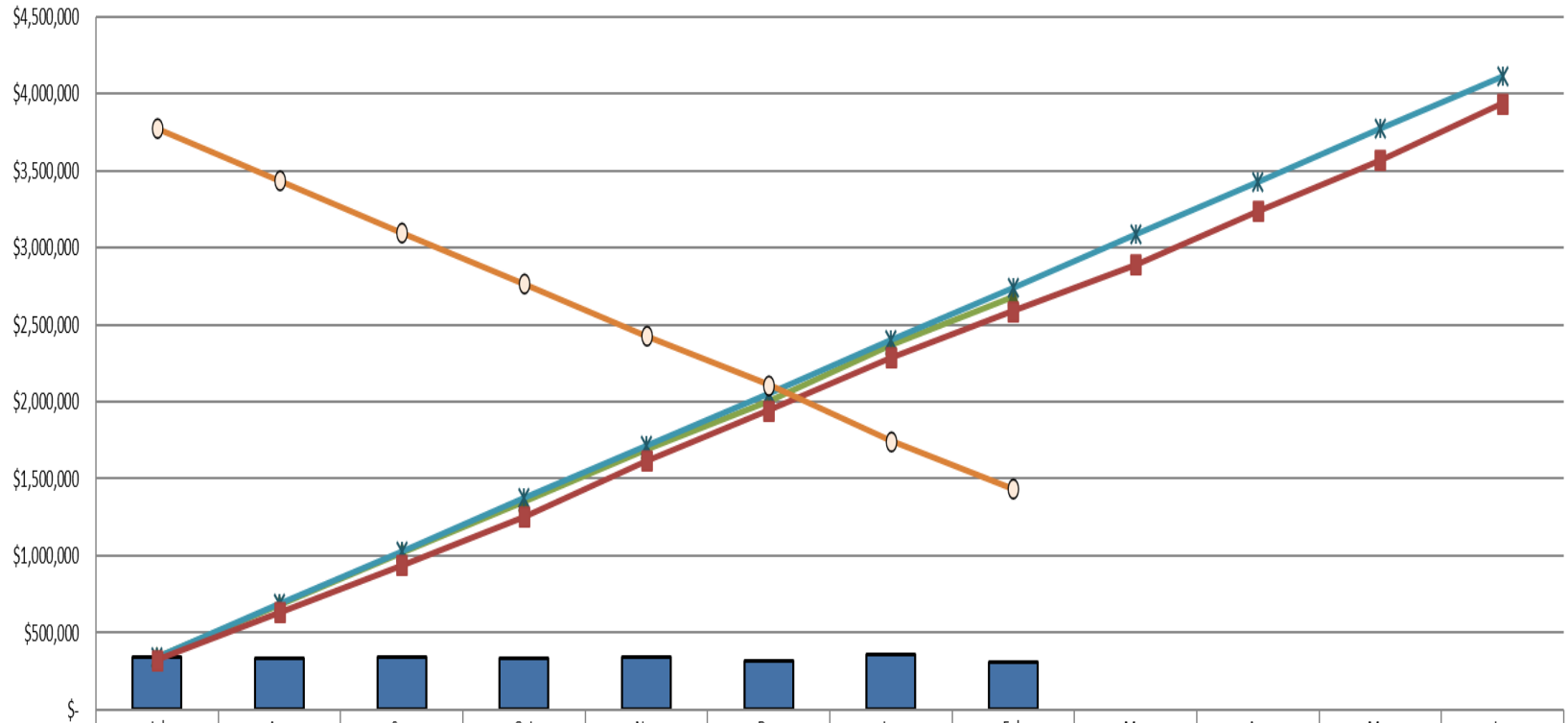
Fiscal Year 2025/26



	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)	318,766	351,631	(1,841,438)	-	-	-	-
Current Fiscal YTD Balance	2,604,489	2,935,850	3,216,921	3,530,917	3,269,970	3,588,737	3,940,367	2,098,929				
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

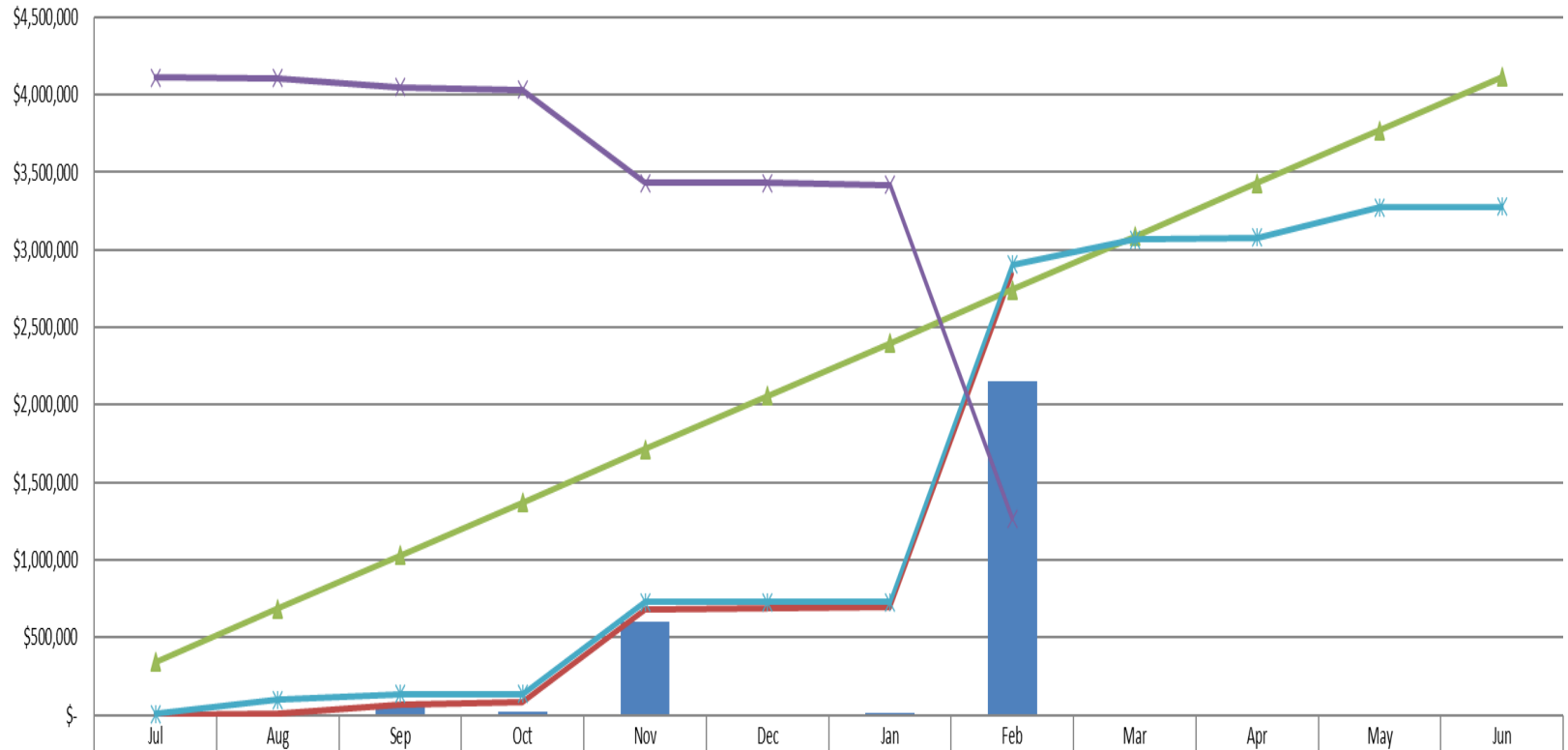
Fiscal Year 2025/26



Monthly Actual	341,190	336,477	339,528	330,947	339,067	320,045	362,631	310,545				
YTD Actual	341,190	677,667	1,017,195	1,348,142	1,687,208	2,007,253	2,369,884	2,680,429				
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	2,107,651	1,745,020	1,434,475				

Expenditures - Hospitality Taxes Fund

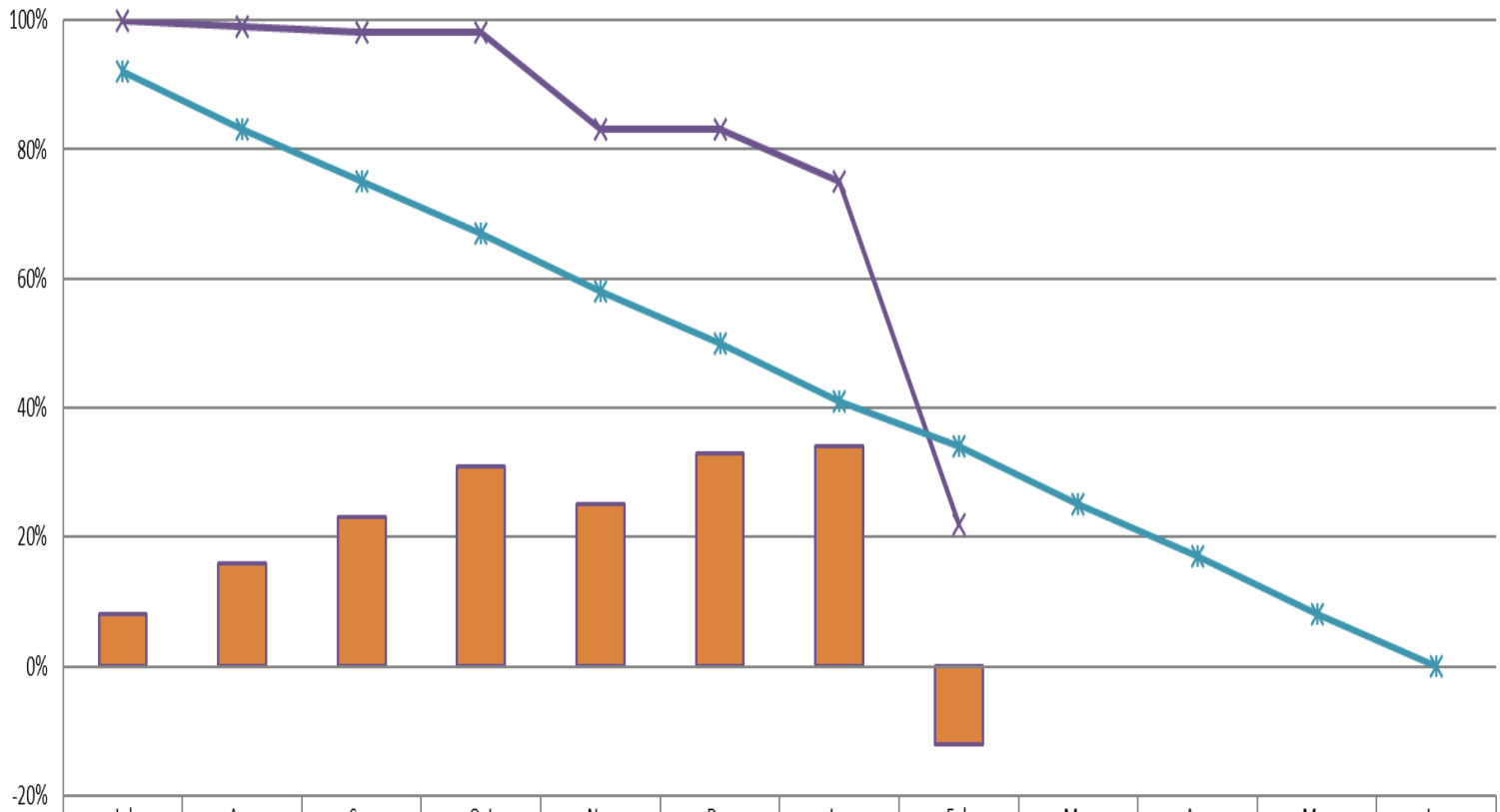
Fiscal Year 2025/26



	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun
Monthly Actual	3,496	4,904	57,975	16,950	600,013	1,778	11,000	2,151,984				
YTD Actual	3,496	8,400	66,376	83,326	683,339	685,118	696,118	2,848,101				
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	3,429,787	3,418,786	1,266,803				

Budget Percent Remaining - Hospitality Taxes Fund

Fiscal Year 2025/26



(Over) Under Budget

Actual Percent Remaining

Prorated Percent Remaining

Jul

Aug

Sep

Oct

Nov

Dec

Jan

Feb

Mar

Apr

May

Jun

8

16

23

31

25

33

34

-12

100

99

98

98

83

83

75

22

92

83

75

67

58

50

41

34

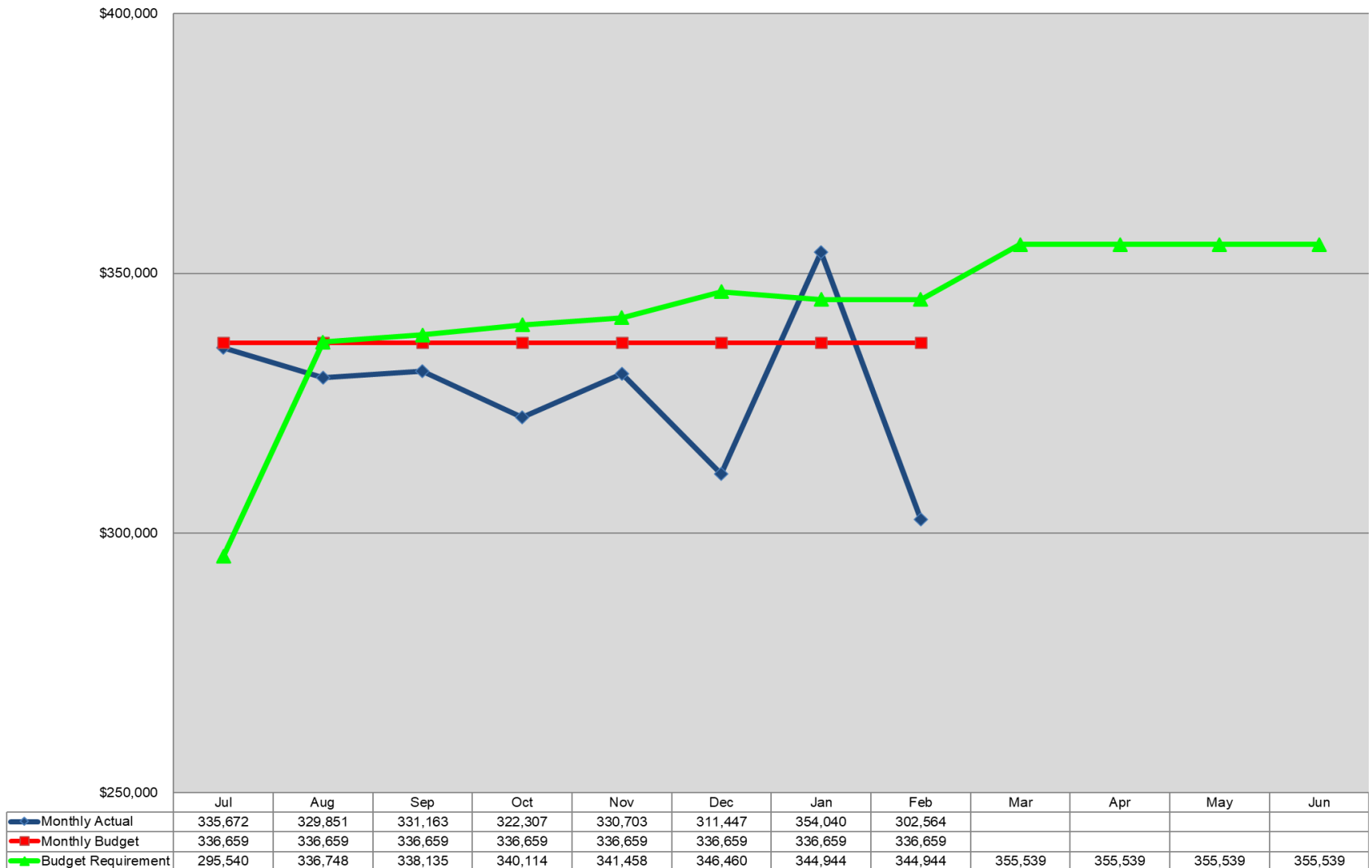
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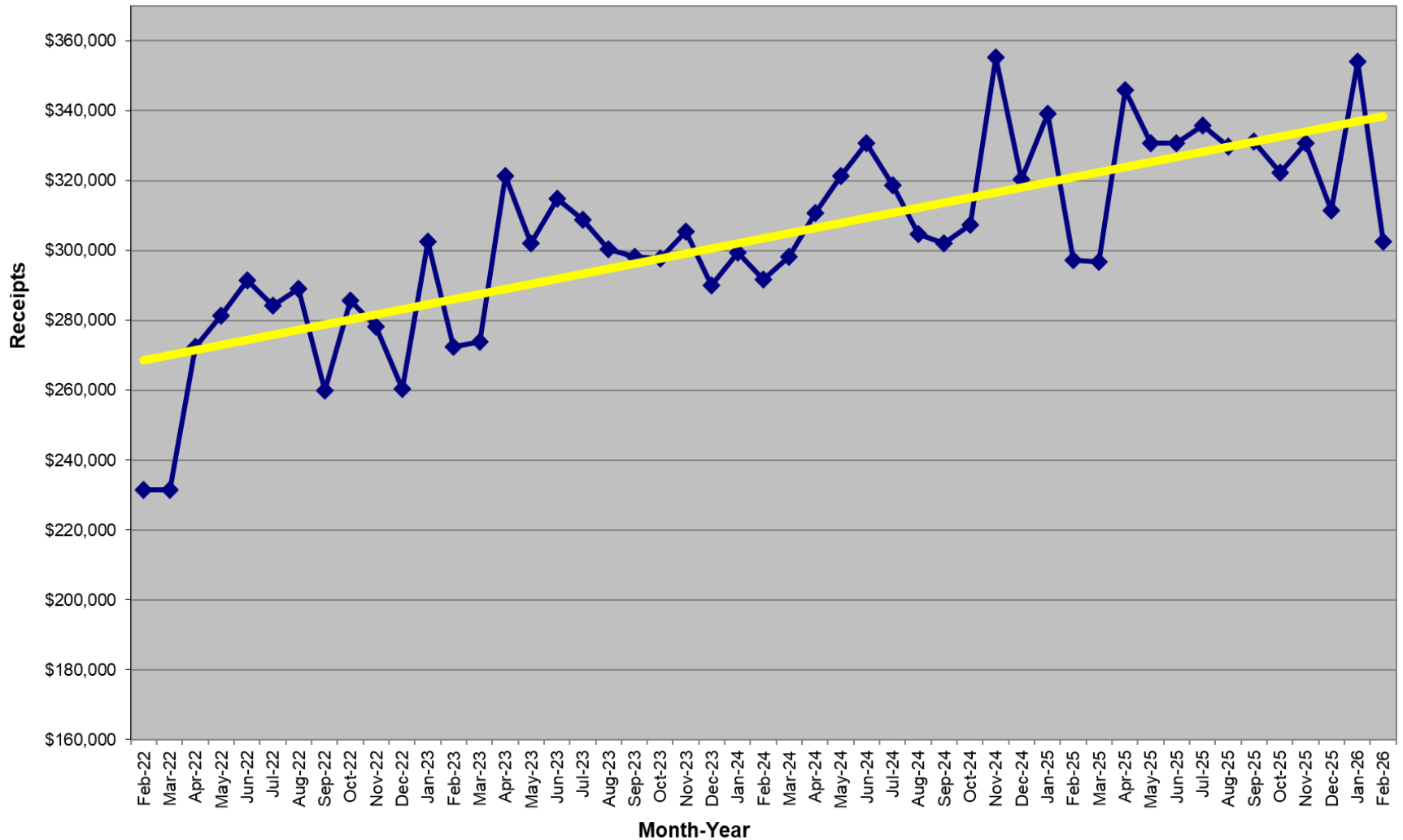
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Hospitality Taxes Fiscal Year 2025/26



Hospitality Tax

4 - Year Trending

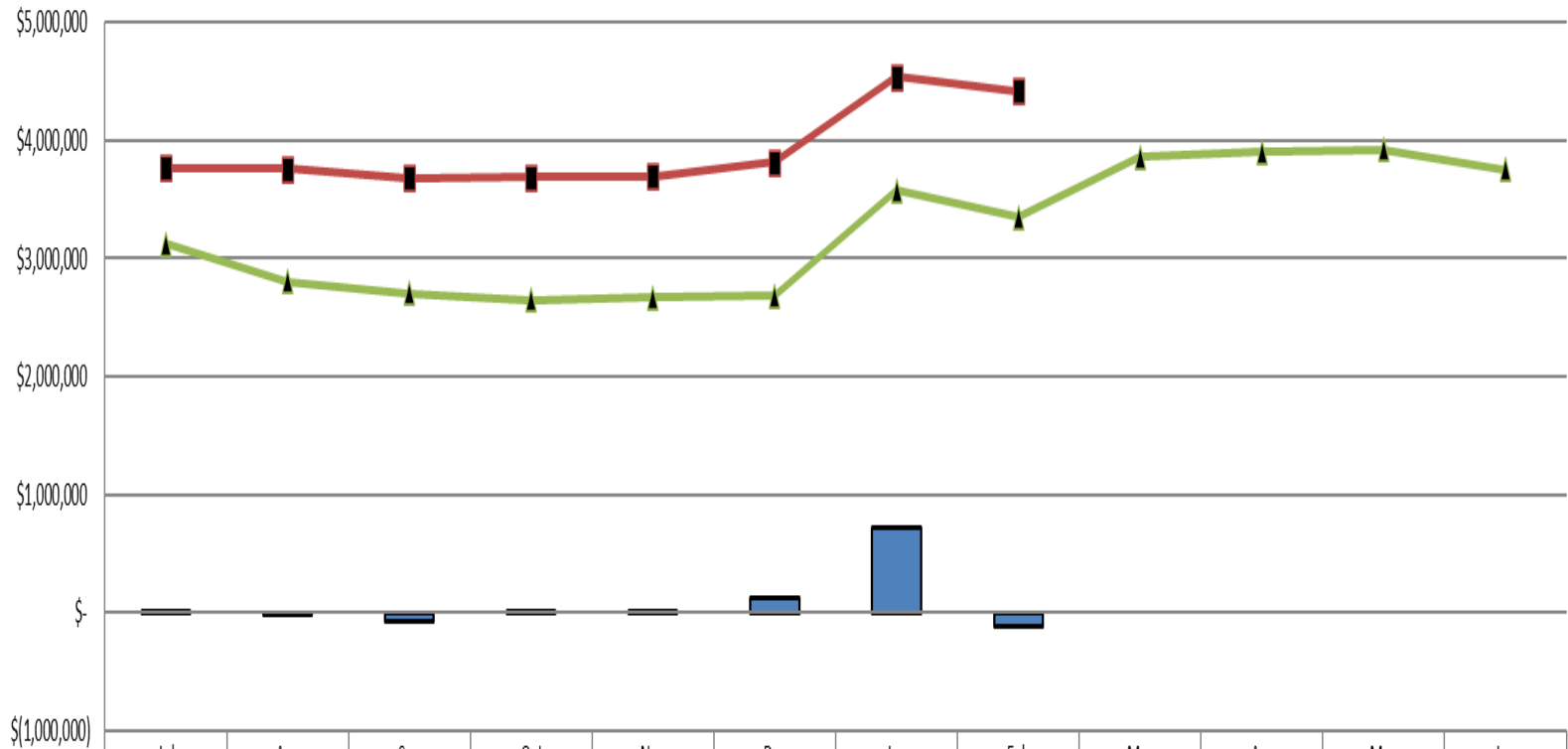




Storm Water Fund

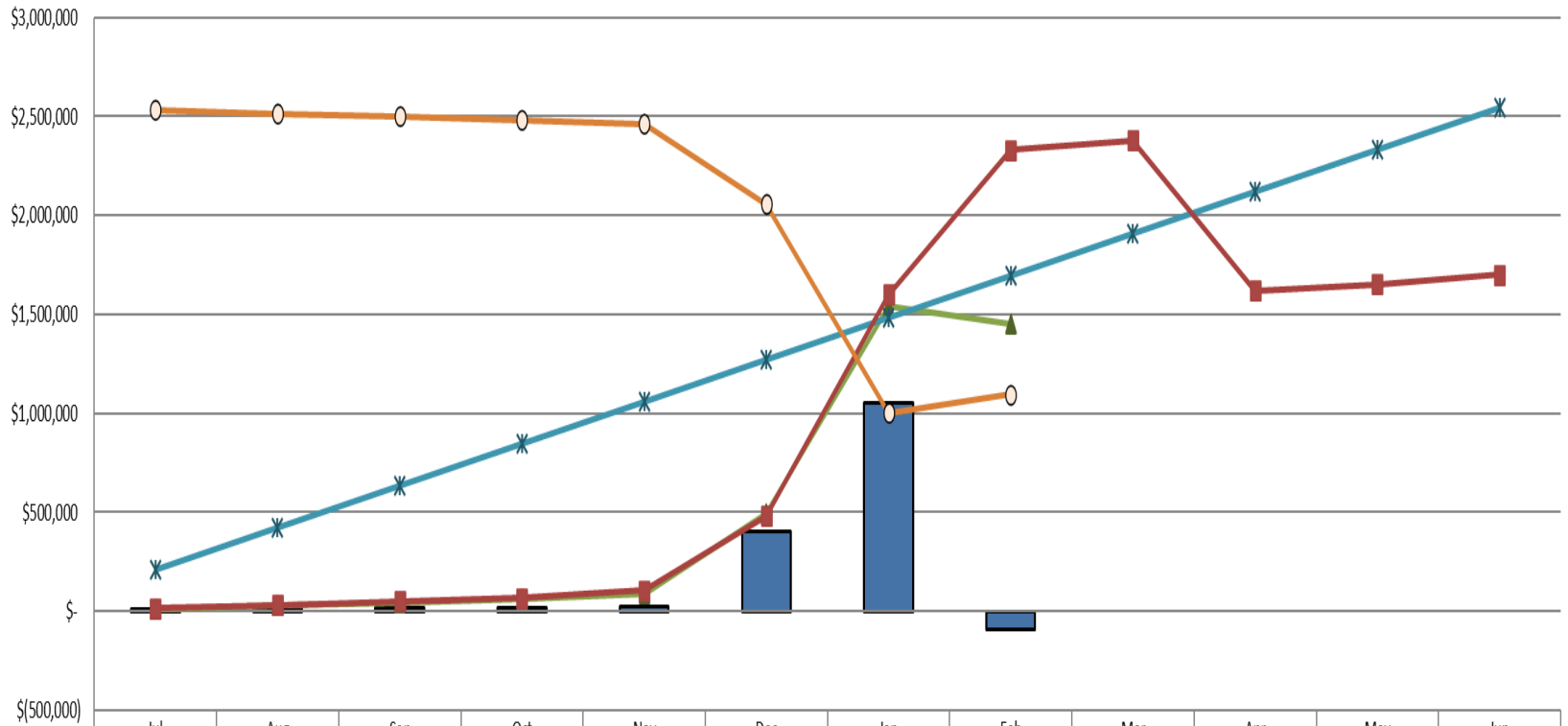
Cash Balance - Storm Water Fund

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	120,304	722,531	(123,894)	-	-	-	-
Current Fiscal YTD Balance	3,769,349	3,757,197	3,683,570	3,689,600	3,698,479	3,818,784	4,541,315	4,417,421				
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

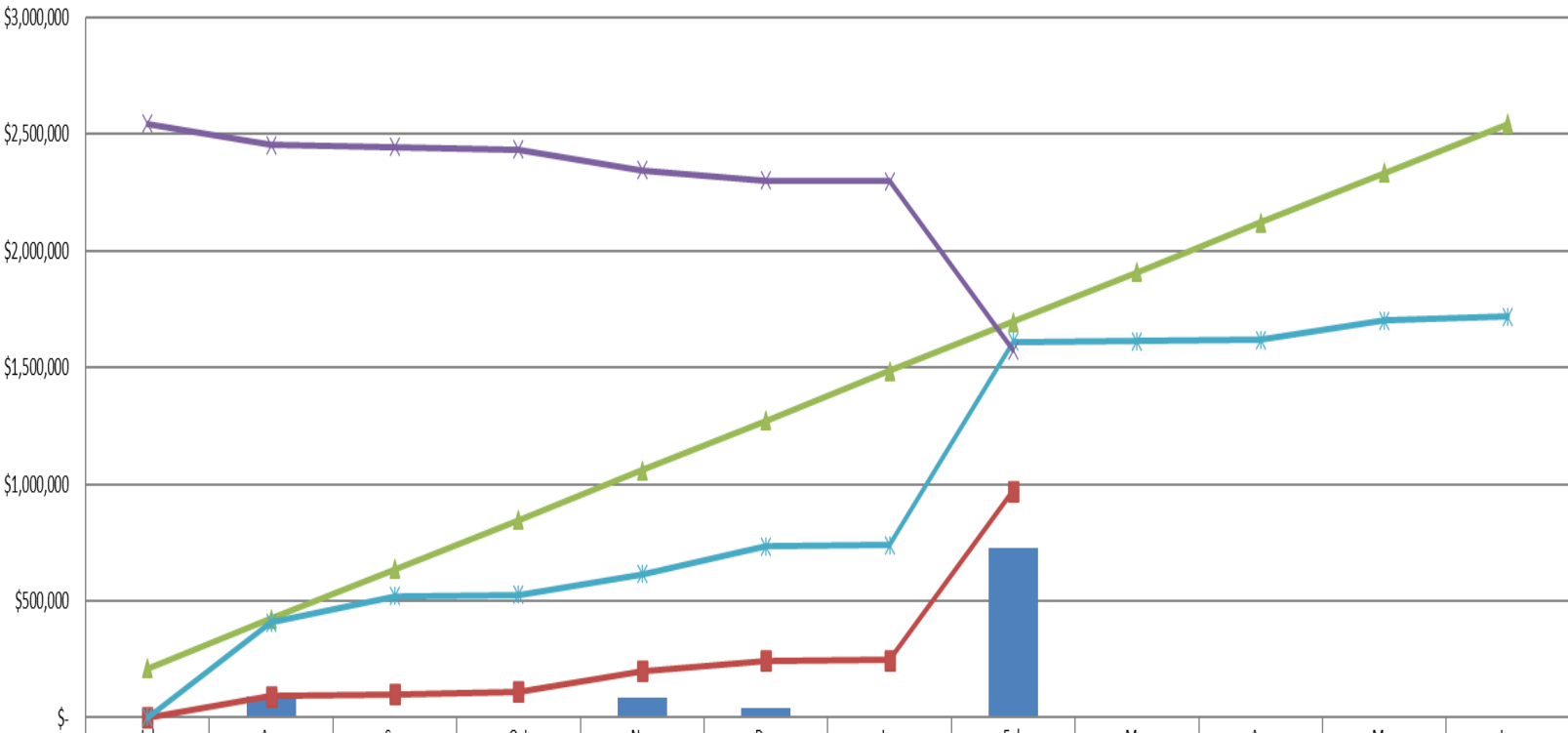
Revenue - Storm Water Taxes Fund Fiscal Year 2025/26



	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun
Monthly Actual	12,041	18,579	14,450	16,935	22,311	405,103	1,053,594	(92,863)				
YTD Actual	12,041	30,620	45,070	62,005	84,316	489,419	1,543,013	1,450,150				
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	2,055,429	1,001,835	1,094,698				

Expenditures - Storm Water Fund

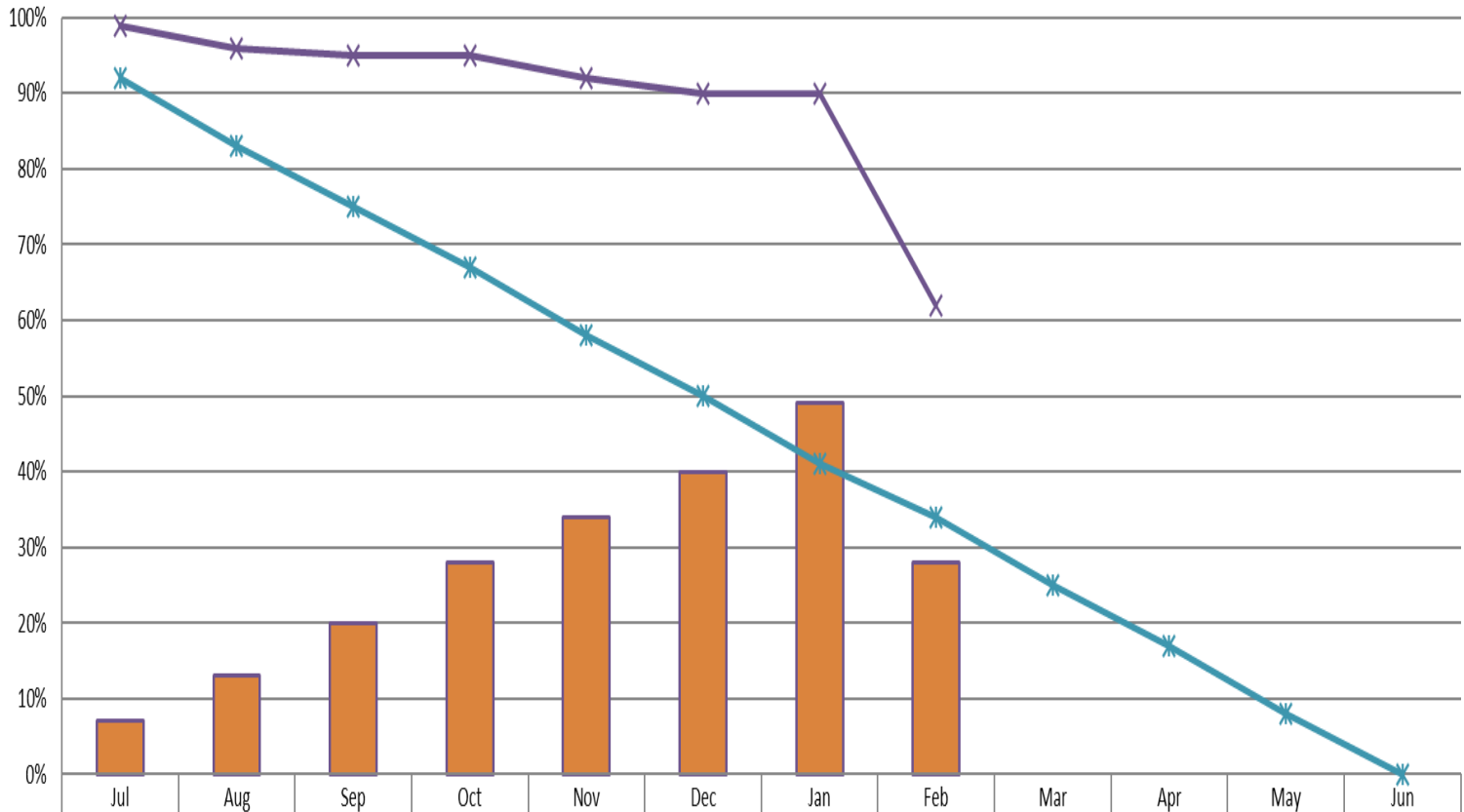
Fiscal Year 2025/26



Monthly Actual	2,111	91,240	7,638	10,768	87,961	43,362	3,354	725,732				
YTD Actual	2,111	93,351	100,989	111,757	199,718	243,080	246,434	972,166				
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	2,342,737	2,451,497	2,443,859	2,433,091	2,345,130	2,301,768	2,298,414	1,572,682				

Budget Percent Remaining - Storm Water Fund

Fiscal Year 2025/26



(Over) Under Budget	7	13	20	28	34	40	49	28				
Actual Percent Remaining	99	96	95	95	92	90	90	62				
Prorated Percent Remaining	92	83	75	67	58	50	41	34	25	17	8	0

Memorandum

To: City Council

From:

Subject: Fire Department Activity Report - February 2026

Date: March 24, 2026

CC:

Summary:

Attachments:

1. Fire Department Activity Report - February - 2026



FEBRUARY

2026

MONTHLY REPORT



CITY OF GREER
FIRE DEPARTMENT

STAFFING



GFD held our Annual Awards Banquet at Greer Golf.

STAFFING REPORT

DIVISION	TOTAL POSITIONS ALLO- CATED	CURRENT STAFFING LEVEL	STAFF ON LIGHT DUTY/LEAVE	POSITIONS TO FILL	IN PROCESS
OPERATIONS	60	59	0	0	1
ADMINISTRATION	9	7	0	0	2
PART-TIME	21	17	0	3	3

Annual Award Banquet



2025—Firefighter of the Year
Firefighter/EMT Chandler Bradshaw



2025—Officer of the Year
Lieutenant/Paramedic

2025—Emergency Medical Professional of the Year
Paramedic Breane Blackwell



2025—Distinguished Service Award
Polson Award
Lieutenant/EMT Todd Wilson



Company Citations—

Engine 97—January 10, 2026

Lieutenant/EMT—Scott Tompkins

Engineer/EMT—Drew Pitman

Firefighter/Paramedic—Johann Sulser

Engine 56—January 13, 2026

Firefighter/EMT—Carlos Cortes

Engine 41 and Battalion 41—November 12, 2025

Lieutenant/EMT—Chase Bradshaw

Engineer/EMT—Christian Stewart

Firefighter/EMT—Donald Thompson

Life Saving Awards—

Engine 41, Tower 41 and QRV 41—June 14, 2025

Captain/Paramedic—Brian Collins

Engineer/EMT—Thomas Gregory

Firefighter/EMT—Bodie Henrie

Engineer/Paramedic—Coty Cox

Firefighter/Paramedic—Ben Tomlinson

Firefighter/EMT—Olvia Kirk

Paramedic—Tiffany Hoffman

Paramedic—Allison Nelson

Engine 56—August 17, 2025

Lieutenant/EMT—Robert South

Engineer/Paramedic—Julia Davis

Firefighter/Paramedic—Carter Massa

Paramedic—Allison Nelson

EMT—Taylor Metz

Engine 41—November 27, 2025

Lieutenant/EMT—Chase Bradshaw

Engineer/EMT—Christian Stewart

Firefighter/Paramedic—Gabe Larkin

Firefighter/EMT—Donald Thompson

Gallantry Award—

Engine 56 and Tower 41—November 12, 2025

Lieutenant/EMT—Robert South

Engineer/Paramedic—Julia Davis

Firefighter/Paramedic—Amber Altier

Firefighter/EMT—Bodie Henrie

Captain/EMT—Corey Blackwell

Engineer/Paramedic—Charlie Kanel

Firefighter/EMT—Brice Norris

Firefighter/EMT—Evan Williams

Firefighter/Paramedic Gabe Larkin

Tower 41—January 30, 2026

Captain/Paramedic-McCauley Hannah

Engineer/EMT—Chase Dotson

Firefighter/EMT—Chandler Bradshaw

Firefighter/EMT—Zakary Brown

Company Citation—January 30, 2026

Engine 41, Engine 42, Engine 56 and Battalion 41

Lieutenant/Paramedic – Tyler Collins

Engineer/EMT—Jake Sims

Firefighter/EMT—Dallas Callahan

Lieutenant/EMT—Todd Wilson

Engineer/EMT—Calem Upton

Engineer/EMT—Joe Clarke

Firefighter/Paramedic—John Kenney

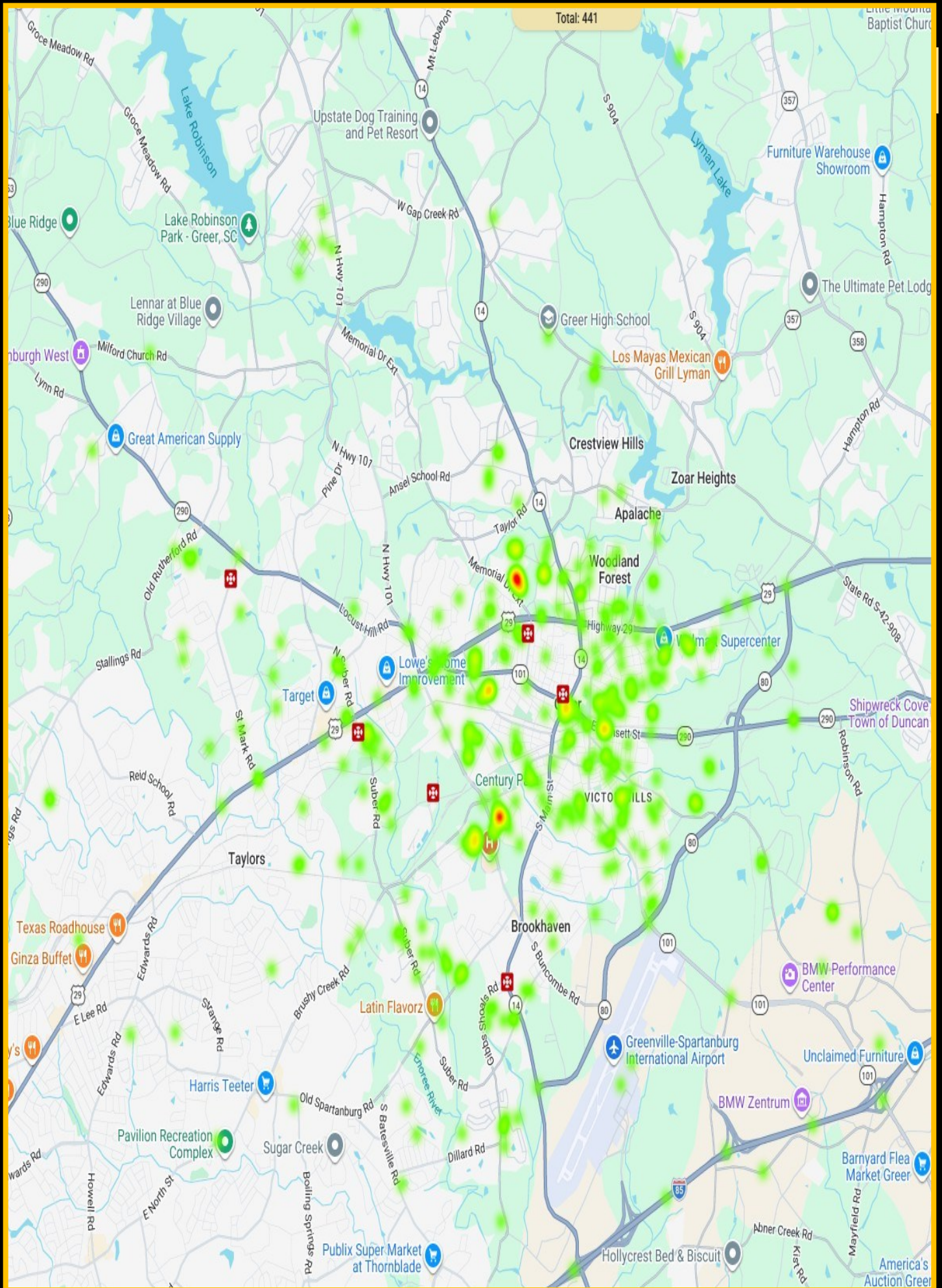
Captain/EMT—Thomas Kickler

Engineer/Paramedic—Chase Raper

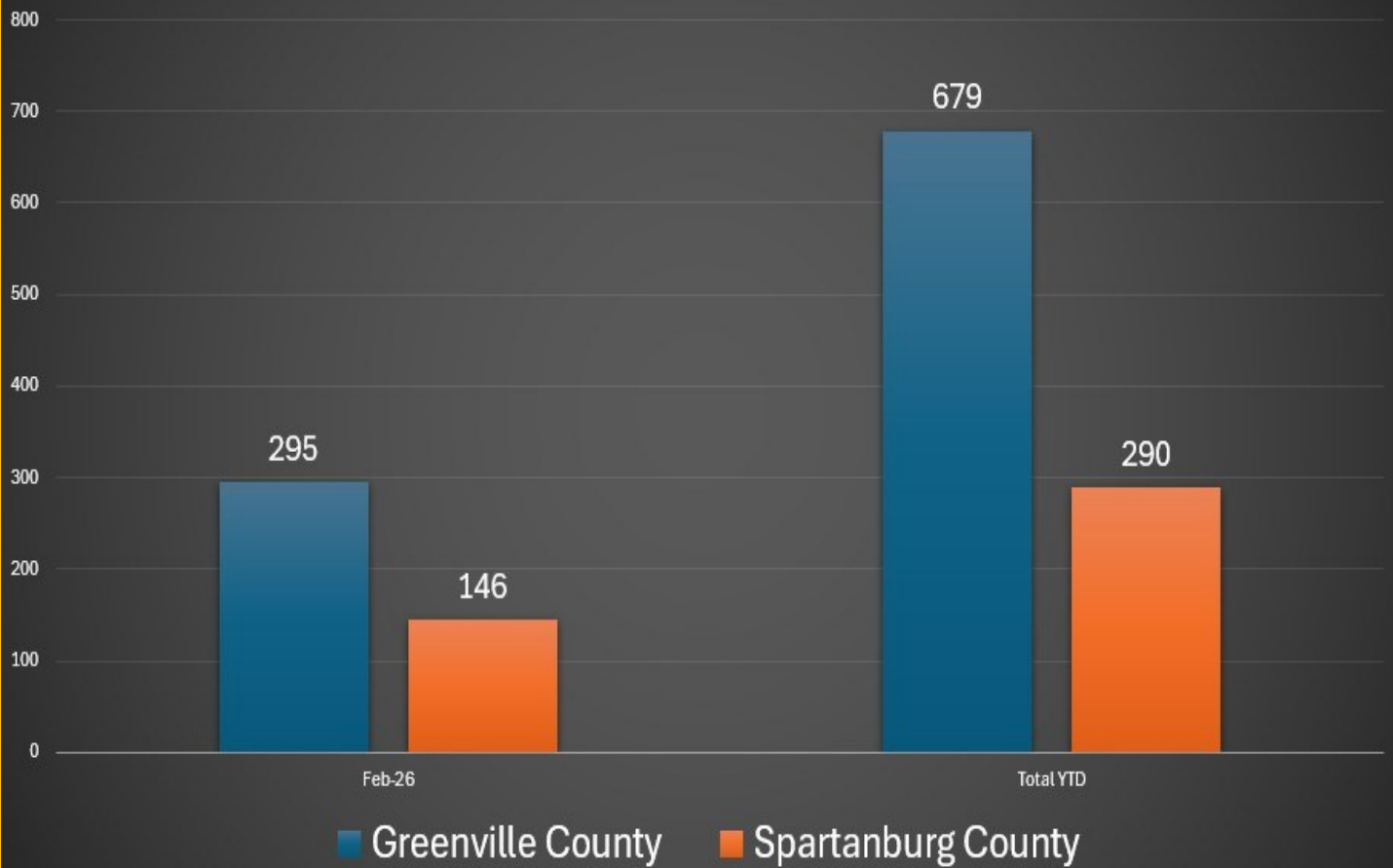
Firefighter/EMT—Michael Hubbard

Firefighter/EMT—Aiden Marshal

Battalion Chief—Paul Brown



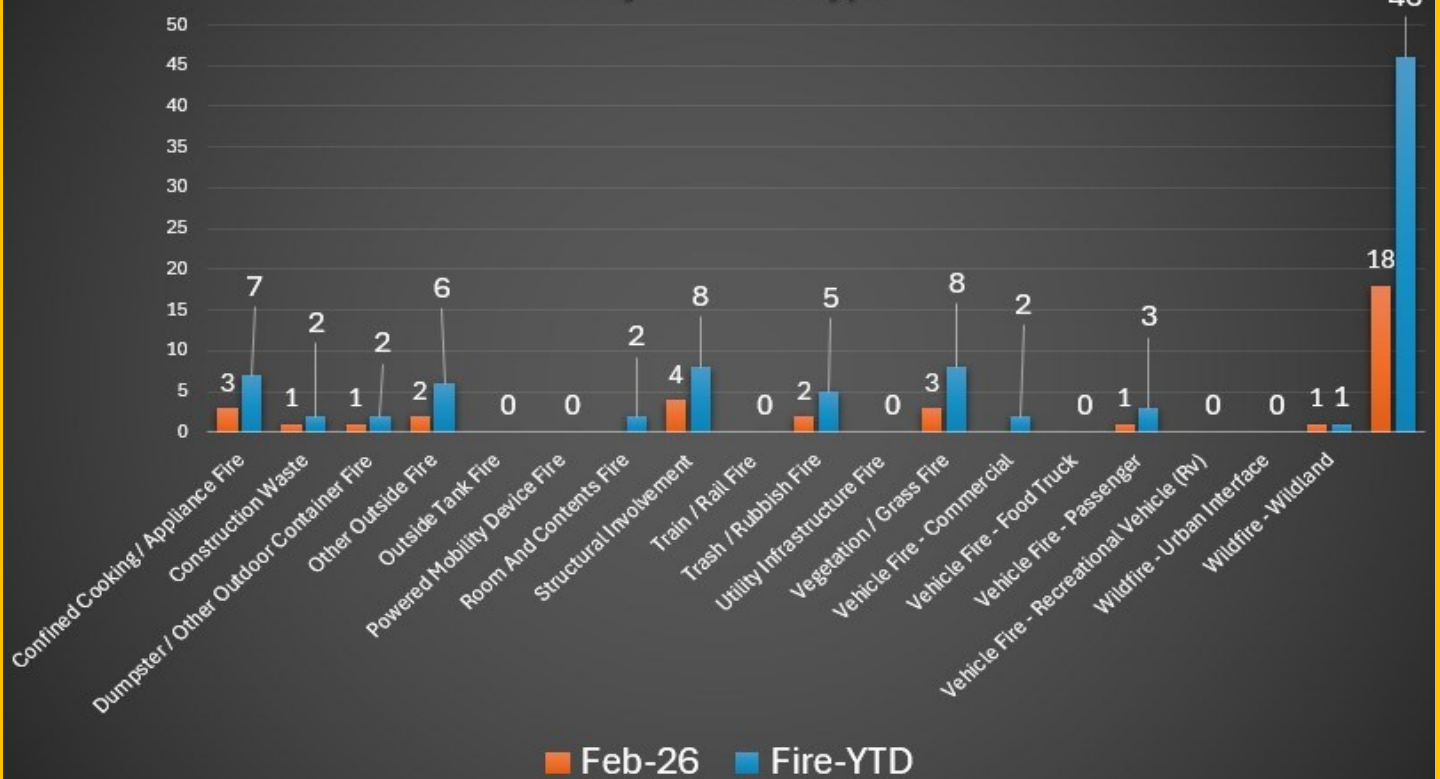
County Breakdown



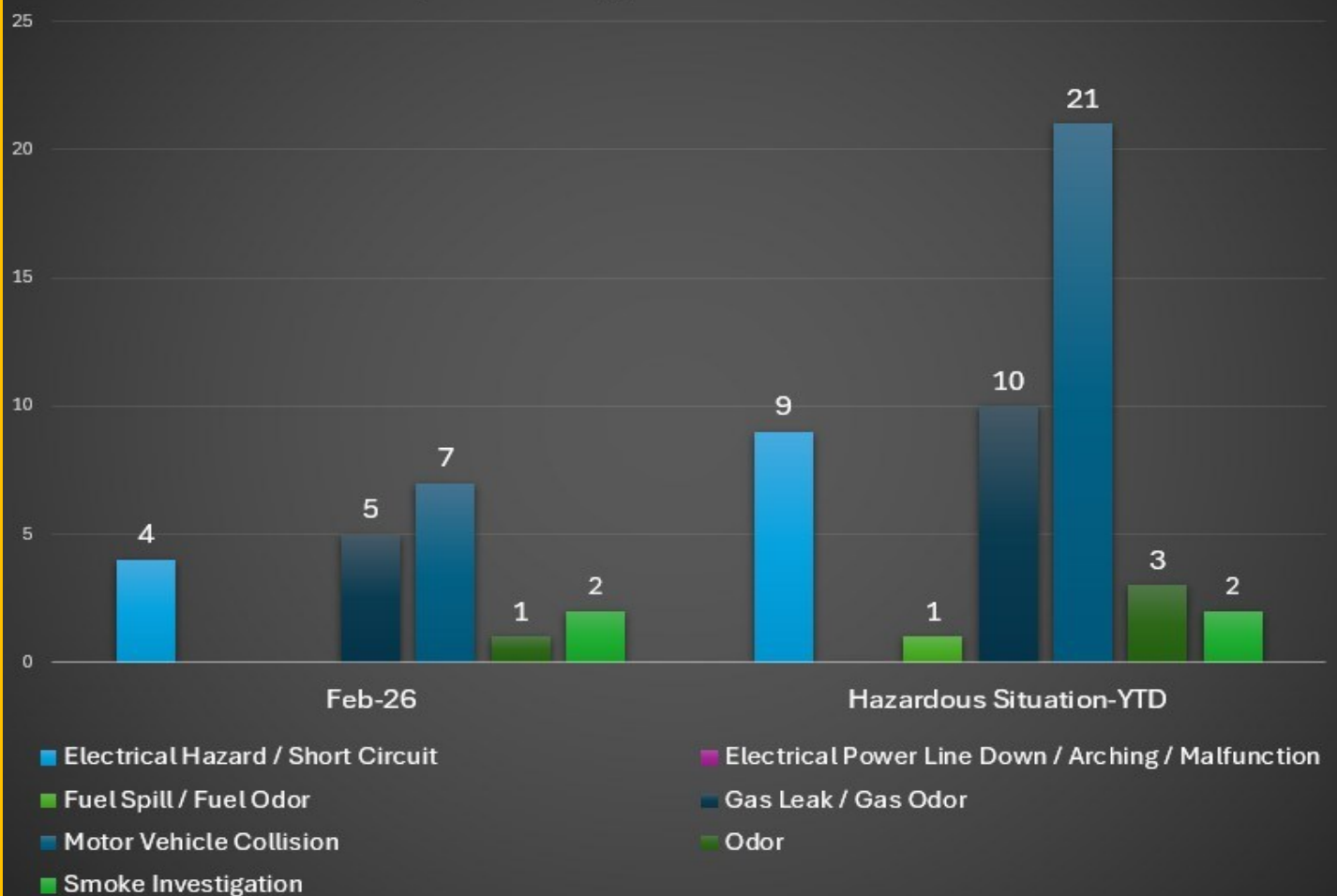
Primary Incident Type



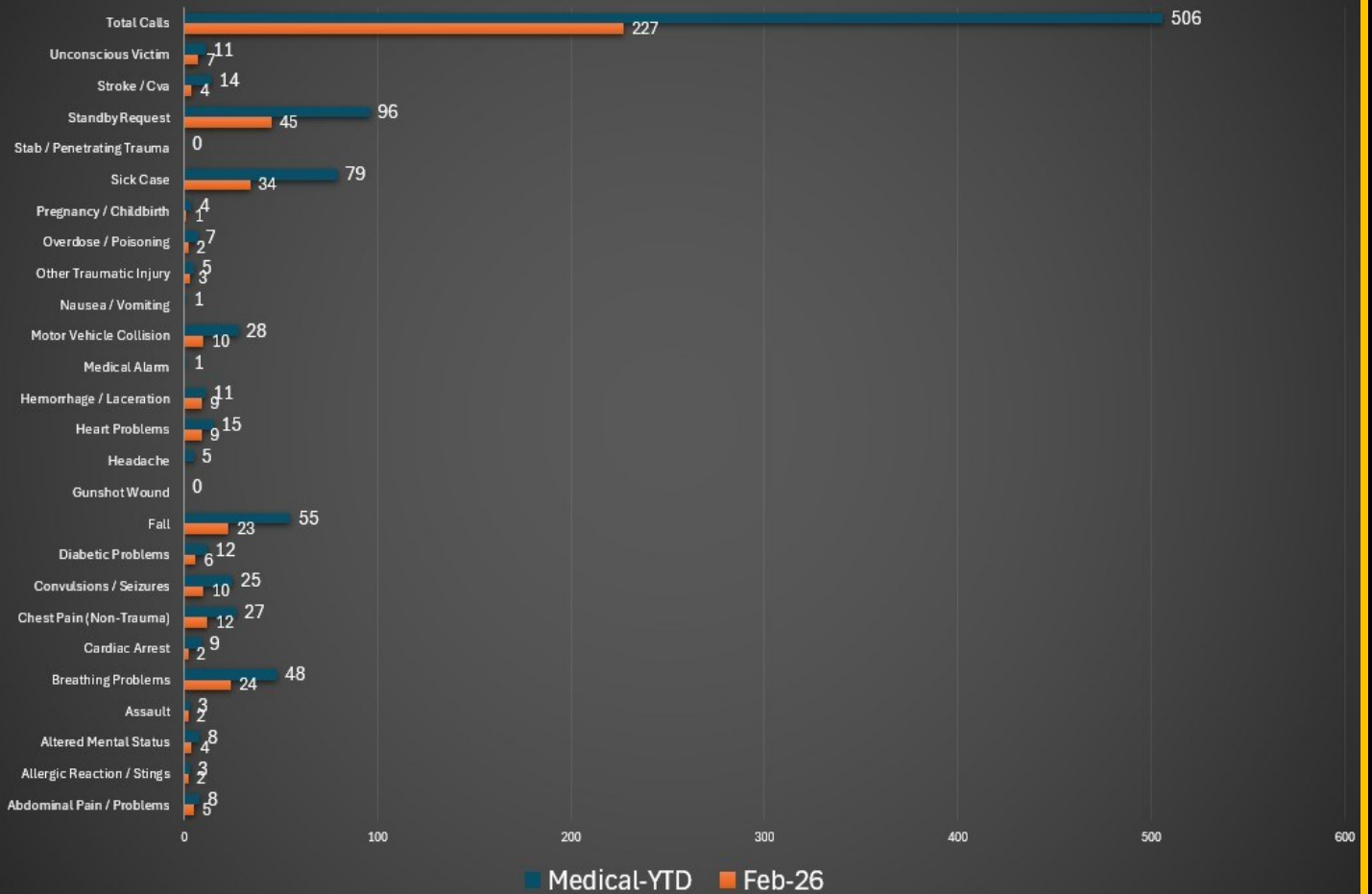
Primary Incident Type - Fire



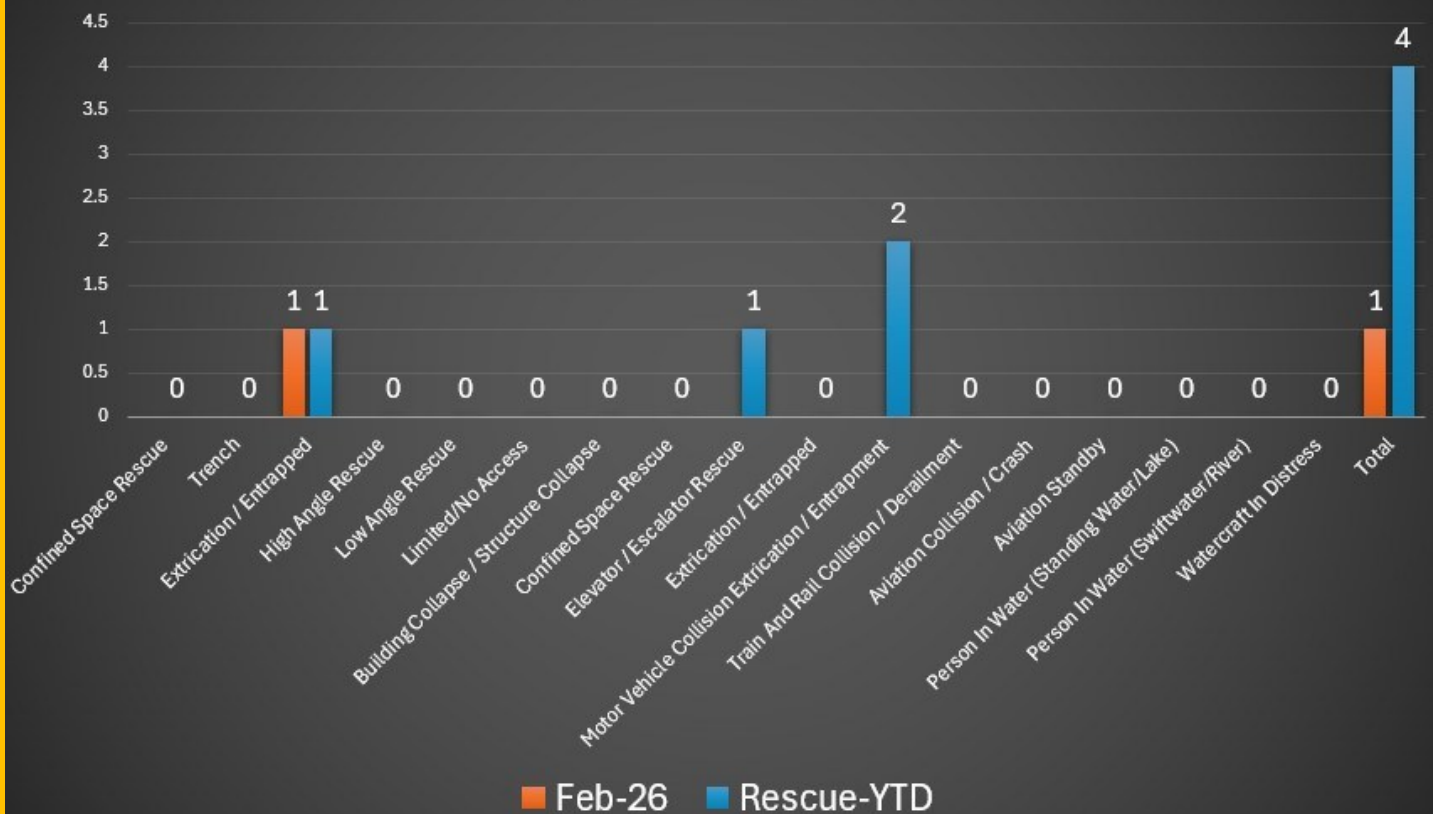
Primary Incident Type - Hazardous Situation



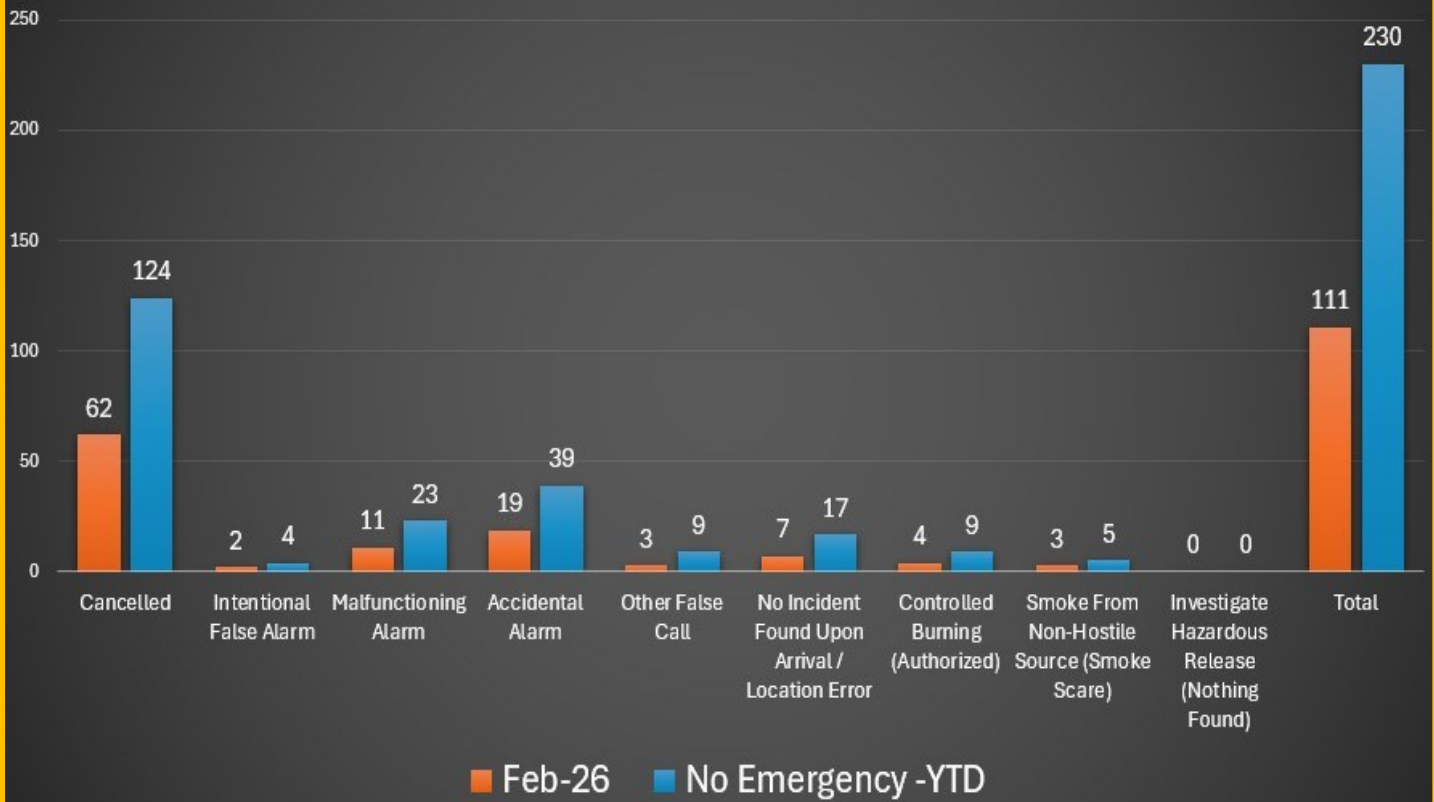
Primary Incident Type - Medical



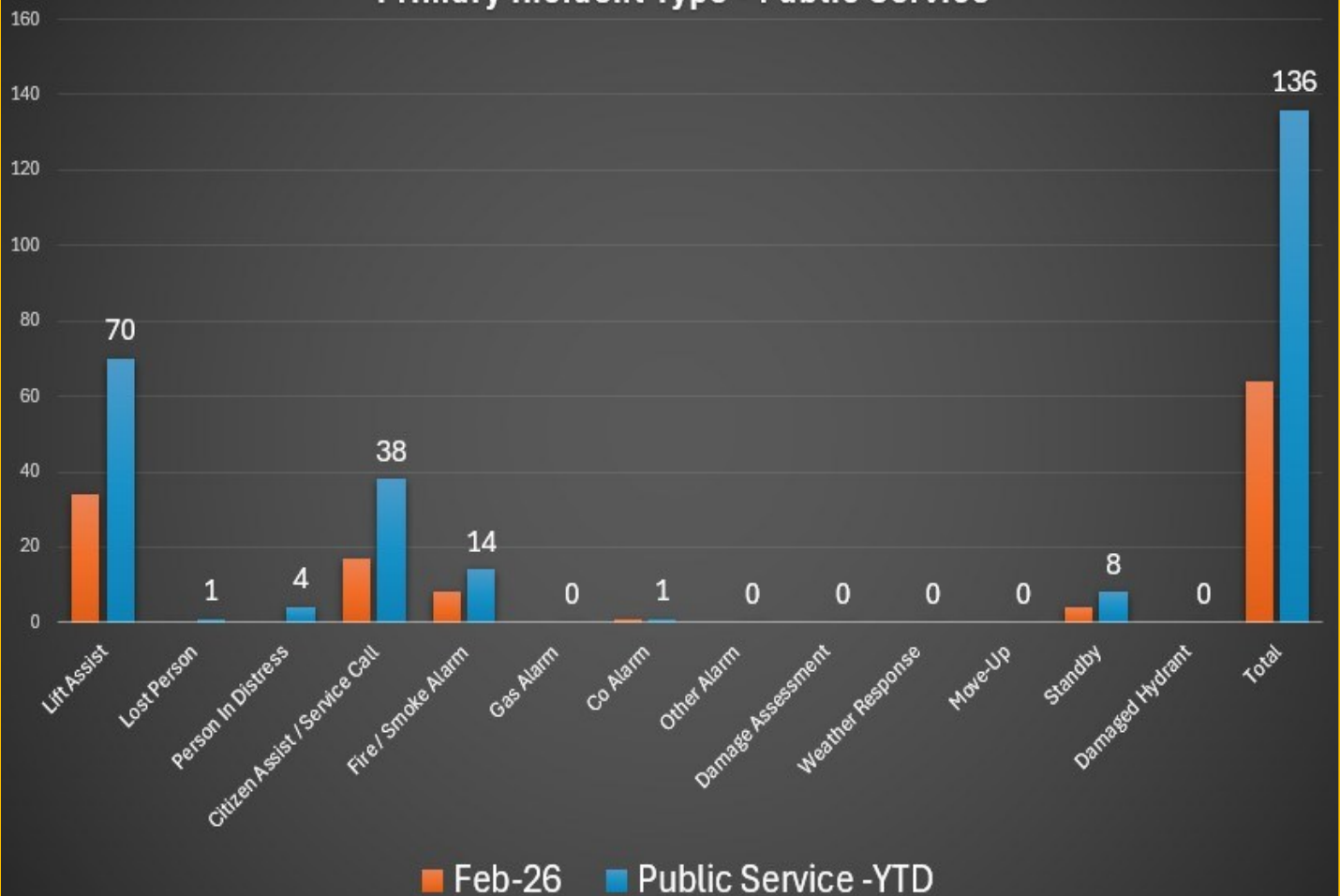
Primary Incident Type - Rescue



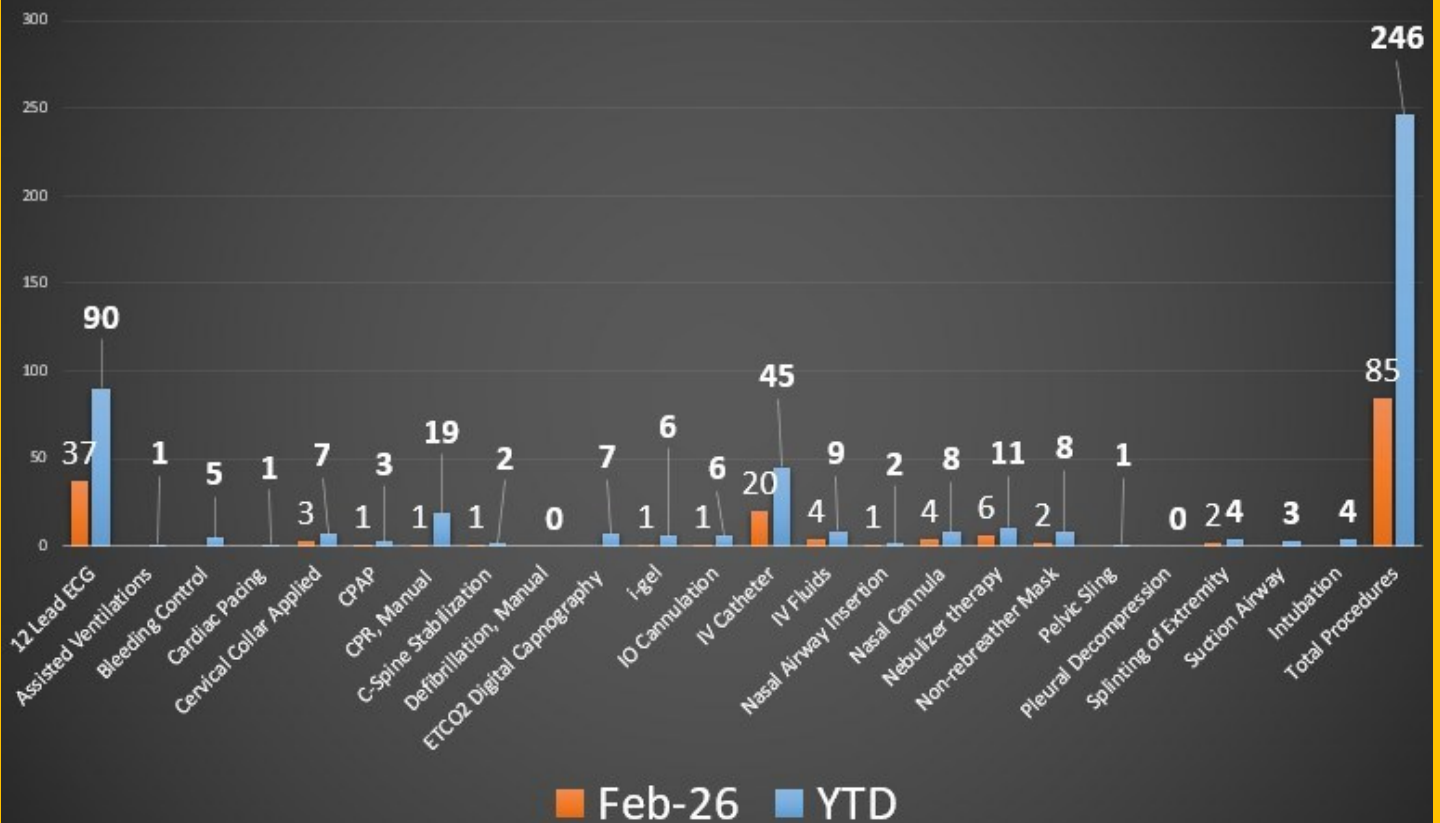
Primary Incident Type - No Emergency



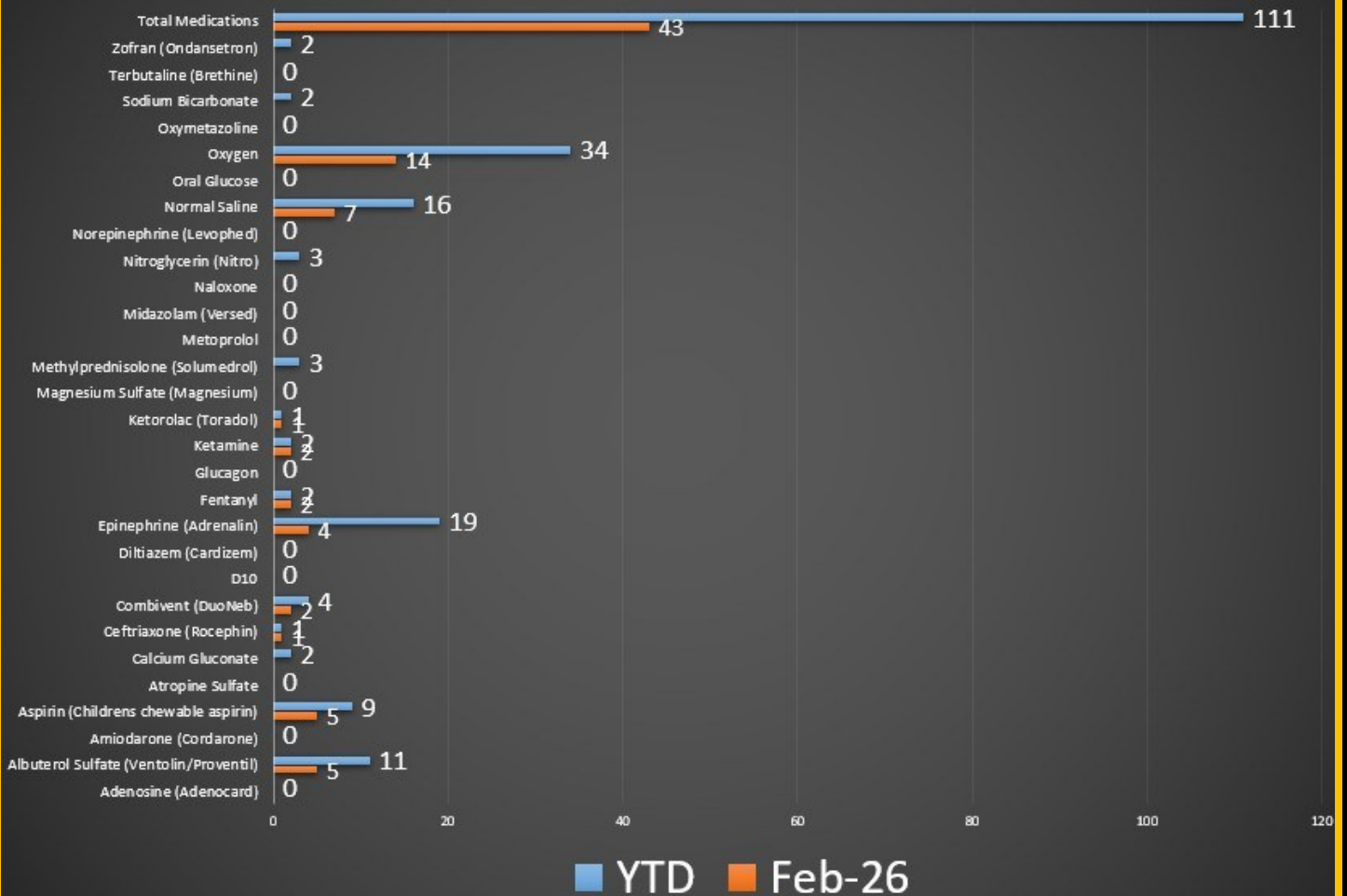
Primary Incident Type - Public Service



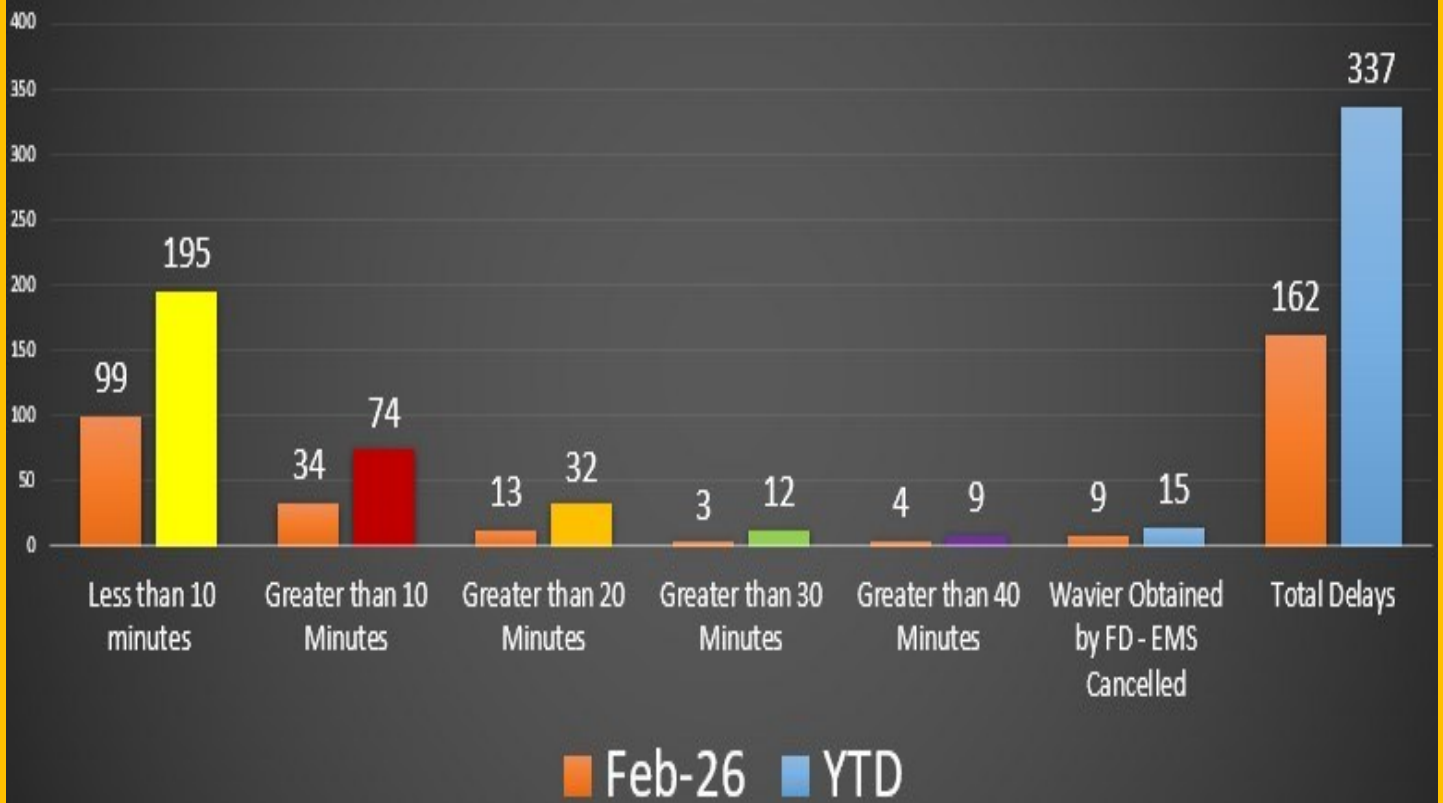
Medical Procedures



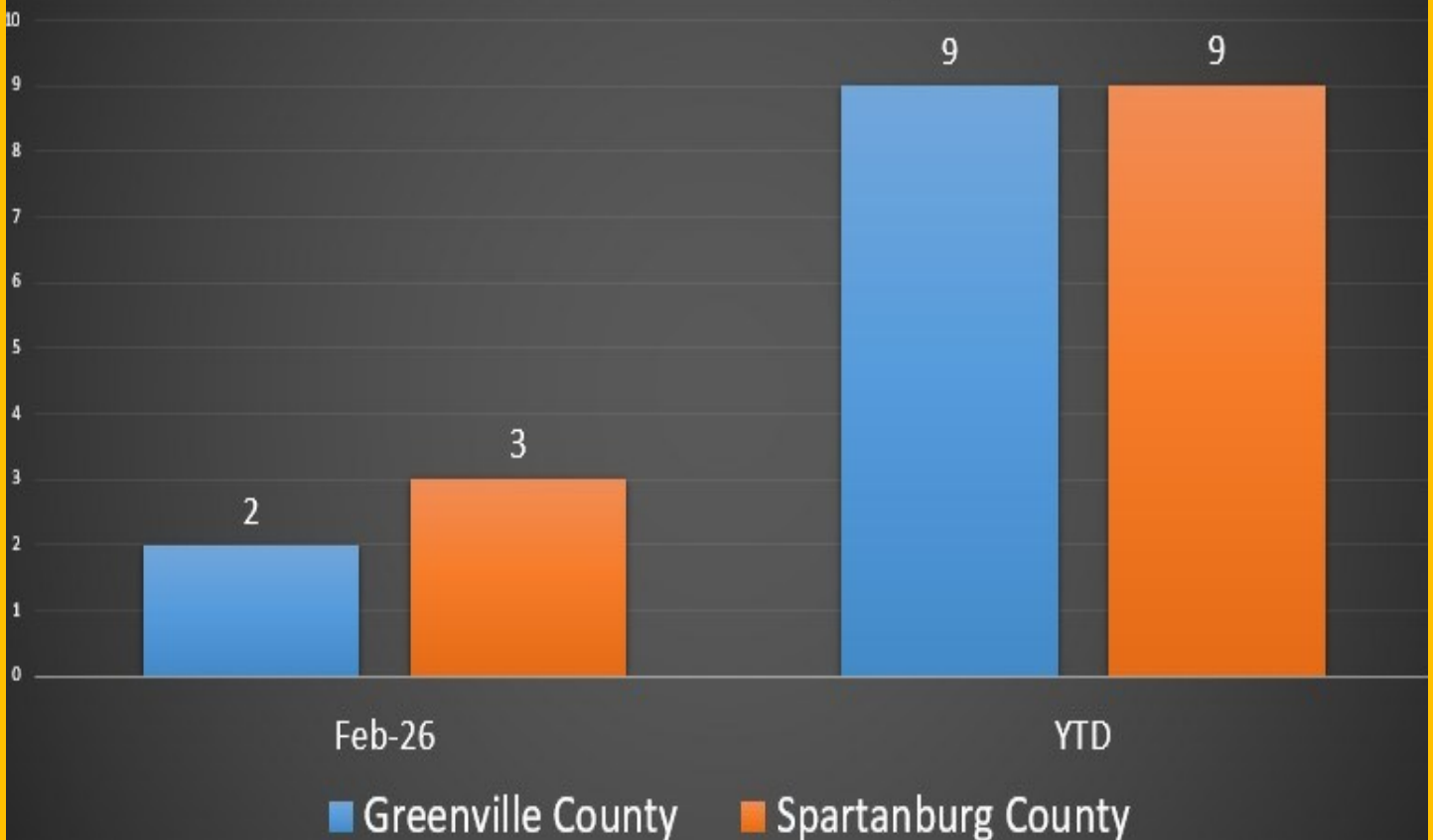
Medications Administered



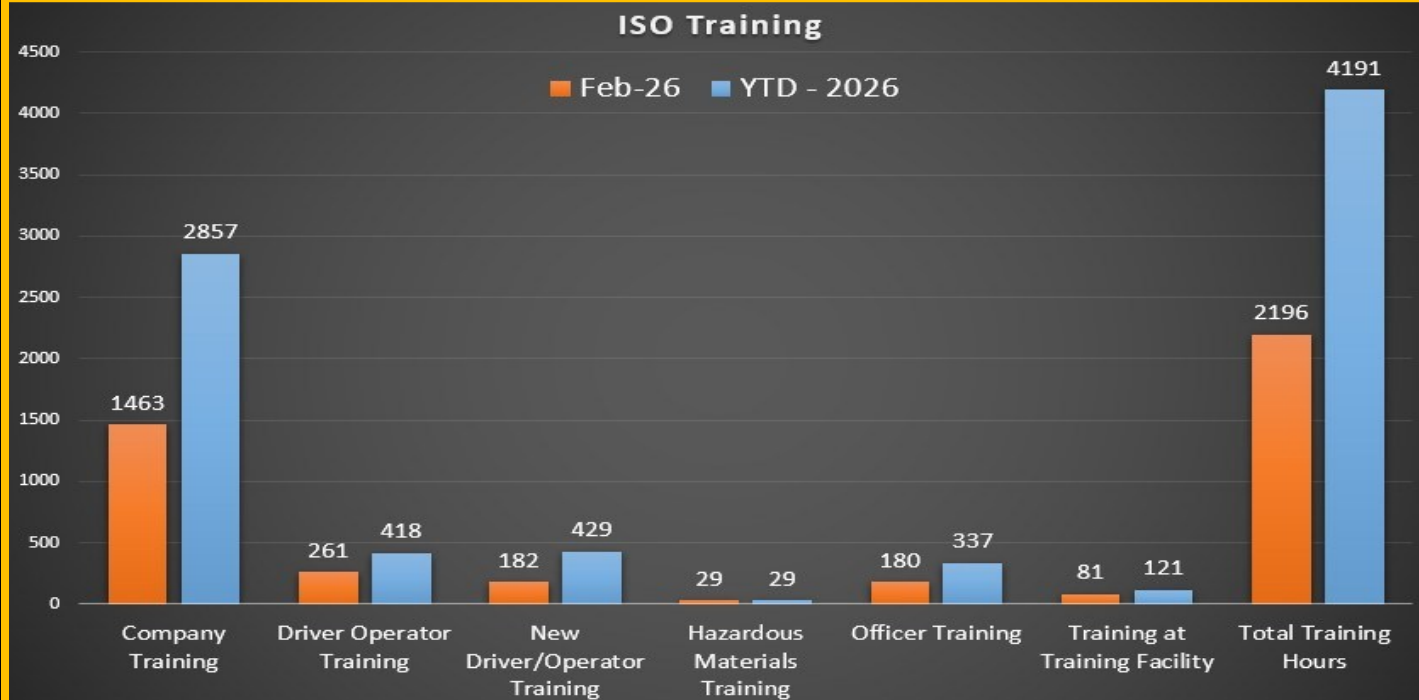
EMS Transport Delays



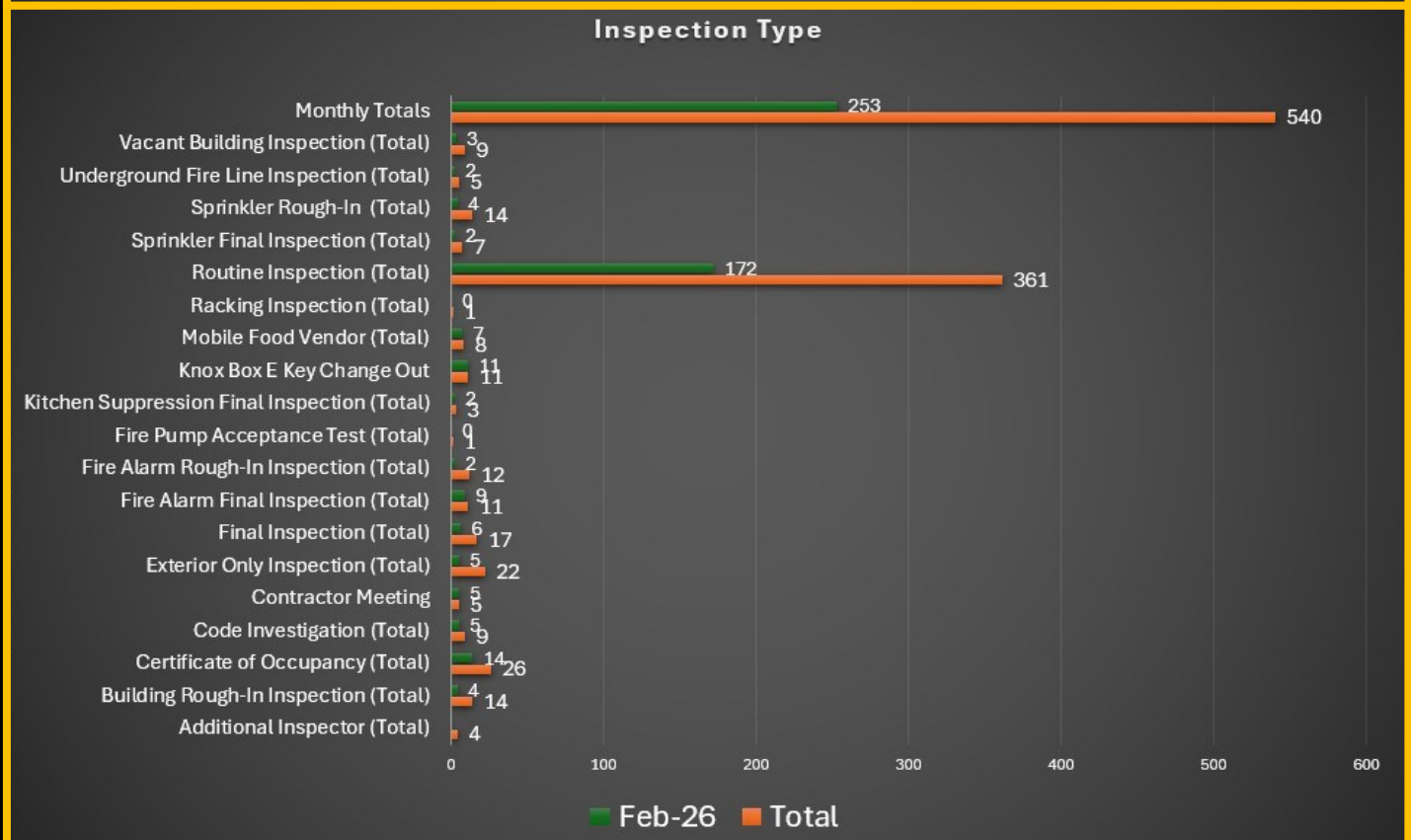
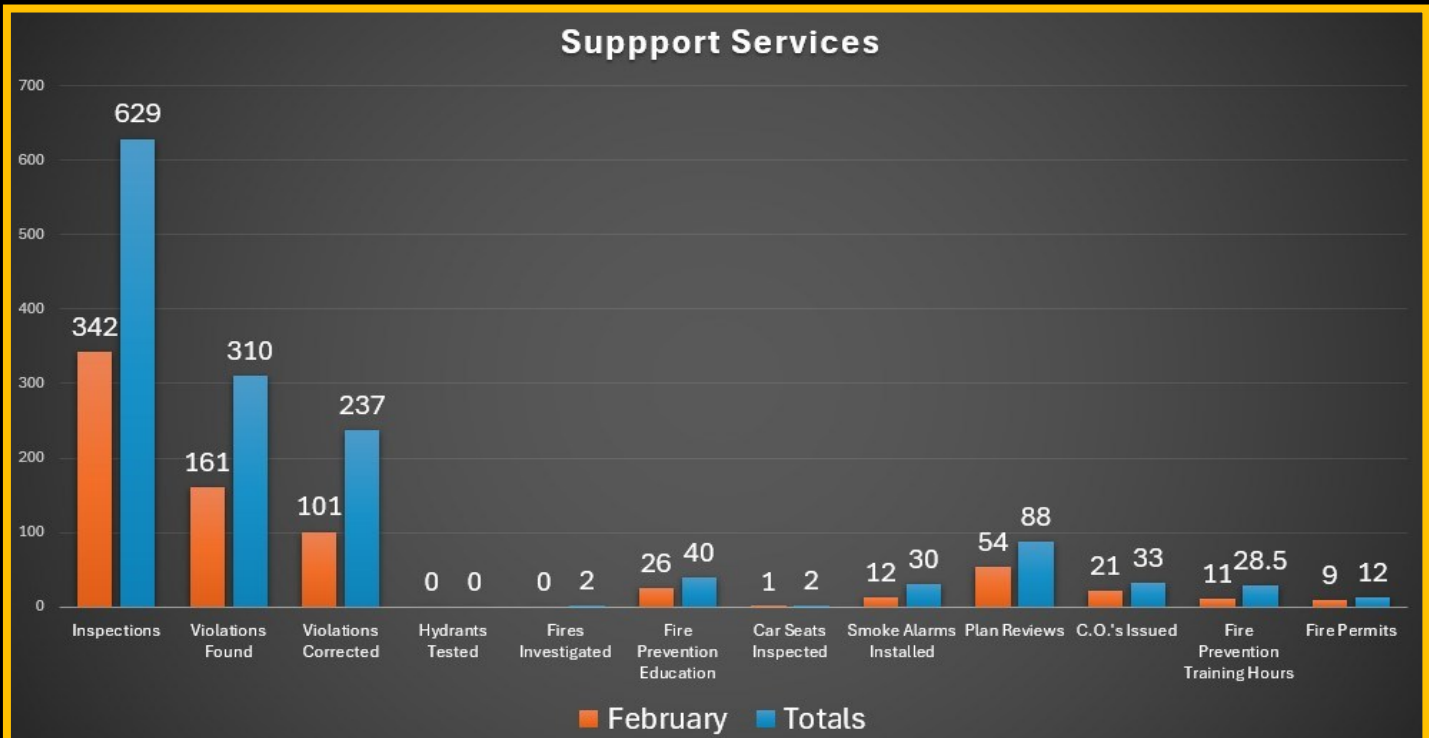
Provide ALS for Transport



Division Of Training and Professional Standards



Division Of Support Services



Departmental Milestones for January 2026:

- ⇒ FF/EMT Manny Vazquez attended Building Construction Awareness Training through SCFA.
- ⇒ Chief Means attended “Our Community Listens” training with command staff from Greenville City FD.
- ⇒ Chief Holzheimer attended Leadership SC in Spartanburg, SC .

Quarterly Drills

- ⇒ A 1st Quarter 2026 live-fire training exercise was conducted at the Taylors Training Tower to strengthen automatic-aid operations and interagency coordination. The scenario simulated a residential basement fire with attic extension and emphasized incident command, interior fire attack, search operations, ventilation coordination, RIT deployment, and firefighter safety. Engine 56 and Engine 97 participated in this evolution.

Memorandum

To: City Council

From:

Subject: Municipal Court Activity Report - February 2026

Date: March 24, 2026

CC:

Summary:

Attachments:

1. Municipal Court Activity Report - February 2026



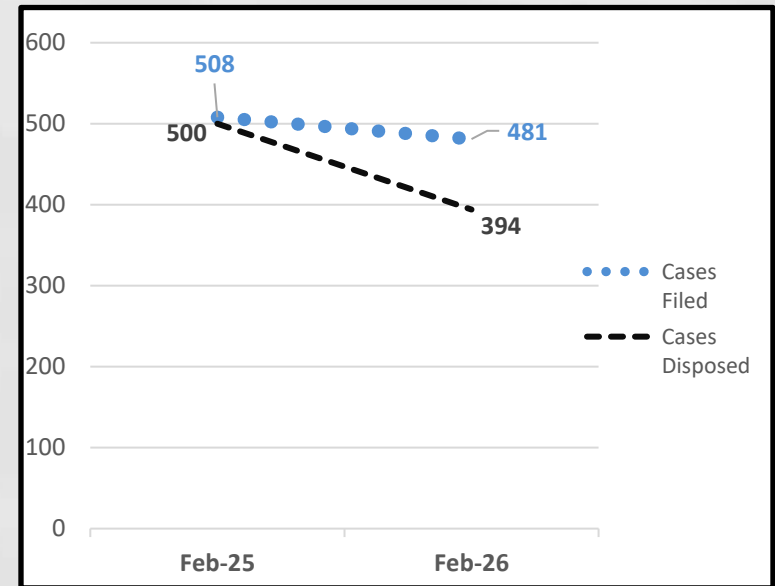
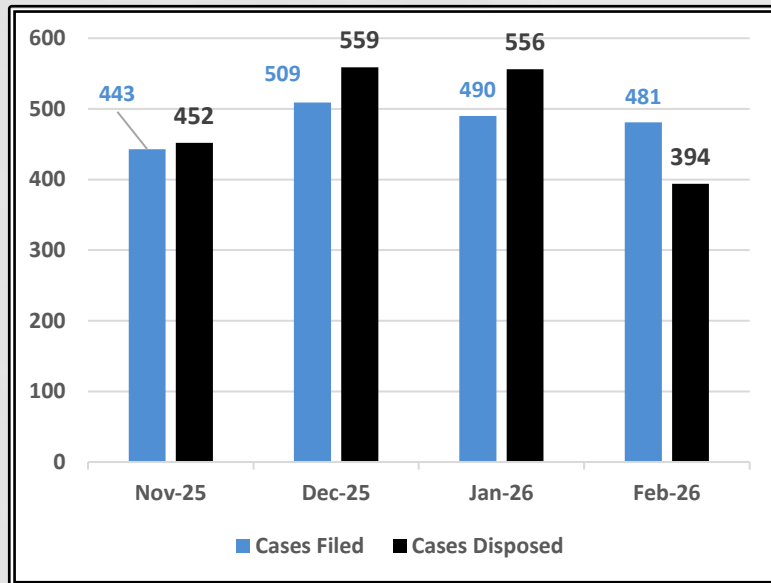
MUNICIPAL COURT

Monthly Report
February 2026

Traffic, Criminal and City Ordinances

Total cases disposed: 394

Total cases filed by officers: 481

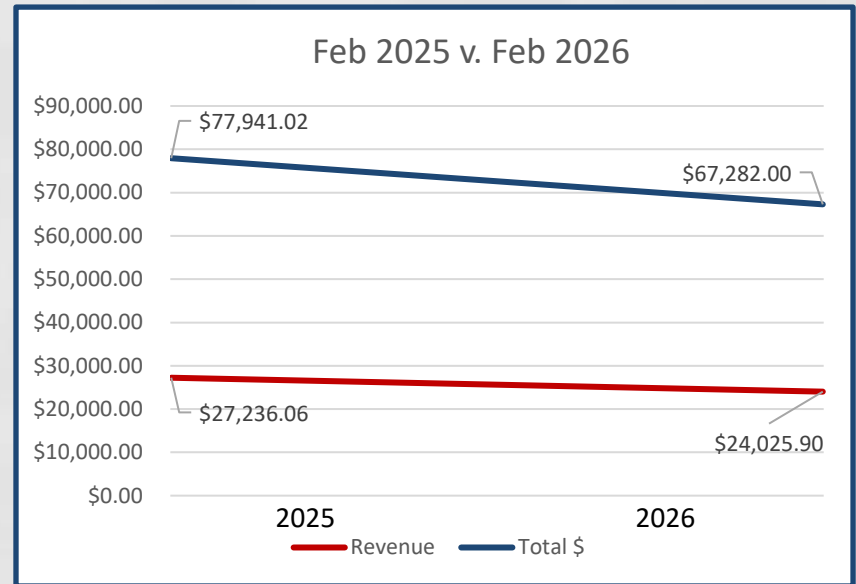
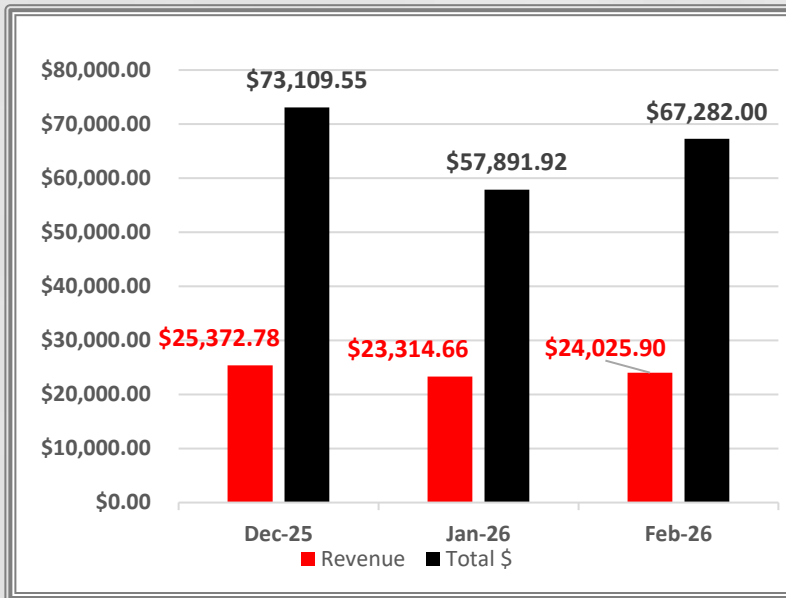


Arrest Warrants, Bench Warrants & Search Warrants

Arrest Warrants issued	74
Arraignments-# of defendants	102
Arraignments-# of charges	181
Bench Warrants issued	11
Bench Warrants served	8
Search Warrants issued	13

Revenue

Total Revenue	\$24,025.90
Sent to State Treasurer	\$34,829.67
Victim Assistance Funds	\$ 3,893.34
Total Collected	\$67,282.00



ACTIVITY

- Traffic Court was held February 3, 4, 10, 11, 17, 18, 24 and 25.
- DV Court was held February 12.
- Preliminary Hearings were held February 6.
- K. Pressley attended MCAA in Columbia as a trainer/speaker February 17-18.

Memorandum

To: City Council

From:

Subject: Parks, Recreation & Tourism Activity Report - February 2026

Date: March 24, 2026

CC:

Summary:

Attachments:

1. PRT Activity Report - February 2026



PLAY
EXPLORE
DISCOVER

MONTHLY REPORT

FEBRUARY 2026



GREER Parks,
Recreation
& Tourism

ADMINISTRATION

CAPITAL PROJECTS:

➤ **Stevens Field:**

- Wall Replacement: Construction of the outfield wall section that was damaged during Hurricane Helene began in January and is nearing completion. A new scoreboard will be installed and mounted into the new concrete field wall.
- LED Light Conversion: A Request for Proposals to replace the current light fixtures with LED light fixtures at Steven's Field was advertised on February 1, 2026. Proposals were due on February 19 and are currently under review.

➤ **Wards Creek Trail System:** The South Carolina Department of Transportation (SCDOT) is reviewing the new path outlined by CPW.

➤ **Century Park:** Construction has begun 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 2025. Remaining construction consists of installing the handrails on the bridge and pouring the concrete cart path to the tee box. Greer Golf Grounds Maintenance staff finished preparing the bridge approach on hole #12 for the concrete to be poured, which should occur the week of March 9.

➤ **Cannon Centre Retaining Wall:** A 35 ft. section of the retaining wall is peeling loose from the embankment. Our Capital Projects Management team collaborated with the adjacent property owner and construction/repair is scheduled to begin soon.



Ward's Creek Trail 5



South Tyger River 5

ATHLETICS

- ✚ **Junior and High School Rugby Programming:** Greer 76ers competed in South Carolina Rugby all-star play beginning with Ruggerfest. Our athletes competed in the highest division offered and finished third in the pool. The next tournament is the Friendship Cup in Nashville, Tennessee, followed by the Tropical 7s in Tampa, Florida. All Junior Rugby programming has concluded.
- ✚ **Greer Baseball Club:** All Greer Baseball Club 2026 spring participants are now practicing. Currently, Century Park, Country Club Park, Riverside Middle School, and Turner Park are being utilized for practices 7 days a week. Stevens Field will come online in rotation once the lighting and wall projects are completed. Opening Day is scheduled for the weekend of Saturday, March 28th. On Friday, March 27th, Athletics staff will host the Greer Baseball and Softball Club Homerun Derby at Country Club Park. The Greer Diamond Dirt Classic tournament will begin around 10 AM and conclude around 10 PM that night. Athletics staff is currently obtaining sponsorships for all youth baseball teams in our program.
- ✚ **Accommodations Tax Grant:** The Greer PRT Athletics division put in multiple applications for this grant cycle. One application was for our annual Greer Christmas 7s Rugby Tournament, and the second application was for the “Greer Diamond Invitational at Stevens Field”. This new tournament (if grant is accepted) will allow the City of Greer to showcase Stevens Field to numerous high school baseball programs from around the state and out of state. Preseason baseball tournaments for high school programs are important in the state of South Carolina and neighboring states. We are hopeful both grants will be accepted.
- ✚ **Foothills Soccer Club of Greer:** Recreational league practices are now underway at South Suber Road Park. Academy league practices are currently running at Greer City Stadium and South Suber Road Park. Academy league matches are currently underway at Greer City Stadium and other various fields around the state. Recreational league matches are set to start in the coming weeks at South Suber Road Park.
- ✚ **Greer Softball Club:** Greer Softball Club 2026 spring participants are now practicing. Teams are utilizing Turner Park and Riverside Middle School. Greer Softball Club Opening Day is scheduled for Saturday, March 28th at Turner Park. Girls' softball participants will also compete in our annual home run derby on Friday, March 27th. Athletics staff is currently obtaining sponsorships for all youth softball teams in our program.
- ✚ **Lighting Audits:** Staff is currently completing lighting audits at all fields of play. This is typical for every preseason.
- ✚ **Completing 2025-2026 Budgets:** Athletics staff is currently completing the bathroom automatic timer lock project at 3 different sites. Country Club Park, Century Park, and South Suber Road Park will all be on timer locks. New refrigeration units have been ordered for Century Park and Country Club Park units. This will help our concessions staff out tremendously.
- ✚ **Compiling 2026-2027 Budgets:** Athletics staff is currently putting together budget requests for the upcoming fiscal year.
- ✚ **Rentals:** Athletics staff completed facility rentals.

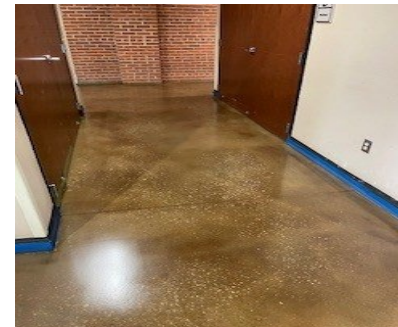
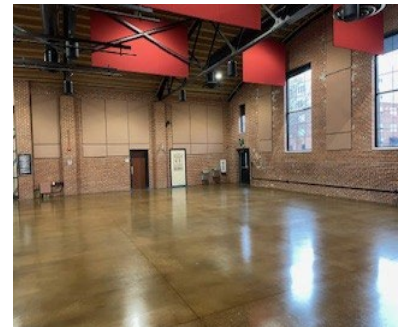
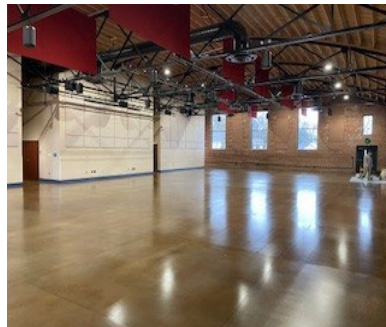
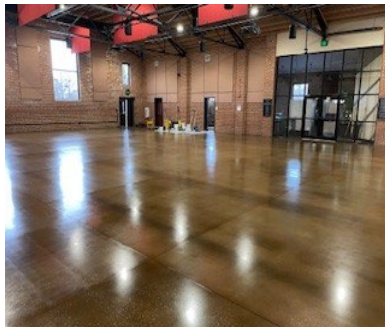
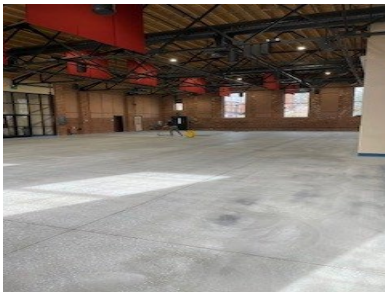
CULTURAL ARTS

- The severe winter weather two weekends in a row led to staff cancelling and rescheduling several classes and programs. The deadline for the Juried Arts Exhibition was extended, and drop-off times were added to accommodate artists who were unable to drop off their work while the City was closed. Class sessions were extended to make up for missed classes.
- Aside from the days that the City was closed due to weather, clay and crochet classes continued on Mondays, Tuesdays, Wednesdays, Thursdays, and Saturdays. Sign-ups for the next round of clay classes were posted on February 6, and a few of the classes were already full.
- A new program, the Greer Fiber Arts Collective, a free-to-the-public group, began meeting on the second Wednesday of the month at the Center for the Arts.
- Greer Children's Theater's (GCT) The Lion King Jr. rehearsals continued at the Center for the Arts and the Tryon Recreation Center. Tickets for this production went on sale on February 6.
- Staff worked on graphic design projects for other departments and administration, logistics for the upcoming 150th mural, and purchases from the budget, including clay classroom supplies.
- In addition, staff worked on preparations for the Juried Art Show, including having the artwork judged and making title cards for the 50+ entries. Robin and Sara began hanging the Juried Arts Show entries in the Center for the Arts Gallery and continued to finesse the exhibition until the opening reception. The reception for this show was held on Tuesday evening, February 10, from 6–8 p.m.
- The art reception for the Annual Juried Art Show was held on Tuesday, February 10. There were over 120 guests. There were 54 entries, which were twice as many as last year.
- The Health Care Coalition rented the Auditorium at the Center for the Arts on Thursday, February 12.
- GCT brought two Broadway performers to work with and teach the Lion King Jr. cast on Saturday, February 14; the students learned a great deal and were thrilled.
- The Foothills Philharmonic performed a free Brass Selections concert at the Center for the Arts on Saturday, February 21. There were 106 guests, plus performers.
- The Center for the Arts hosted the City of Matthews, NC, retreat on Friday, February 26.
- Robin submitted grant applications for the Accommodations Tax Grant on behalf of the arts division and GCAC.



EVENTS

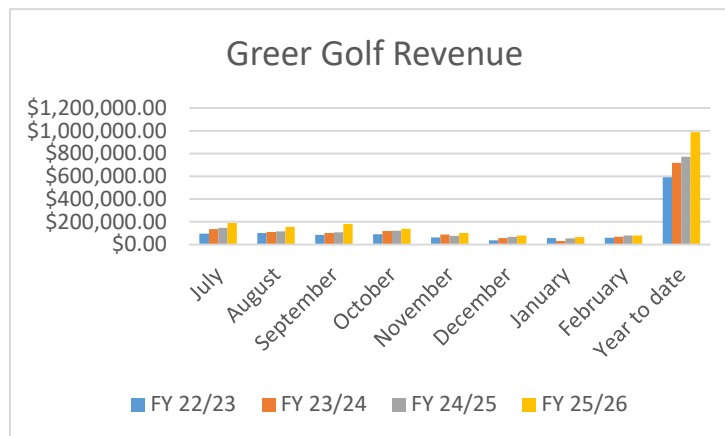
- **Total events held in February: 37** (*Internal: 21, Rentals: 13, Special Events: 1, Weddings: 2*)
- The Events Division planned upcoming events, including Eggstastic Easter, the International Festival, and Freedom Blast. Planning efforts included finalizing vendors, securing contracts, and purchasing necessary items for each event.
- Additionally, the division had two projects underway. Upgrades included staining the Cannon Centre floors and reupholstering the Cannon Centre chairs. Both projects started on time and were scheduled to be completed by Friday, February 27.
- Emily Larsen attended the SCRPA Programming Summit to gain insight into current trends, best practices, and innovative programming strategies within parks and recreation.
- Emma Mann and Michele Turner attended the SFEA Conference in Tupelo, MS, where they participated in educational sessions and networking opportunities related to festival and event management.
- During the month of February, the Ambassadors transported more than 400 passengers.



GREER GOLF



- February revenue totaled \$78,672.94, despite the facility being closed during the first week of the month. This amount aligns with last year's February revenue, and year-to-date collections are \$217,696.36 higher than at the same point last year. Overall, year-to-date revenues exceed expenditures by \$25,449.78, even after accounting for \$87,769.96 in equipment purchases that were requested to be expended from the previous fiscal year's budget.
- Greer Golf was closed 14 days (January 23 – February 5) due to inclement weather and sub-freezing temperatures. We applied our new green covers, and they worked great!
- Grounds Maintenance staff worked on removing storm debris and completing other projects inside the maintenance shop.
- We hosted the Tyger River Shiver Tournament on February 21 & 22. There were 54 two-man teams, and the tournament was a success! We received numerous compliments on the course condition, and everyone seemed to enjoy their time at Greer Golf.
- Grounds Maintenance staff constructed and installed two water coolers on the course. They also collaborated with the Projects Division to complete the Hole #12 bridge installation by placing riprap and gravel at both bridge entrances. Due to heavy usage at the driving range, the tees were top-dressed and re-seeded with ryegrass. In addition, staff performed winter pruning of pampas grass throughout the course and removed eight tree stumps.
- We are currently hosting golf matches for Greer High School, Greer Middle College, and Mitchell Rd. Christian Academy and Eastside High School. It should be noted that for the first time in school history, Greer High School has a Junior Varsity team. The team is composed mainly of Greer Middle School students, and most of them have participated in the First Tee Program at Greer Golf or have memberships at Greer Golf. Their Coach, Tracy Miller, attributes this additional youth participation to the City of Greer purchasing the course, making improvements to the course, and investing in our community and youth golf.
- Steven Thompson and Tyler Pearce attended the STI Equipment Technician training for Electrical Systems, Reel Grinding, and Sprayer Calibration.



RECREATION

- **Rentals:** Recreation Center rentals - 1, Bus Rentals – 2, Kids Planet - 20
- Recreation Updates:
 - ❖ Completed the final round and last in-person interviews for the Recreation Coordinator position. There were six interviews for the Recreation Coordinator position as part of the first round of in-person interviews. Over 50 individuals applied for this position; the applicant pool was reduced to 28 for the questionnaire round and then to 8 for the first round of in-person interviews.
 - ❖ Hudson Hopper, our department intern, concluded his term. He started with the Recreation Division and reported Tuesday–Thursday from 2:00 p.m.–5:00 p.m.
 - ❖ Meredith Anzur attended the 2026 Programming Summit in Newberry, SC, February 19–20.
 - ❖ The FY 26-27 Greenville County Redevelopment Authority grants for Senior Yoga and Camp Greer Summer camp have been successfully submitted.
 - ❖ We began Summer Counselor interviews. We will be hiring for 10 seasonal positions.
- Recreation Programs:
 - ❖ The Mobile Recreation Unit was set up at Turner Park on Friday, February 6, for the Trees Upstate giveaway and at Kids Planet playground on Thursday, February 19, and had 70 participants.
 - ❖ SOAR
 - Hand and Foot card games were held on February 4, 11, 18, and 25 with 34 participants.
 - Line dancing sessions were held on February 4, 11, and 25, with 66 in attendance at the Cannon Centre and the Tryon Center.
 - Book Club meeting was held on February 17 with 8 seniors participating.
 - Bingo Days were held on February 5 and 19, with 45 seniors in attendance at City Hall.
 - Movie Day was held at City Hall on February 23 with 3 seniors.
 - Trip to Southern Manners for Bruch and Downtown Landrum for Shopping had 25 Seniors.
 - Vendors were accepted for our Senior Spring Craft Fair to be held on March 20 at the Center for the Arts. 20 Vendors were selected to participate, and the event will run from 10 am-2 pm.
 - The Needmore Recreation Afterschool program continued at the Needmore Recreation Center, and the Creative Advancement afterschool program continued at the Tryon Recreation Center (*minus 5 days respectively due to inclement weather*)
- Community Partner Programs:
 - ❖ Justin Miller attended the Park Hop committee meeting on February 12 in Greenville, SC, with area agencies. He attended the 2026 Kaboom Awards at The Children’s Little Theater in Greenville, SC, hosted by Kidding Around Greenville. On behalf of the department, Justin collected the award for Best Playground in the Upstate for Kids Planet and a finalist award for Best Family Event in Freedom Blast.
 - ❖ The South Carolina Artifacts and Treasure Association met on February 23 at the Tryon Recreation Center for their monthly meeting.
 - ❖ The Disabled American Veterans local chapter 39 met at the Tryon Recreation Center on 2/24.
 - ❖ Never Alone, Narcotics Anonymous continued meeting on Tuesdays at the Tryon Recreation Center.
 - ❖ Senior Action continued meeting at the Needmore Community Center. They met daily from 8:00 a.m.–1:00 p.m.
 - ❖ Held an Interest class for Little Explorers, Little Sprouts, and a new Homeschool class for our Nature-based program in partnership with Adventure Brew. There were a total of 13 participants. In February, we will start a 12-week session in all three classes at Tryon Recreation Center on Wednesday mornings.

TOURISM

- Staff met with Adam Forringer and Robin Byouk on Tuesday, February 3, to discuss designing artwork for the new Sports and Events Center.
- Food Vendor Applications for the Greer150: The Big Bash event was due on Friday, February 6. Staff reviewed all submissions and are in the process of notifying and accepting vendors.
- A collaboration Instagram reel with The Scout Guide Greenville and ClassandSunshine, a local content creator, was published on Sunday, February 8. The video promoted spending Valentine's Day in Downtown Greer and featured local businesses.
- Lindsey Shaffer attended the SC Governor's Conference on Tourism & Travel on February 9 - 11 in Myrtle Beach.
- Staff led a logistics meeting on Thursday, February 12, for the Greer150: The Big Bash, which included multiple departments to discuss logistics for leading up to the event. Plans are well underway, and staff are rolling out event announcements over the next few weeks.
- The Greer Heritage Museum's Greer150 February event took place on Saturday, February 14. Two sessions were held due to high demand. Tourism staff were in attendance and provided Greer150 information.
- Staff met on Thursday, February 26, for a planning session for the Greer150 formal ceremony, which will be held on Wednesday, March 25.
- Discover Greer is currently partnering with two local content creators through June 2026 to feature a dining series and local finds around Greer. The Discover Greer Newsletter was published on Thursday, February 29, and featured Greer150 info, events, and a plug for spending time and shopping local in Greer this Valentine's Day.
- Staff is actively working on all aspects of the upcoming Greer150 Formal Ceremony on March 25 and the Big Bash on March 28.
- A digital billboard ad (near Target on Wade Hampton Blvd.) ran from February 22 to March 23 promoting the Greer150 Big Bash.



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

Memorandum

To: City Council

From:

Subject: Planning & Development Activity Report - February 2026

Date: March 24, 2026

CC:

Summary:

Attachments:

1. Planning & Development Activity Report - February 2026

MONTHLY ACTIVITY REPORT | FEBRUARY

PLANNING & DEVELOPMENT
DEPARTMENT | FY26



DEPARTMENT HIGHLIGHTS

Departmental Highlights & Achievements

- The interview process has begun for the new Community Compliance Officer.
- Jon Thorne has received his Electrical Residential Certification.

Community Involvement

- The Community Compliance team has begun the planning process for more community meetings in 2026.
- In line with the Department Strategic Vision presented to Council in August of 2025, the department has outlined opportunities to engage the community throughout the year and across divisions. Stay tuned!
- Joe Holbrooks has co-founded the Palmetto Property Maintenance Officers Association, which launches in April of 2026. This is a great representation of the professionalism and service our Greer employees exemplify

REPORT SUMMARY

Planning

- Planning activity remains strong, with zoning reviews continuing at a high volume compared to previous years. Early 2026 activity has begun, with 45 reviews, indicating continued demand for development.

Housing & Construction | Inspections & Permits

- Construction activity in Greer remains strong overall. Construction value has remained significant.

Community Compliance

- Overall, the data shows growing community compliance activity, with increased inspections and enforcement efforts helping address issues such as illegal signage and property maintenance across the city.

Impact Fees

- Impact fee collections show a significant increase in 2026 compared to the same period in 2025. Overall, the chart shows strong early commercial impact fee revenue in 2026.

DEPARTMENT STATISTIC DASHBOARD (YTD)

PLANNING

- Planning Commission Reviews(YTD):1
- Board of Zoning Appeals (YTD):1
- Board of Architectural Review(YTD):0
- Planning Advisory Committee(YTD):3
- Administrative Plat(YTD):17
- Civil Plan Review(YTD):12
- Planning Advisory Committee Cases(YTD):3
- Final Plat Review(YTD):6
- Zoning Letters(YTD):11

HOUSING & CONSTRUCTION

- Housing Starts (YTD): 29
- Residential Cost (YTD):\$9,114,419.82
- Commercial Cost (YTD): \$79,791,709.85
- Total Construction Cost (YTD): \$92,961,080
- Building Inspections (YTD):4932
- Building Permits (YTD):425
- Miscellaneous Permits Cost(YTD):\$2,381,462
- Accessory Dwelling Units (YTD): 1

COMMUNITY COMPLIANCE & STANDARDS

- Code Enforcement Inspections (YTD):543
- Illegal Signs Removed (YTD):53
- Educational Conversations Held (YTD):0
- Current Condemnations (YTD):34

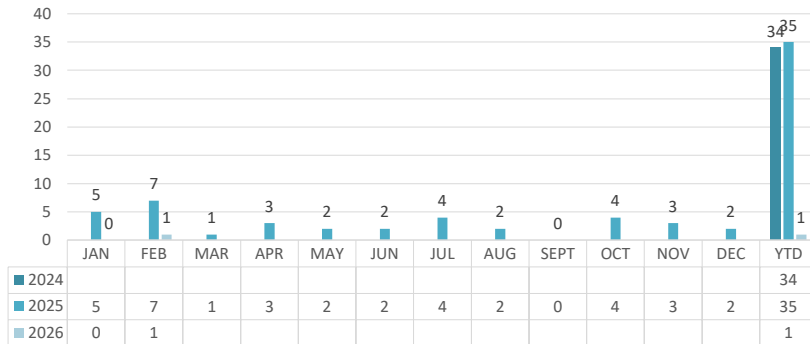
IMPACT FEES (Residential & Commercial)

- Police: \$1,936(R) \$715.44(C)
- Fire: \$4,176(R) \$1,543(C)
- Public Safety: \$9,340(R) \$2,027.52 (C)
- Parks & Rec: \$20,936

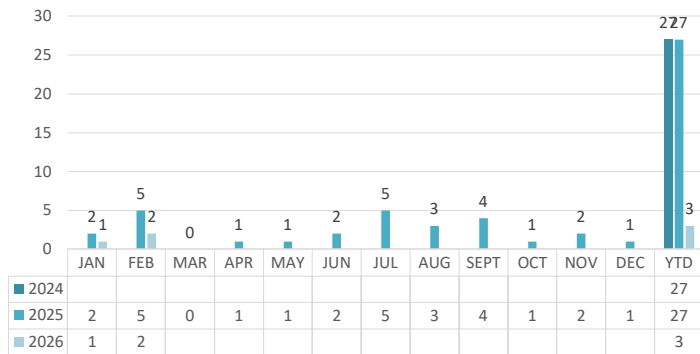
Total: (YTD)\$326,092.44

PLANNING

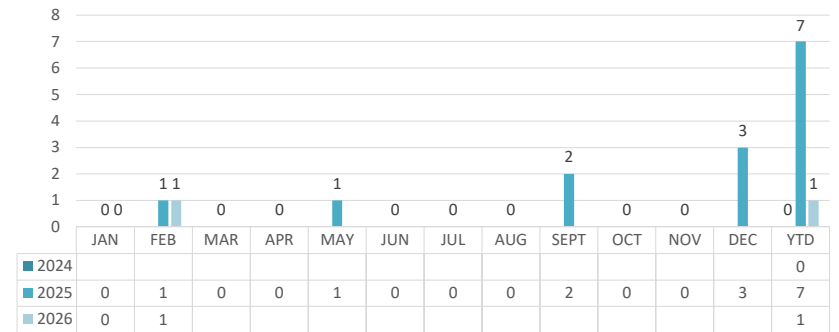
Planning Commission



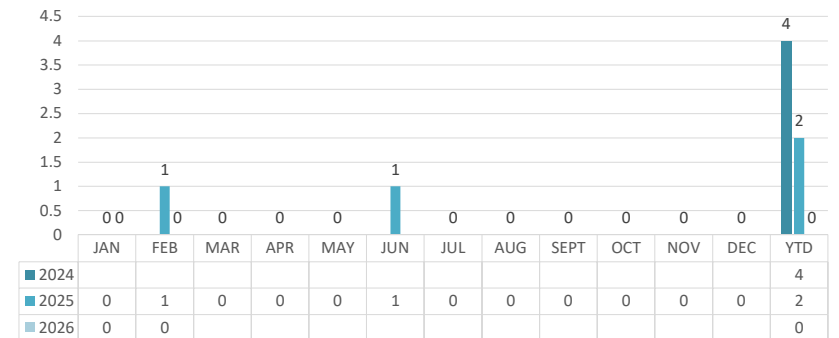
Planning Advisory Committee



Board of Zoning Appeals

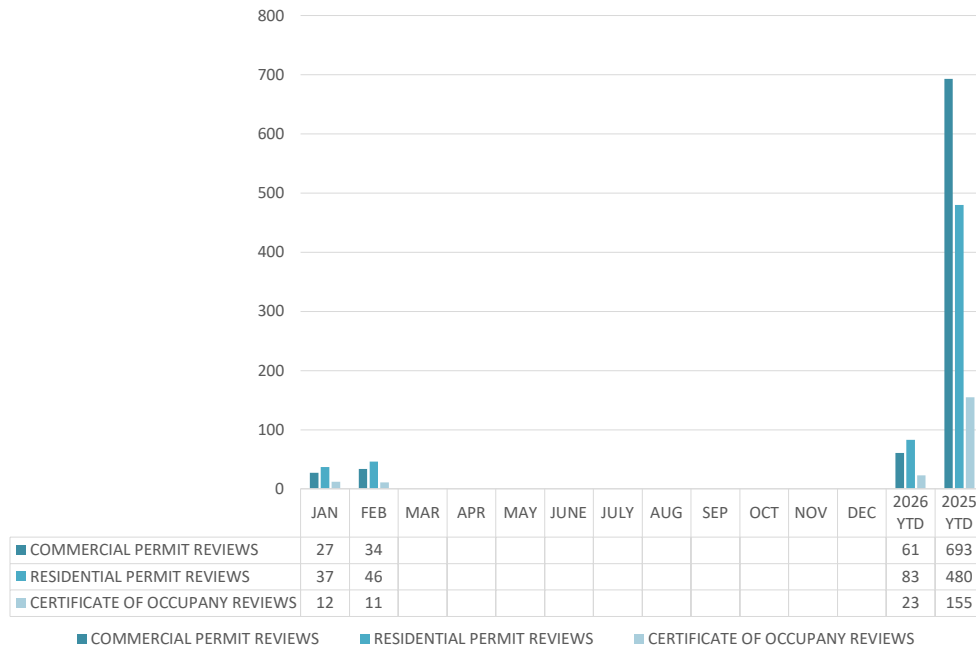


Board of Architectural Review

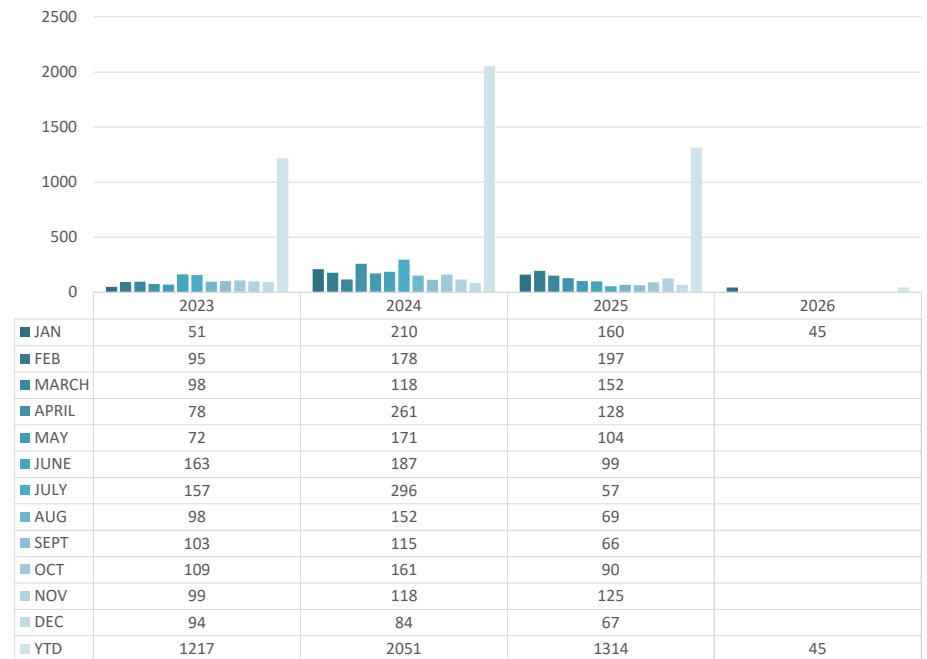


PLANNING

Zoning Review Breakdown

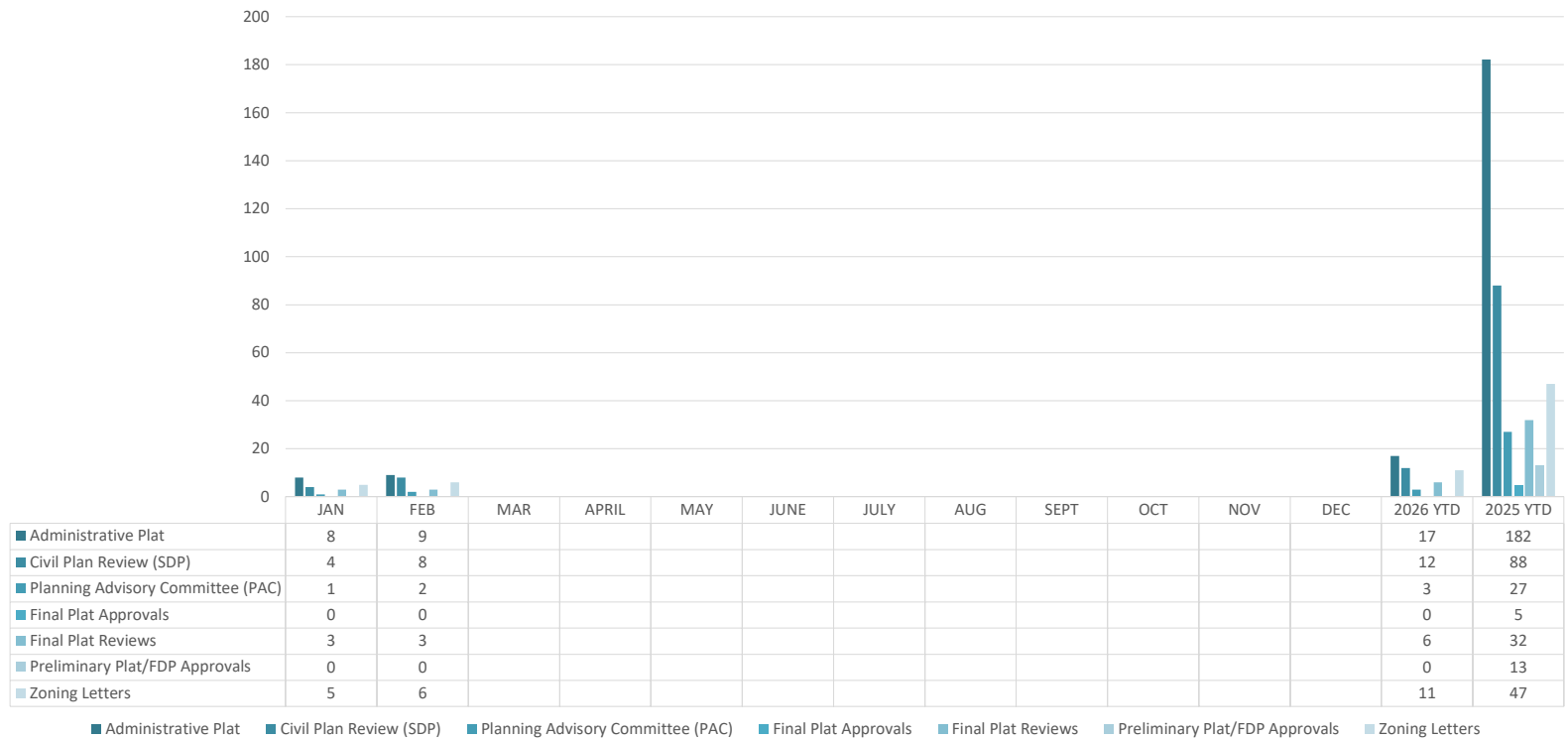


Zoning Review Comparison

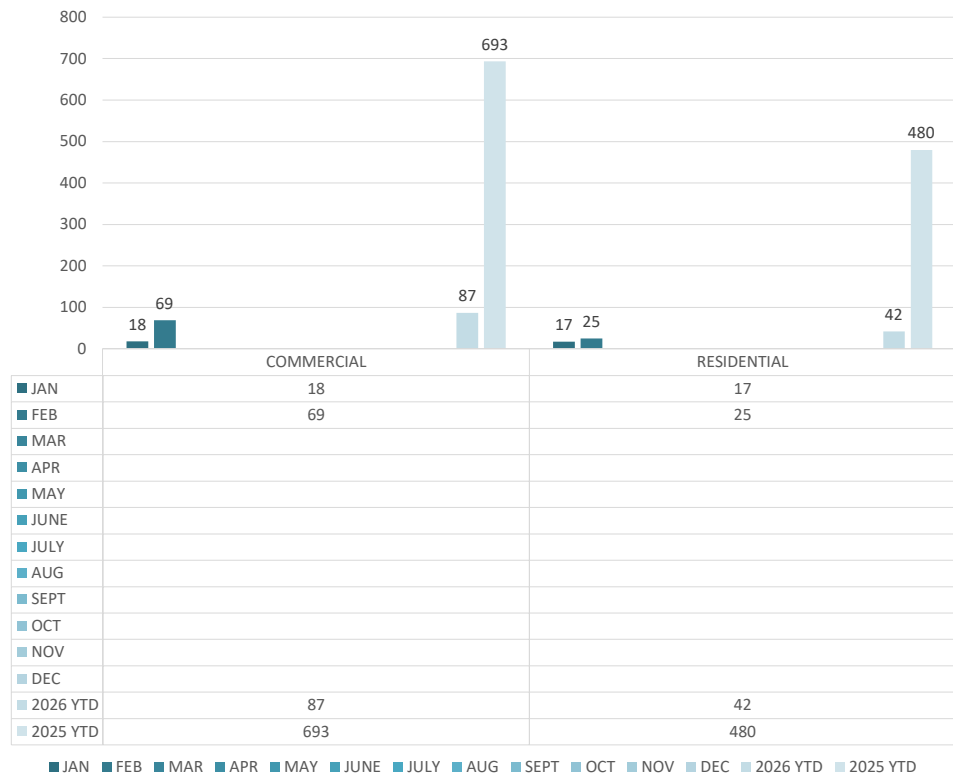


PLANNING

Other Planning Activity

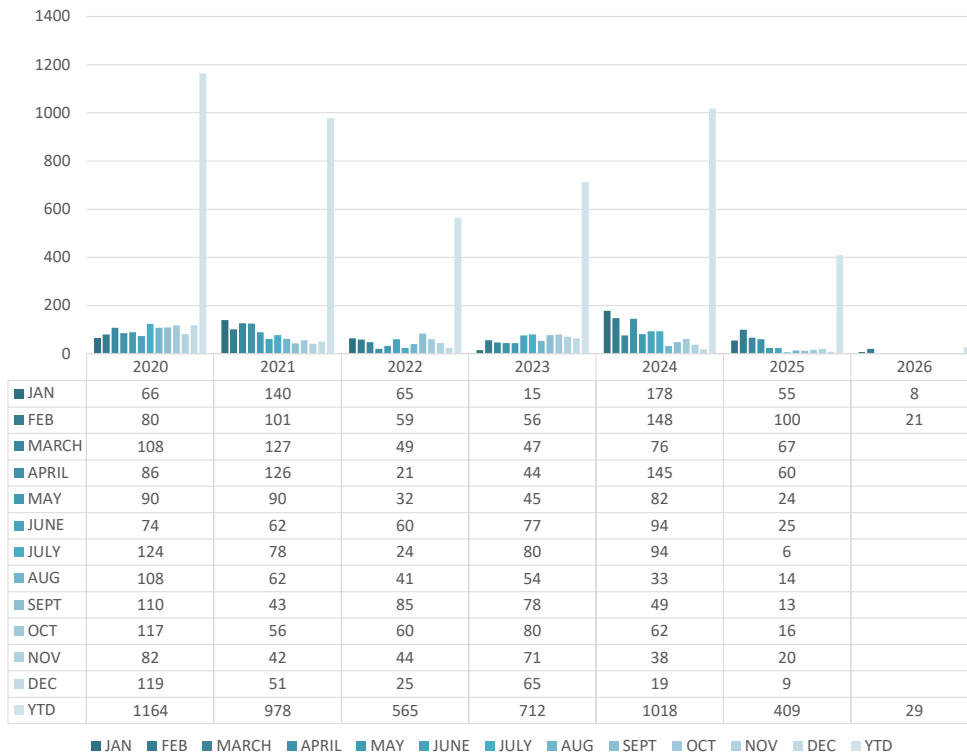


COMMERCIAL PLAN REVIEWS

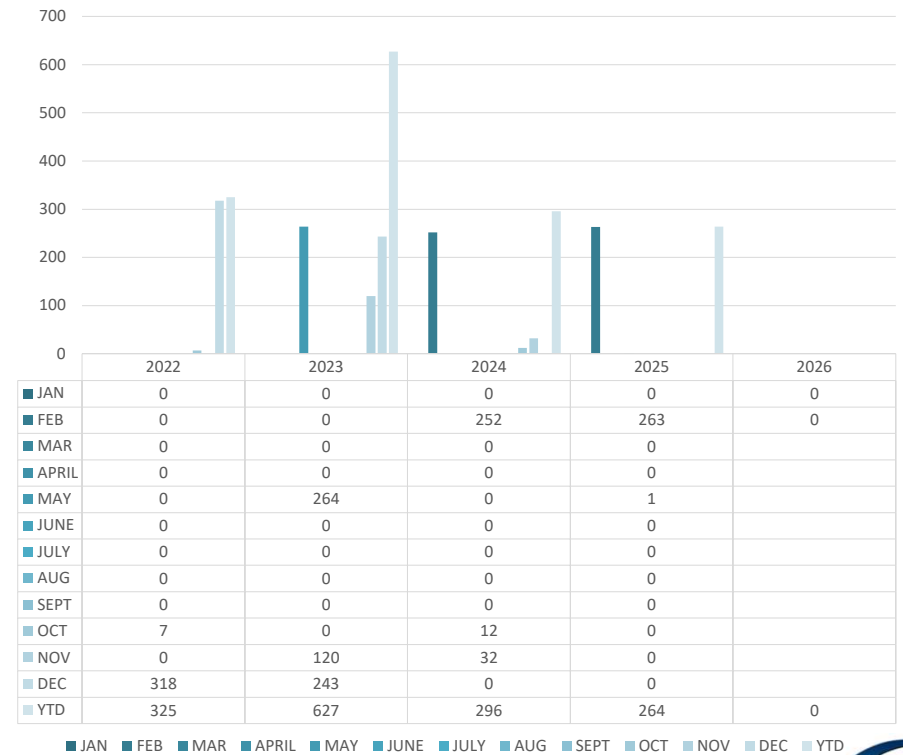


HOUSING & CONSTRUCTION

HOUSING STARTS

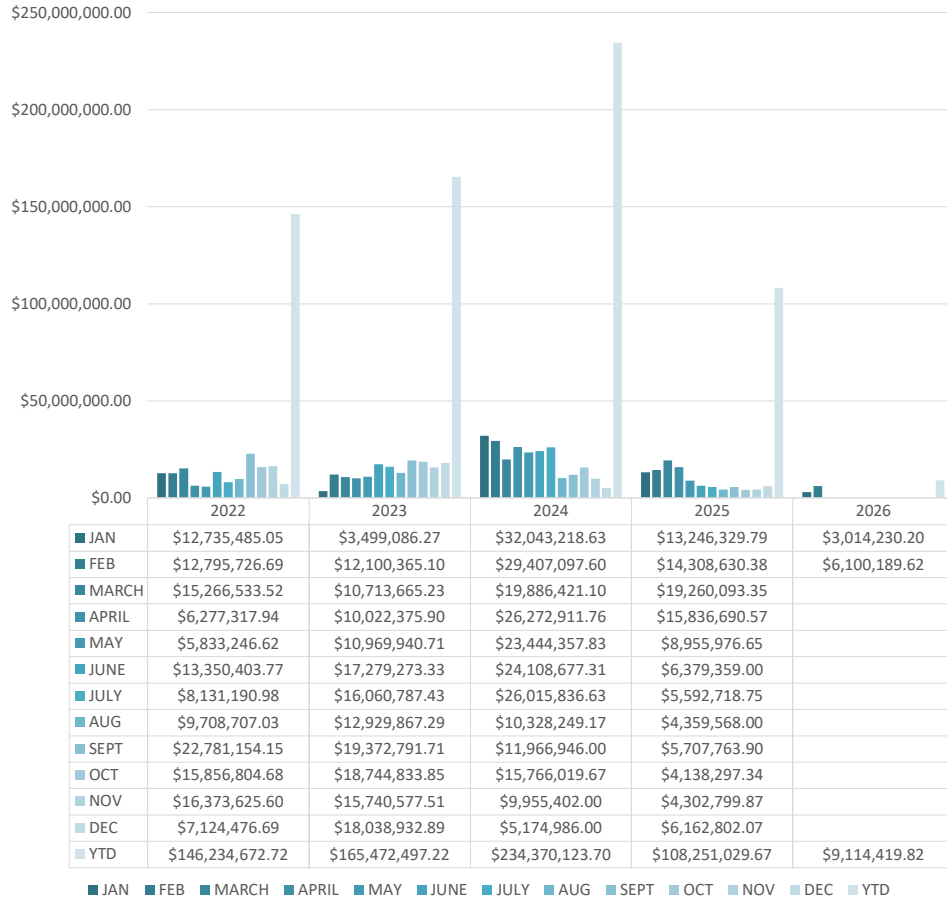


MFA STARTS

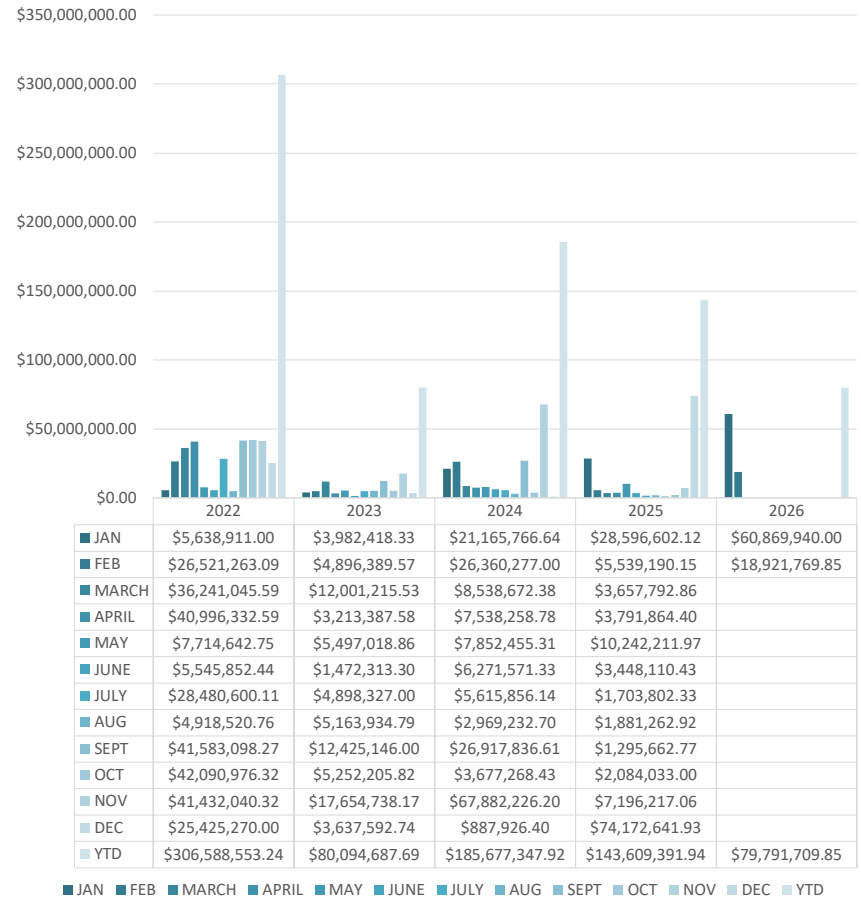


HOUSING & CONSTRUCTION

RESIDENTIAL CONSTRUCTION

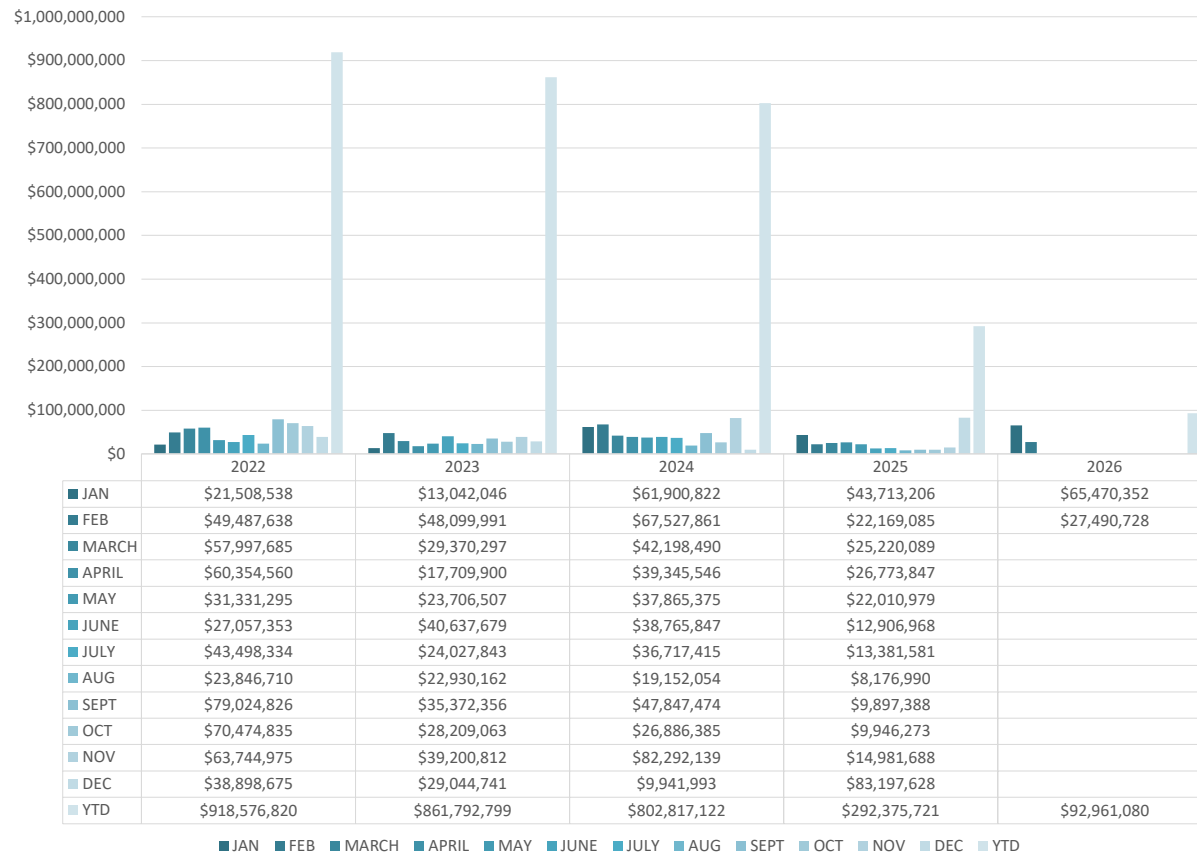


COMMERCIAL CONSTRUCTION



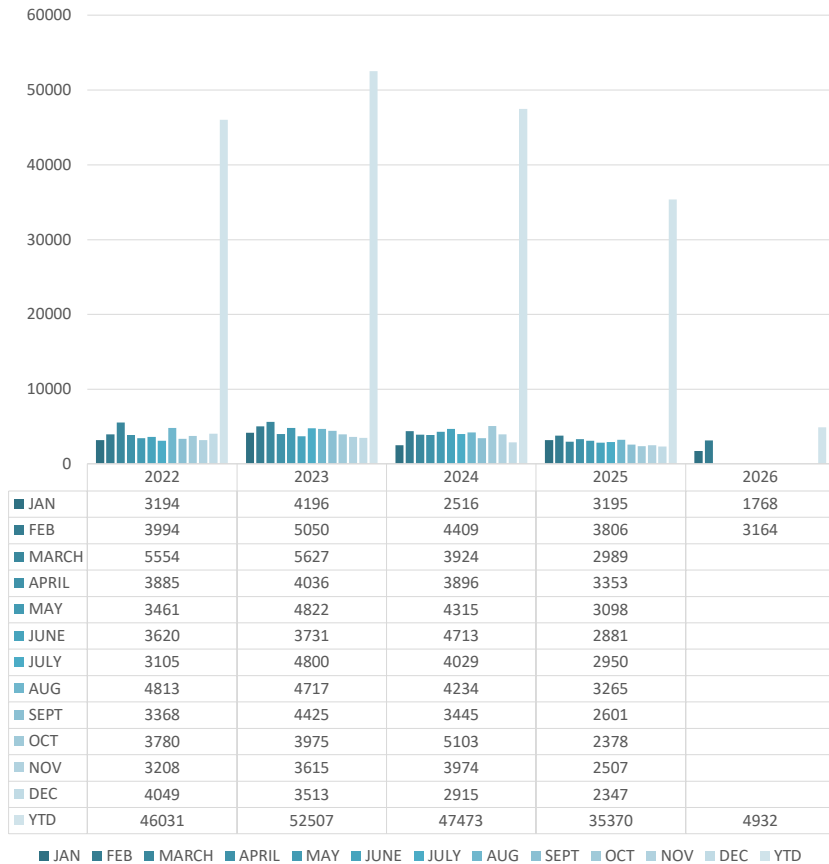
HOUSING & CONSTRUCTION

TOTAL CONSTRUCTION

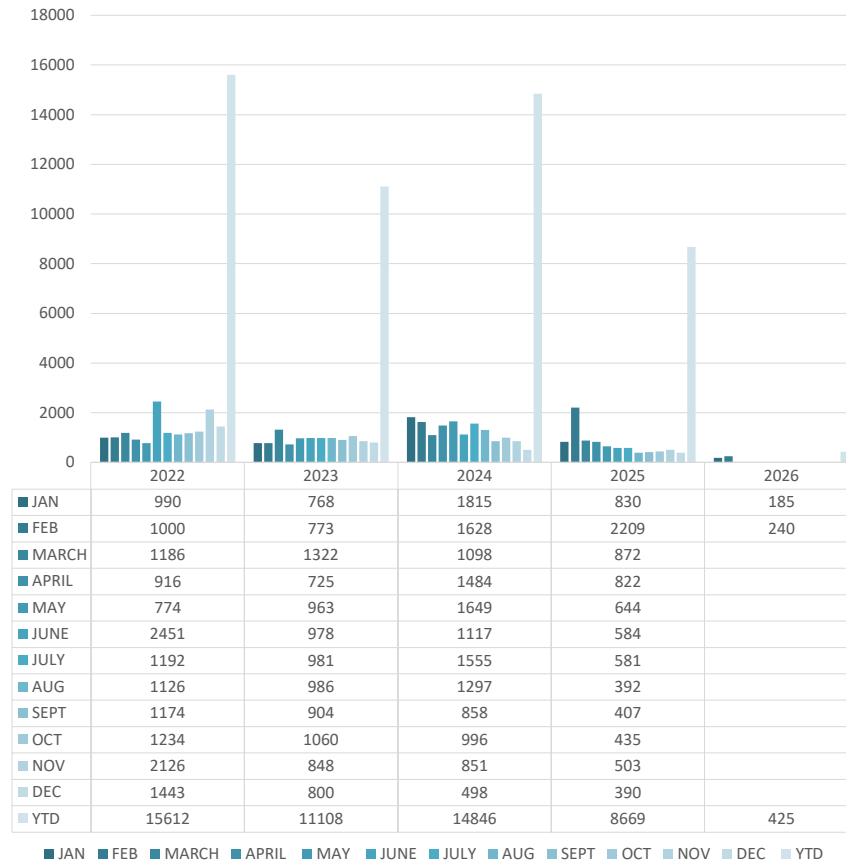


HOUSING & CONSTRUCTION

BUILDING INSPECTIONS

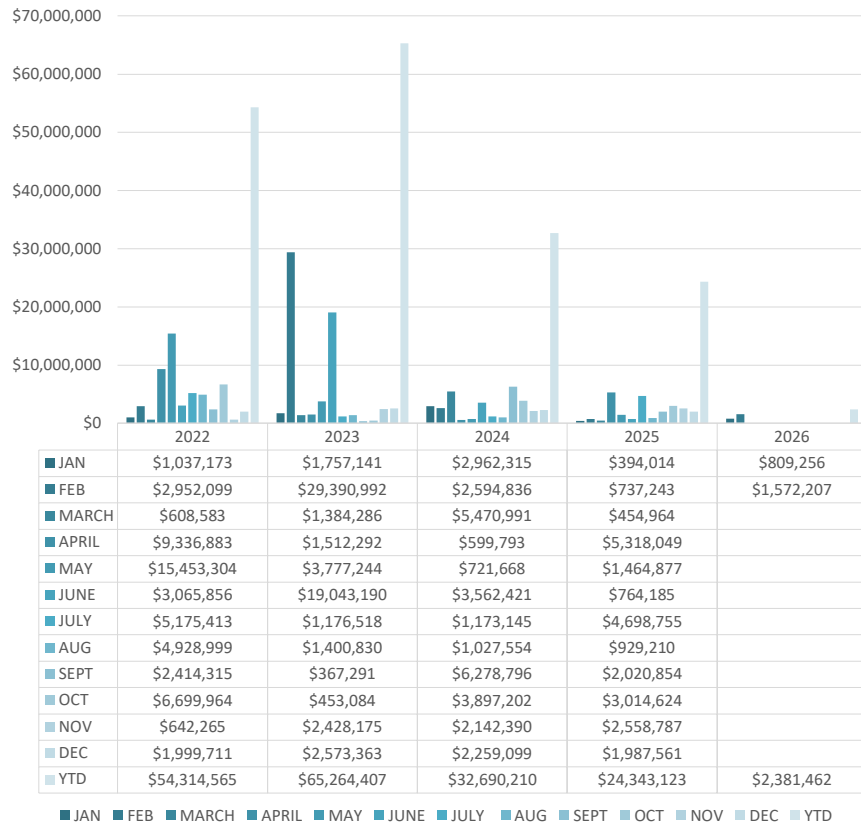


BUILDING PERMITS

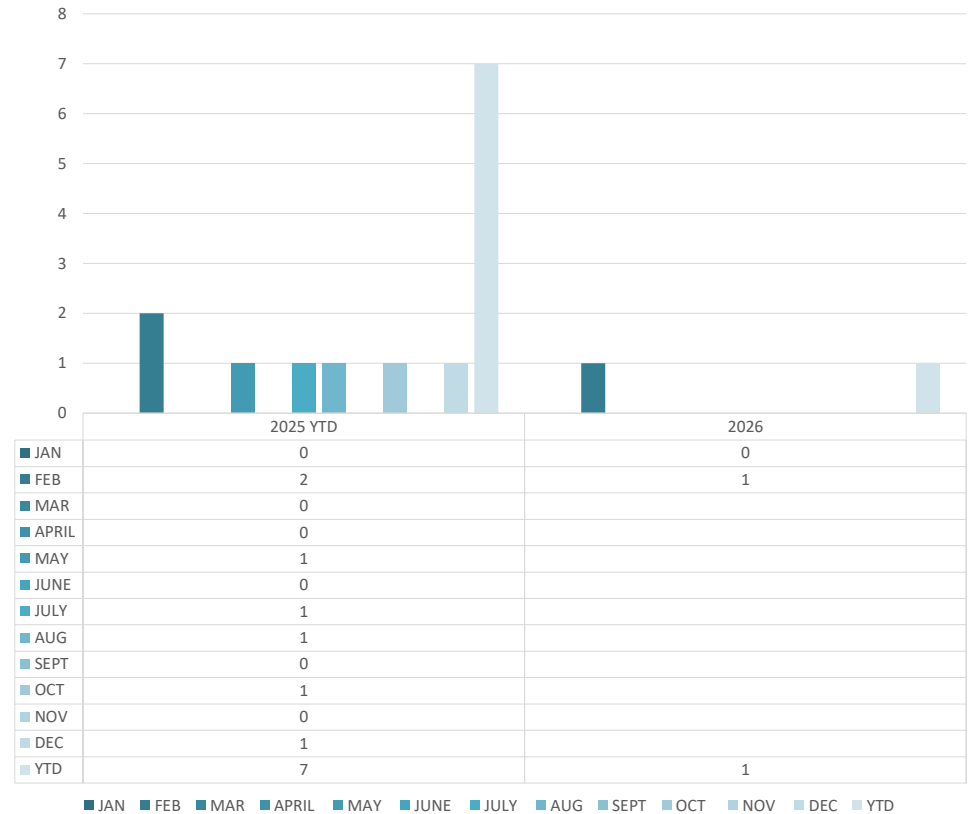


HOUSING & CONSTRUCTION

MISCELLANEOUS PERMITS

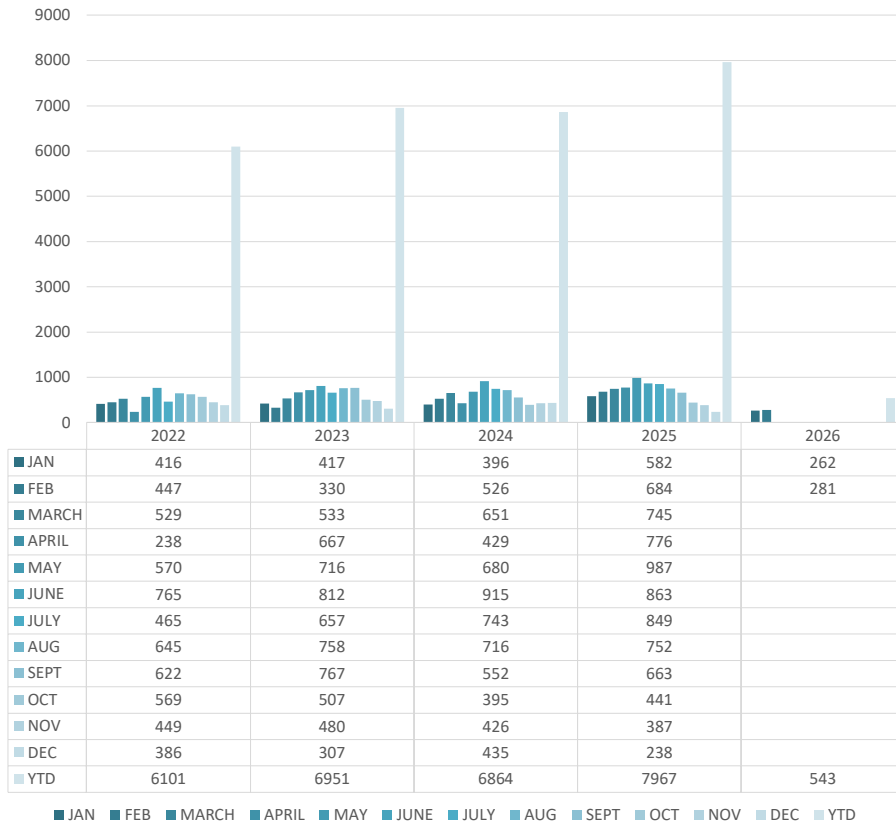


ACCESSORY DWELLING UNITS (ADU)

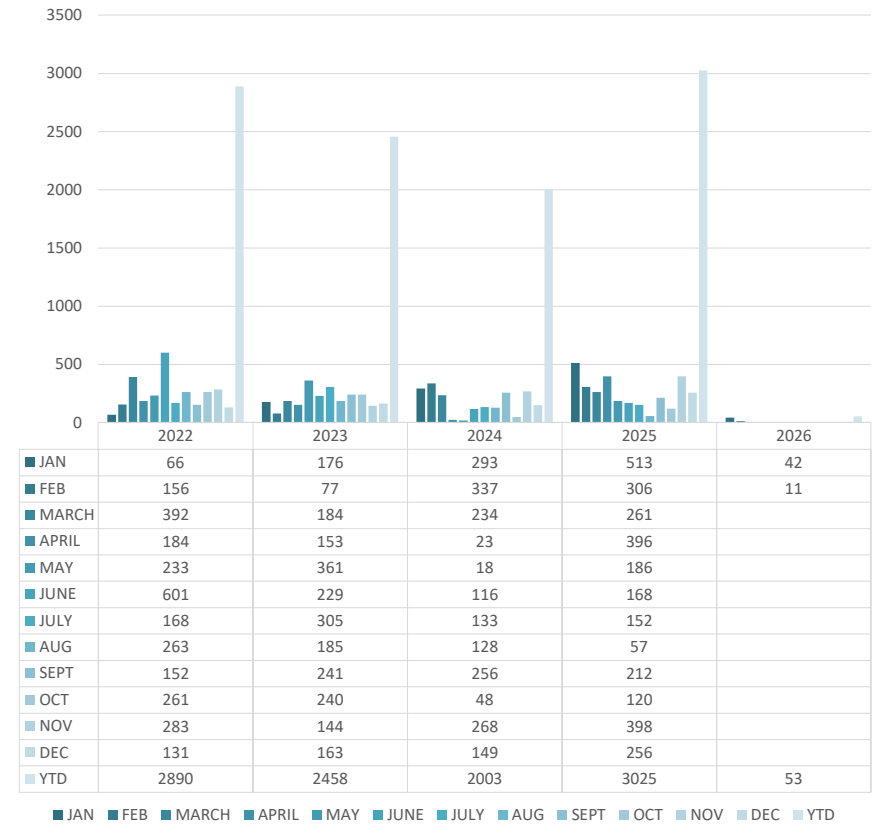


COMMUNITY COMPLIANCE

INSPECTIONS



ILLEGAL SIGNS



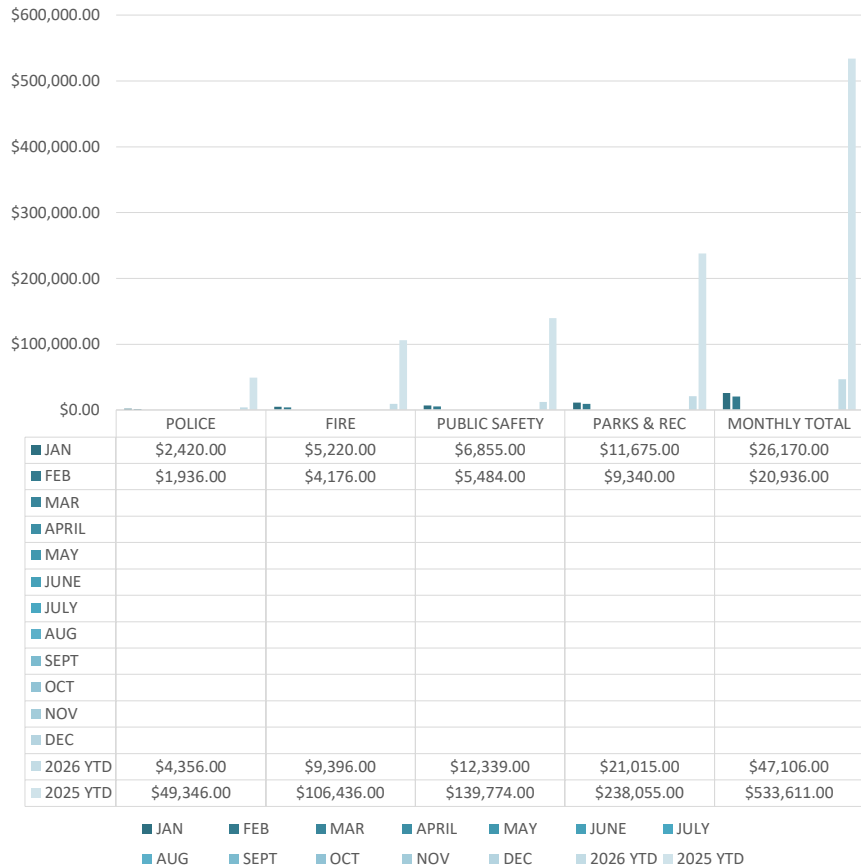
COMMUNITY COMPLIANCE

ACTIVE CONDEMNATIONS

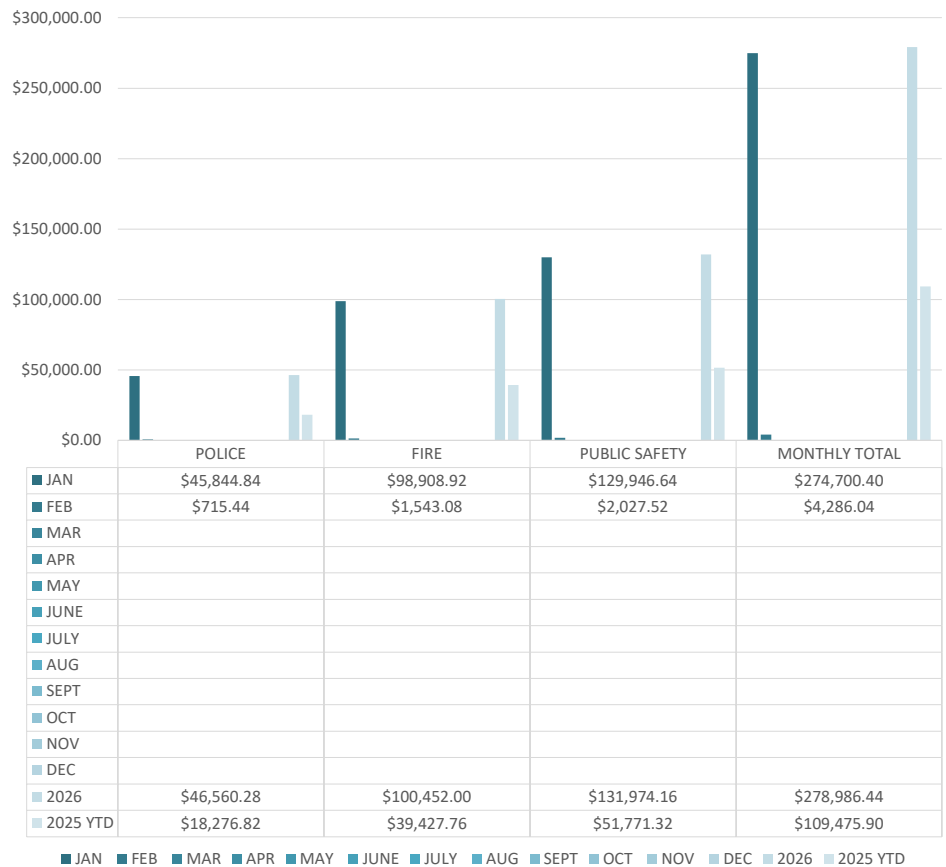
Address	Reason for Condemnation	Current Status
101 LAKEVIEW DR	REQUIRED FIRE ALARMS	Contractor obtained to install required batteries
213 MASON ST	FIRE/ TOTAL LOSS	Initial 90 day notice sent; 2/2/2026
5314 A WADE HAMPTON BLVD	VEHICLE VS COMMERCIAL	Final inspections completed 2/20/2026; Closed
103 GOLDSTRUM LN	VEHICLE VS RESIDENCE	Permits active for repair; issued 1/04/2026
201 GOLDSTRUM LN	VEHICLE VS RESIDENCE	Initial 90 day notice sent; 2/4/2026
311 CANNON AVE	DILAPIDATION/VACANT	Initial 90 day notice sent; 1/16/2026
113 RHETT ST	FIRE/ TOTAL LOSS	Permit for demolition approved 3/3/2026
200 VICTOR CT APT 3	FIRE/ TOTAL LOSS	Permit active for renovation; issued 01/20/2026
225 MASON ST	UNSAFE/UNFIT	Permit active for repair; issued 2/19/2026
321 E ARLINGTON AVE	UNSAFE/UNFIT	Permits active for renovation; issued 10/28/2025
13060 E WADE HAMPTON BLVD	FIRE/TOTAL LOSS	Permits active for renovation; issued 2/2/2026
105 N LINE ST EXT	SANITATION/EGRESS/SMOKE DETECTORS	6 month continuance given by Judge Mims 11/12/2025
304 AUSTIN ST	INTERIOR DILAPIDATION	Owner deceased; Property Boarded 11/4/2025
314 NEW WOODRUFF RD	REQUIRED FACILITIES/TOTAL DILAPIDATION	Sent to legal for title search 3/3/2026
412 NEW WOODRUFF RD	FALLEN TREE/TOTAL LOSS	Permits active for renovation; issued 10/8/2025
203 SUNNYDALE DR	FIRE/TOTAL LOSS	30 day Final Notice of Condemnation sent; 2/12/2026
150 BALLPARK ST (Stephens Field)	WALL COLLAPSE	Permit active for replacement; issued 12/8/2025; ATTN: Capital Projects Manager
202 E CHURCH ST	UNSAFE/UNFIT	30 day Final Notice of Condemnation sent; 2/3/2026
205 SPRINGDALE AVE	SANITATION/EGRESS	90 day Final Notice of Condemnation sent; 1/13/2026
100 JACKSON ST (City Stadium)	UNSAFE ACESORY WALL	Restricted area of access; ATTN: Capital Projects Manager
10 BRIGHTMORE DR	FIRE/LIGHTNING	Permits active for renovation; issued 06/26/2025
103 DELANO AVE	DILAPIDATED/FOUNDATION COMPROMISED	30 day extension granted due to health; 2/25/2026
133 TREMONT AVE	DILAPIDATED EXTERIOR/INTERIOR	30 day Demolition Order sent; 2/3/2026
106 E CHURCH ST	VANDALISM/DILAPIDATION	Owner obtaining contractors for repair; 1/5/2026
108 CANNON AVE	FIRE/TOTAL LOSS	New owner; 90 day Notice of Required Action; 2/3/2026
200 N LINE ST EXT	DILAPIDATED/VACANT	Demolition process in progress; contract awarded; awaiting project design plan and SCDES permitting for asbestos
215 SUNNYSIDE DR	OCCUPYING W/O C.O.	Commercial plans approved; Warning issued for illegal occupancy; Owner obtaining contractor 1/27/2026
602 E FAIRVIEW AVE	DILAPIDATION/VACANT	30 day final notice sent; 2/3/2026
211 A ARLINGTON RD	DILAPIDATED/VACANT	Permit for grading active; issued 5/15/2025; no progress made, 60 day Final Notice sent 2/12/2026
306 NEW WOODRUFF RD	DILAPIDATION/VACANT	Owner deceased; Properties for sale 10/21/2025
302 NEW WOODRUFF RD	UNPERMITTED WORK/VACANT	Owner deceased; Properties for sale 10/21/2025
1 BOBO ST	METH LAB/DILAPIDATION/VACANT	Permits active for remodel; issued 2/17/2026
607 HARVEY RD	DILAPIDATED/VACANT	Owner deceased; Properties for sale 10/21/2025
Total		33

IMPACT FEES

RESIDENTIAL



COMMERCIAL



Memorandum

To: City Council

From:

Subject: Police Department Activity Report - February 2026

Date: March 24, 2026

CC:

Summary:

Attachments:

1. Police Department Activity Report- February 2026

Greer Police Department Monthly Report

February 2026



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/MILITA RY LEAVE	POSITIONS TO FILL
SWORN OFFICERS	75 FT/1 PT	69 FT/0 PT	3	6 FT/1 PT
COMMUNICATIONS	14 FT	10 FT	0	4 FT
DETENTION	9 FT	9 FT	0	0 FT
ADMINISTRATIVE	10 FT/1 PT	9 FT/1 PT	0	1 FT/0 PT
ANIMAL CONTROL	1 FT	1 FT	0	0
TOTAL	109 FT/2 PT	98 FT/1 PT	3	11 FT/1 PT

Monthly Records and Data Entry

REPORTS CODED	375
TRAFFIC CITATIONS ENTERED IN DATABASE	435
RECORDS REQUESTS/FOIA	283
INCIDENT/SUPPLEMENTAL REPORTS ENTERED/COPIED OVER	391
EXPUNGEMENTS RECEIVED	43
EXPUNGEMENTS RESEARCHED/COMPLETED/SEALED	85
TOTAL EXPUNGEMENTS	3768
CRIMINAL HISTORY CHECKS	19
SLED SUBMITTAL	1

MONTHLY STATISTICS

Volunteer Hours

50.75

OF VOLUNTEER
HOURS THIS MONTH

198.25

OF VOLUNTEER
HOURS YTD

Training

2

OF CLASSES THIS
MONTH

4

OF CLASSES YTD

19

OF STUDENTS THIS
MONTH

54

OF STUDENTS YTD

11

OF CLASS HOURS
THIS MONTH

16

OF CLASS HOURS
YTD

122

TOTAL HOURS TRAINING
TIME THIS MONTH

247

TOTAL HOURS
TRAINING TIME YTD

School Resource Officers Report

Job Description	Quantity
Conference with Teachers or Admin Staff	29
Individual Meetings with Students	11
Phone Conferences with Parents	28
Conferences with Parents	48
School Events	49
Classroom Visits	28
Code 5's	3
Follow Ups	1
BTAM's	8

Charge	Sex	Race	Age	Grade	School
PWID Sch 1	M	W	16	10	GHS
AB 3rd					ADULT

School Coverage

Total Hours Covered: **81.4**

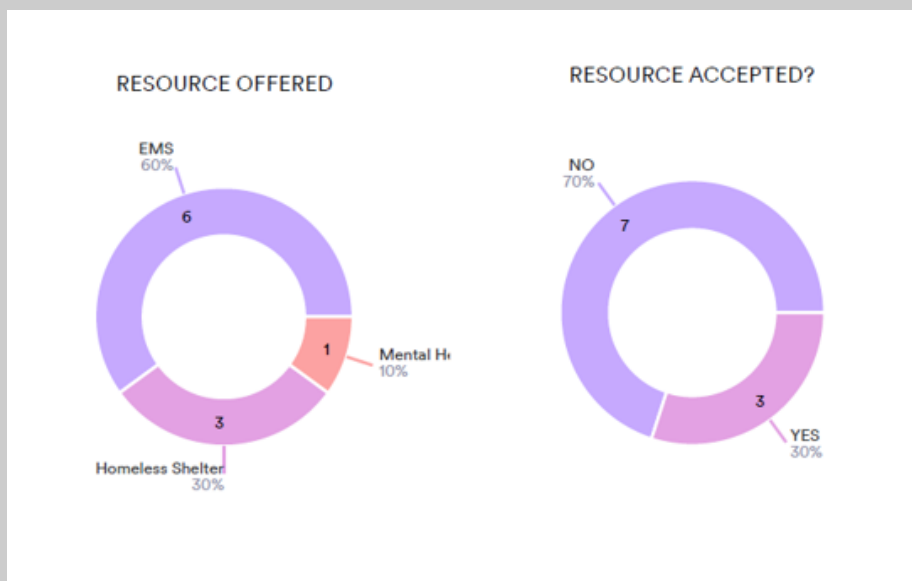
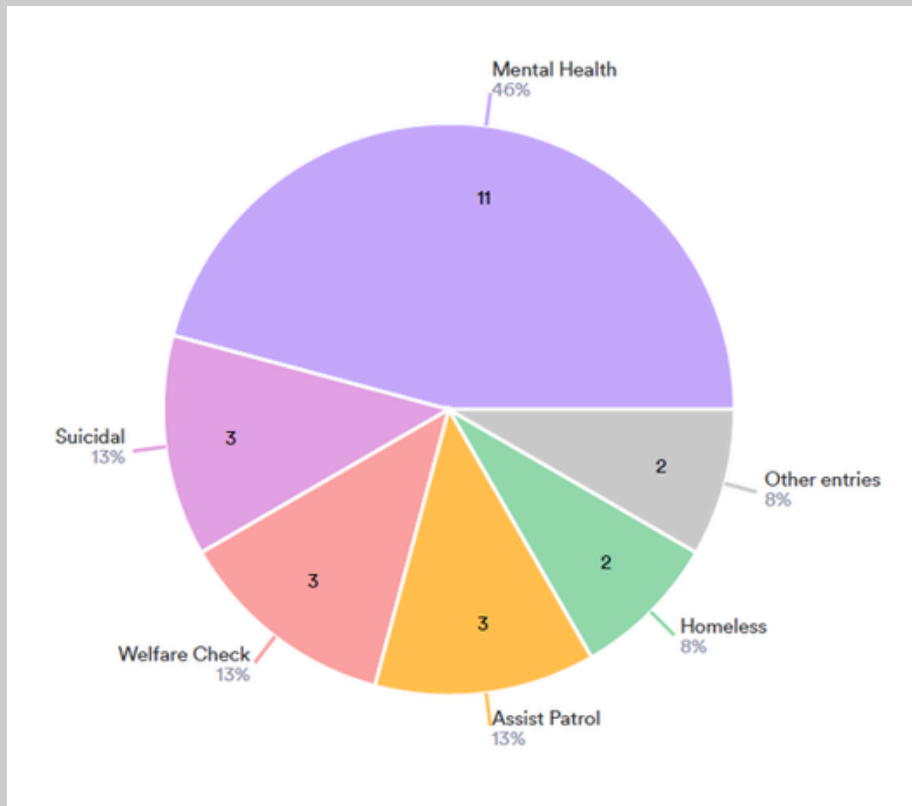
- Officers Chambers, Grimstad and Sgt. Wright provided the hours covered for the month of January.
- Spartanburg School District 5 was closed/e-learning on 2/2 and 2/3.
- Greenville County Schools were closed/e-learning on 2/2 and 2/3.

Administrative Division Activity

- NET Officers Chambers and Grimstad spent most of the month of January on a downtown SARA project after the shooting death that occurred at the beginning of January. They worked with Letecia to gather statistics and data regarding the issues, specifically at Ollie's Tavern, Wild Ace, and Blue Ridge Brewing. They also began planning Operation Last Call. Further, they connected with SLED and are now working together with that agency to ensure we have the safest downtown area possible. February brought about the cancellation of this large-scale event (Operation Last Call) that was planned for 2/6. SLED did inspections at each of the listed locations on 2/6. Since, Ollie's Tavern has temporarily closed.
- Discussed, at length, what types of incidents should be documented with consistency from the downtown area.
- Officers Chambers and Grimstad attended the recruiting event at Crunch Fitness.
- Officer Grimstad attended a Career Fair at Bob Jones University.
- Officers Chambers and Grimstad attended a career fair at Clemson University.
- We planned for the Area 1 and Area 3 Community Meeting which will be held on March 11 at the Greer Library. Emails were sent to each neighborhood and HOA point of contact in those areas.
- Sgt. Wright attended the Greenville County School District SRO Supervisor's meeting.
- Officers Chambers, Ferrell, and Grimstad participated in the point in time (homelessness) count.
- Planned and prepared for the PREP class being held on March 9 at City Hall.
- Planned and prepared for an event at Greer Middle School to honor the memory of JaMarcus Smalls. We will be playing student vs. police flag football in March!
- We hosted Chandler Creek Elementary School K4 students on a field trip about transportation and community helpers. We moved the field trip into the FD bay since it was raining, and the FD got a call during the trip. A firefighter came down the pole and it was the highlight of the whole event.
- Sgt. Wright, Officer Chambers, SRO Bowens, and SRO Akers worked in conjunction with patrol, admin, and CID on a missing juvenile case for 2 days. The juvenile went missing from GHS and was located 36+ hours later. Officer Chambers and SRO Akers spent hours in the woods and following leads. SRO Bowens and Sgt. Wright, school security, and school admin spoke to students, teachers, counselors, former teachers, former SROs, etc. and provided leads to Officer Chambers and SRO Akers to follow. Sgt. McCalmont with GCSO was a huge help.
- SRO Galli started back part time
- SRO COZZOLI will be reassigned to the downtown officer position in March/April
- OFFICER BAKER will be reassigned to the SRO position at Woodland Elem in March/April

Administrative Division Activity

Crisis Intervention



Administrative Division Activity

Recruiting

Recruiting Events Attended in February: SIX

Jan 29: USC Columbia University

Feb 3rd: The Citadel

Feb 9th: Crunch Fitness

Feb 11th: Bob Jones University

Feb 18th: NGU Career Fair

Feb 19th: Clemson University (Grimstad and Chambers only)

Ride Alongs:

4

UPO Testing:

2/19

Sgt. Richards completed the FBI Command College 2/23-2/27

Web page under construction:

· Digitized Ride Along Form

· Digitized "interest" Form for recruiting events

Operational Support Division

Communications Center

DISPATCH AND CALL FREQUENCY	JAN-26	FEB-26	% CHANGE FROM PREVIOUS MONTH	YEAR TO DATE 2025	YEAR TO DATE 2026	% CHANGE FROM PREVIOUS YEAR
NUMBER OF 911 CALLS	1,569	1,427	-9.1%	3,156	2,996	-5.1%
INCOMING 7-DIGIT LINE CALLS	4,273	4,067	-4.8%	8,419	8,340	-0.9%
POLICE CALLS FOR SERVICE	3,243	3,231	-0.4%	6,190	6,474	4.6%
FIRE CALLS FOR SERVICE	1,260	1,034	-17.9%	2,257	2,294	1.6%
TOTAL DISPATCHED CALLS	4,503	4,265	-5.3%	8,447	8,768	3.8%

Detention Center

INMATE AND PROCESS TOTAL	JAN-26	FEB-26	% CHANGE FROM PREVIOUS MONTH	YEAR TO DATE 2025	YEAR TO DATE 2026	% CHANGE FROM PREVIOUS YEAR
NUMBER OF ADULTS PROCESSED	114	114	0.0%	216	228	5.6%
TRANSPORTED TO GREENVILLE	18	28	55.6%	56	46	-17.9%
TRANSPORTED TO SPARTANBURG	17	16	-5.9%	31	33	6.5%
INMATES TRANSPORT BY 600	14	6	-57.1%	21	20	-4.8%

Animal Control Services

Animal Control Officer Position was recently filled. ACO William Moore is currently in training.

Property and Evidence/Court Security

EVIDENCE & TIME MANAGEMENT	JAN-26	FEB-26	% CHANGE FROM PREVIOUS MONTH	YEAR TO DATE 2025	YEAR TO DATE 2026	% CHANGE FROM PREVIOUS YEAR
TOTAL ITEMS ENTERED	107	101	-5.6%	412	208	-49.5%
NEW ITEMS ENTERED	87	88	1.1%	352	175	-50.3%
ITEMS PURGED	30	13	-56.7%	151	43	-71.5%
ITEMS RELEASED	3	7	133.3%	4	10	150.0%
CASES SENT TO CO 23 LAB	0	20	NA	8	20	150.0%
CASES SENT TO CO 42 LAB	0	20	NA	10	20	100.0%
HOURS SPENT AT LABS	0	4	NA	4.5	4	-11.1%
HOURS SPENT IN COURT	40.5	30	-25.9%	70.5	70.5	0.0%

Patrol Division

POLICE PATROL ACTIVITY	FEB-25	FEB-26	% CHANGE	LAST YTD	YTD	% CHANGE
CITATIONS ISSUED	361	429	18.84%	995	865	-13.07%
ARRESTS	121	128	5.79%	214	246	14.95%
INCIDENT REPORTS	343	274	-20.12%	630	578	-8.25%
COLLISION REPORTS	165	129	-21.82%	253	250	-1.19%
WARNING CITATIONS	609	490	-19.54%	1317	1062	-19.36%
PATROL MILES	42713	50719	18.74%	100472	103432	2.95%
WARRANTS SERVED	59	68	15.25%	84	134	59.52%

Patrol Division

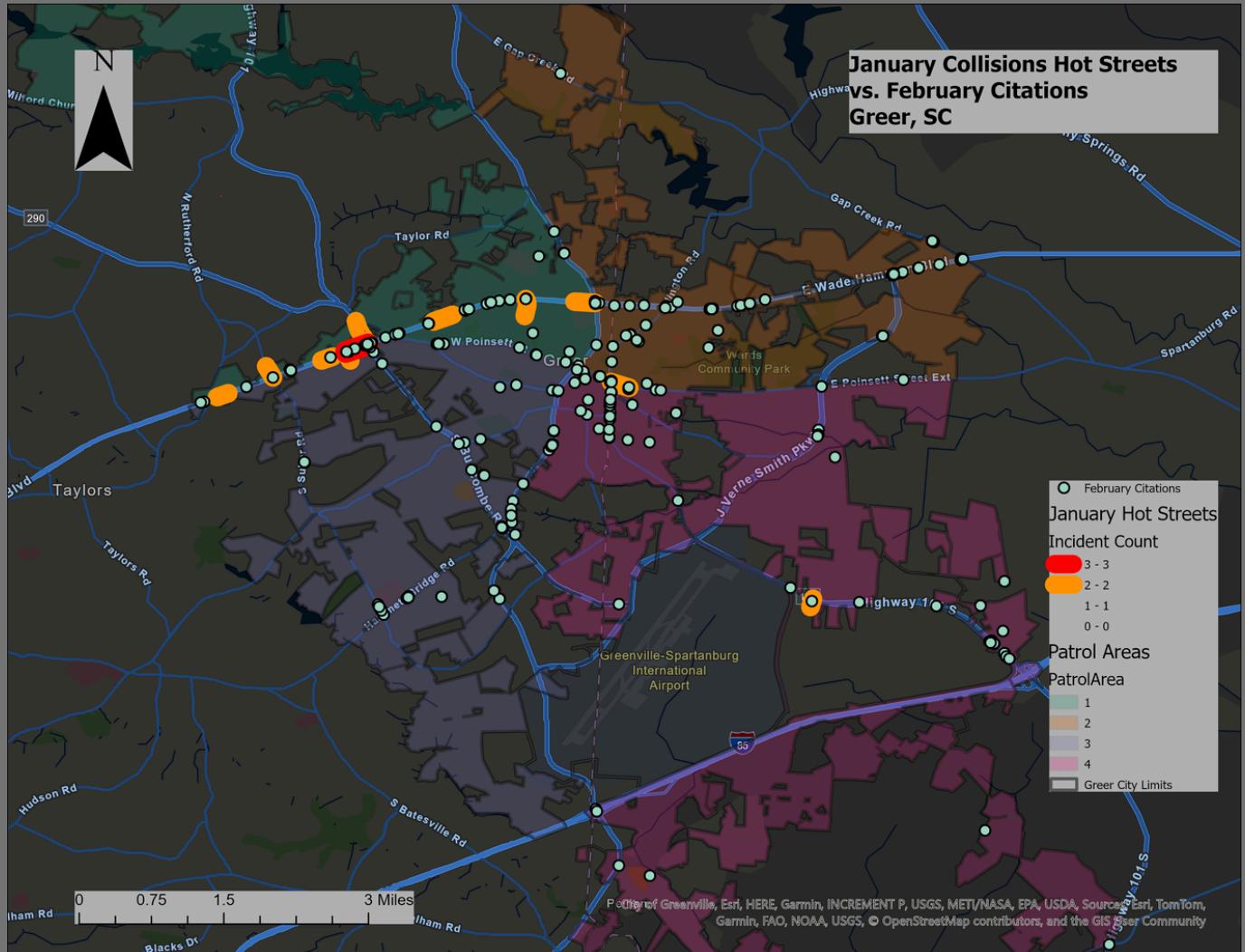
Proactive Efforts

DUI ARRESTS	DRUG CHARGES	DRIVING UNDER SUSPENSION	GENERAL SESSIONS CHARGES	WARRANTS OBTAINED
6	7	44	16	33

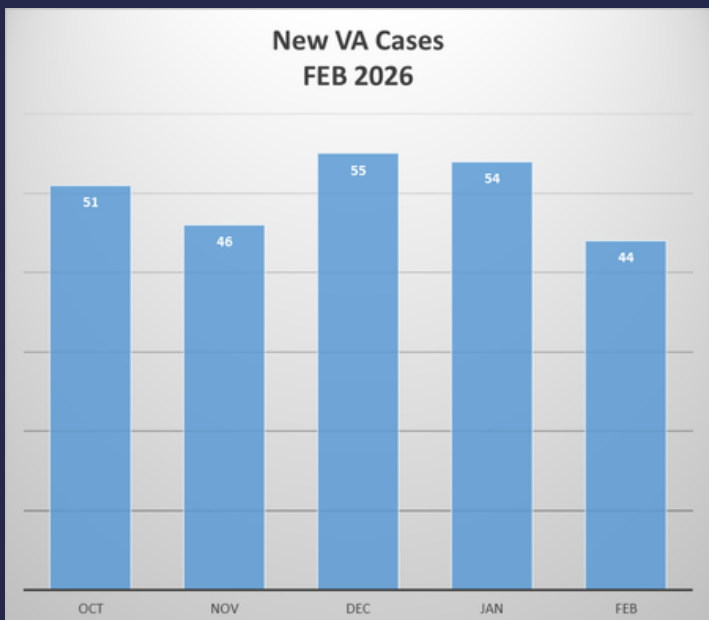
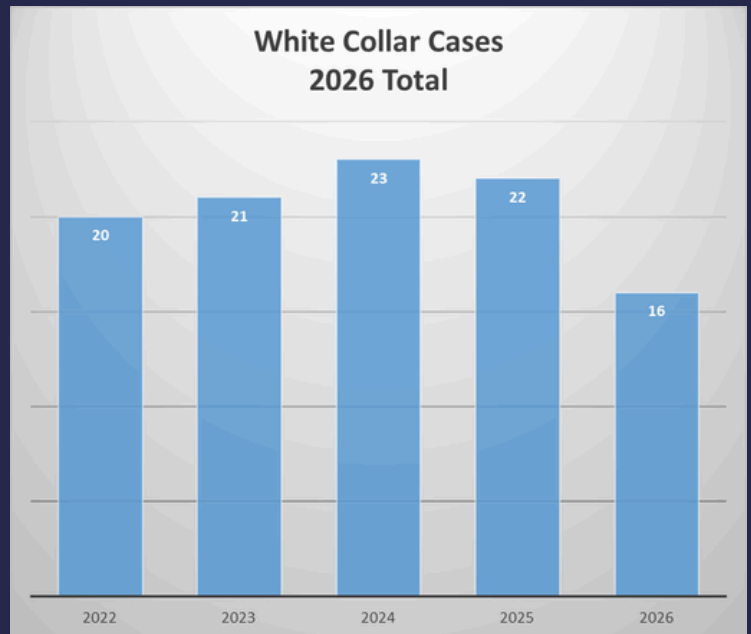
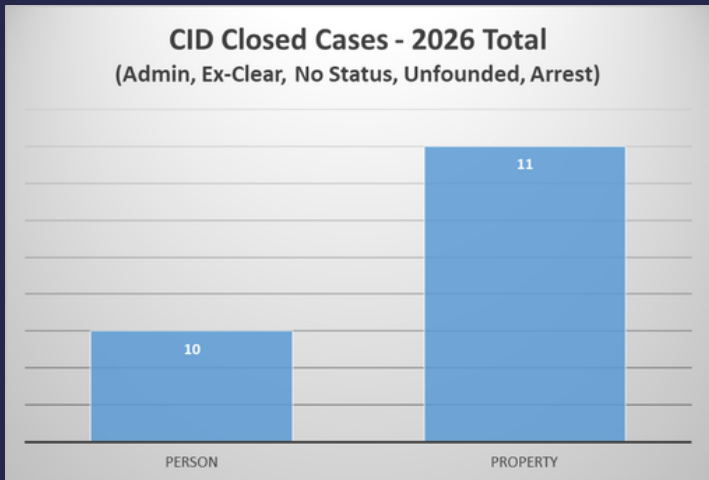
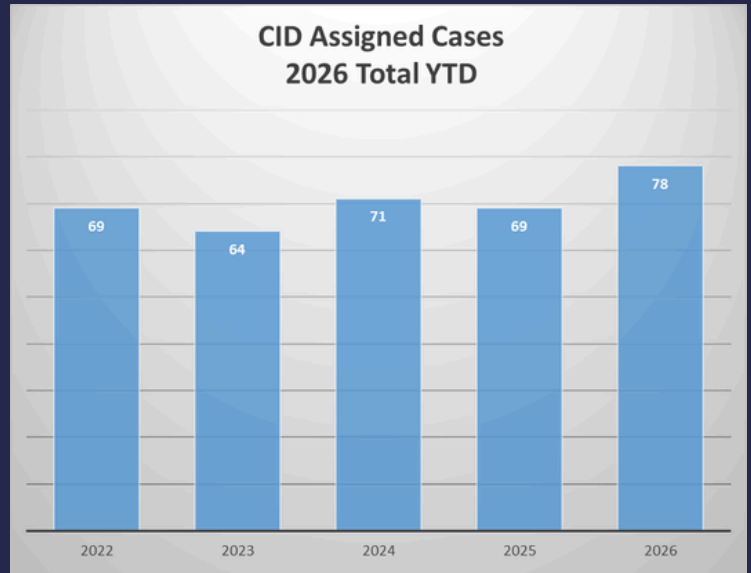
Shift Drug Weights

DRUG TYPE	WEIGHT
MARIJUANA	140 GRAMS
COCAINE	0 GRAMS
CRACK	0 GRAMS
FENTANYL	0 GRAMS
METH	11 GRAMS
HEROIN	0 GRAMS
SCHEDULED PRESCRIPTION PILLS	CLONAZEPAM (39 PILLS)
OTHER	0

Monthly Traffic Collision and Enforcement Efforts



Criminal Investigations Division



Criminal Investigations Division

NARCOTIC TIPS

- *None this month*

Criminal Investigations Division

Project Safe Neighborhoods Action Plan

Community Engagement

- Met with a confidential source who provided information regarding violent crime, gang activity and illegal drug operations occurring within the city.
- Develop community basketball/ mentorship program through New Jerusalem Church (On-going)

Collaboration with Law Enforcement Partners

- Corresponded with gang investigators at the Spartanburg County Sheriff's Office in regards to organizing regular intel briefs with other area agencies regarding gang activity.
- Attended gang intel meeting at the Spartanburg County Sheriff's Office
- Collaborated with Greenville Police intel analyst to correctly identify a documented gang member in the Greenville County Jail who was booked in under a false name

NIBINS

- Requested additional firearms from P&E to test fire
- Submitted bullet casings to SLED headquarters in Columbia, SC.

Gang Member Intel Database

- SLED VPN form submitted to gain access. Awaiting SLED approval
- Continued working with Leticia on moving all gang intel documentation to a One Note shareable system and researching each subject to solidify that they meet the criteria to be entered into the NCIC Gang File database.

Chronic Violent Offender (CVO)

- Checked 2 subjects for consideration to be added to the list.

Memorandum

To: City Council

From:

Subject: Public Services Activity Report - February 2026

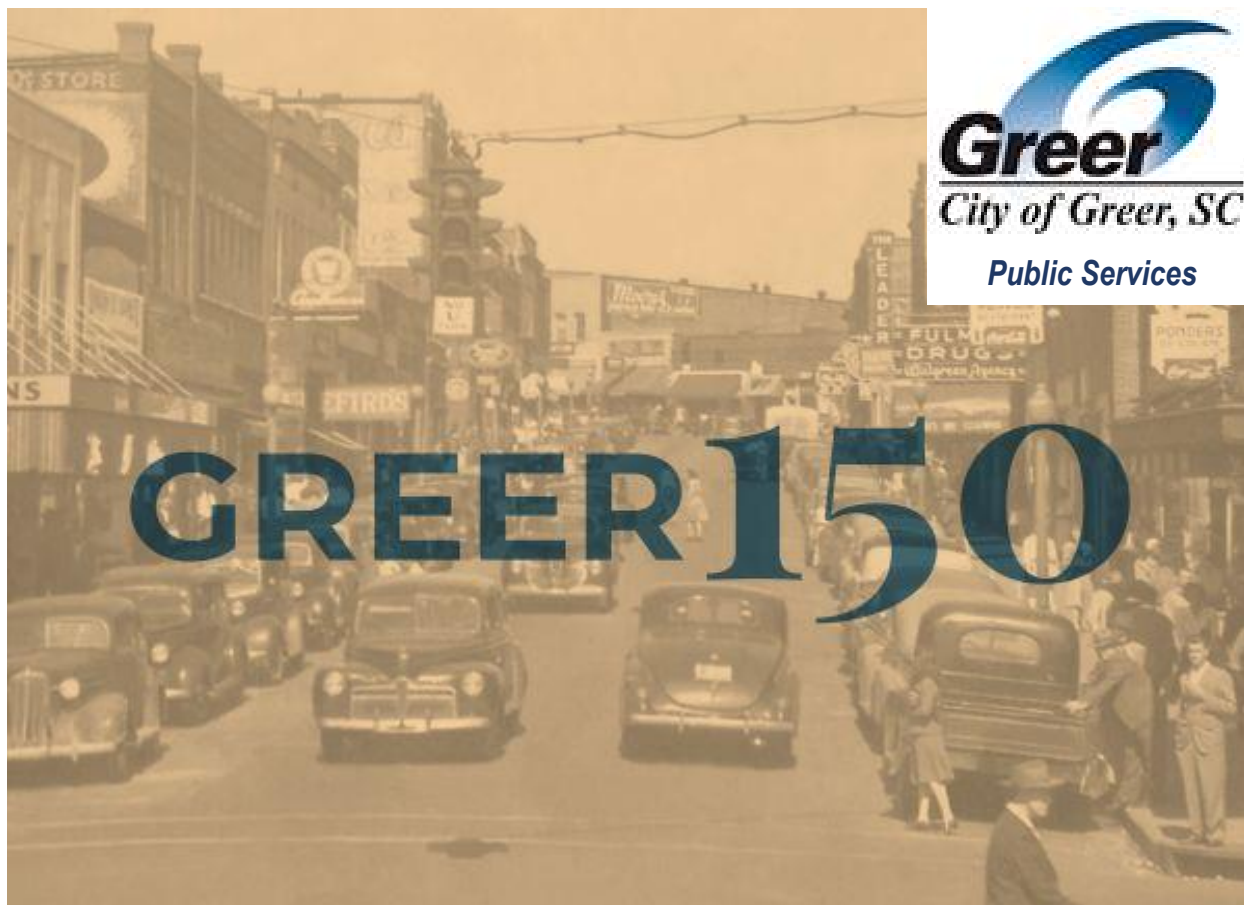
Date: March 24, 2026

CC:

Summary:

Attachments:

1. Public Services Activity Report - February 2026



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

FROM: Public Services Department

SUBJECT: February Activity Report

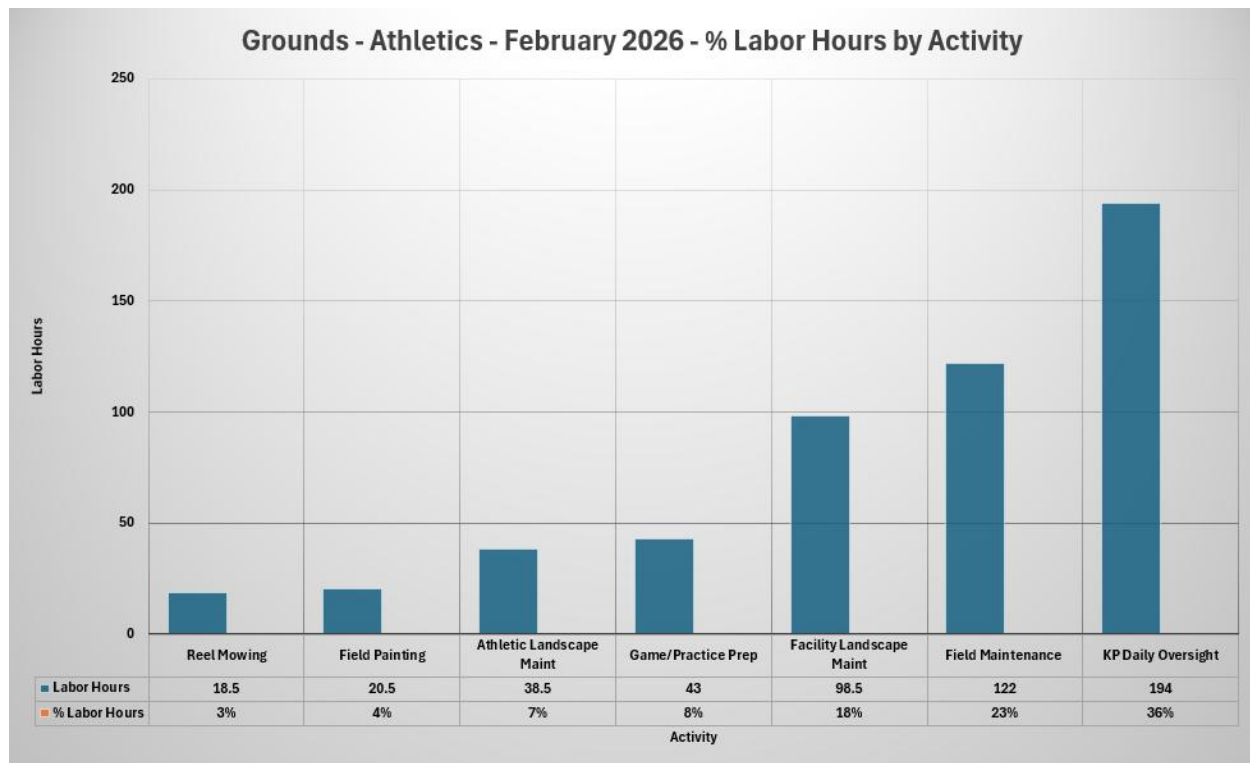
DATE: March 19, 2026

Grounds Maintenance Division

- Irrigation/Spray Tech:
 - Repaired two [2] irrigation valves – one [1] at Stevens Baseball Field and one [1] at City Park
 - Applied herbicide from the In-House Turf program to athletic fields at Country Club, City Stadium, Suber Soccer Fields, Century Fields 1-3, Veterans Park, and Kids Planet
- Staff continued weekly reel mowing of athletic fields at County Club Soccer, City Stadium, and Suber Fields 1 -2
- Staff continue to prep athletic fields for all sports practices and games
- Staff continue 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 removed the player benches from Little Turner Baseball Field for cleaning
- Staff mowed and weedeated the detention ponds at Country Club Park, Suber Rd Soccer, and Suber Rd Fire Department -Station 42

Education:

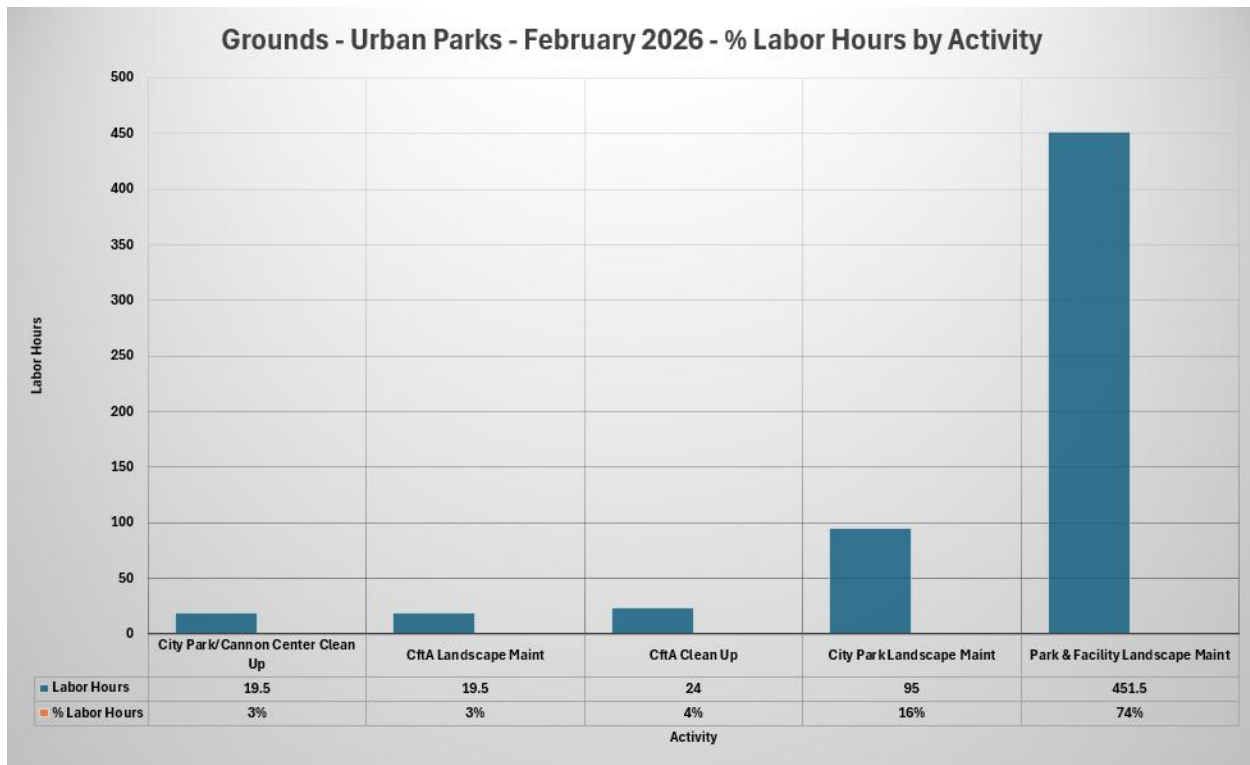
- Three [3] employees attended the National Sports Field Managers Association Conference in Fort Worth, Texas



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 began winter pruning trees and shrubs at The Center for the Arts, Urban Parks, and the downtown areas.
- Staff repaired a main irrigation line break in the Poinsett Field at City Park
- Applied the second coat of sealant to the BP Edwards Basketball Court
- Staff repainted three [3] benches near the playground area at the Needmore Recreation Center
- Staff prepped the following areas (lawn maintenance, pressure washing tables and concrete and blew off the walkways) for rentals/events:
 - Greer Farmers Market – upper City Park area– February 13, 2026 [2 employees – 6 hours]

- Gazebo/ pond area on February 13, 2026, for a rental [2 employees – 4 hours]
- Staff completed the following landscape beds:
 - Two [2] at the top of the promenade on Cannon St/Poinsett St side
 - Two [2] new beds at Victor Heights Park filled in with mulch



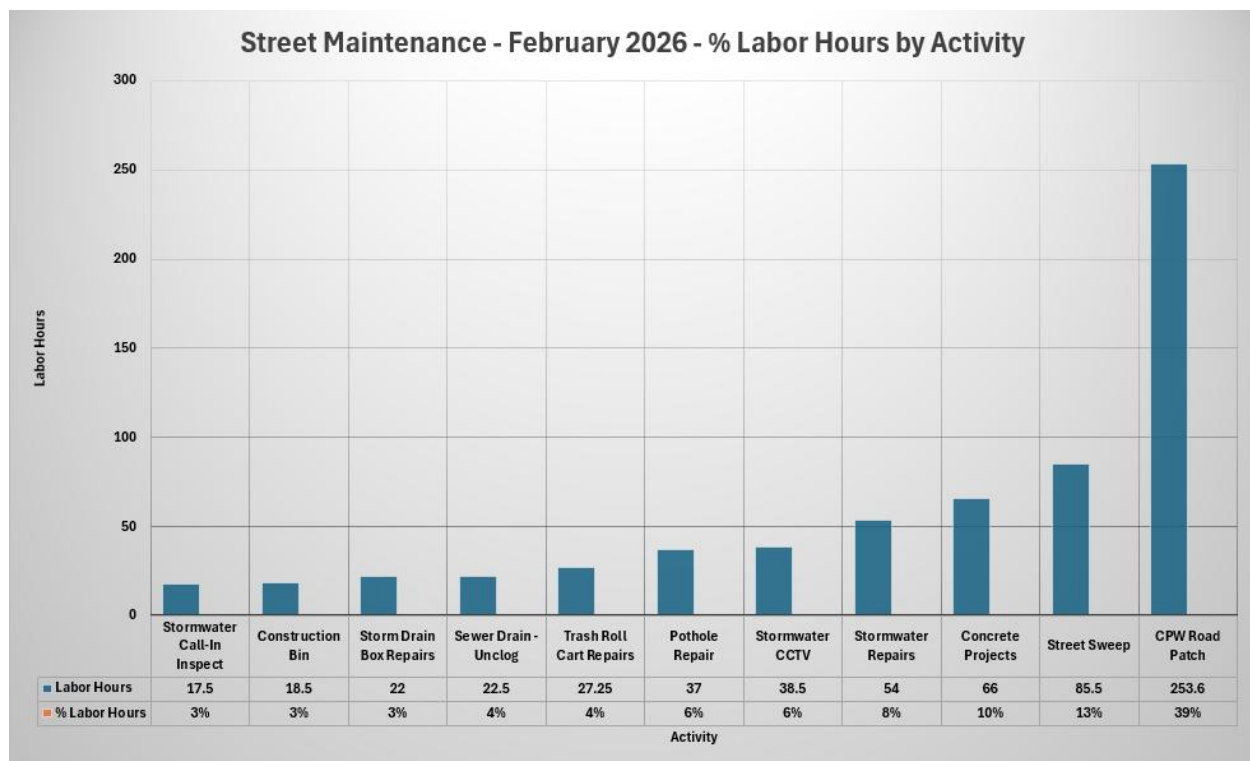
Street Maintenance Division

- Hauled twelve [12] loads of construction material to the landfill
- Hauled one [1] load of e-waste to the landfill
- Ran sweeper truck thirteen [13] days for a total of 183 miles
- Staff ran one [1] leaf truck five [5] days for a total of 112 hours in all areas
- Staff continued covering the City Convenience Center on Saturdays (1 employee – 10 hours)

- Two staff members continue daily clean-up at the Convenience Center (19 days -285 hours)
- Staff hauled four [4] loads of brush from Greer Golf Course
- Repaired the edge of the road on West Phillips
- Staff repaired six [6] potholes:
 - Bobo and Gallivan St
 - Hubert and James St
 - Victor Hill Ext
 - McDade St
 - West Fairview and Hilton St
 - Lorla St
- Staff poured the following concrete:
 - Victor Heights – 4x10 pad (4 employees – 45 hours)
 - BP Edwards – 4x10 pad (4 employees – 45 hours)
 - Greer Golf – two [2] 7x3 pads (4 people- 21.5 hours)
 - Little Turner – two [2] pads - 10x30 (12 people -180 hours)

CPW Street Cut Repairs

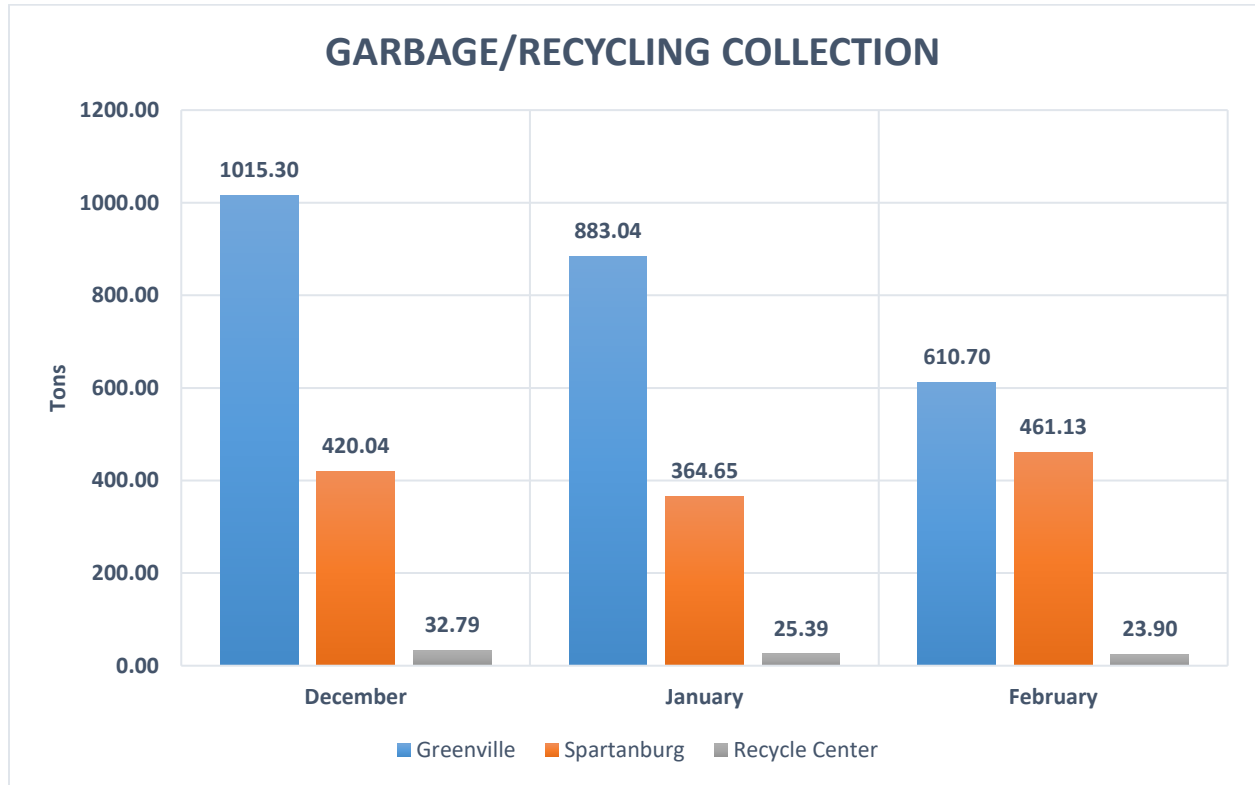
- Staff completed twelve [12] CPW Street Cuts:
 - 101 Wood Ave
 - 102 Mulberry St
 - 104 Parker St
 - 103 Stokes St
 - 409 Meadow Lake Trail
 - 109 Lorla St
 - Two [2] at 302 Lorla St
 - 103 Morrow St
 - 108 Brockman St
 - 123 McKissick St
 - 92 Wilson St



Stormwater Division

- Repaired the creek bank to help with erosion control at 224 W Wade Hampton Blvd
- Jetted the line on Manatee Ct [50 LF]
- Staff ran camera {CCTV} to inspect pipes in the following areas for the Engineering Department:
 - Covington Village:
 - Embark Circle [1337 LF]
 - Donahue Hills
 - Nadine Way [3072 LF]
 - Alvin Pond Dr [4992 LF]
 - Donahue Dr [393 LF]

Solid Waste Division



YTD Fiscal Year Totals: Greenville 7182.64 + Spartanburg 3360.85 = **10543.49**

Bins & Carts Delivered

NEW HOME TRASH CARTS: **18** REPAIRED TRASH CARTS: **15**

YARD WASTE CARTS: **2** REPLACED TRASH CARTS: **21**

2nd TRASH CART DELIVERED: **6** PURCHASED REPLACEMENT TRASH CARTS: **3**

ADA LID INSTALL: **1** AT-THE-HOUSE LETTERS DELIVERED: **0**

Memorandum

To: City Council

From:

Subject: Social Media & Website Activity Report - February 2026

Date: March 24, 2026

CC:

Summary:

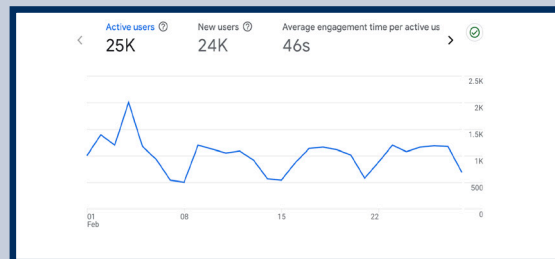
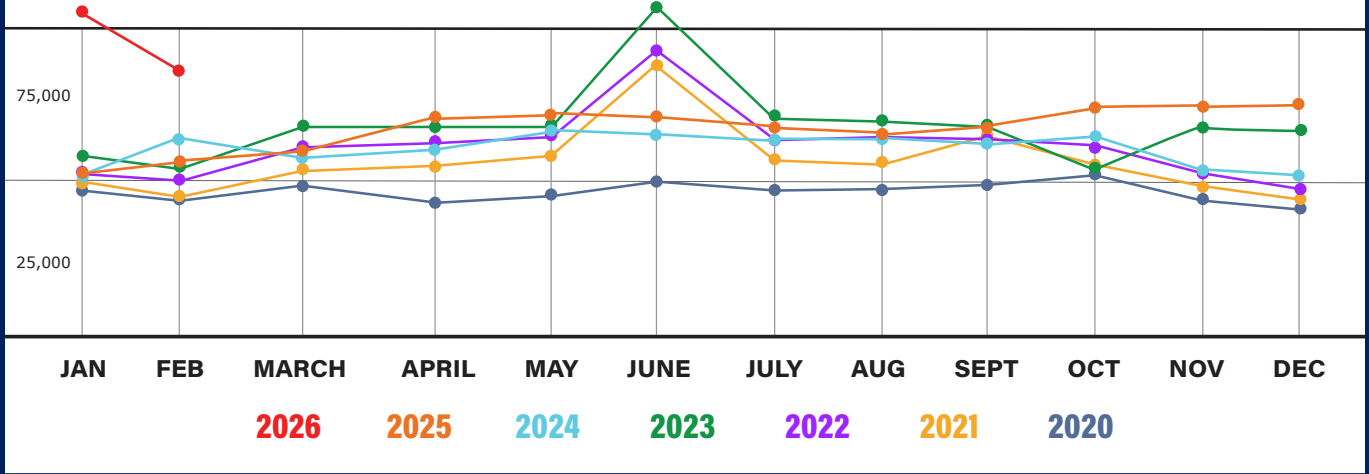
Attachments:

1. Website and Social Media Activity Report - February 2026

WEBSITE REPORT

FEBRUARY 1 - FEBRUARY 28 , 2026

TOTAL PAGE VIEWS BY MONTH



VISITORS TO CITYOFGREER.ORG

Total Users: 25,780

New Users: 23,571

	Total users	New users	Returning users	Average engagement time per active user
Total	25,780	23,571	5,363	46s
1 Direct	11,413 (44.27%)	11,162 (47.1%)	1,920 (35.8%)	29s
2 Organic Search	9,345 (36.25%)	8,130 (34.49%)	2,548 (47.51%)	59s
3 Referral	2,501 (9.7%)	2,193 (9.3%)	690 (12.87%)	1m 32s
4 Organic Social	1,777 (6.89%)	1,728 (7.32%)	89 (1.66%)	12s
5 Paid Search	409 (1.57%)	362 (1.54%)	119 (2.05%)	1m 48s

RETENTION

MONTHLY PAGE VIEWS: 77,969

Avg. Page Views Per Session: 3.07

TOP USERS BY LOCATION

Greer, SC - 6,498 Users

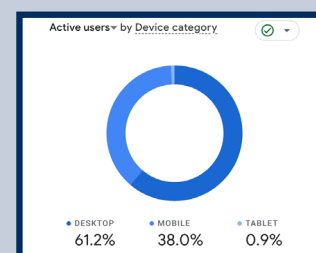
Atlanta, GA - 2,426 Users

Lenoir, NC - 1,582 Users



MOST VIEWED WEBSITE PAGES

- Home
- Events Calendar
- Staff
- Greer150
- PRT/Facility Rentals
- PD/Records & Reports
- Parks & Facilities
- Apply
- PRT/Youth Baseball
- Police Home Page
- GIS
- Trash and Yard Waste
- PRT/Youth Athletics
- Planning and Development Home Page
- PRT Home Page

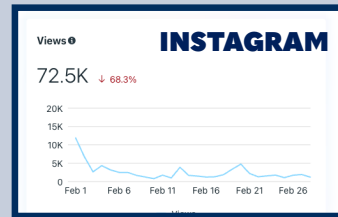
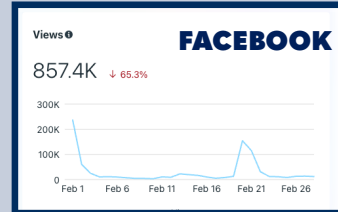
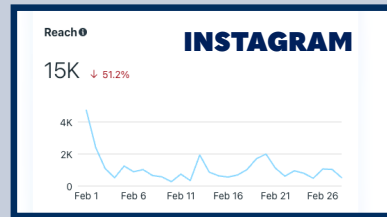
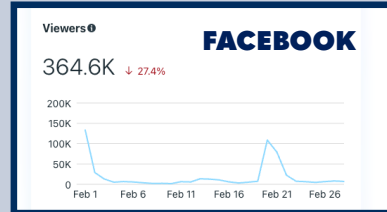


SOCIAL MEDIA REPORT

FEBRUARY 1 - FEBRUARY 28 , 2026

TOTAL REACH

Facebook: 364.6k
Instagram: 15k

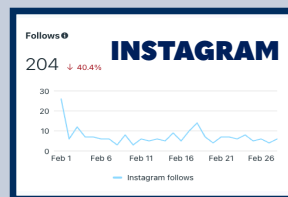
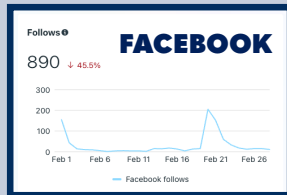


TOTAL VIEWS

Facebook: 857.4k
Instagram: 72.5k

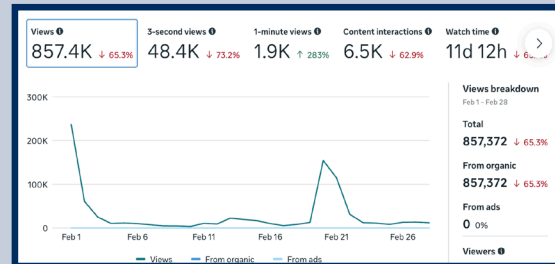
NEW FOLLOWERS

Facebook: 890
Instagram: 204



VIDEO PERFORMANCE

Time Viewed: 11 days 12 hours (16,560 minutes)
Interactions: 6.5k



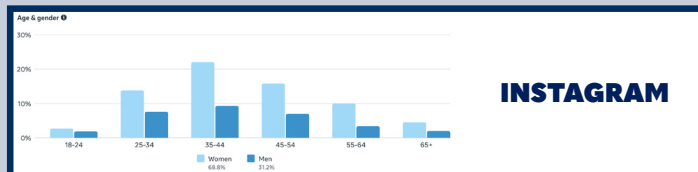
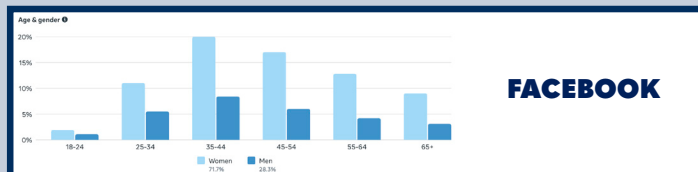
AUDIENCE METRICS

Top Views by City (Facebook)

Greer (30.5%) (up from 31.4% last month)
Greenville (8.8%) (down from 7.7% last month)
Taylors (6.1%) (down from 6.5% last month)

Top Views by City (Instagram)

Greer (26%) (down from 26.1% last month)
Taylors (10%) (up from 9.8% last month)
Greenville (5.8%) (down from 5.9% last month)



6.5k Content Interactions on FB
2.1k Content Interactions on IG

16,157 FB Followers
10,484 IG Followers

Highest Engagement Days on FB:
February 1 & 20

Highest Engagement Days on IG:
February 1 & 20



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	Lynn Mahaffee 22 Brunner Court Greer, SC 29650 Cell 864-444-6769 E-mail omgsixkids.lm@gmail.com	1/13/2026	June 30, 2029	
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	

From: Tramaine Booker <booker.impact@gmail.com>

Sent: Monday, March 9, 2026 6:38 PM

To: Ashley Kaade <akaade@cityofgreersc.gov>

Subject: Planning commission seat

[NOTICE: This message originated outside of the City of Greer -- DO NOT CLICK on links or open attachments unless you are sure the content is safe.]

Hey Ashley,

I am writing to let you know that I will be stepping down from the planning commission. My work obligations have changed and it will be difficult for me to continue to serve on the planning commission with my new role at work.

I will work with you all and councilman Bettis to find a suitable replacement.

It has been a pleasure serving these two years on the commission.

Please let me know if you need anything from me

Thanks

Tramaine Booker

Sent from my iPhone

ORDINANCE NUMBER 6-2026

AN ORDINANCE TO CHANGE THE ZONING CLASSIFICATIONS OF CERTAIN PROPERTIES OWNED BY KIMBERLY CHAPMAN EDENS ALSO KNOWN AS KIMBERLY SIMS LOCATED AT 116 AND 118 PLEASANT DRIVE AND PLEASANT DRIVE FROM SUBURBAN NEIGHBORHOOD (SN) TO TRADITIONAL NEIGHBORHOOD (TN)

The City Council of Greer makes the following findings:

This ordinance pertains to certain properties owned by Kimberly Chapman Edens also known as Kimberly Sims located at 116 and 118 Pleasant Drive and Pleasant Drive and more clearly identified by the attached City of Greer Map specifying Greenville County Parcel Numbers 0528020111002, 0528020111001 and 0528020111000 containing approximately 26.78 +/- acres attached hereto marked as Exhibit A, the Titles to Real Estate attached hereto marked as Exhibit B; and the Survey attached hereto marked at Exhibit C.

1. The owner desires to change the zoning classifications of her properties and has shown the need for such use to the Greer Planning Commission at a public hearing held on February 23, 2026.
2. To accomplish the desired change in use in the most effective manner, the zoning classifications 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 classifications of properties located at 116 and 118 Pleasant Drive and Pleasant Drive more particularly identified by the attached City of Greer Map specifying Greenville County Parcel Numbers 0528020111002, 0528020111001 and 0528020111000 containing approximately 26.78 +/- 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: Councilman Jay Arrowood

First Reading: March 10, 2026

Second and
Final Reading: March 24, 2026

Approved as to Form:

Daniel R. Hughes, City Attorney

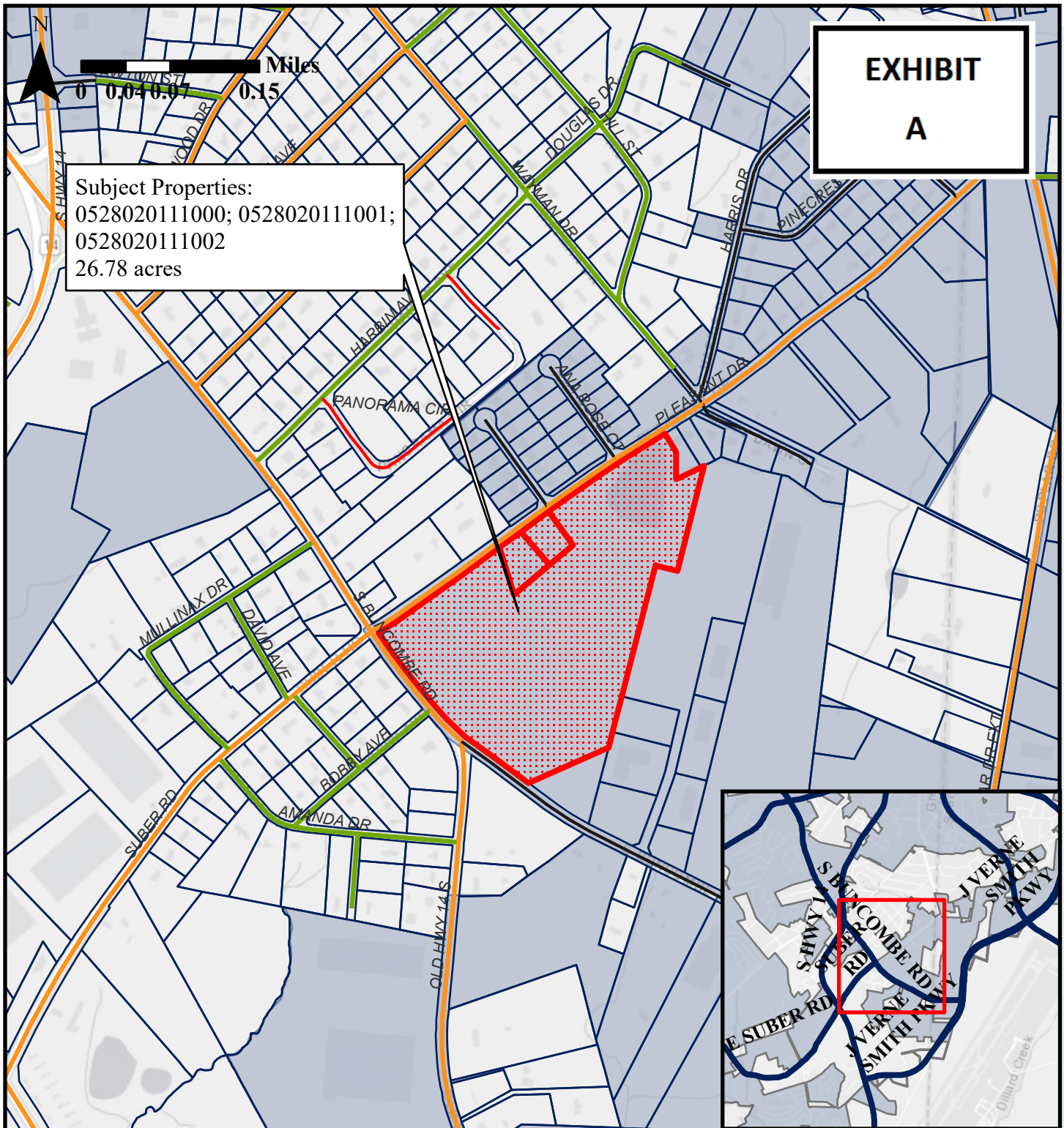


EXHIBIT
A

Subject Properties:
0528020111000; 0528020111001;
0528020111002
26.78 acres

Location Map: Ordinance 6-2026

Case Number: RZ 26-01

Legend

- City Limits
- Parcels

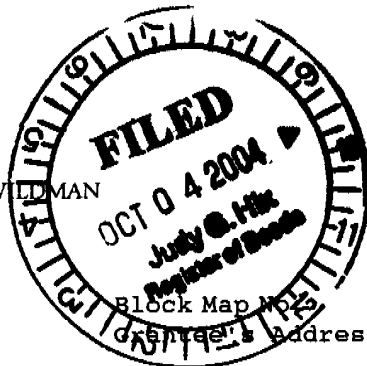
Ord 6-2026 (Pleasant Dr
SN to TN)

Created by the City of Greer Planning & Development Department: 3/3/2026 2:46 PM

The City of Greer Planning & Development Department does not guarantee the accuracy or the correctness of this map nor assumes any legal responsibility for the information contained on it. This map is not a legal document. This map is based on the SC State Plane Coordinate System using the 1983 North American Datum. All rights reserved. No part of this map may be reproduced or used in any form or by any means without the expressed written consent of the City of Greer Planning & Development Department.



Prepared by and return to:
Kristin Burnett Barber, Esq.
JOHNSON, SMITH, HIBBARD & WILLMAN
Post Office Drawer 5587
Spartanburg, SC 29304



BOOK 2110 PAGE

EXHIBIT

B

EXEMPT

OCT 04 2004

528.02-01-110.00 & 110.01
116 Pleasant Drive
Greer, SC 29365

DEED ONLY - NO TITLE EXAMINATION

STATE OF SOUTH CAROLINA) **QUITCLAIM**
) **TITLE TO REAL ESTATE**
COUNTY OF GREENVILLE)

KNOW ALL MEN BY THESE PRESENTS, that, **CAROLYN W. CHAPMAN**, in consideration of Ten (\$10.00) Dollars, Love and Affection, the receipt of which is hereby acknowledged, have granted, bargained, sold and released, and by these presents do grant, bargain, sell and release unto **THOMAS M. CHAPMAN and CAROLYN W. CHAPMAN**, their heirs and assigns forever,

All that piece, parcel or lot of land in Chick Springs Township, County of Greenville, State of South Carolina, located about 2 ½ miles Southwest from Greer, SC, on the Southeastern side of Pleasant Drive and being shown on plat of property made for Carolyn W. Chapman by Tri-State Surveyors, (John A. Simmons), dated September 9, 1982 and having the following courses and distances, to wit:

(11) 285 - 528.2 - 1 - 110, 110.1

Beginning at nail in center of Pleasant Drive, which nail is N. 55-00 E., 661 feet from Old Highway No. 14 and running thence along the center of Pleasant Drive, N. 55-00 E., 118.1 feet to nail in road; thence S. 39-25 E., 18 feet to pin in gravel road, thence on the same courses for a total of 219.1 feet to iron pin; thence S. 52-02 W., 121 feet to pin; thence N. 38-37 W., 225.1 feet (pin set back on line at 16.6 feet) to beginning corner, bounded on the northwest by said drive and all other sides by Mattie Hannah Wood and containing 0.61 of acre, mor or less.

This being the same property conveyed to Carolyn W. Chapman by deed of Mattie Hannah Wood dated September 10, 1982 and recorded on September 11, 1982 in Deed Book 1173, Page 704 in the Register of Deeds Office for Greenville County.

OCT 04 2004

91502

10-01-04 H 08155
RECORDING FE 10.00

ALSO: All that certain piece, parcel or tract of land situate, lying and being in the State of South Carolina, County of Greenville, in Chick Springs Township near Pleasant Grove Church, approximately two (2) miles south of the City of Greer; containing 28 acres, more or less, bounded by land now or formerly owned by Arthur Mullinax, John Rogers and the Mattox home place and having the courses and distances according to a plat thereof by H.S. Brockman, surveyor, dated December 13, 1933, as follows: BEGINNING at a point in the center of the intersection of the old Greenville-Spartanburg Road and the Buncombe Road, and running thence in a southeast direction along the Buncombe Road as a line to an iron pin on Roger's line; thence along Rogers' line N. 13-45 E. 30.48 chains to an iron pin in Old Greenville-Spartanburg Road; thence along said road, S. 58-15 W. 6.31 chains to iron pin, angle in Road; thence along said road S. 55-00 W. 20-12 chains to the beginning corner.

ALSO: All that certain piece, parcel or lot of land situate, lying and being in the state of South Carolina, County of Greenville, in the Chick Springs Township, near Pleasant Grove Church, approximately two (2) miles south of Greer and bounded on the east and south by lands now or formerly owned by Laura L. Rogers, containing one acre, more or less and having the following courses and distances according to survey and plat made by John a Simmons, Surveyor, dated June 10, 1961, to wit: BEGINNING on an iron pin south of the branch, corner with Robert E. Jones and lands of or formerly of Myrtle B. Hannah, and running thence with the Hannah land hereinabove described S. 14-00 W. 394 feet to an iron pin; thence S. 76-00 E. 100 feet to an iron pin; thence N. 14-00 E. 478 feet to an iron pin on property line now or formerly of Robert E. Jones; thence therewith S. 63-50 W. 37.2 feet to a stake; thence S. 64-18 W. 93.5 feet to the beginning corner.

These being the same properties conveyed to Carolyn W. Chapman by Deed of Distribution of the Estate of Mattie H. Wood, by Carolyn W. Chapman as Personal Representative, dated February 14, 1995 and recorded on February 22, 1995 in Deed Book 1603, Page 81 in the RMC Office for Greenville County. See also Spartanburg County Probate File No. 95ES4200125.

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(s) and the Grantee's(s') heirs (or successors) and Assigns forever.

STATE OF SOUTH CAROLINA)
)
COUNTY OF GREENVILLE)

AFFIDAVIT

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

1. I have read the information on this affidavit and I understand such information.
2. The property being transferred is located in Chick Springs Township, County of Greenville, State of South Carolina bearing Greenville County Tax Map Number 528.02-01-110.00 and 110.01, was transferred by Carolyn W. Chapman to Thomas M. Chapman and Carolyn W. Chapman on September 30, 2004.
3. The Deed is exempt from the deed recording fee because subject property is being transferred from wife to husband and wife.
4. As required by Code Section 12-24-70, I state that I am the responsible person who was connection with the transaction as the Grantor.
5. I understand that a person required to furnish this affidavit who wilfully 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.

Carolyn W. Chapman
Carolyn W. Chapman

SWORN to before me this 30th
day of September, 2004.

Dawn M. Brier
Notary Public for South Carolina
My Commission Expires:

MY COMMISSION EXPIRES JUNE 29, 2014

Judy A. Hill

EXEMPT

BOOK 1984 PAGE 767

FEB 19 2002

TITLE TO REAL ESTATE - B. C. NIER & WYATT, LLC, 501 E. McBee, Suite 201, Greenville, SC 29601

STATE OF SOUTH CAROLINA

TITLE TO REAL ESTATE

COUNTY OF GREENVILLE

NO TITLE EXAMINATION FEB 19 P 3 07

KNOW ALL MEN BY THESE PRESENTS, that DALLAS SIMS in consideration of TEN and 00/100 DOLLARS, Per Divorce Decree and No Other Consideration, the receipt of which is hereby acknowledged, have granted, bargained, sold, and released, and by these presents do grant, bargain, sell and release unto KIMBERLY SIMS, her heirs and assigns forever, all of his right, title and interest to:

ALL that certain piece, parcel or lot of land with improvements thereon, located in Greenville County, South Carolina, located about 2 1/2 miles south of Greer, South Carolina, on the Southern side of Pleasant Drive and being shown on plat made for Dallas & Kimberly Sims by Tri-State Surveyors, dated September 29, 1992 and has the following courses and distances, to wit:

Beginning at a nail and cap in the center of Pleasant Drive, corner of Carolyn W. Chapman lot an running thence along the center of said road N. 54-59-26 E. 142.09 feet to nail and cap in road, thence along Mattie Hannah Wood S. 37-58-00 E., a total distance of 211.64 feet (pin on line 32.62 feet from center of road); thence still with Wood S 52-02-00 W., 136.22 feet to old pin at corner of Chapman; thence with Chapman N. 39-27-11 W., 219.05 feet along Chapman (pin back on line 18 feet from center of road) to the beginning corner. Containing 0.69 of acre, more or less.

TMS#: 0528.02-01-110.02

This being the same property conveyed to Dallas Sims and Kimberly Sims by deed of Mattie Hannah Wood, dated October 9, 1992 and recorded in the RMC Office for Greenville, South Carolina in Deed Book 1491, Page 534, on October 9, 1992.

Grantee: 118 Pleasant Drive
Greer, SC 29651

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

WITNESS the grantor's(s') hand(s) and seal(s) this 8th day of February, 2002

SIGNED, sealed and delivered in the presence of:

M. C. Williams
For Clerk

Dallas Sims
Dallas, Sims

(SEAL)

16167

02-19-2002 01FL5766

RECORDING FEE 10.00

STATE OF SOUTH CAROLINA)
)
COUNTY OF SPARTANBURG)

PERSONALLY appeared before me the undersigned witness and made oath that (s)he saw the within named Kimberly C. Sims, sign, seal, and as his/her act and deed deliver the within written Deed, and that (s)he, with the other witness subscribed above, witnessed the execution thereof.

For: Chen Baue

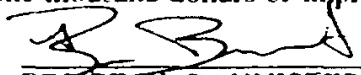
day of February, 2008.
John C. Williams (LS)
 NOTARY PUBLIC for South Carolina
 My Commission Expires: 10-23-2010

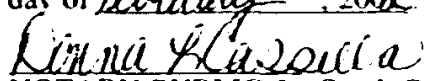
STATE OF SOUTH CAROLINA)
COUNTY OF GREENVILLE)

AFFIDAVIT

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 was transferred by Dallas Sims to Kimberly Sims.
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 in the amount of _____.
 - (B) _____ SUBJECT to the deed recording fee as a transfer between a corporation, a partnership, or other entity and a stockholder, partner, or owner of the entity, or is a transfer to a trust or as a distribution to a trust beneficiary. The fee is computed on the fair market value of the realty which is _____.
 - (C) X EXEMPT from the deed recording fee because (See Exemptions on back)
4
4. As required by Code Section 12-24-70, I state that I am a responsible person who was connected with the transaction as: attorney for Kimberly C. Sims.
5. 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.


BRUCE W. BANNISTER

SWORN TO before me this 15
day of February, 2002

NOTARY PUBLIC for South Carolina
My Commission Expires: 4-12-09

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. 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 fees:

1. transferring realty in which the value of the realty, as defined in Code Section 12-24-30, is equal to less than one hundred dollars; Gift
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; (I.L.C. & Chapter 11)
4. transferring realty in which no gain or loss is recognized by reasons of Section 1041 of the Internal Revenue Code as defined in Section 12-6-40(A); (DIVORSE)
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 constitute a contract for the sale of timber to be cut;
8. transferring realty to a corporation, a partnership, or a trust in order to become, or as, a stockholder, partner, or trust beneficiary of the entity provided no consideration is paid for the transfer other than stock in the corporation, interest in the partnership, beneficiary interest in the trust, or the increase in value in such stock or interest held by the grantor. However, 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 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 of 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, and
12. that constitute a corrective deed or 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. Foreclosure- Mortgagor to Mortgagee
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.

FILED FOR RECORD IN GREENVILLE
COUNTY SC R.O.D. OFFICE AT 03:07 PM
02 19 02 RECORDED IN DEED
BOOK 1984 PAGE 0767 THRU 0770
DOC # 2002016167

Judy A. Hiv



2024069856

DEED/DIST Book: DE 2736 Page: 5145 - 5147

3 Pgs

November 22, 2024 01:44:29 PM

Rec: \$15.00

E-FILED IN GREENVILLE COUNTY, SC

Timothy L. Haney

STATE OF SOUTH CAROLINA	)	IN THE PROBATE COURT
	)	
COUNTY OF GREENVILLE	)	DEED OF DISTRIBUTION
	)	(Real Property Only)
IN THE MATTER OF:	)	NOT A WARRANTY DEED
Carolyn Wood Chapman	)	
(Decedent)	)	CASE NUMBER: 2024ES2300181

The undersigned states as follows:

Decedent died on January 15, 2024; and probate of the Estate is being administered in the Probate Court for Greenville County, South Carolina, in File #2024ES2300268.

I was appointed Personal Representative on February 21, 2024.

Decedent owned real property described as follows:

Tax Map Number: 528.2-1-110 and 528.2-1-110.1

Street/Property Address: 116 Pleasant Drive, Greer, SC 29365

Legal Description:

All that piece, parcel or lot of land in Chick Springs Township, County of Greenville, State of South Carolina, located about 2 ½ miles Southwest from Greer, SC, on the Southeastern side of Pleasant Drive and being shown on plat of property made for Carolyn W. Chapman by Tri-State Surveyors, (John A. Simmons), dated September 9, 1982 and having the following courses and distances, to wit:

Beginning at nail in center of Pleasant Drive, which nail is N. 55-00 E., 661 feet from Old Highway No. 14 and running thence along the center of Pleasant Drive, N. 55-00 E., 118.1 feet to a nail in road; thence S. 39-25 E., 18 feet to pin in gravel road, thence on the same courses for a total of 219.1 feet to iron pin; thence S. 52-02 W., 121 feet to pin; thence N. 38-37 W., 225.1 feet (pin set back on line at 16.6 feet) to beginning corner, bounded on the northwest by said drive and all other sides by Mattie Hannah Wood and containing 0.61 of acre, more or less.

ALSO: All that certain piece, parcel or tract of land situate, lying and being in the State of South Carolina, County of Greenville, in Chick Springs Township near Pleasant Grove Church, approximately two (2) miles south of the City of Greer; containing 28 acres, more or less, bounded by land now or formerly owned by Arthur Mullinax, John Rogers and the Mattox home place and having the courses and distances according to a plat thereof by H.S. Brockman, surveyor, dated December 136, 1933 as follows: BEGINNING at a point in the center of the intersection of the old Greenville-Spartanburg Road and the Buncombe Road, and running thence in a southeast direction along the Buncombe Road as a line to an iron pin on Roger's line; thence along Rogers' line N. 13-45 E. 30.48 chains to an iron pin in Old Greenville-Spartanburg Road; thence along said road S. 58-15 W. 6.31 chains to iron pin, angle in Road; thence along said road S. 55-00 W. 20-12 chains to the beginning corner.

ALSO: All that certain piece, parcel or lot of land situate, lying and being in the State of South Carolina, County of Greenville, in the Chick Springs Township, near Pleasant Grove Church, approximately two (2) mile south of Greer and bounded on the east and south by lands now or formerly owned by Laura L. Rogers, containing one acre, more or less and having the following courses and distances according to survey and plat made by John A. Simmons, Surveyor, dated June 10, 1961, to wit: BEGINNING on an iron pin south of the branch, corner with Robert E. Jones and lands of or formerly of Myrtle B. Hannah, and running thence with the Hannah land hereinabove described S. 14-00 W. 394 feet tot an iron pin; thence S. 76-00 E. 100 feet to an iron pin; thence N. 14-00 E. 478 feet to an iron pin on property line now or formerly of Robert E. Jones thence therewith S. 63-50 W. 37.2 feet to a stake; thence S. 64-18 W. 93.5 feet to the beginning corner.

These being the same properties conveyed to Thomas M. Chapman and Carolyn W. Chapman by Deed of Carolyn W. Chapman dated September 30, 2004 and recorded October 4, 2004 in Deed Book 2110 at Page 1775 in the RMC Office

for Greenville County. The interest of Thomas M. Chapman was distributed to Carolyn W. Chapman by deed of Distribution recorded October 9, 2024 in Greenville County Deed Book 2732 at page 3708.

This transfer is made pursuant to:

- ☒ Decedent's Will
- ☐ Intestacy Statute: SCPC 62-2-103
- ☐ Private Family Agreement: SCPC 62-3-912
- ☐ Disclaimer by: _____
- ☐ Probate Court Order issued on _____
- ☐ Other: _____

In accordance with the laws of the State of South Carolina, the Personal Representative(s) does/do hereby release all of the Personal Representative's(s') right, title and interest, including statutory and/or testamentary powers, over the real property described to the beneficiaries named below:

% / fractional interest of decedent's interest inherited: 100%
Name: Kimberly Chapman Edens
Address: 118 Pleasant Drive
Greer, SC 29651

IN WITNESS WHEREOF the undersigned, as Personal Representative(s) of the above Estate, has executed this Deed of Distribution, on this 25 day of October, 2024.

SIGNED, SEALED AND DELIVERED
IN THE PRESENCE OF:

Witness: Hedaya Howe
Print Name: Hedaya A. Howe
Witness: B. Faith Martzin
Print Name: B. Faith Martzin

Estate of: Carolyn Wood Chapman
Signature of Personal Representative: Kimberly Edens
Print Name: Kimberly Edens

STATE OF SOUTH CAROLINA)
COUNTY OF GREENVILLE)

ACKNOWLEDGMENT

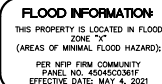
I, B. Faith Martzin, Notary Public, a notary for the State of South Carolina do hereby certify that Kimberly Edens, as Personal Representative of the Estate of Carolyn Wood Chapman, personally appeared before me this day and acknowledged the due execution of the foregoing Deed of Distribution.

Witness my hand and seal this the 25 day of October, 2024.
B. Faith Martzin (SEAL)
(Signature of Notary Public)
B. Faith Martzin
(Print name of Notary Public)
Notary Public for State of South Carolina
My Commission Expires: 10.15.2030

Note: It is recommended that an attorney prepare this document and determine if a title examination is necessary.

Curve Table					
Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C1	229.82	802.47	16.41	N48° 45' 12"W	229.04
C2	287.93	3569.23	4.62	N37° 43' 30"W	287.85
C3	505.96	40224.32	0.72	N54° 33' 36"E	505.96
C4	432.82	5577.59	4.45	N54° 59' 49"E	432.71

ZONED: CITY OF GREER (SN)
SETBACK LINES
FRONT:
RESIDENTIAL=20'
NON-RESIDENTIAL=30'
SIDE:
RESIDENTIAL=10'
NON-RESIDENTIAL=20'
REAR:
RESIDENTIAL=15' (INTERIOR LOT); 20' (THROUGH LOT)
NON-RESIDENTIAL=15'
MAXIMUM BUILDING HEIGHT:
RESIDENTIAL=35'
NON-RESIDENTIAL=35'



PF	POINT
RF	RUN RN SET (5/6) (REBAR)
PN	RUN PN TONGS
RF	UNITED ACCESS
N/W	RIGHT-OF-WAY
W	POWER POLE
LD	LIGHT POLE
EM	ELECTRIC METER
TEED	TELEPHONE FEEDSTAL
W	WATER VALVE
W	WATER METER
W	IRRIGATION CONTROL VALVE
W	FIRE HYDRANT
GMH	GRASS MANHOLE
GO	CATCH BASIN OR POB INLET
RCP	REINFORCED CONCRETE PIPE
CMF	COMPACTED METAL PIPE
CMH	COMPACTED METAL PIPE
GMH	SANITARY SEWER MANHOLE
W	CLEANOUT
W	UNDERGROUND GAS WALKER
W	GAS VALVE
W	GAS METER
TEED	TELEPHONE FEEDSTAL
FOGMRN	FIBER OPTIC CABLE MARKER
W	GRADE POST
W	SIGN
OE	OVERHEAD ELECTRIC LINE
OE	UNDERGROUND ELECTRIC LINE
W	SANITARY SEWER LINE
W	WATER LINE
W	GAS LINE
OT	OVERHEAD TELEPHONE LINE
W	UNDERGROUND TELEPHONE LINE
W	STORM DRAIN PIPE
W	FENCE

C

SURVEYOR'S NOTES:

1) I HEREBY STATE THAT TO THE BEST OF MY KNOWLEDGE, INFORMATION, AND BELIEF, THE SURVEY SHOWN HEREON WAS MADE IN ACCORDANCE WITH THE STANDARDS AND PRACTICES OF THE MINIMUM STANDARDS MANUAL FOR THE PRACTICE OF LAND SURVEYING, AND THAT THE SURVEY SHOWN HEREON DOES NOT EXCEED THE REQUIREMENTS FOR A CLASS "A" SURVEY AS SET FORTH IN THE MINIMUM STANDARDS MANUAL FOR THE PRACTICE OF LAND SURVEYING, DESIGNATED FLOOD HAZARD AREA.

2) I HEREBY STATE THAT I AM NOT PROVIDING ANY AND ALL RIGHTS-OF-WAY FOR FLOOD, UTILITIES AND ANY OTHER PURPOSES.

3) THE WORDS "CERTIFY," "CONFIRM," OR "CERTIFICATION," AS USED HEREON ARE UNDERSTOOD TO BE AN EXPRESSION OF MY BELIEF THAT THE SURVEY SHOWN HEREON IS THE BEST KNOWLEDGE, INFORMATION AND BELIEF, AS SUCH, DO NOT BE TAKEN TO BE A GUARANTEE NOR A WARRANTY, EXPRESSLY, OR IMPLIED.

4) ZONING PROVIDED BY THE APPROPRIATE GOVERNMENTAL AGENCY HAS BEEN REVIEWED AND FOUND TO BE IN COMPLIANCE.

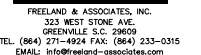
5) THIS SURVEY DOES NOT REPRESENT ITEMS THAT WOULD BE DISCLOSED BY A PROVIDED TITLE SEARCH, INCLUDING BUT NOT LIMITED TO, RECORDING RECORDS, RECORDS OF LAND RESEARCH, RESEARCH PROCEDURES, EASEMENTS, RIGHT OF WAY OR EASEMENTS, ENCUMBRANCES, THE SUBJECT PROPERTY UNKNOWN TO THE SURVEYOR.

6) THE UNDERGROUND UTILITIES SHOWN HEREON WERE TAKEN FROM THE RECORDS OF THE CITY OF CHICAGO, AND ARE NOT MARKED BY LOCATION SERVICES AND VISUAL APPARATUS SUCH AS SONAR, GROUND PENETRATING RADAR, OR OTHER LOCATION SERVICE FOR VERIFICATION PRIOR TO ANY CONSTRUCTION OR REMEDIATION.

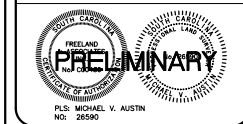
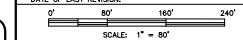
(A) FENCES OVER LINE.

TOTAL LAND AREA:
***1,166,036 SQ.FT.**
***26.78 ACRES**
***AREA INCLUDES AND AND**
ALL ROAD RIGHTS-OF-WAY

BEARINGS BASED ON GPS "RTK"
OBSERVATION OF
"SC VRS NETWORK"
NAD 83(2011)



DRAWN: JL	PARTY CHIEF: RH	CHECKED: MVA
REF. PLAT BOOK:	23P-37	
REF. DEED BOOK:	2110-1775; 2736-5145; 1984-767	
TAX MAP NO:	0528020111000; 0528020111001; 0528020111002	
DATE OF SURVEY:	1-16-26	
DATE DRAWN:	1-22-26	
DRAWING NO:	85215-eng	
DATE OF LAST REVISION:		



STATE OF SOUTH CAROLINA
GREENVILLE COUNTY
CITY OF GREER

BOUNDARY SURVEY
FOR
TMC DEVELOPMENT

SITE ADDRESS:
PLEASANT DRIVE,
GREGG, SC 29651

SHEET 1 OF 1



SCDOT R/W NOTE

S-136 (S BUNCORNE ROAD WAS ADDED TO THE STATE HIGHWAY SYSTEM BY THE COMMISSION ON JULY 27, 1948 IN ACCORDANCE TO THE BELT LINE ACT-ACT NO. 827 OF 1948.

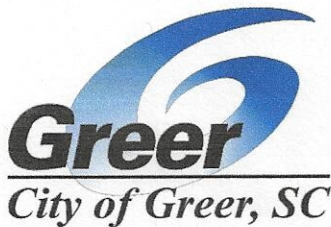
S- 540 (PLEASANT DRIVE IN GREENVILLE COUNTY WAS ADDED TO THE STATE HIGHWAY SYSTEM ON MAY 1, 1948 IN ACCORDANCE TO THE BELT LINE ACT-ACT NO. 36 OF 1959.

THE STATE HIGHWAY DEPARTMENT WAS AUTHORIZED BY THIS ACT TO TAKE OVER ROADS THAT WERE BELT BY THE COUNTIES AND MAINTAINED BY THEM. IN THESE CASES, WE HAVE NO WRITTEN RIGHT OF WAY AGREEMENTS, DEEDS OR EASEMENTS FOR S-136 (S BUNCORNE ROAD) AND S- 540 (PLEASANT DRIVE). WE CAN ONLY MAINTAIN THEM BY PRESCRIPTION AND ONLY TO THE EXTENT OF WHAT OUR SCOTD GREENVILLE DISTRICT MAINTENANCE OFFICE, PHYSICALLY MAINTAINS.

PLEASE ADVISE US ON WHAT IS BEING OFFERED, PLEASE CONTACT THEM AT 864-241-1224.

THIS PLAT IS NOT A SUBDIVISION AS DEFINED IN THE
CITY OF GREER LAND DEVELOPMENT REGULATIONS.

NOTICE:
PURSUANT TO THE PROVISIONS OF SC CODE OF LAWS, SECTION
40-22-270(3), THIS PLAN, SPECIFICATION, OR PLAT SHALL NOT BE FILED
WITH PUBLIC AUTHORITIES WITHOUT THE SEAL, SIGNATURE AND DATE
HEREOF. FURTHERMORE, IF THIS PLAN, SPECIFICATION OR PLAT DOES NOT
HAVE A SEAL THAT IS SIGNED AND DATED, IT SHALL NOT BE USED FOR
ANY PURPOSE OTHER THAN A PRELIMINARY STUDY DRAWING AND WILL BE
CONSIDERED A WORK IN PROGRESS.



ZONING MAP AMENDMENT APPLICATION

Date 1-5-26

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

Tax Map Number(s) 0528.02-01-110.00 , 0528.02-01-110.01 , 0528.02-01-110.02

Property Address(s) Pleasant Drive, 116 Pleasant Drive, 118 Pleasant Drive, Greer, SC 29651

Applicant Information

Name Michael Roth
 Address 1415 Laurens Road, Suite A,
Greenville, SC 29607
 Contact Number [REDACTED]
 Email [REDACTED]
 Business Name TMC Development

Property Owner Information

(If multiple owners, see back of sheet)

Name Kimberly Chapman Edens
 Address 118 Pleasant Drive Greer, SC 29651
 Contact Number [REDACTED]
 Email [REDACTED]
 Business Name

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

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

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

Existing Use: Proposed Use:

Signature(s) Kimberly Chapman Edens

dotloop verified
 1/27/25 10:49 AM EST
 C78W MKQJ-888X-3W0A

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

See Reverse

Complete the section below if multiple property owners

Name	Kimberly Sims
Business Name	
Address	118 Pleasant Drive Greer, SC 29651
Contact Number	
Signature	 dotloop verified 12/22/25 10:49 AM EST C78W M0CQ W88D 390XA

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, February 23, 2026

Case Number: RZ 26-01

Applicant: TMC Development

Property Location: Pleasant Drive & S Buncombe Road

Tax Map Numbers: 0528020111000; 0528020111001; 0528020111002

Existing Zoning: Suburban Neighborhood (SN)

Request: Rezone to Traditional Neighborhood (TN)

Size: 26.78 acres

Comprehensive Plan: Mixed Employment

Analysis: **RZ 26-01**

RZ 26-01 is a rezoning request for three parcels on Pleasant Drive and S. Buncombe Road with a total acreage of 26.78 acres. The request is to rezone the parcels from Suburban Neighborhood (SN) to Traditional Neighborhood (TN) to allow for subdividing the parcel to construct a single family detached subdivision.

Surrounding land uses and zoning include:

North:	Suburban Neighborhood (SN) – residential (Pleasant Meadow) and Unzoned Greenville County
East:	Manufacturing and Logistics (ML) – Warehousing
South:	Unzoned Greenville County - residential
West:	Unzoned Greenville County - residential

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

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

This request for traditional neighborhood zoning is compatible with the Future land use map. The property will serve as a transition between the residential to the north and the more intense land uses to the south, therefore staff recommends approval.

Staff Recommendation: Approval

Planning Commission Recommendation: Approval

Michael Roth (representative of the applicant, TMC development) came forward to speak about their proposal. He referred the members of the Planning Commission to a preliminary site plan that the applicant had submitted for consideration at the beginning of the meeting. The site plan consisted of 72 lots and Mr. Roth explained that they were going through the Planning Advisory Committee (PAC) process with this layout. He then explained that the applicant intended to build nice single-family homes

in this location, utilizing hardie board and stone accents. He also said that the site had an existing pond which the applicant hoped to preserve while building this subdivision.

Mr. Jones thanked Mr. Roth and Mr. Roth returned to his seat. Mr. Jones then invited the members of the public who were signed up to speak for the item to do so now, starting with Denise Smith.

Ms. Smith, who lived close to the site in question, expressed concerns about existing & future traffic conditions, as well as ingress/egress into the site. She asked whether or not a secondary entrance might be considered that did not face Pleasant Drive, but was off of S Buncombe Road.

Once Ms. Smith had finished her comments, Mr. Jones called forward James Stuart, who also lived nearby. Mr. Stuart reiterated Ms. Smith's concerns about access into the new development and how it would impact Pleasant Drive, asking the Planning Commission questions about access into the site.

Mr. Lavender responded to Mr. Stuart by stating that the Planning Commission was not in a position to comment on the design of the site but that the applicant would give the opportunity to respond later.

With Mr. Stuart's comments completed, Mr. Jones called on Deiby Pacheco and Hader Marteb, both of whom said that their concerns had already been voiced by one of the previous speakers.

Mr. Jones called Margo Thomas forward. Ms. Thomas expressed concerns about the additional noise and traffic that the development would bring, stating that she had chosen to move to the area precisely because it was quiet. Ms. Thomas also asked about the price point of the homes to be built, stating that she didn't wish to see anything too different than what was already in the area.

Mr. Jones called on Jan Purvis to come forward, but Ms. Purvis said that her concerns had already been voiced.

Mr. Jones called Carl Purvis forward. Mr. Purvis reiterated previous concerns about additional traffic in the area, particularly through traffic involving Wayman Drive.

When Mr. Purvis had completed his comments, Mr. Jones asked if there were anyone else who wished to speak about RZ 26-01. Hearing none, he closed the public hearing for RZ 26-01.

Mr. Lavender asked Ms. Stahl about the access concerns that had been raised. Ms. Stahl said that they would be required to have a secondary emergency access.

Mr. Jones called Mr. Roth forward to address some of the concerns voiced by the public during the public hearing.

Mr. Roth referenced the approved traffic study which did not come with any conditions or required mitigation. He said that they would look into having a secondary entrance during the site design process but that they were wary of putting an entrance on S Buncombe Road because it experiences heavier traffic. Mr. Roth also said that they were planning on building a comparable product to what already exists across the street in Pleasant Meadows, where many of the public hearing participants resided.

Mr. Lavender returned to the question of Wayman Drive, which Mr. Purvis had expressed concerns about during the public hearing. He clarified with staff that that was a county-owned road. He encouraged those concerned with that road to reach out to the county if they had concerns.

Mr. Thoma asked about the traffic study. Mr. Roth confirmed that it required no mitigation.

Mr. Thoma asked about allowed density and why they were seeking a denser zoning district, since it seemed like the preliminary layout could work under current zoning district (Suburban Neighborhood (SN)) density standards. Mr. Roth responded by saying that rezoning to Traditional Neighborhood (TN), they had more flexibility than with SN/SN-cluster. Furthermore, TN allowed for smaller setbacks & lot sizes.

Mr. Lavender asked about building partners and whether the property would be restricted by covenants. Mr. Roth said yes, they were reviewing building partners and would guide development with covenants. Mr. Lavender asked if they were looking at local builders. Mr. Roth said they were looking at regional & national builders.

Mr. Thoma asked about the future land use (FLU) map designation of mixed employment and how that played into staff's recommendation of approval. Ms. Stahl reiterated the appropriateness of the request as a transition between denser residential and industrial areas.

Mr. Jones asked if there was any further discussion to be had and called for motions.

ACTION – *Mr. Lavender made a motion to recommend approval of RZ 26-01. Ms. Jones seconded the motion. The motion passed with a vote of 5-0.*

Memorandum

To: City Council

From:

Subject: The City of Greer Capital Projects Department solicited sealed bids from qualified offerors for Detention Center Roofing Replacement. The project cost was budgeted in the General Fund.
The bid opening was held on February 19, 2026, at 11 a.m. A total of three (3) bids were received. Please see attached bid summary for reference. Based on review, the evaluators recommend the services be awarded to IES Coatings Inc. (Action Required)
Rosalyn Carcamo, Procurement & Grants Supervisor

Date: March 24, 2026

CC:

Summary:

Attachments:

1. Council Memo Project #2026-012 Detention Center Roofing Replacement



MEMO

To: Andy Merriman, City Administrator

From: Rosalyn Carcamo, Procurement & Grants Supervisor

Date: March 24, 2026

Subject: Award Recommendation
Project #2026-012 Detention Center Roofing Replacement

The City of Greer Capital Projects Department solicited sealed bids from qualified offerors for Detention Center Roofing Replacement. The project cost was budgeted in the General Fund.

The bid opening was held on February 19, 2026, at 11 a.m. A total of three (3) bids were received. Please see attached bid summary for reference. Based on review, the evaluators recommend the services be awarded to IES Coatings Inc.

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 #2026-012 Detention Center Roofing Replacement received by the City of Greer.

<u>Company</u>	<u>Location of Company</u>	<u>Price</u>
IES Coatings Inc.	1336 Whitehorse Road Greenville, SC 29605	\$107,130.00
C.E. Bourne & Co., Inc.	PO Box 614 Greenwood, SC 29648	\$235,000.00
Vista Roofing, Inc.	2237 Leaphart Road Suite A West Columbia, SC 29169	Non-responsive

CITY ADMINISTRATION

Memorandum

To: City Council
From: Alex Cahill, Planning & Development Director
Subject: First and Final Reading of Resolution Number 6-2026
ALLOCATION OF GREENVILLE COUNTY CDBG AND HOME FUNDS
FOR PROGRAM YEAR 2026 (Action Required)
Alex Cahill, Planning & Development Director
Date: March 24, 2026
CC:

Summary:

The City of Greer participates in the federal Urban County Program, through which GCRA administers Community Development Block Grant (CDBG) and HOME Investment Partnership Program funds on behalf of participating municipalities. Each year, the city submits an Annual Action Plan (AAP) to the U.S. Department of Housing and Urban Development (HUD) outlining proposed uses of these funds.

For Program Year 2026, the City of Greer anticipates receiving a total of \$288,057 in CDBG funding, which includes the annual allocation and estimated program income. These funds are intended to benefit low- and moderate-income residents, address neighborhood needs, and support community development activities. Subrecipient funding will support community organizations and city programs that provide services to residents, including youth, seniors, and families in need.

The city will also continue participation in the HOME Investment Partnership Program, which supports the development and sale of affordable housing for eligible low- and moderate-income households. In 2026, HOME program funds will assist with completing sales of the E Fairview Townhomes project and support construction of two new homes on Spring Street. The public comment period for the 2026 Annual Action Plan is open February 23 through March 27, 2026, after which the final plan will be submitted to HUD.

Recommended Action

Approve the attached resolution accepting the city's 2026 CDBG and HOME allocations and authorizing the proposed budget and activities.

Attachments:

1. Res 6-2026 CDBG and Home Funds Resolution
2. Res 6-2026 CDBG and Home Funds Fact Sheet Public Hearing Handout

RESOLUTION NUMBER 6-2026

**ALLOCATION OF GREENVILLE COUNTY
CDBG AND HOME FUNDS FOR PROGRAM YEAR 2026**

**STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE**

CITY OF GREER

WHEREAS, the City of Greer participates in the Greenville County Urban County Program; and

WHEREAS, the funds received by Greenville County available for allocation by the City of Greer are as follows:

	<u>CDBG</u>	<u>HOME</u>
City Allocation	\$267,057	\$ 90,859
Program Income	\$ 21,000	\$(600,000)
Total	\$288,057	\$(509,141)

WHEREAS, the HOME funds may only be used to increase the supply of decent affordable housing for low- and moderate-income households, and CDBG funds may only be used to assist low- and moderate-income persons, reduce or eliminate slum and community blight, or meet an urgent community need where no other funding is available; and

WHEREAS, a public hearing was held at **6:30 PM on March 24, 2026** at Greer City Hall to provide opportunities for the public and the Mayor and Council of the City of Greer to review, discuss, and propose projects and activities for which these funds should be allocated by Greenville County;

NOW, THEREFORE, IT IS HEREBY RESOLVED that the City of Greer accepts the allocation of funds as set forth above and budgets use of the funds as follows:

HOME funds in the projected amount of **\$(509,141)** or such other amount as may be received in HOME funds in the 2026 program year will be used to complete sales of the Fairview Townhomes project for eligible low- and moderate-income households in the City of Greer, as well as the construction of two homes on Spring Street.

CDBG funds in the projected amount of **\$288,057** or such other amount as may be received in CDBG funds in the 2026 program year may be used for the following activities: **\$154,057** for Neighborhood Plan Implementation, **\$10,000** in home repair, **\$32,000** in disposition activity; **\$32,000** in Interest Expense; **\$60,000** in subrecipient funding for public services/special programs in the City of Greer.

ANY CHANGE in CDBG and HOME funding allocations, increase or decrease in funding, will be distributed on a pro-rata basis to all activities.

PASSED, ADOPTED AND APPROVED, by the Council of the City of Greer on this 24th day of March 2026.

CITY OF GREER, SOUTH CAROLINA

Attest:

Richard W. Danner, Mayor

Tammela Duncan, Municipal Clerk

Reviewed:

Andrew Merriam, City Administrator

CITY OF GREER
2026 COMMUNITY DEVELOPMENT BLOCK GRANT (CDBG)
AND HOME PROGRAM FACT SHEET

Community Development Block Grant (CDBG). This grant is used to help low- and moderate-income people, prevent or eliminate blight, or meet an urgent community need where no other funding is available.

Qualified projects include:

1. ***Projects benefiting an entire neighborhood*** (public works, infrastructure, sewer, streets, sidewalks, parks, and lighting). At least 51 percent of the people in the neighborhood must be verified low to moderate income.
2. ***Projects dealing with housing*** (rehabilitation or new construction). Each household must be verified income eligible.
3. ***Public service activities*** (education, nutrition, childcare, and medical care). Participants must be income qualified unless they are members of certain groups (seniors, disabled adults, battered and abused spouses and children, illiterates, people with HIV/AIDS, or migrant farm workers). People in these groups are automatically eligible for public service activities.
4. ***Public facilities.*** If a community center is for everyone in a neighborhood, the neighborhood must be low or moderate income. If it is for one of the special groups mentioned above, it may be located anywhere inside the city.
5. ***Projects to eliminate slums and blight on a spot basis*** – demolition activities. The site and/or the building must be declared blighted by your city codes department.
6. ***Economic Development:*** Revolving loan to existing or start up small business owners and façade improvement to commercial properties in the Central Business Areas for the purpose of creating and retaining low- and moderate-income jobs.

HOME Program. This program is used to increase the supply and provide access to decent and safe affordable housing for low- and moderate-income persons/households. Each participating household must be income qualified.

Funding Available. The City of Greer has the following *estimated* allocation for Program Year 2026:

Greer	CDBG	HOME
Grant Estimated Allocation	\$267,057	\$ 90,859
Program Income	\$ 21,000	\$(600,000)
Total	\$288,057	\$(509,141)

Program income is generated by the repayment of CDBG or HOME funded housing loans and has the same use requirements as the original grants.

PROGRAM YEAR 2026 BEGINS JULY 1, 2026

For additional information please contact
Greenville County Redevelopment Authority • 301 University Ridge, Suite S-4300 • Greenville SC 29601
Phone: (864) 242-9801 • Fax: (864) 232-9946

Memorandum

To: City Council

From:

Subject: First Reading of Ordinance Number 7-2026
AN ORDINANCE TO PROVIDE FOR THE ANNEXATION OF A CERTAIN
PROPERTY OWNED BY SUSAN AND STEVEN DAVIS LOCATED AT
209 WINDSOR ROAD BY ONE HUNDRED PERCENT PETITION; AND
TO ESTABLISH A ZONING CLASSIFICATION OF SUBURBAN
NEIGHBORHOOD (SN) FOR SAID PROPERTY (Action Required)
Heather Stahl, Planner II

Date: March 24, 2026

CC:

Summary:

Ordinance 7-2026 is an annexation and zoning request for one parcel located 209 Windsor Road. The requested zoning for the property is SN, Suburban Neighborhood and the intent is to build one single family unit.

Attachments:

1. Ord 7-2026_Council Memo
2. Ord 7-2026 Annex 209 Windsor Rd
3. Ord 7-2026_Exhibit A_Deed
4. Ord 7-2026_Exhibit B_Survey
5. Ord 7-2026_Exhibit C_GIS Map
6. Ord 7-2026_Exhibit D_FIRM Map
7. Ord 7-2026_Annexation Petition

Memorandum

To: Mr. Andrew Merriman, City Administrator

From: Heather Stahl, AICP, Planner II

Subject: Ordinance 7-2026

Date: March 17, 2026

CC: Tammy Duncan, Clerk to City Council

Ordinance 7-2026 is an annexation and zoning request for one parcel located on Windsor Rd in Greenville County. The parcel is 0.843 acres. The requested zoning for the property is SN, Suburban Neighborhood and the intent is to build one single-family detached home.

The Planning Commission will conduct a public hearing on April 13, 2026 for the zoning of the parcel.

ORDINANCE NUMBER 7-2026

AN ORDINANCE TO PROVIDE FOR THE ANNEXATION OF A CERTAIN PROPERTY OWNED BY SUSAN AND STEVEN DAVIS LOCATED AT 209 WINDSOR ROAD BY ONE HUNDRED PERCENT PETITION; AND TO ESTABLISH A ZONING CLASSIFICATION OF SUBURBAN NEIGHBORHOOD (SN) FOR SAID PROPERTY

WHEREAS, Susan and Steven Davis are the sole owners of a certain property located at 209 Windsor Road more particularly described on the legal description attached hereto marked as Exhibit A, the property description attached hereto marked as Exhibit B, the City of Greer Map attached hereto marked as Greenville County Parcel Number T018010103100 containing approximately 0.843 +/- acre attached hereto marked as Exhibit C, the National Flood Insurance Program Flood Insurance Rate Map Number 45045C0334F attached hereto marked as Exhibit D; and,

WHEREAS, the property currently has zero (0) occupants; and,

WHEREAS, Susan and Steven Davis have petitioned the City of Greer to annex their property by one-hundred percent (100%) method provided for by South Carolina Code Section 5-3-150(3); and,

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

WHEREAS, the property owners have requested that the subject property be zoned Suburban Neighborhood (SN); and,

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

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

South Carolina, as follows:

1. ANNEXATION: The 0.843 acre +/- property shown in red on the attached map owned by Susan and Steven Davis located at 209 Windsor Road as described on the attached City of Greer Map as Greenville County Parcel Number T018010103100 is hereby annexed into the corporate city limits of the City of Greer.
2. ZONING ASSIGNMENT: The above referenced property shall be zoned Suburban Neighborhood (SN) pending confirmation or rezoning pursuant to the applicable City of Greer Zoning Ordinance.
3. LAND USE MAP: The above referenced property shall be designated as Traditional Neighborhood on the Land Use Map contained within the 2030 Comprehensive Plan for the City of Greer.
4. FLOOD INSURANCE RATE MAP: This ordinance shall adopt The National Flood Insurance Program Flood Insurance Rate Map Number 45045C0334F.
5. DISTRICT ASSIGNMENT: The above referenced property shall be assigned to City Council District #4.

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: March 24, 2026

Second and
Final Reading: April 28, 2026

APPROVED AS TO FORM:

Daniel R. Hughes, City Attorney

EXHIBIT

A



2023030799

1 Pgs

DEED Book: DE 2689 Page: 3761 - 3761

May 31, 2023 01:01:32 PM Cons: \$82,000.00

Rec: \$15.00 Cnty Tax: \$90.20 State Tax: \$213.20

E-FILED IN GREENVILLE COUNTY, SC

Timothy J. Haney

Grantee Mailing Address:

Tax Map # T018010103100

STATE OF SOUTH CAROLINA) 648 Winfrey Ln Aniston AL 36206

TITLE TO REAL ESTATE

COUNTY OF GREENVILLE)

KNOW ALL MEN BY THESE PRESENTS, THAT **DERIAN J. SIZEMORE, BRADLEY RAY JONES, AND SANDRA POWERS** in consideration of **EIGHTY-TWO THOUSAND DOLLARS AND NO/100, (\$82,000.00)**, the receipt of which is hereby acknowledged, have granted, bargained, sold, and released, and by these presents, do grant, bargain, sell and release unto:

STEVEN L. DAVIS AND SUSAN M. DAVIS

AS JOINT TENANTS WITH RIGHT OF SURVIVORSHIP AND NOT AS TENANTS IN COMMON

ALL THAT LOT OF LAND ON THE WEST SIDE OF WINDSOR ROAD, NEAR THE CITY OF GREER AND NORTHWARD THEREFROM, STATE OF SOUTH CAROLINA, COUNTY OF GREENVILLE, BEING KNOWN AS **LOT NO. 144 OF BELMONT HEIGHTS, SECTION NO. 3**, AND RECORDED IN THE ROD OFFICE FOR GREENVILLE COUNTY IN **PLAT BOOK 4-F AT PAGE 29**; AND BEING MORE RECENTLY SHOWN ON A SURVEY ENTITLED, **SURVEY FOR SUSAN DAVIS**, DATED 03/30/23, PREPARED BY UPSTATE SURVEYING ASSOCIATES, AND RECORDED IN THE ROD OFFICE FOR GREENVILLE COUNTY IN **PLAT BOOK 1461 AT PAGE 0005**. REFERENCE BEING HEREBY MADE TO SAID LATTER PLAT FOR A MORE COMPLETE DESCRIPTION THEREOF.

THIS BEING THE SAME PROPERTY AS CONVEYED TO **DERIAN J. SIZEMORE, BRADLEY RAY JONES, AND SANDRA POWERS** BY DEED OF DISTRIBUTION FROM THE ESTATE OF **JOANNE SLOAN JONES** RECORDED 07/12/2022 IN THE ROD OFFICE FOR GREENVILLE COUNTY IN DEED BOOK 2662 AT PAGE 3952.

This property is conveyed subject to all restrictions, reservations, zoning ordinances or easements that may appear of record on the recorded plat(s) or on the premises.

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

Witness the Grantor's Hand and Seal this 31st day of May 2023.

Timothy S. Hill
Witness (to all)

Jordan Doudrew
Witness (to all)

Derian J. Sizemore
DERIAN J. SIZEMORE
Bradley Ray Jones
BRADLEY RAY JONES
Sandra Powers
SANDRA POWERS

State of South Carolina)

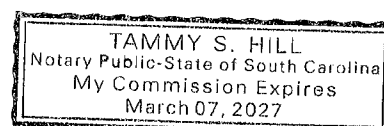
Acknowledgment

County of Greenville)

I, Tammy S. Hill, Notary Public for the State of South Carolina, do hereby certify that **Derian J. Sizemore, Bradley Ray Jones, and Sandra Powers** personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

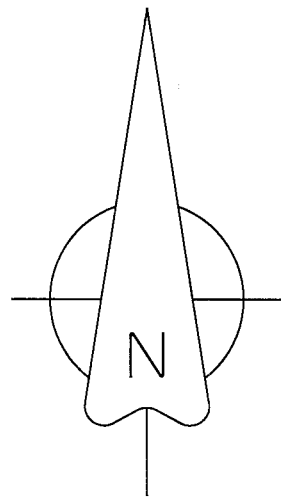
Witness my hand and seal this 31st day of May 2023

Tammy S. Hill
Notary Public for South Carolina
My commission expires 03/07/2027.



NOTE: EXCEPT AS SPECIFICALLY STATED OR SHOWN ON THIS PLAT, THIS SURVEY DOES NOT PURPORT TO REFLECT ANY OF THE FOLLOWING WHICH MAY BE APPLICABLE TO THE SUBJECT REAL ESTATE: RIGHTS-OF-WAY, EASEMENTS, OTHER THAN POSSIBLE EASEMENTS THAT WERE VISIBLE AT THE TIME OF MAKING THIS SURVEY, SURROUNDING SETBACK LINES, RESTRICTIVE COVENANTS, SUBDIVISION RESTRICTIONS, ZONING OR OTHER LAND USE REGULATIONS AND ANY OTHER FACTS THAT AN ACCURATE RECORD IS AN APPROXIMATE LOCATION GRAPHICALLY PLOTTED FROM THE REFERENCED FEMA MAP UNLESS OTHERWISE NOTED. - THIS SURVEY DOES NOT CONSTITUTE A GUARANTEE OF PROFESSIONAL OPINION REGARDING THE FACTS OF THE SURVEY AND DOES NOT CONSTITUTE A WARRANT OR GUARANTEE, EXPRESSED OR IMPLIED.

EXHIBIT
B



N/F, JACOB PYHALA
& KAREN PYHALA
TM# T018010100901
DB 2663/2138
PB 4R/97

N/F, MICHAEL BRIAN RANDOLPH COX
& SUSAN WOODS COX
TM# T018010103000
DB 2635/872
PB 4F/29

N/F, KATHY J NAGELE
& RALPH R NAGELE
TM# T018010100700
DB 2350/1947
PB 27P/81

N/F, AMY WASSERMAN
& GEOFFREY WASSERMAN
TM# T018010100600
DB 2632/2489
PB QQ/160, 4R/97

LOT 144
BELMONT HEIGHTS, INC
SECTION NO. 3
0.843 ACRES
36,732 SQ.FT.

N/F, CARL N GIBSON
TM# T018010103200
DB 2423/1302
PB 4F/29

LINE	BEARING	DISTANCE
L1	S 26°25'34" W	75.71'

2023023575
1 Pgs
PLAT/LG Book: PL 1461 Page: 0005 - 0005
April 28, 2023 10:04:17 AM
Rec: \$25.00
FILED IN GREENVILLE COUNTY, SC

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

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

KEVIN E GAINES, PS#25433
WILLIAM T LAVENDER, PS#28138

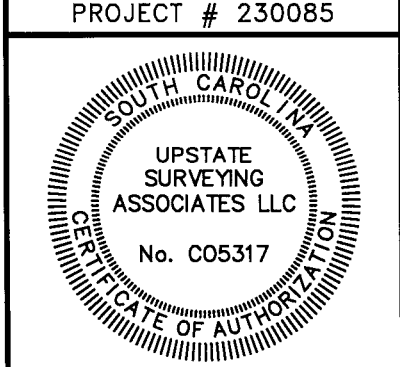
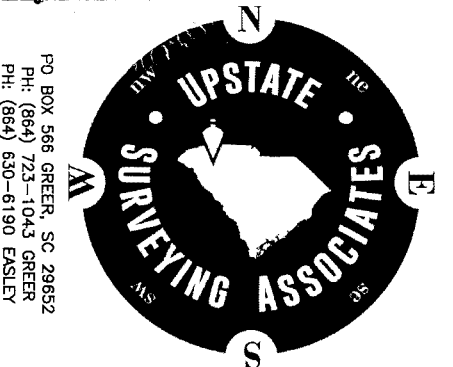


Know what's below.
Call before you dig.

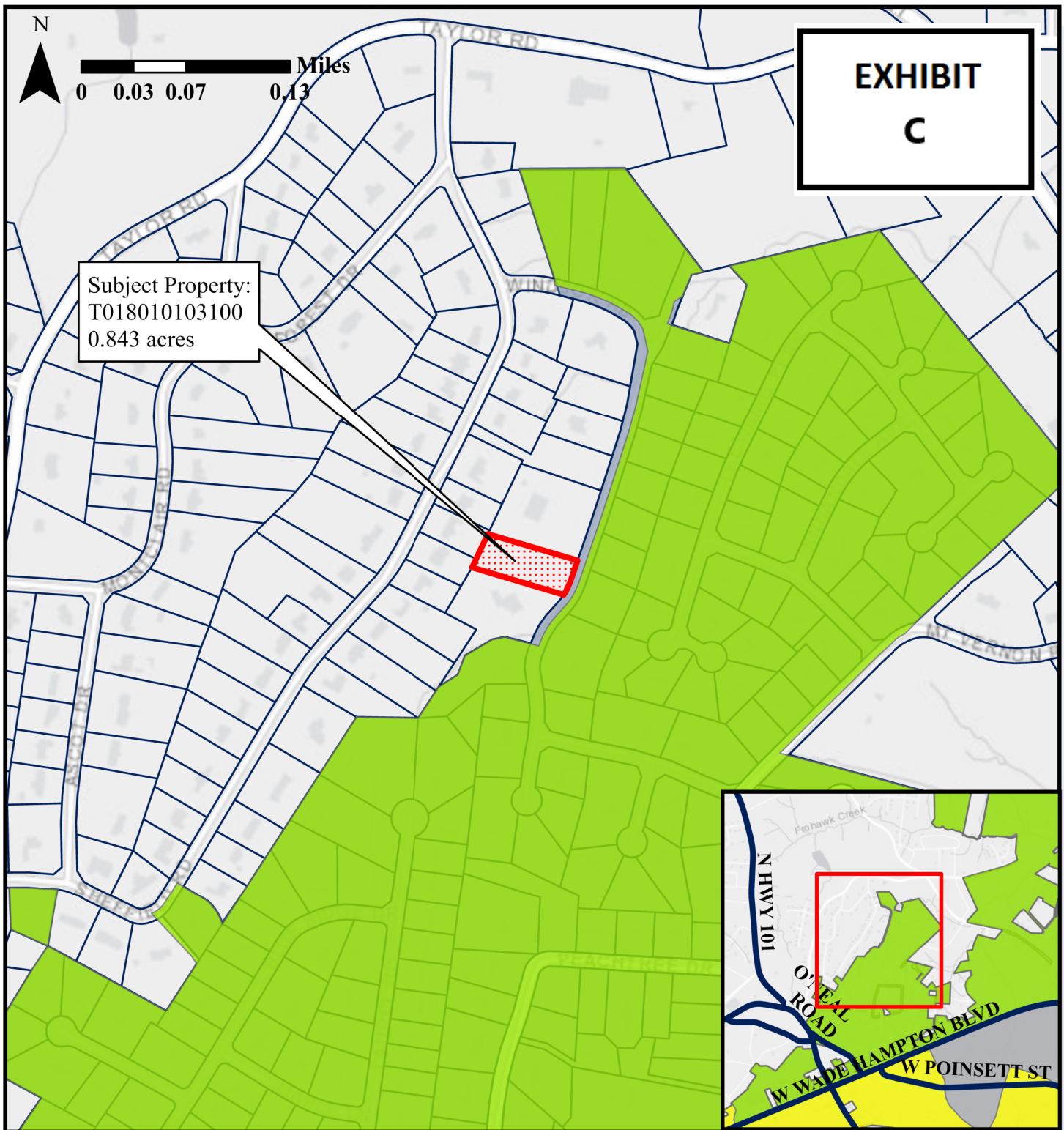
LEGEND

BL	BUILDING LINE	DIP	DUCTILE IRON	CB	 CATCH BASIN
CT	CRIMP TOP PIPE	VCP	VITRIFIED CLAY	DI	 DROP INLET
DE	DRAINAGE EASEMENT	RCP	REINFORCED CONCRETE	ET	 ELEC TRANS
EP	EDGE OF PAVEMENT	CMP	CORRUGATED METAL	EL	 ELEVATION
IPO	IRON PIN OLD- 	HPDE	H.D. POLY STORM	FD	 FIRE HYDRANT
IPS	IRON PIN SET- 	—CTV—	CABLE TV	GM	 GAS METER
N/C	NAIL & CAP	—X—	FENCE LINE	GV	 GAS VALVE
OT	OPEN TOP PIPE	—FOC—	FIBER OPTIC CABLE	LP	 LIGHT POLE
RB	REBAR	—GAS—	GAS LINE	PP	 POWER POLE
R/W	RIGHT OF WAY	—OHP—	OVERHEAD POWER	GP	 GUY ANCHOR
SD	STORM DRAIN	—OHT—	OVERHEAD TEL	TEL	 TEL PEDESTAL
SS	SANITARY SEWER	—SD—	STORM DRAIN	CO	 CLEAN OUT
SSE	SS EASEMENT	—SS—	SANITARY SEWER	WM	 WATER METER
	STORM MANHOLE	—UGP—	UNDERGROUND POWER	WV	 WATER VALVE
	SEWER MANHOLE	—UGT—	UNDERGROUND TEL	EM	 ELECTRIC METER
	TEL MANHOLE	—W—	WATER LINE		

THE PROPERTY SHOWN IS KNOWN AS LOT 144 BELMONT HEIGHTS, INC., SECTION NO. 3, RECORDED IN PLAT BOOK 4-F, PAGE 29, OFFICE OF R.O.D., GREENVILLE COUNTY, SC.



PROJECT # 230085		SURVEY FOR SUSAN DAVIS	
GREENVILLE COUNTY, SOUTH CAROLINA			
DATE 3/30/23	PROPERTY ADDRESS 209 WINDSOR ROAD	TAX PIN T018010103100	
SCALE 1" = 50'	50 0 50 100	FIELD CREW BB-WL	DRAWN BY WTL



Location Map: Ordinance 7-2026

Case Number: AN 26-03

City Council Districts

 District 2 - Karuam Booker	 District 4 - Charles Lander
	 District 5 - Wryley Bettis

Created by the City of Greer Planning & Development
Department: 3/17/2026 8:22 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.

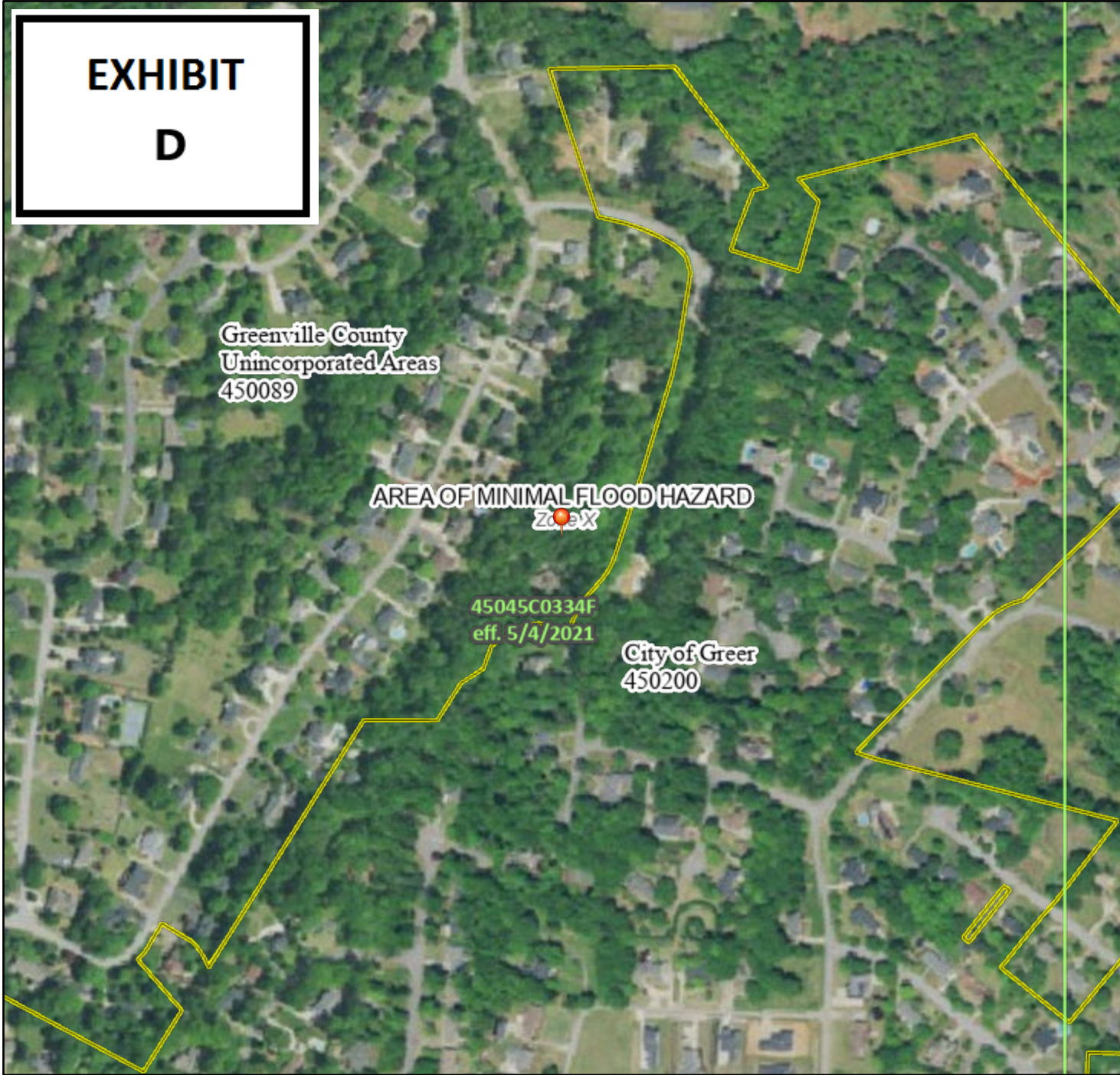


National Flood Hazard Layer FIRMette



82°15'36"W 34°57'27"N

EXHIBIT
D



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

1:6,000

82°14'58"W 34°56'58"N

Basemap Imagery Source: USGS National Map 2023

Legend

SEE FIS REPORT FOR DETAILED LEGEND AND INDEX MAP FOR FIRM PANEL LAYOUT

SPECIAL FLOOD HAZARD AREAS		Without Base Flood Elevation (BFE) Zone A, V, A99
		With BFE or Depth Zone AE, AO, AH, VE, AR
		Regulatory Floodway
OTHER AREAS OF FLOOD HAZARD		0.2% Annual Chance Flood Hazard, Areas of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile Zone X
		Future Conditions 1% Annual Chance Flood Hazard Zone X
		Area with Reduced Flood Risk due to Levee. See Notes. Zone X
		Area with Flood Risk due to Levee Zone D
OTHER AREAS		NO SCREEN Area of Minimal Flood Hazard Zone X
		Effective LOMRs
GENERAL STRUCTURES		Area of Undetermined Flood Hazard Zone D
		Channel, Culvert, or Storm Sewer
		Levee, Dike, or Floodwall
OTHER FEATURES		20.2 Cross Sections with 1% Annual Chance Water Surface Elevation
		17.5
		Coastal Transect
		Base Flood Elevation Line (BFE)
		Limit of Study
		Jurisdiction Boundary
		Coastal Transect Baseline
		Profile Baseline
MAP PANELS		Digital Data Available
		No Digital Data Available
		Unmapped



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

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

The flood hazard information is derived directly from the authoritative NFHL web services provided by FEMA. This map was exported on 3/17/2026 at 11:48 AM and does not reflect changes or amendments subsequent to this date and time. The NFHL and effective information may change or become superseded by new data over time.

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



Petition for Voluntary Annexation

City of Greer, South Carolina

Application Information and Questions: planning@cityofgreersc.gov

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

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

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

Respectfully submitted this _____ day of _____, 20____

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

Owner Name*	Address of Parcel	TID (Tax ID Number)

I hereby request that the property be zoned:

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

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

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

Acknowledgments

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

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

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

Covenant Restrictions

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

Yes

No

Voluntary Annexation Roadway & Parcel Information (Staff Use Only)

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



Annexation Petition Owner Signature Page

City of Greer, South Carolina

Application Information and Questions: planning@cityofgreersc.gov

Ownership Type & Signature

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

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

The owner is a(n):

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

Owner(s) Sign on Lines Below

Address of Owner(s)

Susan Davis

Signature of Owner/Partnership/LLC/Agent

Print Name of Owner/Partnership/LLC/Agent

Steve Davis

Signature of 2nd Owner/Partner/Corporate Secretary

Print Name of 2nd Owner/Partner/Corporate Secretary

(Affix Corporate Seal)

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

Memorandum

To: City Council

From:

Subject: First Reading of Ordinance Number 8-2026
AN ORDINANCE TO PROVIDE FOR THE ANNEXATION OF A CERTAIN
PROPERTY OWNED BY BENJAMIN S. HUGHES, JR. LOCATED AT
1471 WEST WADE HAMPTON BOULEVARD BY ONE HUNDRED
PERCENT PETITION; AND TO ESTABLISH A ZONING
CLASSIFICATION OF COMMERCIAL CORRIDOR (CC) FOR SAID
PROPERTY (Action Required)
Heather Stahl, Planner II

Date: March 24, 2026

CC:

Summary:

Ordinance 8-2026 is an annexation and zoning request for one parcel located at 1471 W. Wade Hampton Blvd. The requested zoning for the property is CC, Commercial Corridor and the intent is to build a commercial development.

Attachments:

1. Ord 8-2026_Council Memo
2. Ord 8-2026 Annex 1471 W Wade Hampton Blvd
3. Ord 8-2026_Exhibit A_Deed
4. Ord 8-2026_Exhibit B_Survey
5. Ord 8-2026_Exhibit C_GIS Map
6. Ord 8-2026_Exhibit D_FIRM Map
7. Ord 8-2026_Annexation Petition

Memorandum

To: Mr. Andrew Merriman, City Administrator

From: Heather Stahl, AICP, Planner II

Subject: Ordinance 8-2026

Date: March 17, 2026

CC: Tammy Duncan, Clerk to City Council

Ordinance 8-2026 is an annexation and zoning request for one parcel located at 1471 W. Wade Hampton in Greenville County, near the intersection with Suber Road. The parcel is 0.8683 acres. The requested zoning for the property is CC, Commercial Corridor and the intent is to build a commercial development.

The Planning Commission will conduct a public hearing on April 13, 2026 for the zoning of the parcel.

ORDINANCE NUMBER 8-2026

AN ORDINANCE TO PROVIDE FOR THE ANNEXATION OF A CERTAIN PROPERTY OWNED BY BENJAMIN S. HUGHES, JR. LOCATED AT 1471 WEST WADE HAMPTON BOULEVARD BY ONE HUNDRED PERCENT PETITION; AND TO ESTABLISH A ZONING CLASSIFICATION OF COMMERCIAL CORRIDOR (CC) FOR SAID PROPERTY

WHEREAS, Benjamin S. Hughes, Jr. is the sole owner of a certain property located at 1471 West Wade Hampton Boulevard more particularly described on the legal description attached hereto marked as Exhibit A, the property description attached hereto marked as Exhibit B, the City of Greer Map attached hereto marked as Greenville County Parcel Number T013000203100 containing approximately 0.8683 +/- acre attached hereto marked as Exhibit C, the National Flood Insurance Program Flood Insurance Rate Map Number 45045C0342E attached hereto marked as Exhibit D; and,

WHEREAS, the property currently has zero (0) occupants; and,

WHEREAS, Benjamin S. Hughes, Jr. has petitioned the City of Greer to annex his property by one-hundred percent (100%) method provided for by South Carolina Code Section 5-3-150(3); and,

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

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

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

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

1. ANNEXATION: The 0.8683 acre +/- property shown in red on the attached map owned by Benjamin S. Hughes, Jr. located at 1471 West Wade Hampton Boulevard as described on the attached City of Greer Map as Greenville County Parcel Number T013000203100 is hereby annexed into the corporate city limits of the City of Greer.
2. ZONING ASSIGNMENT: The above referenced property shall be zoned Commercial Corridor (CC) pending confirmation or rezoning pursuant to the applicable City of Greer Zoning Ordinance.
3. ANNEXATION OF 224.09 FEET +/- OF SUBER ROAD ROADWAY: 224.09 feet +/- of Suber Road roadway along the edge of the annexed property owned by Benjamin S. Hughes, Jr. as shown in Exhibit C is hereby annexed into the corporate limits of the City of Greer.
4. LAND USE MAP: The above referenced property shall be designated as Suburban Commercial on the Land Use Map contained within the 2030 Comprehensive Plan for the City of Greer.
5. FLOOD INSURANCE RATE MAP: This ordinance shall adopt The National Flood Insurance Program Flood Insurance Rate Map Number 45045C0342E.
6. DISTRICT ASSIGNMENT: The above referenced property shall be assigned to City Council District #5.

This ordinance shall be effective upon second reading approval thereof.

CITY OF GREER, SOUTH CAROLINA

Richard W. Danner, Mayor

ATTEST:

Tammela Duncan, Municipal Clerk

Introduced by:

First Reading: March 24, 2026

Second and
Final Reading: April 28, 2026

APPROVED AS TO FORM:

Daniel R. Hughes, City Attorney



April 13, 2007 02:40:06 PM
Rec: \$10.00

2007036348 DEED
2 PGS
Book DE 2262 Page 258-259
Cons \$5.00
Cnty Tax: EXEMPT
State Tax: EXEMPT

FILED IN GREENVILLE COUNTY, SC

Grantee's address: 2101 Suber Mill Rd, Greer S.C. 29650

STATE OF SOUTH CAROLINA)
COUNTY OF GREENVILLE)

Warranty Deed

KNOW ALL MEN BY THESE PRESENTS:

That, **Juna Bee Hughes**, hereinafter referred to as Grantor(s), in consideration of the sum of **Five Dollars AND NO/100 (\$5.00) DOLLARS and love and affection** paid to Grantor by **Benjamin S. Hughes, Jr.**, hereinafter referred to as Grantee, at and before the sealing of these presents, the receipt whereof is hereby acknowledged, has granted, bargained, sold, and released, and by these presents does grant, bargain, sell and release unto the said Grantee, their heirs and assigns, forever:

ALL those parcels or lots of land in Chick Springs Township of Greenville County, State of South Carolina, located on the south side of the U. S. Dual-Lane Highway No. 29, and on the east side of the Suber Road, about two miles west of the City of Greer, being all of Lots Nos. 21, 22 and 23, as shown on a plat of property of the T. W. Dill Estate made by S. C. Moon, Surveyor, October, 1940, recorded in the RMC Office for Greenville County in Plat Book L, at Page 31. Reference is hereby made to said plat and recorded thereof for a complete and detailed description of said lots.

This being the same property conveyed to Juna Bee Hughes by deed of Benjamin S. Hughes, Jr. and Cynthia Denise Hughes conveying their two-thirds (2/3) interest, deed dated February 26, 1982 and recorded in the RMC Office for Greenville County on March 1, 1982 in Deed Book 1163 at Page 114.

TMS# T013000203100

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

THIS CONVEYANCE is made to subject to easements, conditions and restrictions of record, including matters appearing on plats of record.

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

AND Grantor does hereby bind grantor and Grantor's heirs, executors and administrators to warrant and forever defend all and singular the said premises unto Grantee and Grantee's heirs/successors and assigns against Grantor and Grantor's heirs and against every person whomsoever lawfully claiming or to claim the same or any part thereof.

Witness the hand and seal of Grantor this 28th day of March, 2007.

Signed, sealed and delivered in the presence of:

Ernie McCracken
WITNESS #1

Michael Rochester
WITNESS #2

Juna Bee Hughes
Juna Bee Hughes

By:

STATE OF SOUTH CAROLINA)
)
 COUNTY OF GREENVILLE)

PROBATE

Personally appeared before me the undersigned witness and made oath that (s)he saw the Grantor sign, seal and as Grantor's act and deed deliver the written deed, and that said witness, together with the other witness whose name is also above subscribed, witnessed the execution of the within deed by Grantor.

Edna McCracken
 Witness #1

SWORN to before me this 28th day of March, 2007.
 Notary Public for South Carolina

Hope M. Humphreys (SEAL) My commission expires: 4/11/2008

FILED FOR RECORD IN GREENVILLE COUNTY, SC ROD
 2007036348 Book: DE 2262 Page: 258-259
 April 13, 2007 02:40:05 PM

Timothy J. Hannon

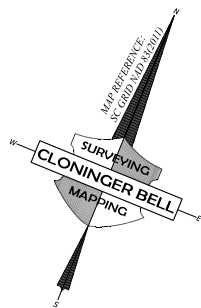
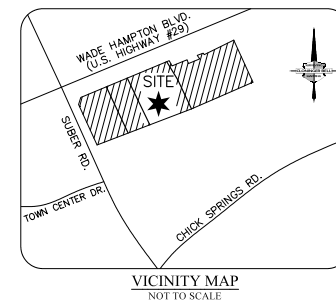


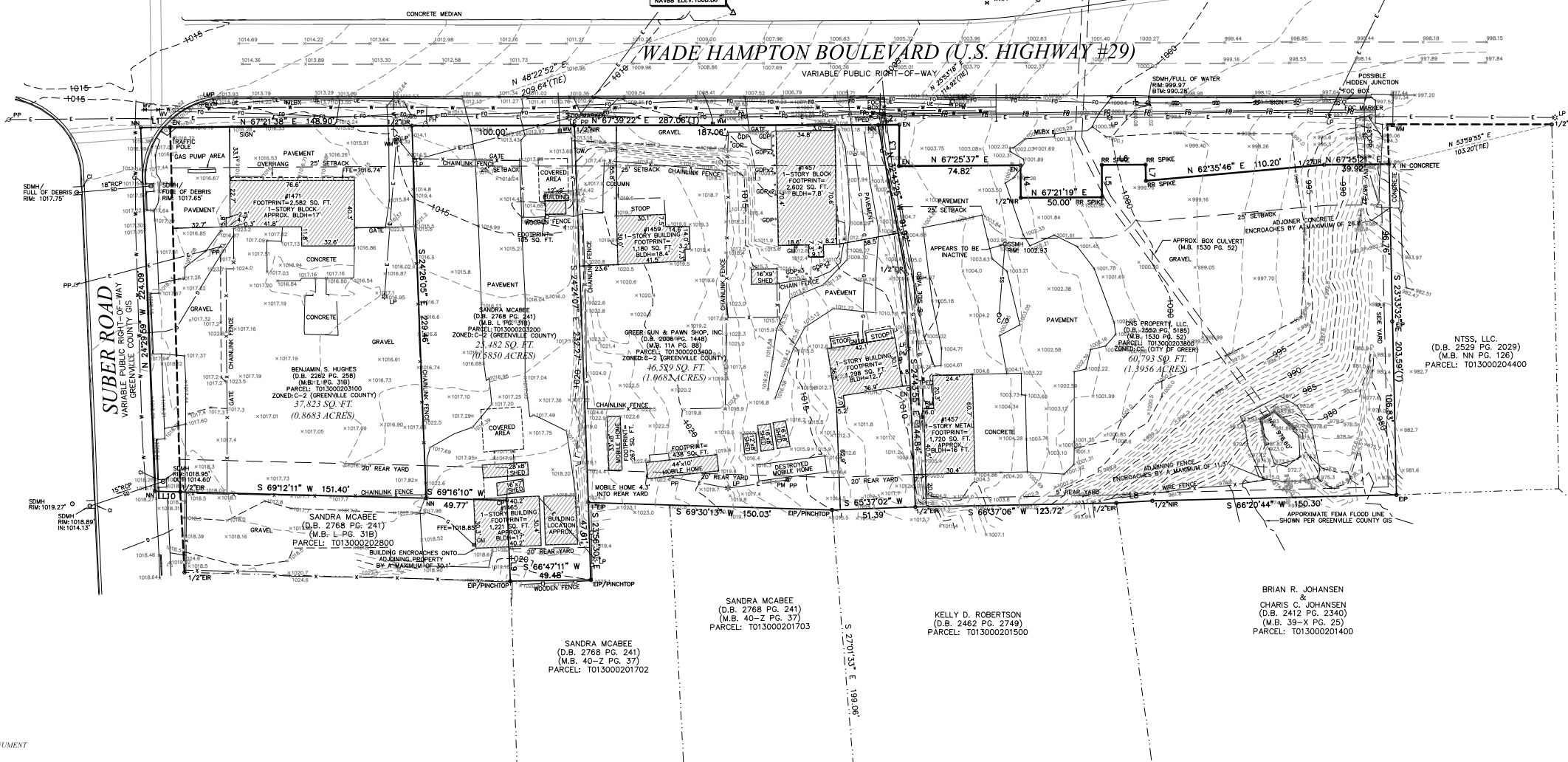
EXHIBIT B



VICINITY MAP
NOT TO SCALE

LINE	BEARING	DISTANCE
L1	N 67°21'38" E	18.10
L2	N 66°45'48" E	13.00
L3	S 21°55'29" E	25.46
L4	S 22°35'01" E	20.00
L5	N 22°28'42" W	19.97
L6	N 67°32'06" E	26.99
L7	S 25°12'18" E	9.92
L8	S 64°15'55" W	22.28
L9	N 24°43'58" W	48.80
L10	S 69°12'11" W	15.60

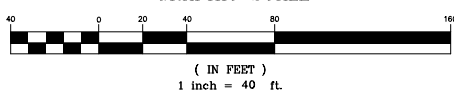
CONTROL POINT (NAIL)
SC GRID NAD83
N=131801.48
E=1618784.20
NAVD83 ELEV=1008.96



LEGEND:

BLDH - BUILDING HEIGHT
CO - CLEAN OUT
CP - CALCULATED POINT
CI - CURB INLET
D.B. - DEED BOOK
ECM - EXISTING CONCRETE MONUMENT
EIP - EXISTING IRON PIPE
EIR - EXISTING IRON ROD
EMM - EXISTING METAL MONUMENT
EN - EXISTING NAIL
GM - GAS METER
GW - GUY WIRE
GOP - GUARD POST
HVAC - HEATING, VENTILATION, AIR COND.
LP - LIGHT POLE
M.B. - MAP BOOK
MLBX - MAILBOX
NIR - NEW IRON ROD
NN - NEW NAIL
PG - PILE
PM - POWER METER
PP - POWER POLE
PBX - POWER BOX
RR - RAILROAD
R/W - RIGHT-OF-WAY
RCP - REINFORCED CONCRETE PIPE
SDMH - STORM DRAINAGE LINE
SSMH - SANITARY SEWER MANHOLE
WM - WATER METER
WT - WATER VALVE
PROPERTY LINE
PROPERTY LINE (ADJACENT)
RIGHT-OF-WAY
RIGHT-OF-WAY (ADJACENT)
EASEMENT
SETBACK
STORM DRAINAGE LINE
FIBER OPTIC LINE
WATER LINE
GAS LINE
UNDERGROUND ELECTRIC LINE
OVERHEAD ELECTRIC LINE

GRAPHIC SCALE



FLOOD CERTIFICATION
THIS IS TO CERTIFY THAT THE SUBJECT PROPERTY IS
LOCATED IN A SPECIAL FLOOD HAZARD AREA AS SHOWN ON
MAPS PREPARED BY THE FEDERAL EMERGENCY MANAGEMENT
AGENCY, FEDERAL INSURANCE ADMINISTRATION, DATED
DATE: AUGUST 18, 2014
COMMUNITY PANEL NO: 45045C0342E, 45045C0334F ZONE: AE, X

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

SIGNED _____

ALTA CERTIFICATION:

TO: WOODHAVEN DEVELOPMENT GROUP

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS
BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL
REQUIREMENTS FOR ALTA/NSP LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND
ADOPTED BY ALTA AND NSP, AND INCLUDES ITEMS 1, 2, 3, 4, 5, 7a, 7b, 7c, 8, 9, 11,
13, 16, AND 17 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON
JANUARY 14, 2026.

PRELIMINARY

JUSTIN F. CLONINGER
SCPLS NO. 23835
justin@cloningerbell.com

DATE _____

ALTA & TOPOGRAPHIC SURVEY

PREPARED FOR

WOODHAVEN DEVELOPMENT GROUP

1471, 1465, 1459, 1457, 1455 WADE HAMPTON BOULEVARD
CHICK SPRINGS TOWNSHIP, CITY OF GREER, GREENVILLE COUNTY, SC
DEED REFERENCE: 2006-1448, 2262-258, 2552-5185, 2768-241
TAX PARCEL: T013000203100, 3200, 3400, 3800

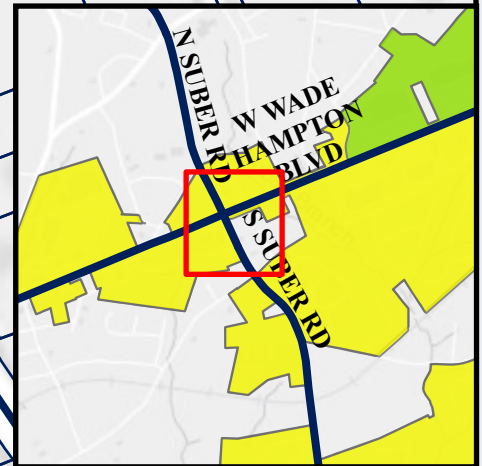
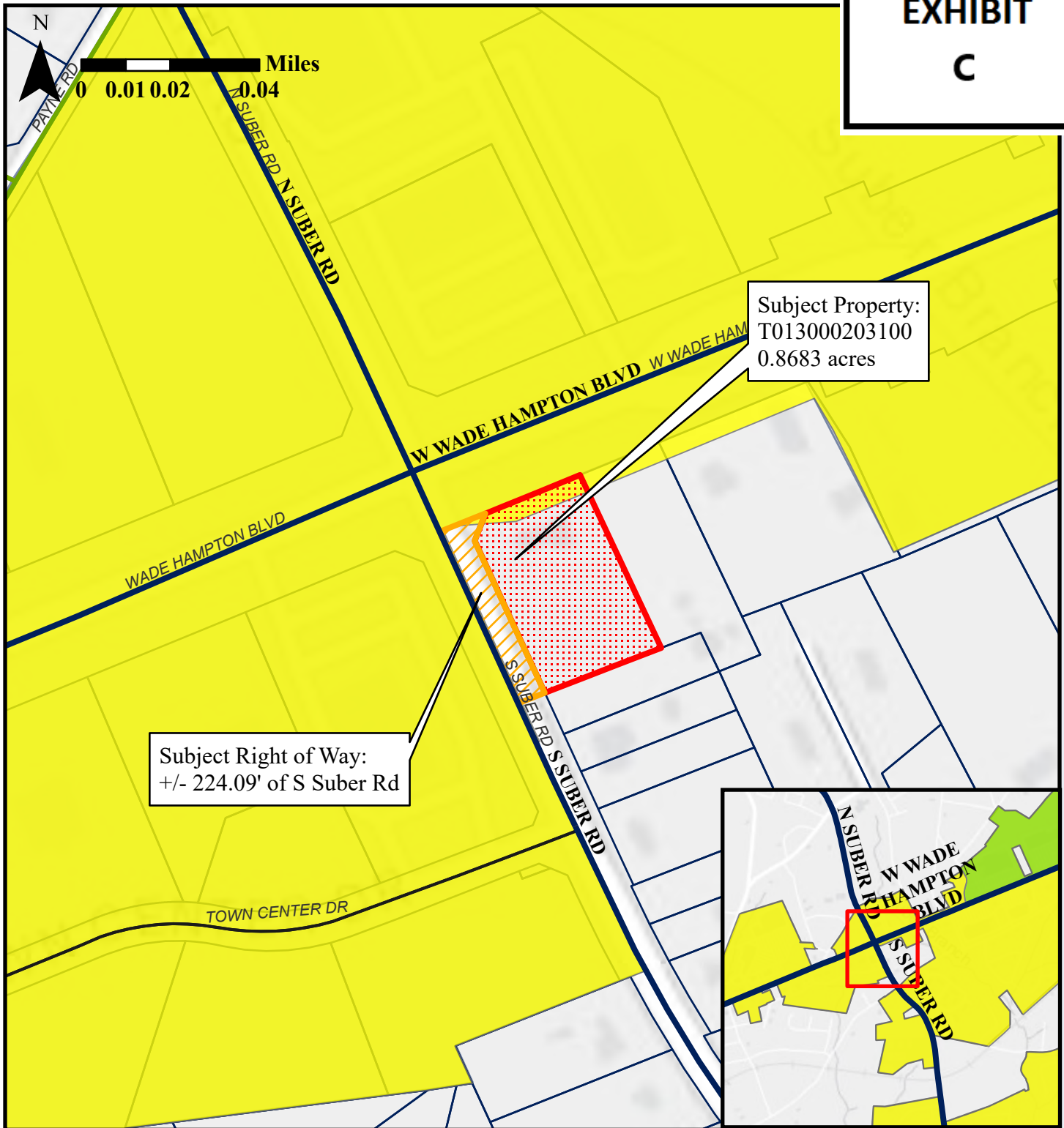


CLONINGER BELL
SURVEYING & MAPPING, LLC
107 RIVERSIDE DR.
MCADENVILLE, NC 28101
704.864.9007

CREW: WA DRAWN: JAH REVISED: SCALE: 1"=40' DATE: JANUARY 14, 2026 FILE NO. 5848

EXHIBIT

C



Location Map: Ordinance 8-2026

Case Number: AN 26-04

City Council Districts

- District 4 - Charles Lander
- District 5 - Wryley Bettis

Created by the City of Greer Planning & Development
Department: 3/17/2026 2:39 PM

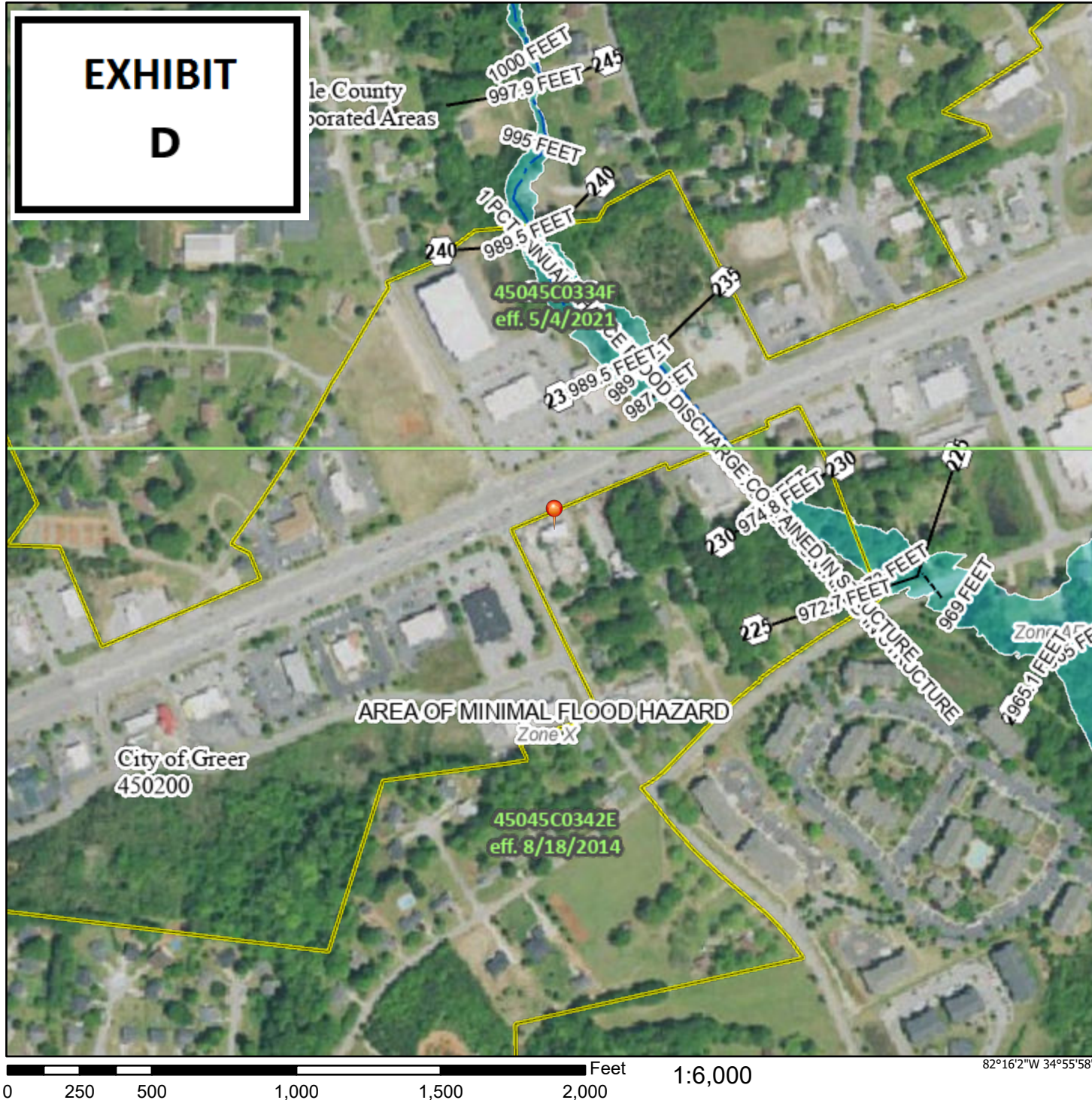
The City of Greer Planning & Development Department does not guarantee the accuracy or the correctness of this map nor assumes any legal responsibility for the information contained on it. This map is not a legal document. This map is based on the SC State Plane Coordinate System using the 1983 North American Datum. All rights reserved. No part of this map may be reproduced or used in any form or by any means without the expressed written consent of the City of Greer Planning & Development Department.



National Flood Hazard Layer FIRMette



82°16'40"W 34°56'28"N



Legend

SEE FIS REPORT FOR DETAILED LEGEND AND INDEX MAP FOR FIRM PANEL LAYOUT

SPECIAL FLOOD HAZARD AREAS		Without Base Flood Elevation (BFE) Zone A, V, A99
		With BFE or Depth Zone AE, AO, AH, VE, AR
		Regulatory Floodway
OTHER AREAS OF FLOOD HAZARD		0.2% Annual Chance Flood Hazard, Areas of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile Zone X
		Future Conditions 1% Annual Chance Flood Hazard Zone X
		Area with Reduced Flood Risk due to Levee. See Notes. Zone X
		Area with Flood Risk due to Levee Zone D
OTHER AREAS		NO SCREEN Area of Minimal Flood Hazard Zone X
		Effective LOMRs
GENERAL STRUCTURES		Area of Undetermined Flood Hazard Zone D
		Channel, Culvert, or Storm Sewer
		Levee, Dike, or Floodwall
OTHER FEATURES		20.2 Cross Sections with 1% Annual Chance Water Surface Elevation
		17.5 Cross Sections with 1% Annual Chance Water Surface Elevation
		Coastal Transect
		Base Flood Elevation Line (BFE)
		Limit of Study
		Jurisdiction Boundary
MAP PANELS		Coastal Transect Baseline
		Profile Baseline
		Hydrographic Feature
		Digital Data Available
		No Digital Data Available
		Unmapped

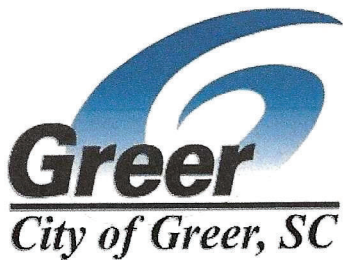


The pin displayed on the map is an approximate point selected by the user and does not represent an authoritative property location.

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

The flood hazard information is derived directly from the authoritative NFHL web services provided by FEMA. This map was exported on 3/17/2026 at 11:50 AM and does not reflect changes or amendments subsequent to this date and time. The NFHL and effective information may change or become superseded by new data over time.

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



Petition for Voluntary Annexation

City of Greer, South Carolina

Application Information and Questions: planning@cityofgreersc.gov

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

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

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

Respectfully submitted this 2 day of February, 2026

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

Owner Name*	Address of Parcel	TID (Tax ID Number)
Hughes Benjamin S Jr	1471 W Wade Hampton Blvd, Greer, SC 29650	#T013000203100

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

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

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

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

Acknowledgments

I acknowledge that the persons whose signatures appear below are freeholders owning real property in an area, which is contiguous to the City of Greer and which, is proposed to be annexed into the City. The freeholder(s) of property located on or at **1471 W Wade Hampton E**, more particularly described on the deed (or legal description) attached hereto marked as Exhibit A; the plat attached hereto marked as Exhibit B; Tax Parcel Map with Number **T013000203100** attached hereto marked as Exhibit C containing approximately acres; identify that area more particularly. That highlighted or marked portion is incorporated by reference as a description of the area. By their signatures, the freeholders petition the City Council to annex the entire area.

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

This petition is dated this **2** day of **February 20 26** before the first signature below is attached. By law, all necessary signatures must be completed within six (6) months of the identified date; but this petition shall be deemed complete if the requisite number of signatures is acquired sooner.

Covenant Restrictions

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

☐

Yes

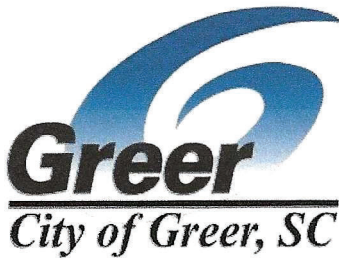
☒

No

Voluntary Annexation Roadway & Parcel Information (Staff Use Only)

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

Description of existing or proposed development:



Annexation Petition Owner Signature Page

City of Greer, South Carolina

Application Information and Questions: planning@cityofgreersc.gov

Ownership Type & Signature

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

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

The owner is a(n):

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

Owner(s) Sign on Lines Below

Address of Owner(s)

** Benjamin S Hughes*

Signature of Owner/Partnership/LLC/Agent

2101 SUPER MILL Rd
GREER SC 29650

* BENJAMIN S HUGHES

Print Name of Owner/Partnership/LLC/Agent

Signature of 2nd Owner/Partner/Corporate Secretary

Print Name of 2nd Owner/Partner/Corporate Secretary

(Affix Corporate Seal)

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

Memorandum

To: City Council

From:

Subject: First Reading of Ordinance Number 9-2026
AN ORDINANCE AUTHORIZING THE CONVEYANCE OF AN
EASEMENT IN CERTAIN REAL PROPERTY IN THE CITY OF GREER
(Sanitary Sewer) (Action Required)
John Goughneour, Director of Facilities and Capital Projects

Date: March 24, 2026

CC:

Summary:

Attachments:

1. Ord 9-2026 Council Memo SAEC Sanitary Sewer
2. Ord 9-2026 GreerCPW Easement Ordinance - Sanitary Sewer
3. Ord 9-2026 Exhibit A SAEC Sanitary Sewer -
general_utility_easement_agreement



MEMORANDUM

To: Mr. Andrew Merriman, City Administrator

From: John Goughneour, Director of Facilities and Capital Projects

Date: March 20, 2026

Subject: Ordinance Number 9-2026

CC: Tammy Duncan, Municipal Clerk

Ordinance Number 9-2026 is a request to convey a utility easement to Greer Commission of Public Works over City owned property associated with the Sports and Events Center, located at 1529 S. Hwy 14. This easement is necessary to support the installation and operation of sanitary sewer service to the site.

ORDINANCE NUMBER 9-2026

**AN ORDINANCE AUTHORIZING THE CONVEYANCE OF
AN EASEMENT IN CERTAIN REAL PROPERTY IN THE CITY OF GREER**

WHEREAS, the City of Greer is the owner of certain real property located at 1529 S Highway 14, Greer, SC 29651 and identified by TMS No. 0528030100600 within the city limits of Greer, County of Greenville (hereinafter the "City Property"); and,

WHEREAS, the City of Greer desires to convey a utility easement to Greer Commission of Public Works to provide utility service to the City Property according to the terms of the Easement Agreement attached hereto as Exhibit "A," the terms and conditions of which are fully incorporated herein as if set forth verbatim; and,

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

WHEREAS, the Mayor and City Council find that it is in the best interest of the City of Greer to convey a utility easement on the City Property to Greer Commission of Public Works according to the terms of the Easement Agreement 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 Easement Agreement 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 conveyance contemplated by this Ordinance.

Richard W. Danner, Mayor

ATTEST:

Tammela Duncan, Municipal Clerk

Introduced by: _____

First Reading: March 24, 2026

Second Reading: April 14, 2026

Approved as to form: _____
Daniel R. Hughes

EXHIBIT A

STATE OF SOUTH CAROLINA)
)
COUNTY OF GREENVILLE)

GENERAL UTILITY EASEMENT

FOR AND IN CONSIDERATION OF \$1.00 and other valid consideration, the receipt and sufficiency of which is hereby acknowledged, City of Greer (“Grantor”) does hereby grant and convey unto the **Greer Commission of Public Works**, a body politic under the laws of South Carolina (“Grantee”), its successor, assigns and licensees, the right, privilege and easement to enter and re-enter at any time and to install, dig, build, erect, maintain, repair, rebuild, replace, operate, and patrol one or more water pipelines, sewer pipelines, natural gas pipelines, regulator and/or metering stations, and/or electric power distribution lines, aboveground or underground, including the right to erect poles and other distribution line structures, wires, cable and any necessary appurtenances for the proper provision of water, sewer, gas, or electricity, electronic information, data, and communications; the right to clear the easement area and keep it clear of brushes, trees, structures, personal property and fire hazards; and the right to trim and or remove trees, if any, located beyond the limits of the easement area, but which interfere with the Easement; the above described rights being incident to performance by the Grantee as the operator of its public utilities systems, being 23 feet wide and approximately 27 linear feet on such route as is set forth and described as Sanitary Sewer Easement on the attached **Exhibit A** on property owned by Grantor evidenced by a deed recorded in the Register of Deed’s Office in Book 2720, Page 1087 bearing Tax Map No. 0528030100600, in Greenville County, South Carolina. *and Book 2719, Page 404

In addition to a permanent easement, there is also granted a temporary construction easement for use in installing the utility piping, and/or electric power distribution lines and related appurtenances, which is marked and described on **Exhibit A**. The temporary easement shall allow Grantee the right to remove such trees, underbrush, structures, and other obstructions, upon said temporary easement during installation of the utility piping and/or electric power distribution lines and related appurtenances. The temporary construction easement shall terminate upon the earlier of completion of the construction work on the property or two (2) years from the date of this Easement agreement.

To have and to hold the same unto the Grantee, its successors and assigns forever, together with any and all rights normally incident thereto, and particularly the right of ingress and egress thereto from time to time as necessary for installation, construction, reconstruction, enlargement and/or maintenance. Insofar as possible, upon completion of these activities, the affected area(s) shall be leveled, graded, reseeded, and restored to substantially the same condition as existed prior to commencement of this work, all at the expense of the Grantee.

And the Grantor hereby represents that said premises are owned by the undersigned in fee and are not subject to any mortgage or lien whatsoever, except as follows: N/A the holder of such encumbrance(s), by joining in the execution hereof, hereby waive(s) in favor of and subordinates to the rights hereby granted.

Grantor covenants and warrants that he is the sole owner in fee simple absolute of the subject property, subject to any lien(s) set forth above. Further, Grantor covenants and warrants that Grantor will not transfer, alienate, devise, encumber, or otherwise affect title to the subject property above for a period of ten (10) days from the date of this Easement, which will allow the Grantee time to have this Easement and plat recorded in the Register of Deeds for County, South Carolina.

The Grantor shall have the right to use the above-described strip for purposes not inconsistent with Grantee's full enjoyment of the rights hereby granted, provided that the Grantor shall not erect or construct any building or other structure thereon; maintain or permit any underground or aboveground system of piping, poles or wiring within such strip; make any use of the facilities installed, buried, erected, or constructed thereon; or drill or operate any well or septic system within such strip, without the express written permission of the Grantee. No use shall be made of the said strip of land that would, in the opinion of the Grantee, injure, endanger, or render inaccessible the utility piping, and/or electric power distribution lines and related appurtenances.

The Grantor and Grantee, as evidenced by their execution and acceptance hereof, have made the following special agreement in connection herewith: N/A.

All rights and privileges, obligations and liabilities created by this instrument shall inure to the benefit of, and be binding upon the heirs, designees, administrators, executors, successors and assigns of the parties hereto.

IN WITNESS WHEREOF these presents have been duly executed under seal by the Grantor on this the day of _____, 20 _____.

SIGNED, SEALED AND DELIVERED IN THE PRESENCE OF:

Grantor Name

Witness 1

By: _____

Witness 2

Date: _____

Grantor Name (if multiple owners)

Witness 1

By: _____

Witness 2

Date: _____

For Individuals

STATE OF SOUTH CAROLINA)
)
COUNTY OF _____) ACKNOWLEDGMENT

The foregoing instrument was acknowledged before me this ____ day of _____ 20_____,
by _____ (name of individual grantor (s)).

Notary Public for _____
My Commission expires _____

For Corporations and Partnerships

STATE OF _____)
)
COUNTY OF _____)

ACKNOWLEDGEMENT

The foregoing instrument was acknowledged before me this ____ day of _____, 20____,
by _____ (name of officer) of _____ (name of entity acknowledging),
a _____ (state of entity and type of entity) on behalf of the _____ (type of
entity).

Notary Public for _____
My Commission expires _____

SIGNED, SEALED AND DELIVERED IN THE PRESENCE OF:

Lienholder Name

Witness 1

By: _____

Witness 2

Date: _____

For Lienholder:

STATE OF _____)

COUNTY OF _____)

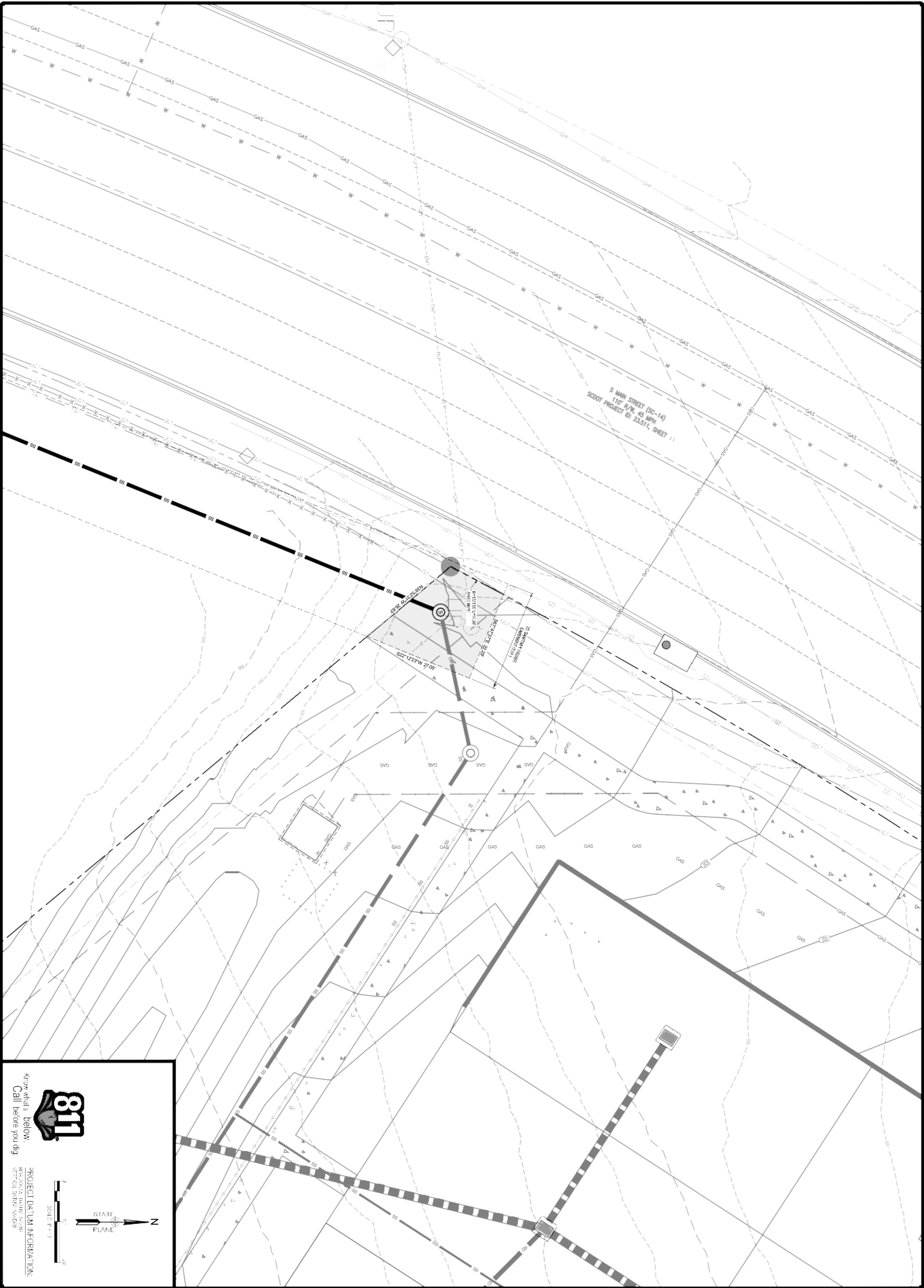
ACKNOWLEDGEMENT

The foregoing instrument was acknowledged before me this ____ day of _____ 20____,
by _____ (name of officer or agent, title of officer or agent)
of _____ (name of entity acknowledging) on behalf of the entity.

Notary Public for _____

My Commission expires _____

These drawings and the design thereon are the property of Davis & Floyd, Inc. and may not be used in whole or in part without written consent of the Engineer, Architect and any other agency. They will be subject to the latest of



PROJECT DATUM INFORMATION:
HDS 2015, BUILT SCOPED
VET COL BATTN 4008B

SCALE: 1" = 10'

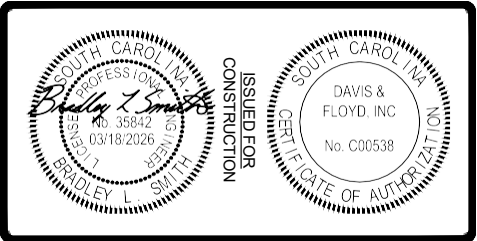
STATE PLANE

N

REV.	NO.	DESCRIPTION	DATE
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03	03	014262.00	01/18/2026
04	04	014262.00	01/18/2026
05	05	014262.00	01/18/2026
06	06	014262.00	01/18/2026
07	07	014262.00	01/18/2026
08	08	014262.00	01/18/2026
09	09	014262.00	01/18/2026
10	10	014262.00	01/18/2026
11	11	014262.00	01/18/2026
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SANITARY SEWER EASEMENT
EXHIBIT

CITY OF GREER
GREER, SOUTH CAROLINA
PROJECT TITLE
CITY OF GREER: INDOOR ATHLETIC
FACILITY





Memorandum

To: City Council

From:

Subject: First Reading of Ordinance Number 10-2026
AN ORDINANCE AUTHORIZING THE CONVEYANCE OF AN
EASEMENT IN CERTAIN REAL PROPERTY IN THE CITY OF GREER
(Permanent Power) (Action Required)
John Goughneour, Director of Facilities and Capital Projects

Date: March 24, 2026

CC:

Summary:

Attachments:

1. Ord 10-2026 Council Memo SAEC Perm Power Easement
2. Ord 10-2026 Duke Easement Ordinance - Perm Power
3. Ord 10-2024 Exhibit A Duke Easement Agreement



MEMORANDUM

To: Mr. Andrew Merriman, City Administrator

From: John Goughneour, Director of Facilities and Capital Projects

Date: March 20, 2026

Subject: Ordinance Number 10-2026

CC: Tammy Duncan, Municipal Clerk

Ordinance Number 10-2026 is a request to convey a utility easement to Duke Energy Carolinas, LLC over City owned property associated with the Sports and Events Center, located at 1529, S Hwy 14. This easement is necessary to support the installation and operation of permanent electrical service to the site.

ORDINANCE NUMBER 10-2026

**AN ORDINANCE AUTHORIZING THE CONVEYANCE OF
AN EASEMENT IN CERTAIN REAL PROPERTY IN THE CITY OF GREER**

WHEREAS, the City of Greer is the owner of certain real property located at 1529 S Highway 14, Greer, SC 29651 and identified by TMS No. 0528030100600 within the city limits of Greer, County of Greenville (hereinafter the "City Property"); and,

WHEREAS, the City of Greer desires to convey a utility easement to Duke Energy Carolinas LLC to provide utility service to the City Property according to the terms of the Easement Agreement attached hereto as Exhibit "A," the terms and conditions of which are fully incorporated herein as if set forth verbatim; and,

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

WHEREAS, the Mayor and City Council find that it is in the best interest of the City of Greer to convey a utility easement on the City Property to Duke Energy Carolinas LLC according to the terms of the Easement Agreement 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 Easement Agreement 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 conveyance contemplated by this Ordinance.

Richard W. Danner, Mayor

ATTEST:

Tammela Duncan, Municipal Clerk

Introduced by: _____

First Reading: March 24, 2026

Second Reading: April 14, 2026

Approved as to form: _____
Daniel R. Hughes

EXHIBIT A

Prepared by: Duke Energy Carolinas, LLC
Return To: Duke Energy Carolinas, LLC
Attn: Augustus Flood
235 Cane Creek Way
Campobello, SC 29322

Parcel # 0528030100500
0528030100600

EASEMENT

State of South Carolina
County of Greenville

THIS EASEMENT ("**Easement**") is made this ____ day of ____ 20____, from **CITY OF GREER** ("**Grantor**", whether one or more), to **DUKE ENERGY CAROLINAS, LLC**, a North Carolina limited liability company ("**Grantee**").

Grantor, for and in consideration of the sum of One and 00/100 Dollar (\$1.00) and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, does hereby grant unto Grantee a perpetual and non-exclusive easement, to construct, reconstruct, operate, patrol, maintain, repair, replace, relocate, add to, modify, and remove electric and communication lines including, but not limited to, all necessary supporting structures, and all other appurtenant apparatus and equipment for the transmission and distribution of electrical energy, and for technological purposes related to the operation of the electric facilities and for the communication purposes of Incumbent Local Exchange Carriers (collectively, "**Facilities**").

Grantor is the owner of that certain property described in that instrument recorded in **Deed Book 2719, Page 404, and Deed Book 2720, Page 1087**, Greenville County Register of Deeds ("**Property**").

The Facilities may be both overhead and underground and located in, upon, over, along, under, through, and across a portion of the Property within an easement area described as follows:

A strip of land thirty feet (30') in uniform width for the overhead portion of said Facilities and a strip of land twenty feet (20') in uniform width for the underground portion of said Facilities, lying equidistant on both sides of a centerline, which centerline shall be established by the center of the Facilities as installed, along with an area ten feet (10') wide on all sides of the foundation of any Grantee enclosure/transformer, vault and/or manhole, (hereinafter referred to as the "Easement Area").

The rights granted herein include, but are not limited to, the following:

1. Grantee shall have the right of ingress and egress over the Easement Area, Property, and any adjoining lands now owned or hereinafter acquired by Grantor (using lanes, driveways, and adjoining public roads where practical as determined by Grantee).
2. Grantee shall have the right to trim, cut down, and remove from the Easement Area, at any time or times and using safe and generally accepted arboricultural practices, trees, limbs, undergrowth, other vegetation, and obstructions.

For Grantee's Internal Use:
Work Order #: 61145101-20

Page 1 of 3

3. Grantee shall have the right to trim, cut down, and remove from the Property, at any time or times and using safe and generally accepted arboricultural practices, dead, diseased, weak, dying, or leaning trees or limbs, which, in the opinion of Grantee, might fall upon the Easement Area or interfere with the safe and reliable operation of the Facilities.
4. Grantee shall have the right to install necessary guy wires and anchors extending beyond the boundaries of the Easement Area.
5. Grantee shall have the right to relocate the Facilities and Easement Area on the Property to conform to any future highway or street relocation, widening, or alterations.
6. Grantor shall not place, or permit the placement of, any structures, improvements, facilities, or obstructions, within or adjacent to the Easement Area, which may interfere with the exercise of the rights granted herein to Grantee. Grantee shall have the right to remove any such structure, improvement, facility, or obstruction at the expense of Grantor.
7. Excluding the removal of vegetation, structures, improvements, facilities, and obstructions as provided herein, Grantee shall promptly repair or cause to be repaired any physical damage to the surface area of the Easement Area and Property resulting from the exercise of the rights granted herein to Grantee. Such repair shall be to a condition which is reasonably close to the condition prior to the damage, and shall only be to the extent such damage was caused by Grantee or its contractors or employees.
8. The rights granted in this Easement include the right to install Facilities wherever needed on the Property to serve future development on the Property and adjoining lands. Portions of the Facilities may be installed immediately and other portions may be installed in the future as the need develops. Facilities installed in the future shall be installed at locations mutually agreeable to the parties hereto if they are to be located outside of the Easement Area. Upon any future installations of Facilities at mutually agreed locations, the Easement Area shall be deemed to include such future locations.
9. All other rights and privileges reasonably necessary, in Grantee's sole discretion, for the safe, reliable, and efficient installation, operation, and maintenance of the Facilities.

The terms Grantor and Grantee shall include the respective heirs, successors, and assigns of Grantor and Grantee. The failure of Grantee to exercise or continue to exercise or enforce any of the rights herein granted shall not be construed as a waiver or abandonment of the right thereafter at any time, or from time to time, to exercise any and all such rights.

TO HAVE AND TO HOLD said rights, privilege, and easement unto Grantee, its successors, licensees, and assigns, forever. Grantor warrants and covenants that Grantor has the full right and authority to convey to Grantee this perpetual Easement, and that Grantee shall have quiet and peaceful possession, use and enjoyment of the same.

IN WITNESS WHEREOF, Grantor has signed this Easement under seal effective this ____ day of _____, 20____.

Witnesses:

CITY OF GREER

(Witness #1)

Rick Danner, City Mayor (SEAL)

(Witness #2)

STATE OF _____

COUNTY OF _____

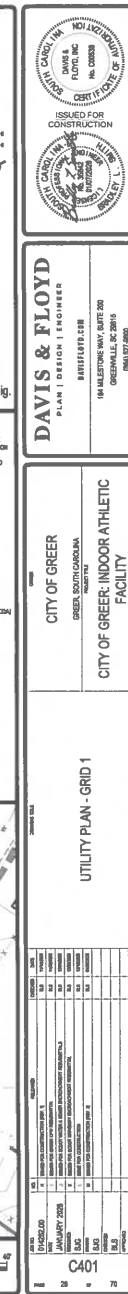
I, _____, a Notary Public of _____ County, State of _____, certify that Rick Danner, as City Mayor of CITY OF GREER, personally appeared before me this day and acknowledged the due execution of the forgoing EASEMENT.

Witness my hand and notarial seal, this ____ day of _____, 20____.

Notary Public: _____

Commission Expires: _____

Igm/HdualAbbeventil/4282-00/Product/Dwg/Drawings/04282-00-UTILITY.Dwg, 17/12/2019 8:56:37 PM, user page(s), at THESE DOCUMENTS AND THE DESIGN THEREON ARE THE PROPERTY OF OAKVIA FLOVED INC. AND MAY NOT BE USED IN WHOLE OR IN PART WITHOUT WRITTEN CONSENT OF THE ENGINEER / ARCHITECT AND ANY INFRENGEMENT WILL BE SUBJECT TO LEGAL ACTION



Memorandum

To: City Council

From:

Subject: First Reading of Ordinance Number 11-2026
AN ORDINANCE AUTHORIZING THE CONVEYANCE OF AN
EASEMENT IN CERTAIN REAL PROPERTY IN THE CITY OF GREER
(Domestic Water) (Action Required)
John Goughenour, Director of Facilities and Capital Projects

Date: March 24, 2026

CC:

Summary:

Attachments:

1. Ord 11-2026 Council Memo SAEC Domestic Water
2. Ord 11-2026 Greer CPW Easement Ordinance - Domestic Water
3. Ord 11-2026 Exhibit A SAEC Domestic Water -
general_utility_easement_agreement



MEMORANDUM

To: Mr. Andrew Merriman, City Administrator

From: John Goughneour, Director of Facilities and Capital Projects

Date: March 20, 2026

Subject: Ordinance Number 11-2026

CC: Tammy Duncan, Municipal Clerk

Ordinance Number 11-2026 is a request to convey a utility easement to Greer Commission of Public Works, LLC over City owned property associated with the Sports and Events Center, located at 1529, S Hwy 14. This easement is necessary to support the installation and operation of domestic water service to the site.

ORDINANCE NUMBER 11-2026

**AN ORDINANCE AUTHORIZING THE CONVEYANCE OF
AN EASEMENT IN CERTAIN REAL PROPERTY IN THE CITY OF GREER**

WHEREAS, the City of Greer is the owner of certain real property located at 1529 S Highway 14, Greer, SC 29651 and identified by TMS No. 0528030100600 within the city limits of Greer, County of Greenville (hereinafter the "City Property"); and,

WHEREAS, the City of Greer desires to convey a utility easement to Greer Commission of Public Works to provide utility service to the City Property according to the terms of the Easement Agreement attached hereto as Exhibit "A," the terms and conditions of which are fully incorporated herein as if set forth verbatim; and,

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

WHEREAS, the Mayor and City Council find that it is in the best interest of the City of Greer to convey a utility easement on the City Property to Greer Commission of Public Works according to the terms of the Easement Agreement 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 Easement Agreement 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 conveyance contemplated by this Ordinance.

Richard W. Danner, Mayor

ATTEST:

Tammela Duncan, Municipal Clerk

Introduced by: _____

First Reading: March 24, 2026

Second Reading: April 14, 2026

Approved as to form: _____
Daniel R. Hughes

EXHIBIT A

STATE OF SOUTH CAROLINA)
)
COUNTY OF GREENVILLE)

GENERAL UTILITY EASEMENT

FOR AND IN CONSIDERATION of \$1.00 and other valid consideration, the receipt and sufficiency of which is hereby acknowledged, City of Greer ("Grantor") does hereby grant and convey unto the **Greer Commission of Public Works**, a body politic under the laws of South Carolina ("Grantee"), its successor, assigns and licensees, the right, privilege and easement to enter and re-enter at any time and to install, dig, build, erect, maintain, repair, rebuild, replace, operate, and patrol one or more water pipelines, sewer pipelines, natural gas pipelines, regulator and/or metering stations, and/or electric power distribution lines, aboveground or underground, including the right to erect poles and other distribution line structures, wires, cable and any necessary appurtenances for the proper provision of water, sewer, gas, or electricity, electronic information, data, and communications; the right to clear the easement area and keep it clear of brushes, trees, structures, personal property and fire hazards; and the right to trim and or remove trees, if any, located beyond the limits of the easement area, but which interfere with the Easement; the above described rights being incident to performance by the Grantee as the operator of its public utilities systems, being 10' feet beginning on the edge of the property line at S. Buncombe Road and running approximately for a distance of approximately 1,139 linear feet plus the easement area being 10' feet running for a distance of approximately 555 linear feet plus all ancillary and appurtenant easements areas shown on Exhibit A attached hereto. Grantor craves reference to Exhibit A for a more complete metes and bounds of the easement route as is set forth and described as Domestic Water the Easement on property owned by Grantor evidenced by a deed recorded in the Register of Deeds Office in Book 2720, Page 1087 bearing Tax Map No. 0528030100600 in Greenville County, South Carolina.

In addition to a permanent easement, there is also granted a temporary construction easement for use in installing the utility piping, and/or electric power distribution lines and related appurtenances, which is marked and described on **Exhibit A**. The temporary easement shall allow Grantee the right to remove such trees, underbrush, structures, and other obstructions, upon said temporary easement during installation of the utility piping and/or electric power distribution lines and related appurtenances. The temporary construction easement shall terminate upon the earlier of completion of the construction work on the property or two (2) years from the date of this Easement agreement.

To have and to hold the same unto the Grantee, its successors and assigns forever, together with any and all rights normally incident thereto, and particularly the right of ingress and egress thereto from time to time as necessary for installation, construction, reconstruction, enlargement and/or maintenance. Insofar as possible, upon completion of these activities, the affected area(s) shall be leveled, graded, reseeded, and restored to substantially the same condition as existed prior to commencement of this work, all at the expense of the Grantee.

And the Grantor hereby represents that said premises are owned by the undersigned in fee and are not subject to any mortgage or lien whatsoever, except as follows: N/A the holder of such encumbrance(s), by joining in the execution hereof, hereby waive(s) in favor of and subordinates to the rights hereby granted.

Grantor covenants and warrants that he is the sole owner in fee simple absolute of the subject property, subject to any lien(s) set forth above. Further, Grantor covenants and warrants that Grantor will not transfer, alienate, devise, encumber, or otherwise affect title to the subject property above for a period of ten (10) days from the date of this Easement, which will allow the Grantee time to have this Easement and plat recorded in the Register of Deeds for County, South Carolina.

The Grantor shall have the right to use the above-described strip for purposes not inconsistent with Grantee's full enjoyment of the rights hereby granted, provided that the Grantor shall not erect or construct any building or other structure thereon; maintain or permit any underground or aboveground system of piping, poles or wiring within such strip; make any use of the facilities installed, buried, erected, or constructed thereon; or drill or operate any well or

A political subdivision of the State of South Carolina exempt from recording fees under SC Code Ann. § 12-24-40(2).

For Corporations and Partnerships

STATE OF _____)
)
COUNTY OF _____)

ACKNOWLEDGEMENT

The foregoing instrument was acknowledged before me this ____ day of _____, 20____,
by _____ (name of officer) of _____ (name of entity acknowledging),
a _____ (state of entity and type of entity) on behalf of the _____ (type of
entity).

Notary Public for _____
My Commission expires _____

SIGNED, SEALED AND DELIVERED IN THE PRESENCE OF:

Lienholder Name

Witness 1

By: _____

Witness 2

Date: _____

For Lienholder:

STATE OF _____)
)
COUNTY OF _____)

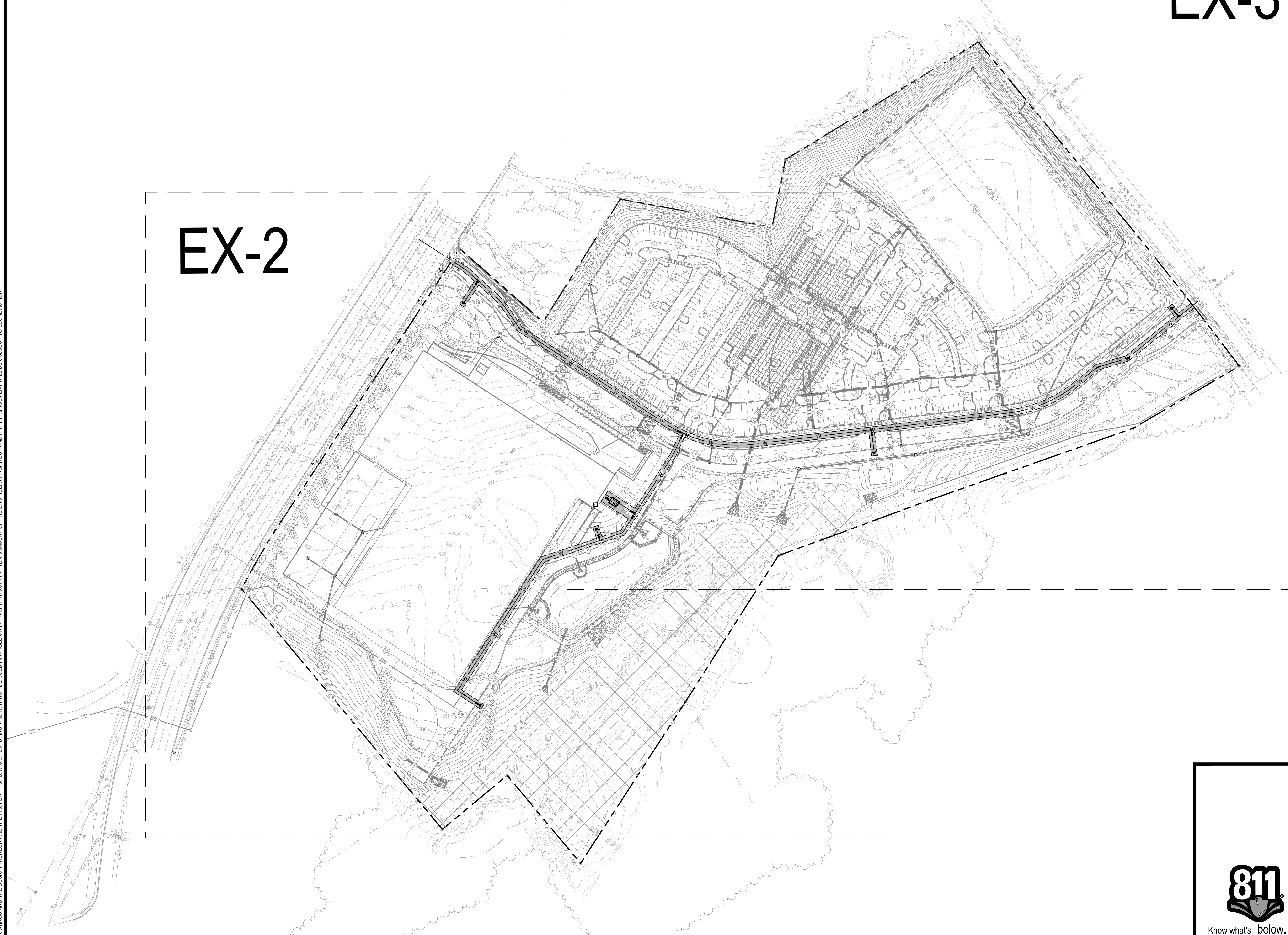
ACKNOWLEDGEMENT

The foregoing instrument was acknowledged before me this ____ day of _____ 20____,
by _____ (name of officer or agent, title of officer or agent) of
(name of entity acknowledging) on behalf of the entity.

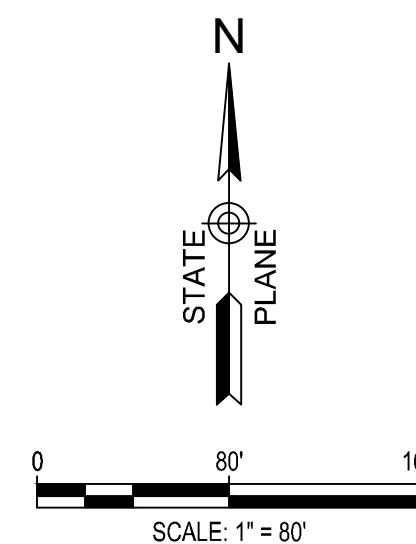
Notary Public for _____
My Commission expires _____

EX-2

EX-3



Know what's below.
Call before you dig.



PROJECT DATUM INFORMATION:
HORIZONTAL DATUM: SC83IF
VERTICAL DATUM: NAVD88

FORM NO.	REL. NO.	RELEASED DATE	CHECKED DATE
014262.00	—	—	—
MARCH 2026	—	—	—
RECEIVED	—	—	—
SIG	—	—	—
RECEIVED	—	—	—
SIG	—	—	—
RECEIVED	—	—	—
BLS	—	—	—
APPROVED	—	—	—

EX-1

PAGE
1
OF
3

CITY OF GREER

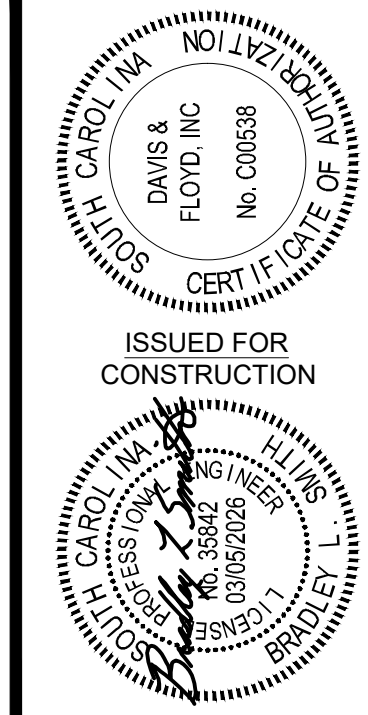
GREER, SOUTH CAROLINA

PROJECT TITLE

CITY OF GREER: INDOOR ATHLETIC FACILITY

DAVIS & FLOYD
PLAN | DESIGN | ENGINEER

DAVISFLOYD.COM
164 MILESTONE WAY, SUITE 200
GREENVILLE, SC 29615
(864) 527-9800

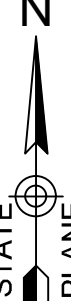


\\gm46Data\Observer\14262-00\Production\CivilDrawings\Exhibit014262-00-ON SITE WATER EASEMENTS.dwg, 3/15/2026 1:39:06 PM, Sean Goggins, EIT
THESE DRAWINGS AND THE DESIGN THEREON ARE THE PROPERTY OF DAVIS & FLOYD, INC. AND MAY NOT BE USED IN WHOLE OR IN PART WITHOUT WRITTEN CONSENT OF THE ENGINEER / ARCHITECT AND ANY INFRINGEMENT WILL BE SUBJECT TO LEGAL ACTION





Know what's below.
Call before you dig.

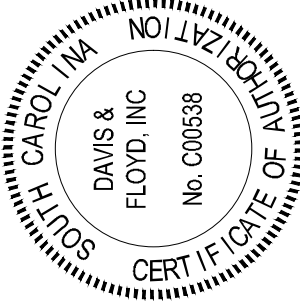


STATE PLANE

0 50' 100'

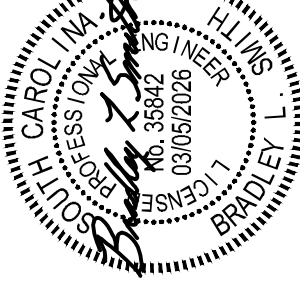
SCALE: 1" = 50'

PROJECT DATUM INFORMATION:
HORIZONTAL DATUM: SC83IF
VERTICAL DATUM: NAVD88



DAVIS & FLOYD, INC.
No. C00538

ISSUED FOR CONSTRUCTION



DAVIS & FLOYD
PLAN | DESIGN | ENGINEER
DAVISFLOYD.COM

164 MILSTONE WAY, SUITE 200
GREENVILLE, SC 29615
(864) 527-9800

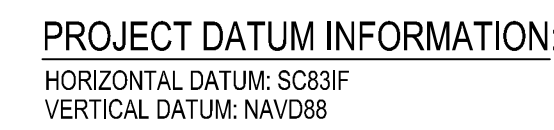
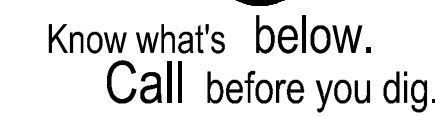
CITY OF GREER
GREER, SOUTH CAROLINA
PROJECT TITLE

CITY OF GREER: INDOOR ATHLETIC FACILITY

DOMESTIC WATER EASEMENT
EXHIBIT - GRID 1

NO.	DATE	REVISION	BY	DATE	REVISION	BY
1	01/26/20					
2	MARCH 2026		SUG			
3			SUG			
4			ELB			
5			ELB			

PAGE 2 OF 3



DAVIS & FLOYD
 PLAN | DESIGN | ENGINEER
 DAVISFLOYD.COM
 164 MILESTONE WAY, SUITE 200
 GREENVILLE, SC 29615

CITY OF GREER
OWNER

CITY OF GREER: INDOOR ATHLETIC FACILITY
PROJECT TITLE

GREER, SOUTH CAROLINA

DOMESTIC WATER EASEMENT
EXHIBIT - GRID 2

PAGE	OF
3	3

EX-3

SER NO.	RELEASED	REL	EXP	DATE
014262 00				
MARCH 2028				
SIG				
SIG				
SIG				
BLS				

Memorandum

To: City Council

From:

Subject: Sports and Events Center Signage (For discussion only)

Date: March 24, 2026

CC:

Summary:

Attachments:

None