



AGENDA
Greer City Council

April 28, 2026

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

6:30 PM
Council Regular Meeting

Call to Order of Regular Meeting

Mayor Rick Danner

Invocation and Pledge of Allegiance

Councilman Karuam Booker

1. Council 2026 Invocation Schedule

Public Forum

Minutes of Council Meeting

1. April 14, 2026 Council Meeting Minutes (Action Required)

Special Recognition

1. Greer Relief and Resources Agency, Inc. 90th Anniversary
2. Lupus Awareness Month

Departmental Reports

1. Economic Development Activity Report - March 2026
2. Engineering Activity Report - March 2026
3. Finance Activity Report - March 2026
<https://www.cityofgreersc.gov/documents/departments/finance/transparency-%26-financial-reports/transparency-%26-financial-reports---documents/monthly-financial-reports/758350>
4. Fire Department Activity Report - March 2026
5. Municipal Court Activity Report - March 2026
6. Parks, Recreation & Tourism Activity Report - March 2026

7. Planning & Development Activity Report - March 2026
8. Police Department Activity Report - March 2026
9. Public Services Activity Report - March 2026
10. Social Media & Website Activity Report - March 2026

Administrator's Report

1. Andy Merriman, City Administrator

Old Business

1. Second and Final 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)
2. Second and Final 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)

New Business

1. Award Recommendation - Project #2026-016 Greer City Hall Interior Renovation
The City of Greer Capital Projects Department solicited sealed bids from qualified offerors for Greer City Hall Interior Renovation. The project cost was budgeted in the General Fund. The bid opening was held on April 2, 2026, at 11 a.m. A total of three (3) bids were received. Bid Summary attached for reference. Staff recommends awarding approval for the Greer City Hall Interior Renovation contract to P + F Construction LLC in the amount of \$127,999 and authorizes execution of the necessary documents. (Action Required)
Rosalyn Carcamo | Procurement & Grants Supervisor
2. First Reading of Ordinance Number 12-2026
AN ORDINANCE TO CHANGE THE ZONING CLASSIFICATION OF CERTAIN PROPERTY OWNED BY MACBUILT CONSTRUCTION LLC LOCATED AT 202 FORD STREET FROM MANUFACTURING AND LOGISTICS (ML) TO TRADITIONAL NEIGHBORHOOD (TN) (Action Required)
Ashley Kaade, AICP | Planning Manager
3. First Reading of Ordinance Number 13-2026
A FOURTEENTH SUPPLEMENTAL ORDINANCE PROVIDING FOR THE ISSUANCE AND SALE OF CITY OF GREER, SOUTH CAROLINA, COMBINED UTILITY SYSTEM REVENUE BONDS, IN ONE OR MORE

SERIES, IN THE AGGREGATE PRINCIPAL AMOUNT OF NOT EXCEEDING \$33,000,000; AUTHORIZING THE MAYOR OR CITY ADMINISTRATOR AND THE CHAIRMAN OR GENERAL MANAGER OF THE GREER COMMISSION OF PUBLIC WORKS TO DETERMINE CERTAIN MATTERS WITH RESPECT TO THE BONDS; PRESCRIBING THE FORM AND DETAILS OF THE BONDS; AND OTHER MATTERS RELATING THERETO. (Action Required)
Marc Regier, General Manager | Greer Commission of Public Works

Executive Session

Council may take action on matters discussed in executive session.

Adjournment

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



**Greer City Council
2026 Invocation Schedule**

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

CITY OF GREER, SOUTH CAROLINA

MINUTES of the FORMAL MEETING of GREER CITY COUNCIL April 14, 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, Mark Hopper, Charles Lander, Wryley Bettis and Paul Lamb.

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

Invocation and Pledge of Allegiance

Councilman Jay Arrowood

Public Forum

Donna Booth, 125 Cosmos Lane spoke in opposition to the McElrath Rd project.
Charles McAfee, 315 Foster Circle spoke in opposition to the McElrath Rd project.
Alan Hudson, 301 McElrath Rd spoke in opposition to the McElrath Rd project.
Sally Potosky, Foothills Philharmonics spoke regarding their submission to the Accommodation Tax Grant Recommendations.
Katie Collins, Greer Chamber of Commerce spoke regarding their submission to the Accommodation Tax Grant Recommendations.
Sam & Mike Sibert, 2299 E. Gap Creek Rd spoke regarding their submission to the Accommodation Tax Grant Recommendations.
David Lovegrove, Greer Heritage Museum, spoke regarding their submission to the Accommodation Tax Grant Recommendations.

Minutes of the Council Meeting

March 24, 2026

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

VOTE - Motion carried 7-0.

Special Recognition

Employee Recognition

Mayor Rick Danner recognized and commended the following City of Greer Employee for his dedicated and faithful service. The employee was presented with a Certificate of Appreciation and a day off.

Chris Forrester for his 25 years of service in the Police Department.

Andy Merriman, City Administrator presented the following:

Public Safety Telecommunicators Week:

This week is national Public Safety Telecommunicators Week, a time set aside to honor 911 dispatchers. These dedicated men and women are our *first* first responders – keeping our community safe from behind the scenes. On behalf of our city staff and people who live and work in Greer, thank you for the work you do.

Greer Alive!

The popular Greer Alive event returns to City Park on Friday from 5 to 8 p.m. This free, family-friendly event features live music, food vendors, and free giveaways from the city's Parks, Recreation, & Tourism team.

Saturday, April 25 is a packed day in the City of Greer!

Spring Clean Up Day, Saturday, April 25th

Check the city's website for items you can drop off for safe disposal on Spring Cleaning Day. This annual event is at the Convenience Center from 8 a.m. to noon.

Greer Goes Global, Saturday, April 25th

The Greer Goes Global International Festival will take over City Park from 11 a.m. to 5 p.m. This free event is a celebration of the diverse cultures that make up the Greater Greer Community.

Greer150 Upcoming Event, Saturday, April 25th

The next Greer150 sesquicentennial event will take place at the Greer Mill from 1 to 2 p.m. It's the second of four "Story of Greer" events, and it will focus on the city's textile era.

Vandiventer Avenue

The traffic calming equipment has been ordered. We are awaiting its arrival. As soon as it arrives it will be installed.

Website

You can get more information on city events, initiatives, and services on our revamped website, cityofgreersc.gov. The site recorded its highest traffic count *ever* during the month of March with nearly 108-thousand page views.

Councilman Jay Arrowood asked Mr. Merriman if he had a follow up on the city's tv channel. Mr. Merriman stated he did not but would get back with him.

Appointments to Boards and Commissions

Planning Commission

District 5 Tramaine Booker has resigned, his term will expire June 30, 2027.

ACTION – Councilman Wryley Bettis nominated Judy Albert to serve in the District 5 seat of the Planning Commission. Councilman Mark Hopper seconded the motion.

VOTE – Motion carried 7-0.

OLD BUSINESS

Second and Final Reading of Ordinance Number 5-2026

AN ORDINANCE TO PROVIDE FOR THE ANNEXATION OF CERTAIN PROPERTIES OWNED BY CURTIS C. HIPP ALSO KNOWN AS CLARENCE C. HIPP LOCATED ON MCEL RATH ROAD BY ONE HUNDRED PERCENT PETITION; AND TO ESTABLISH A ZONING CLASSIFICATION OF TRADITIONAL NEIGHBORHOOD (TN) FOR SAID PROPERTIES

Ashley Kaade, Planning Manager, stated the planning commission held a public hearing March 9, 2026 and recommended approval.

ACTION – Councilman Paul Lamb made a motion to approve Second and Final Reading of Ordinance Number 5-2026. Councilman Karuam Booker seconded the motion.

Discussion held. Waverly Wilks with Gray Engineering provided a conceptual layout for Council.

VOTE – Motion carried 6-1 with Councilman Charles Lander voting in opposition.

Second and Final 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)

John Goughneour, Facilities and Capital Projects Director, stated there was no additional information.

ACTION – Councilman Wryley Bettis made a motion to approve Second and Final Reading of Ordinance Number 9-2026. Councilman Jay Arrowood seconded the motion.

VOTE – Motion carried 7-0.

Second and Final 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)**

John Goughneour, Facilities and Capital Projects Director, stated there was no additional information.

ACTION – Councilman Jay Arrowood made a motion to approve Second and Final Reading of Ordinance Number 10-2026. Councilman Paul Lamb seconded the motion.

VOTE – Motion carried 7-0.

Second and Final 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)**

John Goughneour, Facilities and Capital Projects Director, stated there was no additional information.

ACTION – Councilman Wryley Bettis made a motion to approve Second and Final Reading of Ordinance Number 11-2026. Councilman Jay Arrowood seconded the motion.

VOTE – Motion carried 7-0.

NEW BUSINESS

2026 Accommodations Tax Grant Recommendations

The Accommodation Tax Committee respectfully makes the recommendations below for the use of A-TAX funds from fiscal year ending June 30, 2025, to Greer City Council. (Attachment)
Christopher Kline, CPA, CFE | Finance Director

Accommodation Tax Advertising Grant Recommendations

Organization Project / Event	Amount Requested	Amount Recommended
Greer Farmers Market Greer Farmers Market Regional Tourism	5,100.00	5,100.00
Greer Heritage Museum Post and Courier Travel Guide Ad	1,056.00	1,056.00
Greer Heritage Museum New Exhibit Promotion	9,700.00	9,700.00
Park, Recreation & Tourism Discover Greer Website Redesign	35,000.00	20,000.00
Park, Recreation & Tourism 2027 Discover SC Vacation Guide Ad	11,000.00	11,000.00
South Carolina Charities, Inc. BMW Charity Pro-Am Golf Channel Coverage	40,000.00	0.00
Any Given Supper in Partnership with White Wine ButterJubilee: A Food, Wine & Culture Festival Regional	25,000.00	10,000.00
Park, Recreation & Tourism Dia de Los Muertos Festival	3,375.00	3,375.00
Cultural Arts Council Greer Children's Festival	3,375.00	3,375.00
Greer Chamber of Commerce Greer Arts & Eats Festival	60,000.00	49,323.90
Park, Recreation & Tourism Freedom Blast	4,725.00	4,725.00
Park, Recreation & Tourism International Festival	3,975.00	3,975.00
BMW Car of America The Ultimate Driving Museum 2026-2027 Ad Campaign	20,000.00	0.00
TOTAL REQUESTED	222,306.00	121,629.90

Accommodation Tax Programming Grant Recommendations

Organization Project / Event	Amount Requested	Amount Recommended
Greer Farmers Market Greer Farmers Market	24,000.00	20,000.00
Greer Heritage Museum Main Gallery New Exhibits & Upgrades	36,284.00	30,000.00
Park, Recreation & Tourism Greer Diamond Invitational at Stevens Field	6,000.00	6,000.00
Park, Recreation & Tourism Christmas 7s Rugby Tournament -2026	8,572.50	8,572.00
South Carolina Charities, Inc. BMW Charity Pro-AM ParTee on Trade	25,000.00	25,000.00
Park, Recreation & Tourism Dia de Los Muertos Festival	10,875.00	10,875.00
Any Given Supper in Partnership with		
White Wine ButterJubilee: A food, Wine & Culture Festival	85,000.00	15,000.00
Park, Recreation & Tourism Mural Public Art	30,000.00	0
Greer Chamber of Commerce Greer Arts & Eats Festival	40,000.00	40,000.00
Park, Recreation & Tourism International Festival	4,406.25	4,406.25
Park, Recreation & Tourism Freedom Blast	20,437.50	20,437.50
BMW Car Club of America The Ultimate Driving Museum 2026 Exhibition	30,000.00	0
Foothills Philharmonic Classically Casual Concert Season 2026-2027	11,000.00	2,000.00
TOTAL REQUESTED	331,575.25	182,290.75

ACTION – Councilman Paul Lamb made a motion to approve the 2026 Accommodations Tax Grant Recommendations. Councilman Jay Arrowood seconded the motion.

Discussion held.

ACTION – Councilman Karuam Booker made a motion to amend the 2026 Accommodations Tax Grant Recommendations as presented in "Programming Grants" from the remaining programming dollars (\$18,025.90) to increase the amount allotted to the Foothills Philharmonics in the amount of \$8,000.00 resulting in a total grant of \$10,000.00 and to increase the amount allotted to Jubilee: A Food, Wine & Cultural Festival Regional Tourism Campaign in the amount of \$10,025.90 with a total grant of \$25,025.90. Councilman Mark Hopper seconded the motion.

VOTE – Motion carried 7-0.

ACTION – Councilman Mark Hopper made a motion to approve the 2026 Accommodations Tax Grant Recommendations as amended. Councilman Charles Lander seconded the motion.

VOTE – Motion carried 7-0.

Pilot Watershed Study Update

(For discussion only)

The engineering department is in the process of evaluating our storm drain system city-wide. In 2022, we commissioned a Pilot Watershed Study to assess the condition of stormwater assets within the highest priority watershed: the Maple Creek Watershed. (Attached)

Adam Vidalis, Civil Engineer II presented the results of the watershed study and discussed actions taken from the information received.

Steve Grant, City Engineer also spoke.

Stormwater Improvements Project #2026-014 – Award Recommendation

The City of Greer Engineering Department solicited sealed bids from qualified offerors for Stormwater Improvements on Ebbitt Court, Glenwillow Court, and Carolina Avenue. The project cost was budgeted in the Stormwater Fund. The bid opening was held on March 12, 2026, at 11 a.m. A total of four (4) bids were received. Bid summary attached for reference. Based on review, the city recommends the services be awarded to McMurria Grading LLC.

Rosalyn Carcamo | Procurement & Grants Supervisor

ACTION – Councilman Mark Hopper made a motion to approve the bid from McMurria Grading LLC in the amount of \$224,750.00. Councilman Paul Lamb seconded the motion.

Discussion held.

VOTE – Motion carried 7-0.

First and Final Reading of Resolution Number 8-2026 **A RESOLUTION APPROVING THE CONVEYANCE OF CITY PROPERTY** **(K9 Ikar)**

Andy Merriman, City Administrator presented the request.

ACTION – Councilman Jay Arrowood made a motion to approve First and Final Reading of Resolution Number 8-2026. Councilman Paul Lamb seconded the motion.

Discussion held. Police Captain Scott Ellis spoke briefly.

VOTE – Motion carried 7-0.

First and Final Reading of Resolution Number 9-2026 **A RESOLUTION TO ACCEPT VINES CREEK SUBDIVISION STREETS,** **NAMELY REDEAR ROAD, BOWFIN STREET, REDFIN ROAD, VINES** **CREEK DRIVE, AND HICKORY SHAD COURT INTO THE CITY OF GREER** **STREET SYSTEM**

David Buchanan, Civil Engineer presented the request.

ACTION – Councilman Jay Arrowood made a motion to approve First and Final Reading of Resolution Number 9-2026. Councilman Mark Hopper seconded the motion.

Discussion held.

VOTE – Motion carried 7-0.

First and Final Reading of Resolution Number 10-2026
**A RESOLUTION TO ACCEPT DONAHUE HILLS SUBDIVISION STREETS,
NAMESLY DONHILL DRIVE, NADINE WAY, CYNDIS LANE, ALGEDDIS
DRIVE, AND ALVIN POND DRIVE INTO THE CITY OF GREER STREET
SYSTEM**

David Buchanan, Civil Engineer presented the request.

ACTION – Councilman Paul Lamb made a motion to approve First and Final Reading of Resolution Number 10-2026. Councilman Wryley Bettis seconded the motion.

VOTE – Motion carried 7-0.

First and Final Reading of Resolution Number 11-2026
**A RESOLUTION TO ACCEPT CHARTWELL ESTATES SUBDIVISION
STREETS, NAMESLY CHARTWELL DRIVE INTO THE CITY OF GREER
STREET SYSTEM**

David Buchanan, Civil Engineer presented the request. A representative from the HOA was present but did not speak.

ACTION – Councilman Wryley Bettis made a motion to approve First and Final Reading of Resolution Number 11-2026. Councilman Paul Lamb seconded the motion.

Discussion held.

VOTE – Motion carried 7-0.

First and Final Reading of Resolution Number 12-2026
**A RESOLUTION TO NAME THE CITY OF GREER'S MUNICIPAL
COURTROOM THE "HENRY J. MIMS COURTROOM"**

Andy Merriman, City Administrator presented the request.

ACTION – Councilman Jay Arrowood made a motion to approve First and Final Reading of Resolution Number 12-2026. Councilman Mark Hopper seconded the motion.

Discussion held.

VOTE – Motion carried 7-0.

Mayor Danner reminded Council of the upcoming Council Workshops scheduled for Thursday, May 7th at Noon, Thursday, May 14th, 2026 at Noon and Thursday, May 21st at Noon.

Executive Session

There were no items for Executive Session

Adjourn – There being no further business, the meeting was adjourned at 9:02 P.M.

Tammela Duncan, Municipal Clerk

Richard W. Danner, Mayor

Approval Date: April 28, 2026 _____

Notifications: Agenda posted in City Hall and email notifications sent Friday, April 10, 2026.

DRAFT



PROCLAMATION

*Mayor Richard W. Danner and Greer City Council recognize
Greer Relief and Resources Agency, Inc.
upon their 90th Anniversary*

WHEREAS, Greer Relief and Resources Agency, Inc. was chartered in 1936 to help neighbors in crisis during the Great Depression; and

WHEREAS, through its Stability, Empowerment, and Family Resource Center programs, Greer Relief and Resources Agency serves neighbors in need alongside dedicated community partners and volunteers with poverty prevention tools to end the cycle, access to community resources and pathways to long-term stability, thus providing a hand up, not a hand out; and

WHEREAS, Greer Relief and Resources Agency exists to transform neighbors in need to neighbors who thrive by providing services to eliminate poverty and help neighbors overcome barriers for success, because every neighbor matters.

NOW, THEREFORE, be it resolved I, Richard W. Danner, Mayor of the City of Greer and Greer City Council congratulate Greer Relief and Resources Agency on the occasion of its 90th anniversary, and we wish to thank its leadership and volunteers for their dedicated services to those in need in their community, infusing human spirit with hope for a better tomorrow.

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



A handwritten signature in blue ink, reading 'Rick Danner', written over a horizontal line.

RICHARD W. DANNER
MAYOR

28th day of April 2026



PROCLAMATION

*Mayor Rick Danner and Greer City Council recognize
Lupus Awareness Month*

WHEREAS, Lupus is a chronic autoimmune disease that affects more than 1.5 million Americans and an estimated 55,000 South Carolinians, causing the immune system to attack healthy tissue and organs, which can result in inflammation, pain, and damage to the skin, joints, kidneys, heart, lungs, and brain; and

WHEREAS, Lupus is often difficult to diagnose because its symptoms can mimic those of many other illnesses, and no two cases are exactly alike, resulting in significant delays in diagnosis and treatment for many patients; and

WHEREAS, Lupus primarily affects women, particularly women of color, and often strikes during their most productive years, impacting careers, family life, mental health, and overall quality of life; and

WHEREAS, increased public awareness, early detection, improved healthcare access, and ongoing research are critical to improving the lives of those living with lupus and ultimately finding a cure; and

WHEREAS, Mesha McLean, the founder of the Fight of the Butterfly movement, has worked to raise awareness, advocate for and empower lupus warriors, and promote understanding of chronic illness throughout South Carolina and beyond; and

WHEREAS, the City of Greer acknowledges the courage, strength, and perseverance of lupus warriors, caregivers, and advocates who continue to fight for visibility, understanding, and better healthcare outcomes;

NOW, THEREFORE, Now, Therefore, I, Rick Danner, Mayor of the City of Greer, along with members of Greer City Council, do hereby proclaim the month of May 2026 as “**Lupus Awareness Month**” in the City of Greer, South Carolina, and on behalf of City Council, encourage all citizens to learn more about lupus, support those impacted, and join the Fight of the Butterfly movement in efforts to increase awareness and find a cure.

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



RICHARD W. DANNER
MAYOR

28th day of April 2026

Memorandum

To: City Council

From:

Subject: Economic Development Activity Report - March 2026

Date: April 28, 2026

CC:

Summary:

Attachments:

1. Economic Development Activity Report - March 2026

ECONOMIC DEVELOPMENT
KEY PERFORMANCE INDICATORS
March 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.	8 Business Retention visits completed. Scheduling for 7 BRE visits. Planning underway for a BRE event with Greenville Area Development Corporation in Greer. Planning started for Business Appreciation BBQ in Pleasant Grove area.	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.	10 Center of Influence ("COI") Meetings completed. 11 additional new inquiries generated in March 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: 43 active Leads, 11 active Projects, 3 Losses, and 8 Wins (Manufacturing, Distribution, Professional Office, and Restaurant). Total new capital investment is \$24,400,000 and 141 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 diversity 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
March 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. Team participated in SC Rural Summit	Exceeding Expectations	Upcoming Conferences and Recruiting Opportunities: 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

Memorandum

To: City Council

From:

Subject: Engineering Activity Report - March 2026

Date: April 28, 2026

CC:

Summary:

Attachments:

1. Engineering Activity Report - March 2026

**March
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 – Complete
- Sidewalk Improvement Various locations – Bids opened
- Brookshire/Woodruff Rd Improvement – Bidding
- Stokes Street Improvements – Complete
- McElrath Road Improvement – final QC, bidding in April
- City Intersection study – Signage & striping sent to PS



Stormwater Projects:

- Stormdrain CIP project – Bids opened, going to Council
- Storm Drain Asset Mgmt./Watershed study phs. 2- receiving proposals

Engineering Activities:

- Engineering Manual upgrade – initial discussions
- Safe Streets For All (SS4A) – Awarded to Bolton & Menk
- 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 – Pavement removed, Met DOT – RR starting soon
- 2026 Pavement Preservation – developing scope
- Cannon St Parking Deck - developing long term maintenance plan
- 2025 Paving – Gnlv side – Paving underway
- Infrastructure inspection data collection - (Culverts) underway by engr. inspectors
- VCC application coordination for proposed properties
- Development process review - ongoing

Subdivision/Development Projects – Meetings with engineers and developer representatives discussing details with new subdivisions or commercial sites that are either in planning stages or under construction or have construction issues.

Active projects:

- Greer Sports & Events Center – utility coordination and weekly meetings
- GSP Business Park – road widening/turn lane coordination
- Intake Reviews – Oneal commercial Phase 3, Memorial Dr Drain. Imp, Sudduth Farms Commercial, Concourse Way Imp.
- Other Plan Review – Park Ave Apartments, Ward Creek Trail
- Park Avenue Apts – Moore St paving issue
- Met with Allan Cullum – upcoming project
- Blue Ridge Plantation – road and project development issues

Other:

- Department Budget Prep
- Mast Arms issue S. Buncombe Rd – coordination
- Road Condition meeting with SCDOT
- Class & Comp meeting with HR, consultant
- Met with K Choate about Trade St lawsuit

Tasks:

- 1711 W Wade Hampton Blvd: Planned work completed. Repair punchlist with adjacent property owner confirmed. Non-urgent repairs to be performed by Public Services prior to closing out this project.
- IMS Asset Data – New Sidewalk Projects: Contract selected and notified of intent to award while awaiting PO. Project planned to be completed by July.
- Culvert Asset Evaluation: Engineering Dpt inspectors have continued collecting field condition data of existing culvert assets with approximately 90% inspected. Three culverts found to be in poor condition from inspections were included in Fiscal Year 2027 proposed budget for repair. Awaiting finalization of budget.
- 125 Cunningham Drive – Stormwater Asset Concern: Homeowner is still considering signing the drainage easement agreement provided by the City of Greer. If signed, City of Greer will proceed with pipe lining contractor proposal already obtained to address the stormwater concern.
- Orphaned Roads: Continued compiling list of disputed road ownerships (AKA Orphaned Roads) 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: City legal team reviewing CoTransCo and procurement agreements. City received finalized cost estimate which appears acceptable with previously approved Fiscal Year 2026 funds. Work to be scheduled following finalization of procurement agreements.
- Donahue Subdivision: Performed final closeout inspection with inspector and communicated to responsible parties to begin permit closeout and associated bond reduction process.
- 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.
- Paving: CoTransCo's team performing paving of City streets in Greenville County this month for funds approved for Fiscal Year 2025.
- Street Preservation: Submitted request for bids to contractors which are due April. Pavement preservation planned to be discussed with Council, awarded, and performed by fall.

Other:

- Fiscal Year 2027 Budget: Attended meetings to discuss budget preparation. Worked with Steve Grant to submit proposed budgets to Administration for review.
- Continuing Education: Attended conferences for SC Association of Stormwater Managers and SC Association for Hazard Mitigation.
- Greer Quiet Crossing: Attended Diagnostic Meeting with City, SCDOT, and railroad representatives.
- Stormwater Capital Improvement Projects: Continued supporting Adam Vidalis who is managing these new projects for the City of Greer.
- Periodically observed field inspections with City of Greer inspectors and provided feedback when necessary.
- Continued department process improvement discussions with Steve Grant.
- Discussed pursuing SC Rural Infrastructure Authority Grant for stormwater repairs with a consultant which would assist with construction costs.

Engineering and Stormwater Civil Engineer – David Buchanan, EIT

Kickoff meeting with Bolton & Menk for Safe Streets for All (SS4A), initial conversations on planning stake holder meetings and open house begun. In addition to outlining initial goals and methods planned.

- Reviewed six (6) Engineering Submittals for SDPs.
- Contractor selection for the repair of the western segment of Stokes St. and the completion of the scope of pavement repair
- Ongoing auditing issued encroachment permits, finalization of revising the fee schedule, and create sub types of the permitting process to create better organization.
- Advising on the Moore St paving operation for the Victor Park Apartments.
- Working with department leadership on budget proposal
- Discussion on major revision of engineering manual.

Civil Engineer II – Stormwater Division – Adam Vidalis, PE

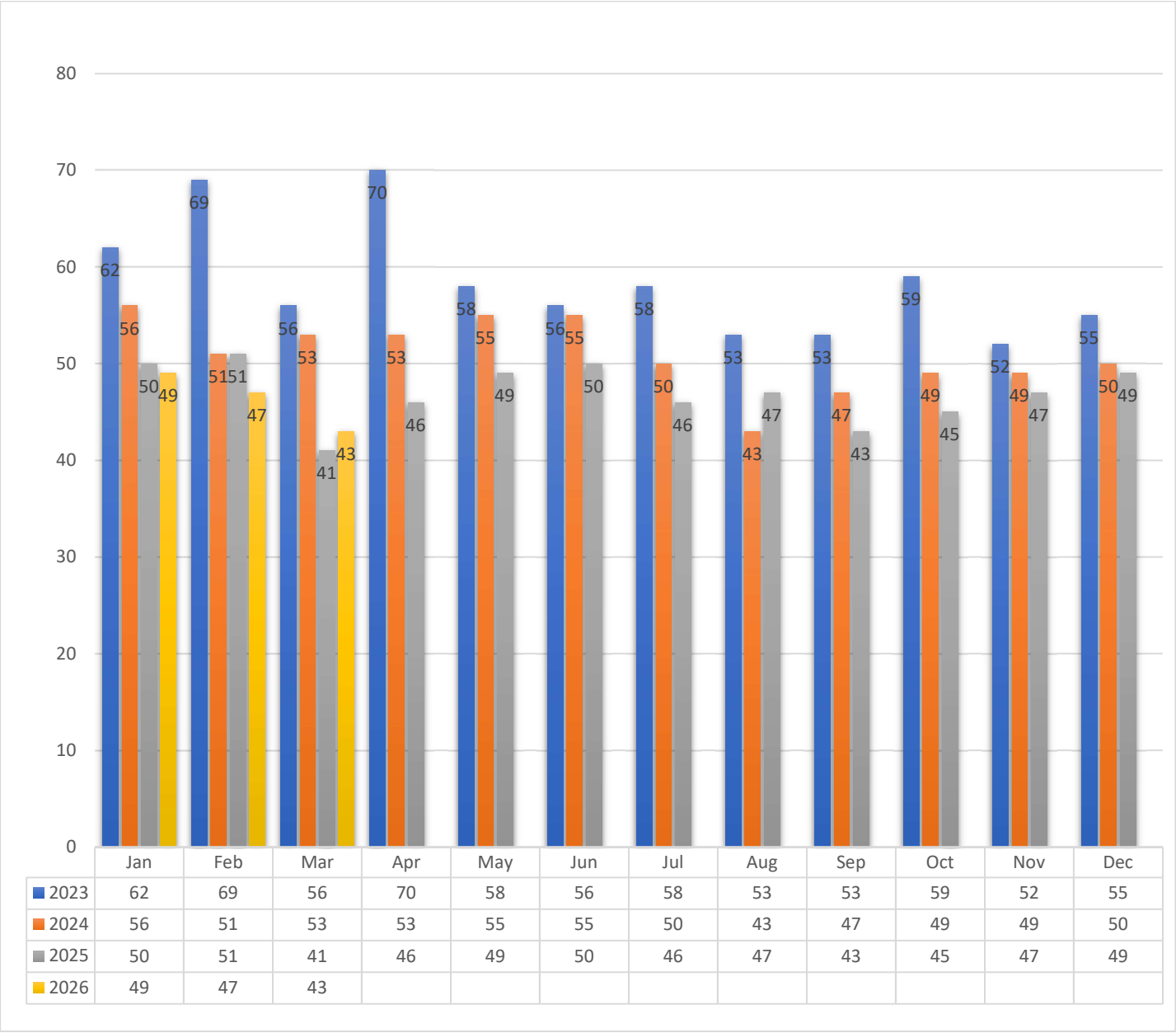
- 1) Engineering & Stormwater Meeting 3/4
- 2) 104 Clayton Street Resident Meeting 3/6
- 3) Maple Creek Culvert Meeting w/ CEC 3/10
- 4) Culverts and Watershed Discussion Meeting 3/11
- 5) SCASM Meeting – 3/12
- 6) Engineering & Stormwater Meeting 3/18
- 7) Wellness Team Meeting 3/19
- 8) Blue Ridge Plantation Zone 4 – Pre-Construction Meeting 3/25
- 9) PAC Meeting 3/26
- 10) Planning and Engineering Coordination Meeting 3/27
- 11) Engineering Manual Development Meeting 3/30

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

2026 Stormwater Summary January 1 st , 2026 through March 31 st , 2026		
Projects Submitted	Site Dev. Plan Reviews	Preconstruction Meetings
12	34	6

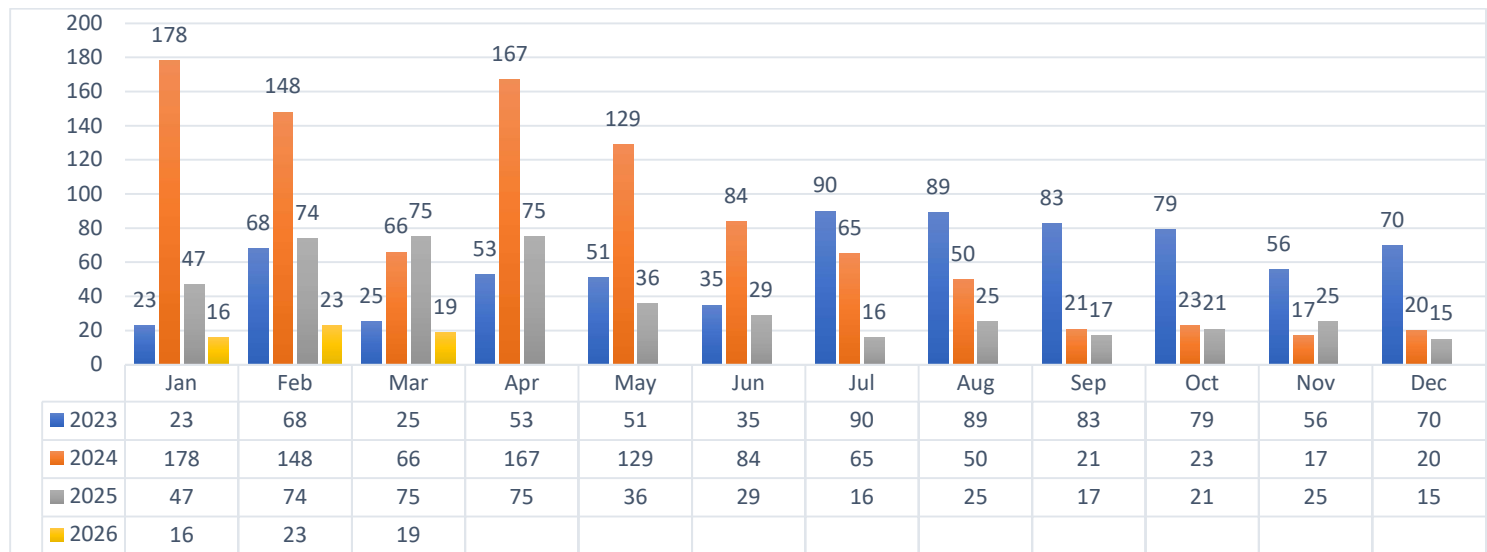
Historical Project Submittals		
Year	Projects Submitted	
	Commercial	Residential
2026	9	3
2025	25	
2024	39	
2023	51	
2022	50	
2021	55	
2020	32	
2019	41	
2018	46	

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



STORMWATER INSPECTION: Anthony Copeland / Scott Reid / Jim Arnau

19 Individual LOT Drainage Plan Reviews (Per Month)



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

Subd. / Project Name	Date	Operation
Victor St. Apt / Moore St.	3/24/2026	Subgrade Proof-Roll
Victor St. Apt / Moore St.	3/26/2026	Asphalt Binder-C Placement
Brookside Ph-4	3/27/2026	Asphalt Binder Placement
Stokes St.	3/30/2026	Milling Asphalt
Stokes St.	3/30/2026	Asphalt Surface Type-C
Brookside Ph-4	3/31/2026	Asphalt Binder Placement

Addressed Citizen Complaints: Anthony Copeland

Issue	Complaint Date	Address	Resolution	Completed
Catch Basin Lid requires resetting.	3/25/2026	164 Big Dipper	COG Maintenance reset the CB Lid	3/30/2026

Memorandum

To: City Council

From:

Subject: Finance Activity Report - March 2026
<https://www.cityofgreersc.gov/documents/departments/finance/transparency-%26-financial-reports/transparency-%26-financial-reports---documents/monthly-financial-reports/758350>

Date: April 28, 2026

CC:

Summary:

Attachments:

1. Finance Activity Report - March 2026



March 2026 Summary Financial Report



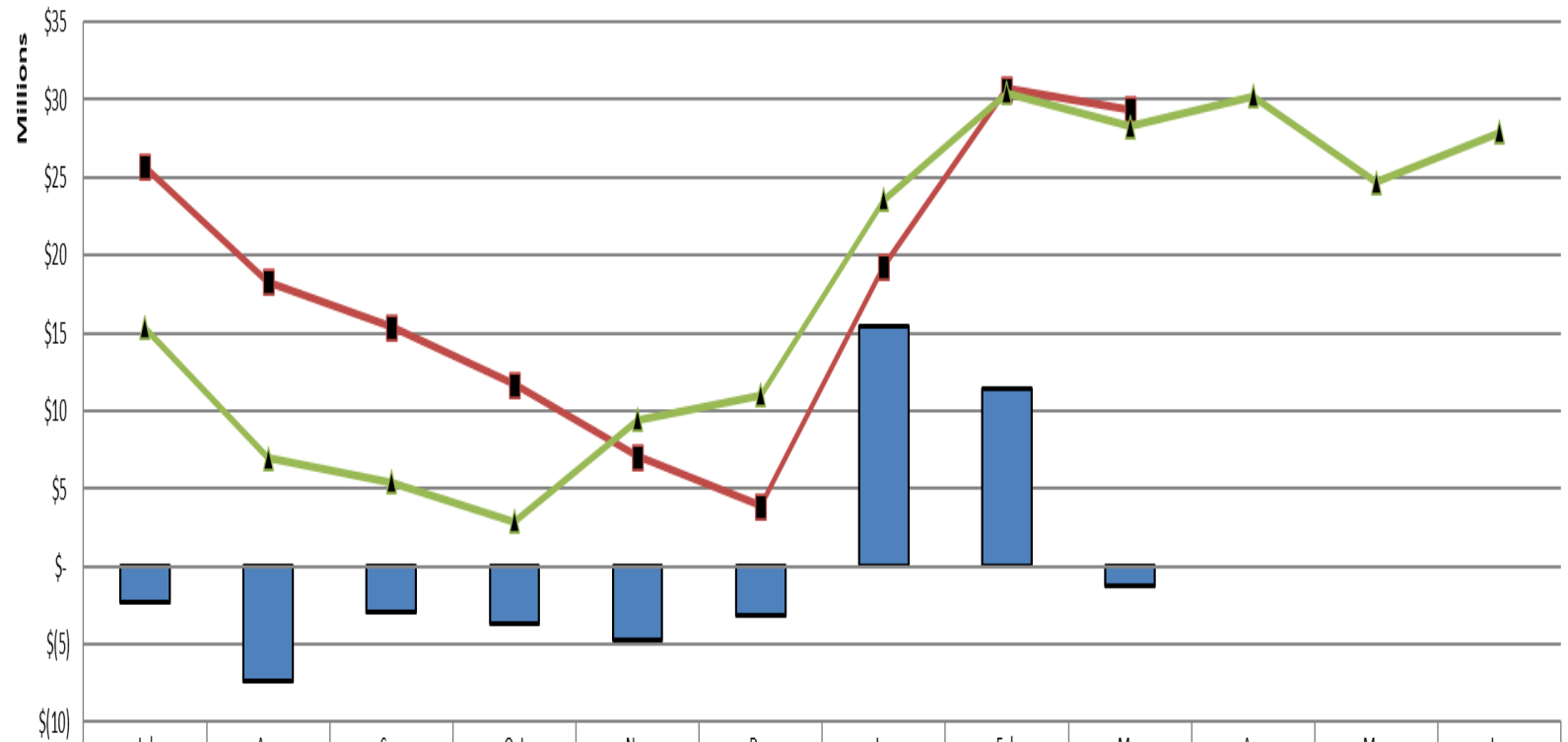
Financial Performance Summary

As of Month End March, 2026

Quick Look Indicators	This Month	This Year	Balance
GENERAL FUND			
Cash Balance	↓	↑	\$ 29,410,954
Revenue	↓	↑	\$ 46,013,363
Total Expenditures	↓	↑	\$ 41,249,615
Total Percentage (Over) / Under	↑	↓	2%
Revenue Benchmark Variance	↑	↓	\$ 4,365,316
Expenditure Benchmark Variance	↑	↓	\$ (1,706,754)
Overall Benchmark Variance	↑	↓	\$ 2,658,562
HOSPITALITY FUND			
Cash Balance	↑	↑	\$ 2,406,244
Revenue	↓	↑	\$ 2,987,744
Expenditures	↓	↓	\$ 2,848,101
STORM WATER FUND			
Cash Balance	↑	↑	\$ 5,080,671
Revenue	↑	↓	\$ 1,495,323
Expenditures	↓	↓	\$ 974,819

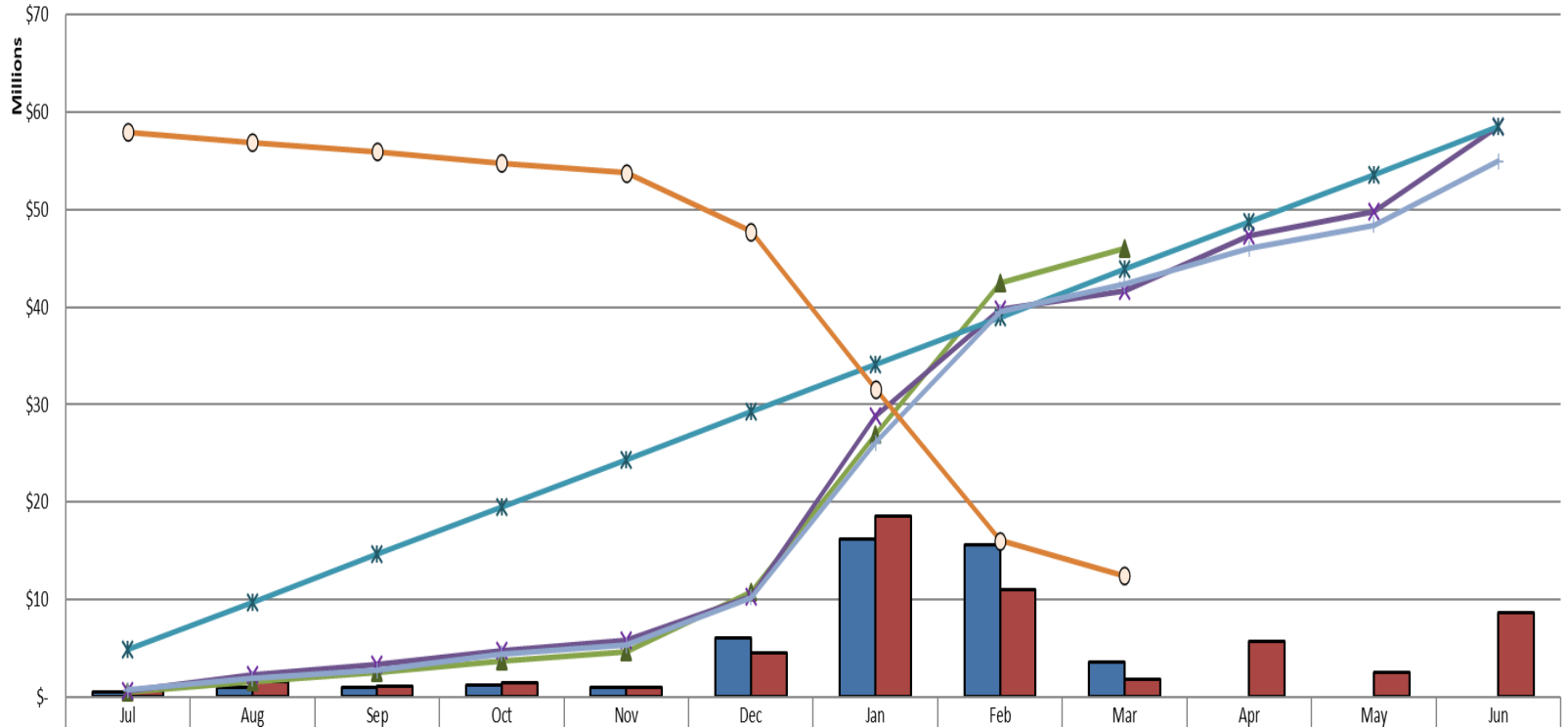
Cash Balance - General Fund

Fiscal Year 2025/26



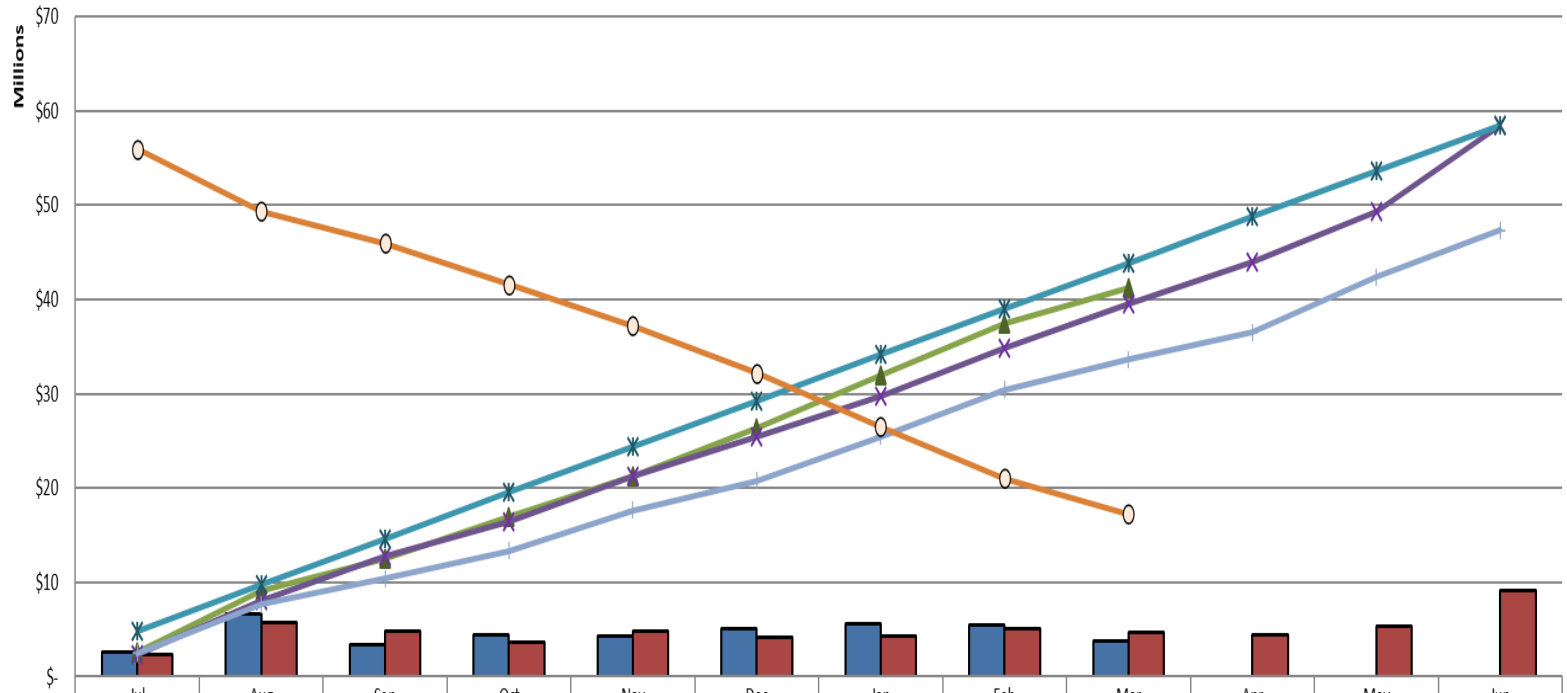
	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun
Net Monthly Cash	(2,308,429)	(7,349,027)	(2,938,291)	(3,659,285)	(4,687,980)	(3,114,054)	15,385,364	11,395,319	(1,296,602)	-	-	-
Current Fiscal YTD Balance	25,675,509	18,326,482	15,388,191	11,728,906	7,040,926	3,926,873	19,312,236	30,707,556	29,410,954			
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	3,563,684			
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	46,013,363			
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	12,480,092			

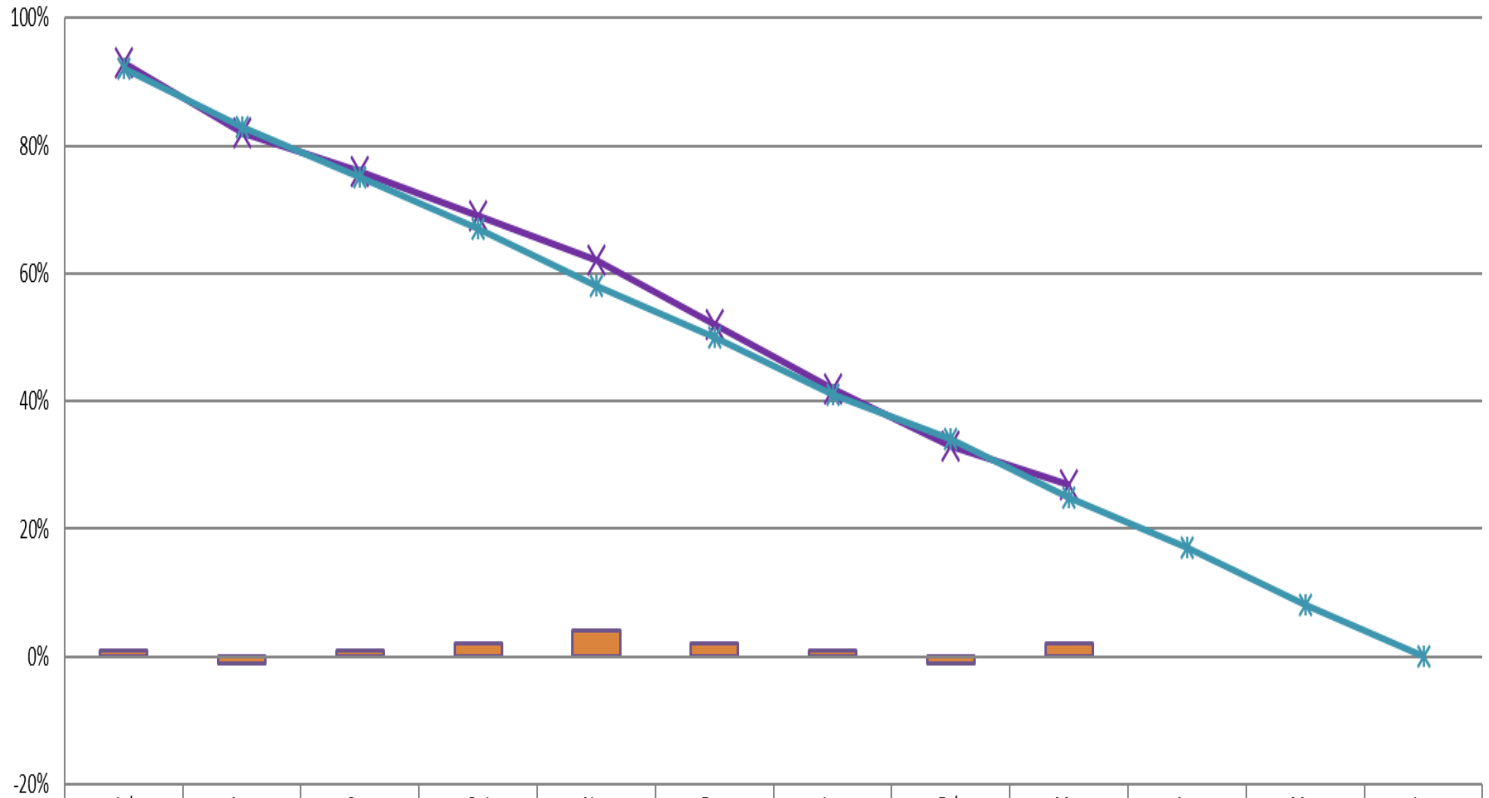
Expenditures - General Fund Fiscal Year 2025/26



	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	3,773,149			
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	41,249,615			
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	17,243,840			

Budget Percent Remaining - General Fund

Fiscal Year 2025/26



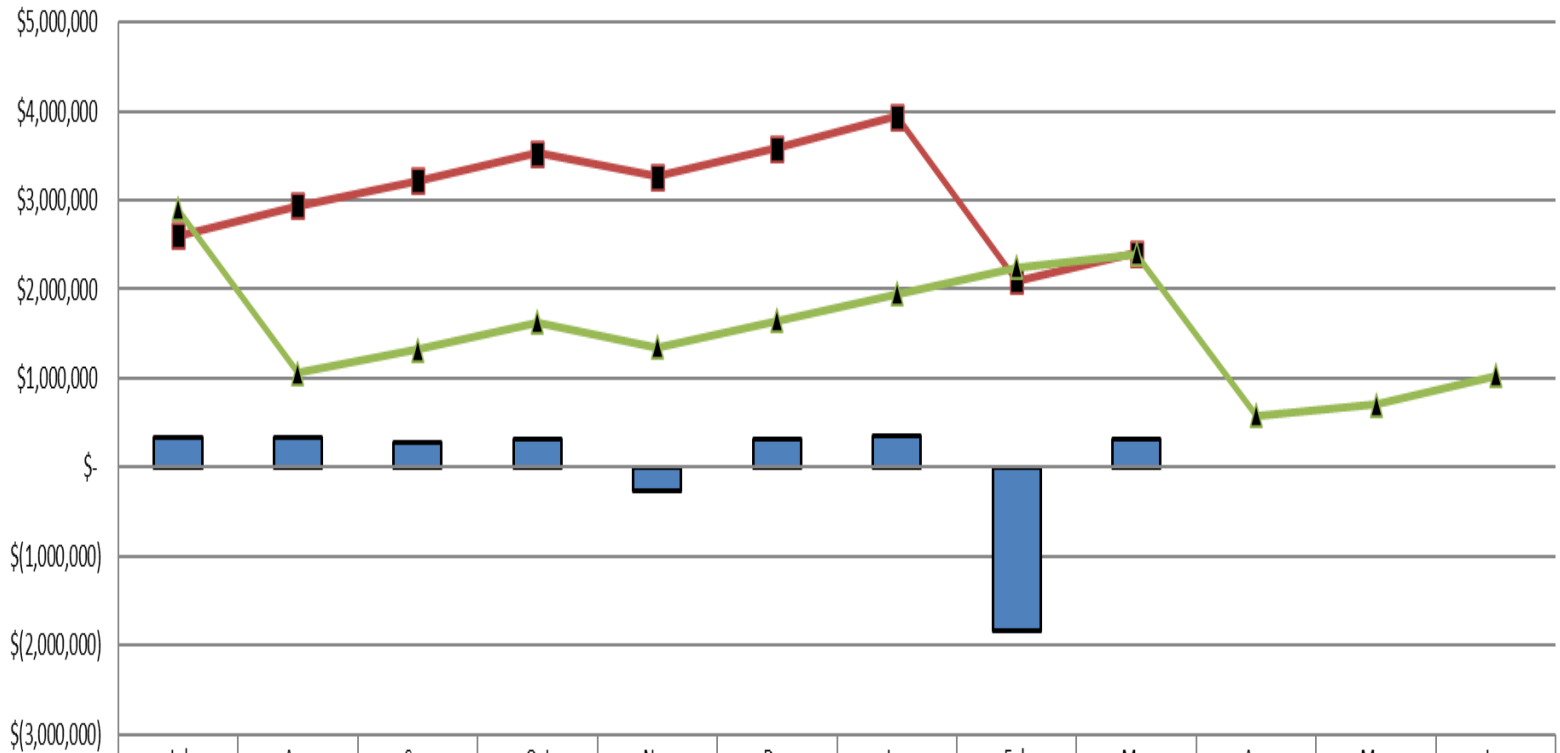
 (Over) Under Budget	1	(1)	1	2	4	2	1	(1)	2			
✕ Actual Percent Remaining	93	82	76	69	62	52	42	33	27			
✱ Prorated Percent Remaining	92	83	75	67	58	50	41	34	25	17	8	0



Hospitality Taxes Fund

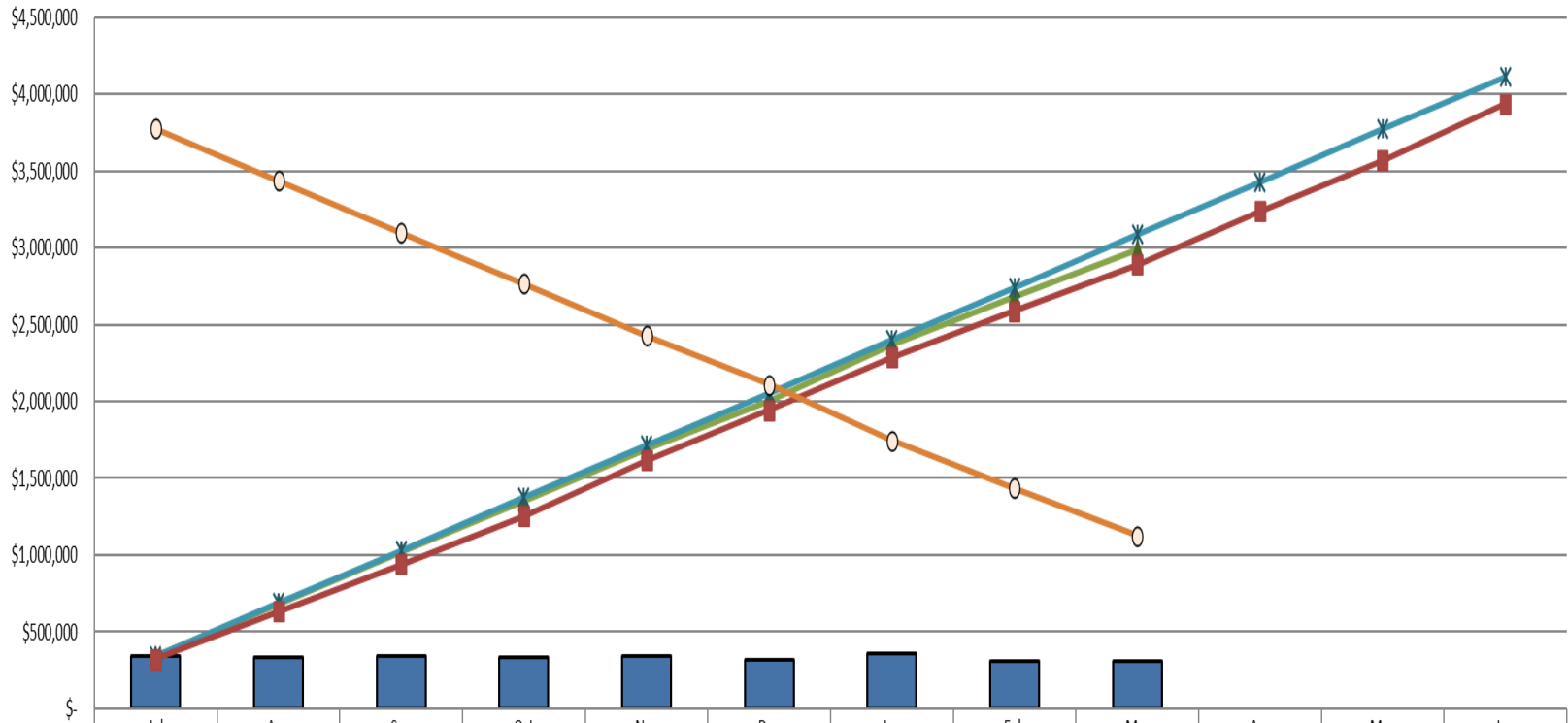
Cash Balance - Hospitality Taxes Fund

Fiscal Year 2025/26



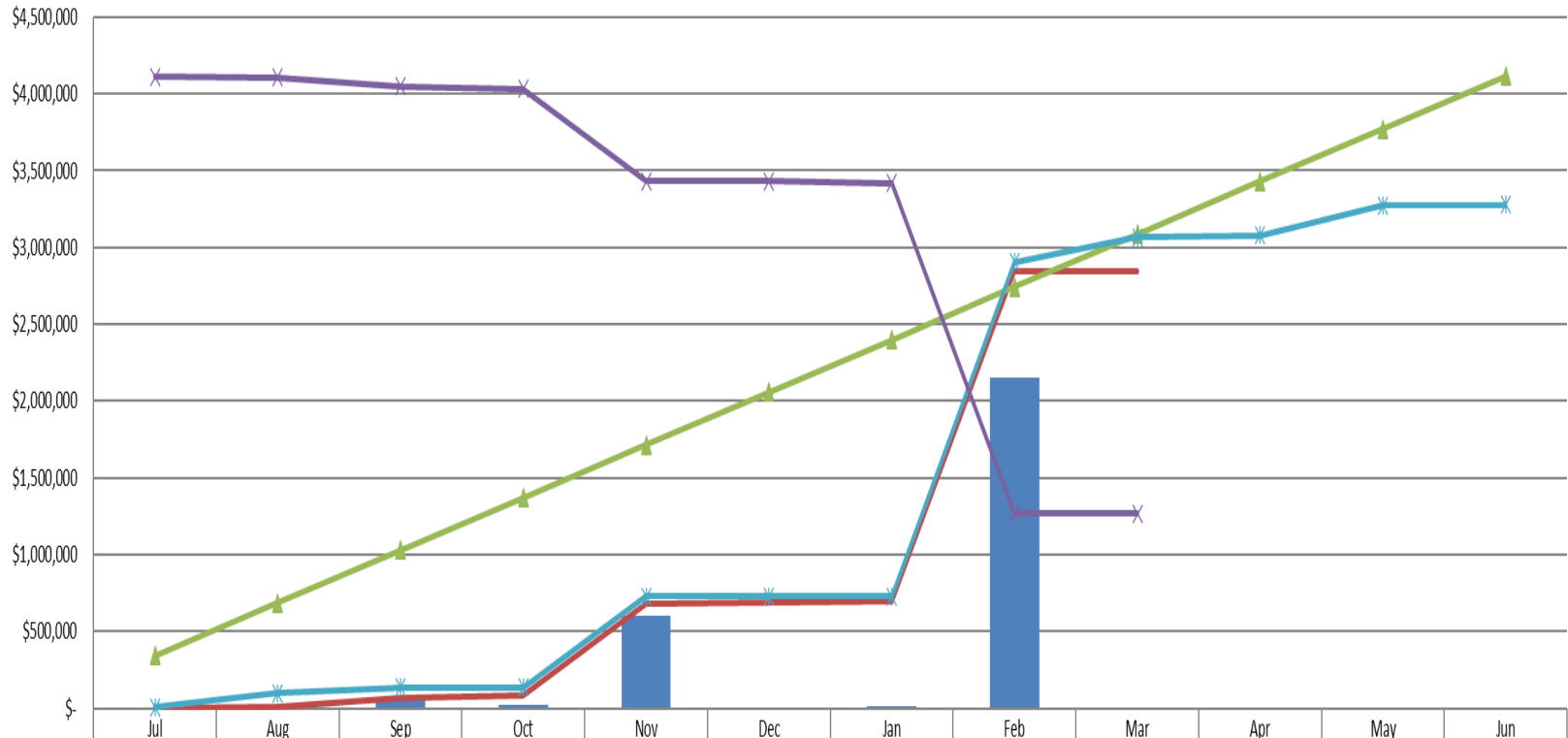
	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun
Net Monthly Cash	337,694	331,361	281,071	313,996	(260,947)	318,766	351,631	(1,841,438)	307,315	-	-	-
Current Fiscal YTD Balance	2,604,489	2,935,850	3,216,921	3,530,917	3,269,970	3,588,737	3,940,367	2,098,929	2,406,244			
Prior Fiscal YTD Balance	2,898,337	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



	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun
Monthly Actual	341,190	336,477	339,528	330,947	339,067	320,045	362,631	310,545	307,315			
YTD Actual	341,190	677,667	1,017,195	1,348,142	1,687,208	2,007,253	2,369,884	2,680,429	2,987,744			
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	1,127,160			

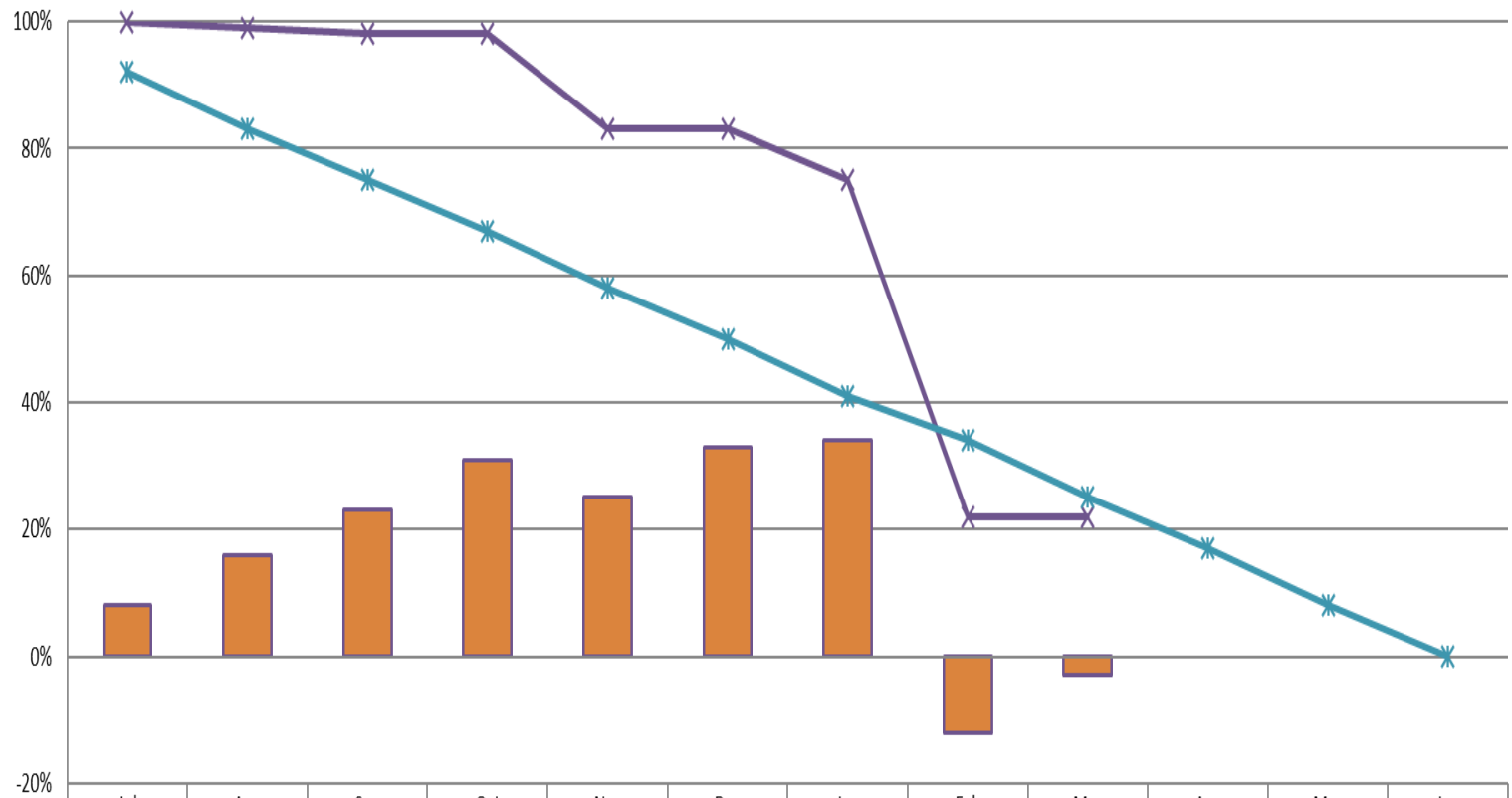
Expenditures - Hospitality Taxes Fund Fiscal Year 2025/26



Monthly Actual	3,496	4,904	57,975	16,950	600,013	1,778	11,000	2,151,984	0			
YTD Actual	3,496	8,400	66,376	83,326	683,339	685,118	696,118	2,848,101	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	1,266,803			

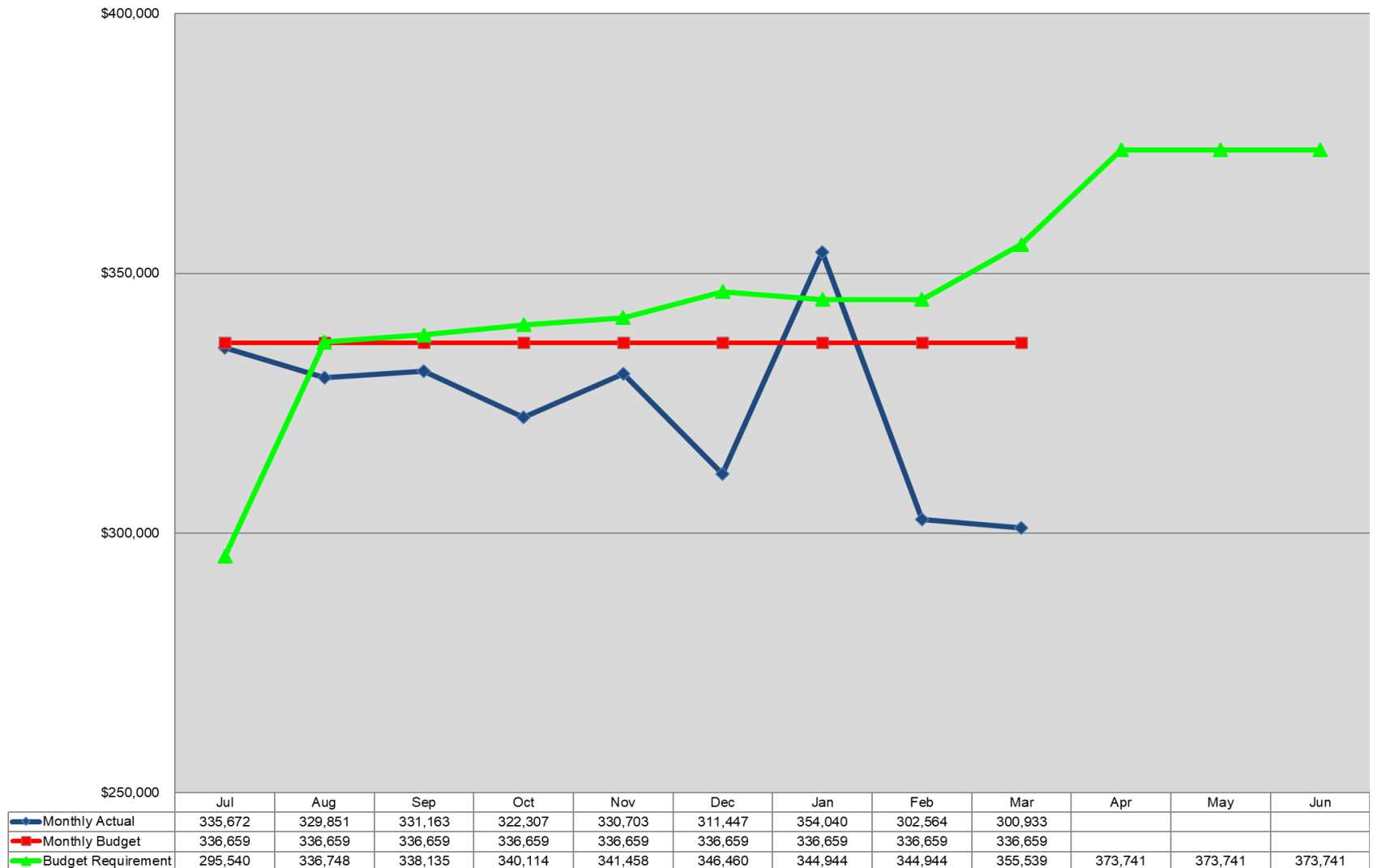
Budget Percent Remaining - Hospitality Taxes Fund

Fiscal Year 2025/26



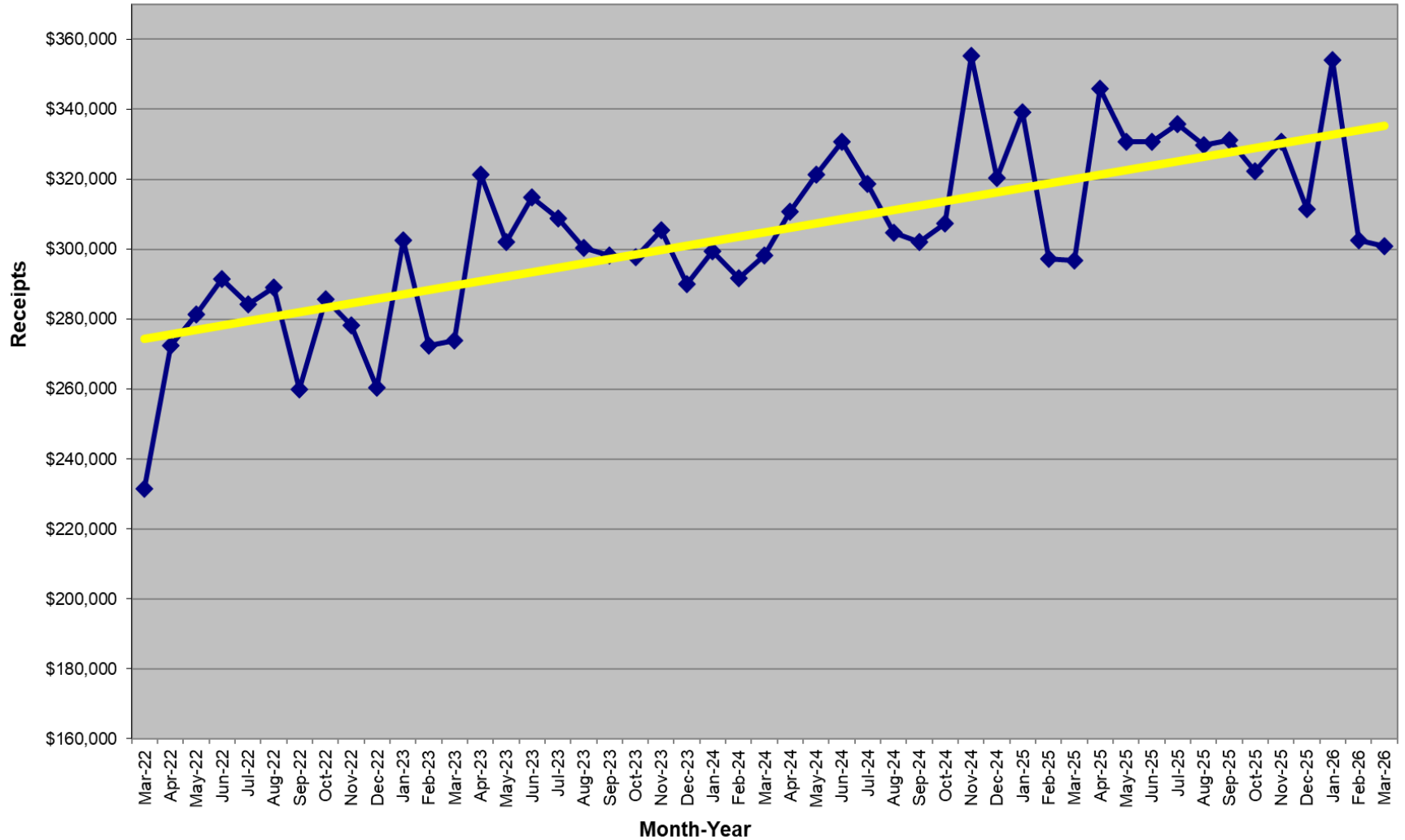
(Over) Under Budget	8	16	23	31	25	33	34	-12	-3			
Actual Percent Remaining	100	99	98	98	83	83	75	22	22			
Prorated Percent Remaining	92	83	75	67	58	50	41	34	25	17	8	0

Hospitality Taxes Fiscal Year 2025/26



Hospitality Tax

4 - Year Trending

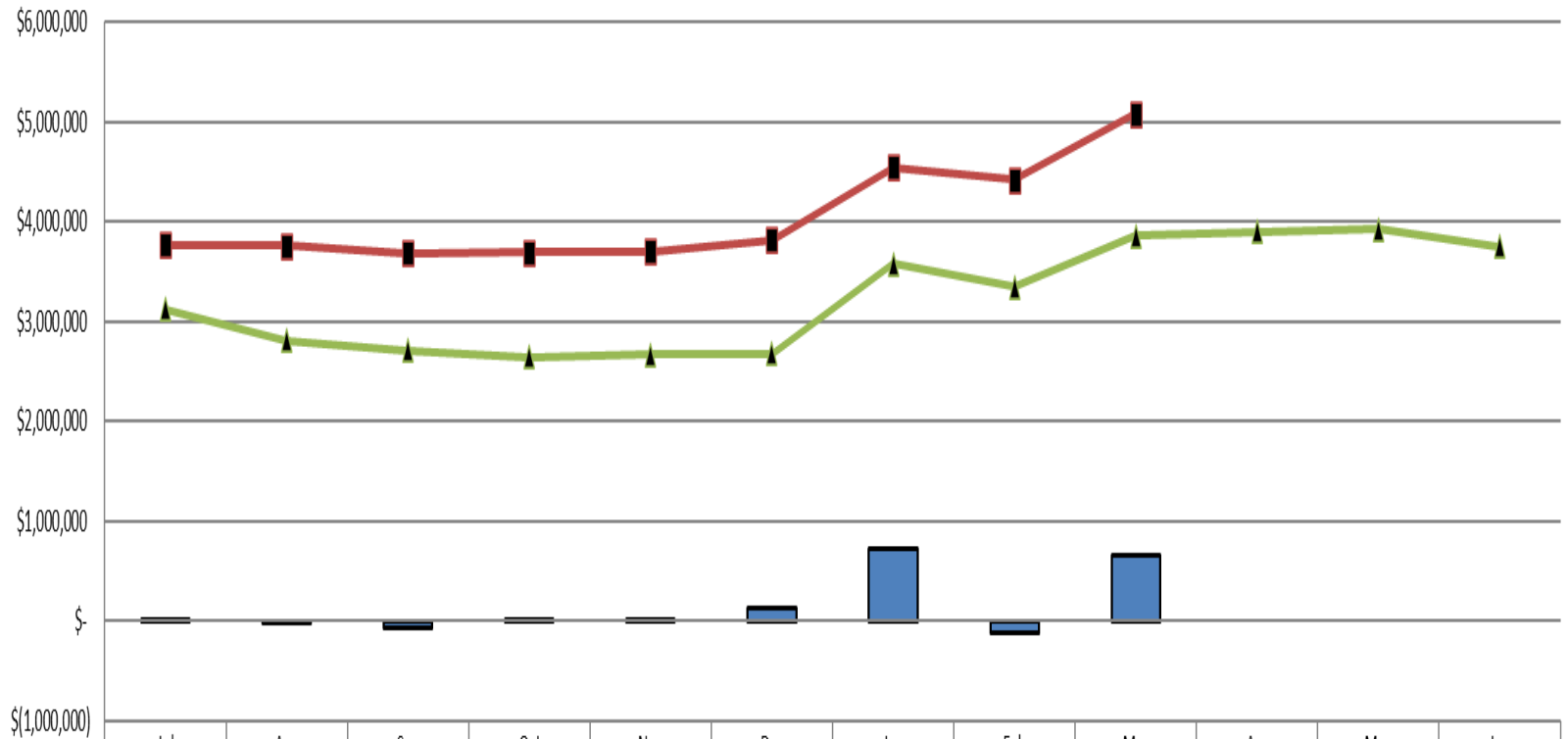




Storm Water Fund

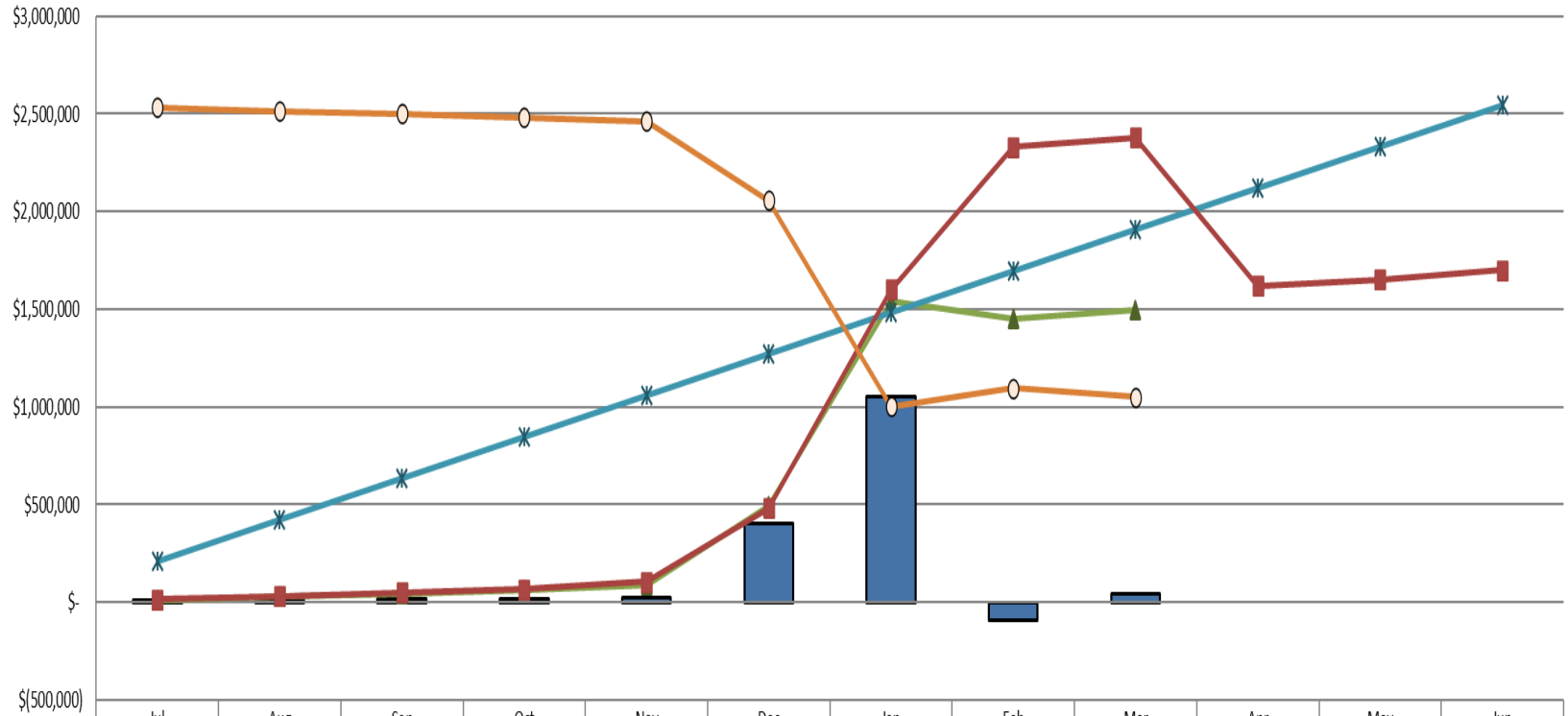
Cash Balance - Storm Water Fund

Fiscal Year 2025/26



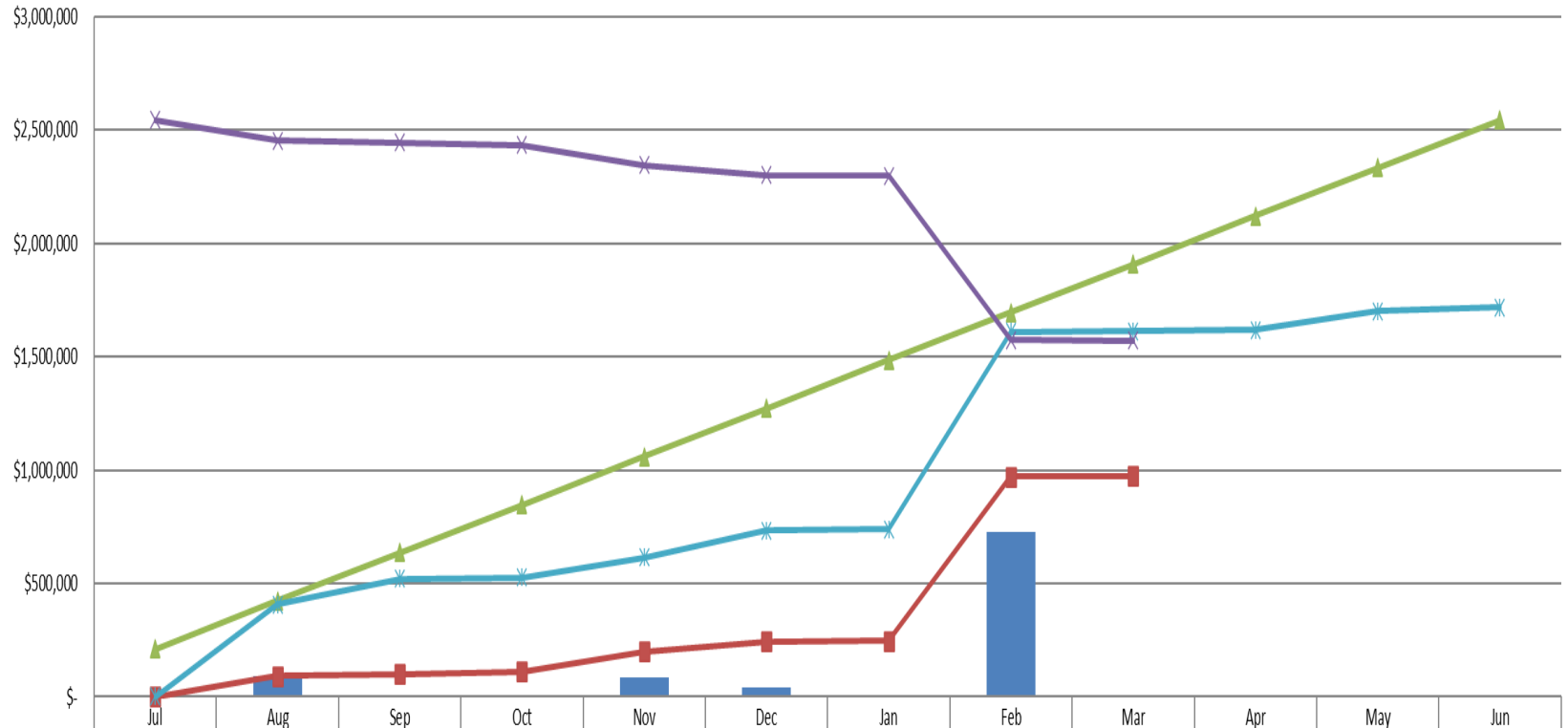
	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun
Net Monthly Cash	16,196	(12,152)	(73,628)	6,030	8,880	120,304	722,531	(123,894)	663,250	-	-	-
Current Fiscal YTD Balance	3,769,349	3,757,197	3,683,570	3,689,600	3,698,479	3,818,784	4,541,315	4,417,421	5,080,671			
Prior Fiscal YTD Balance	3,124,442	2,806,402	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



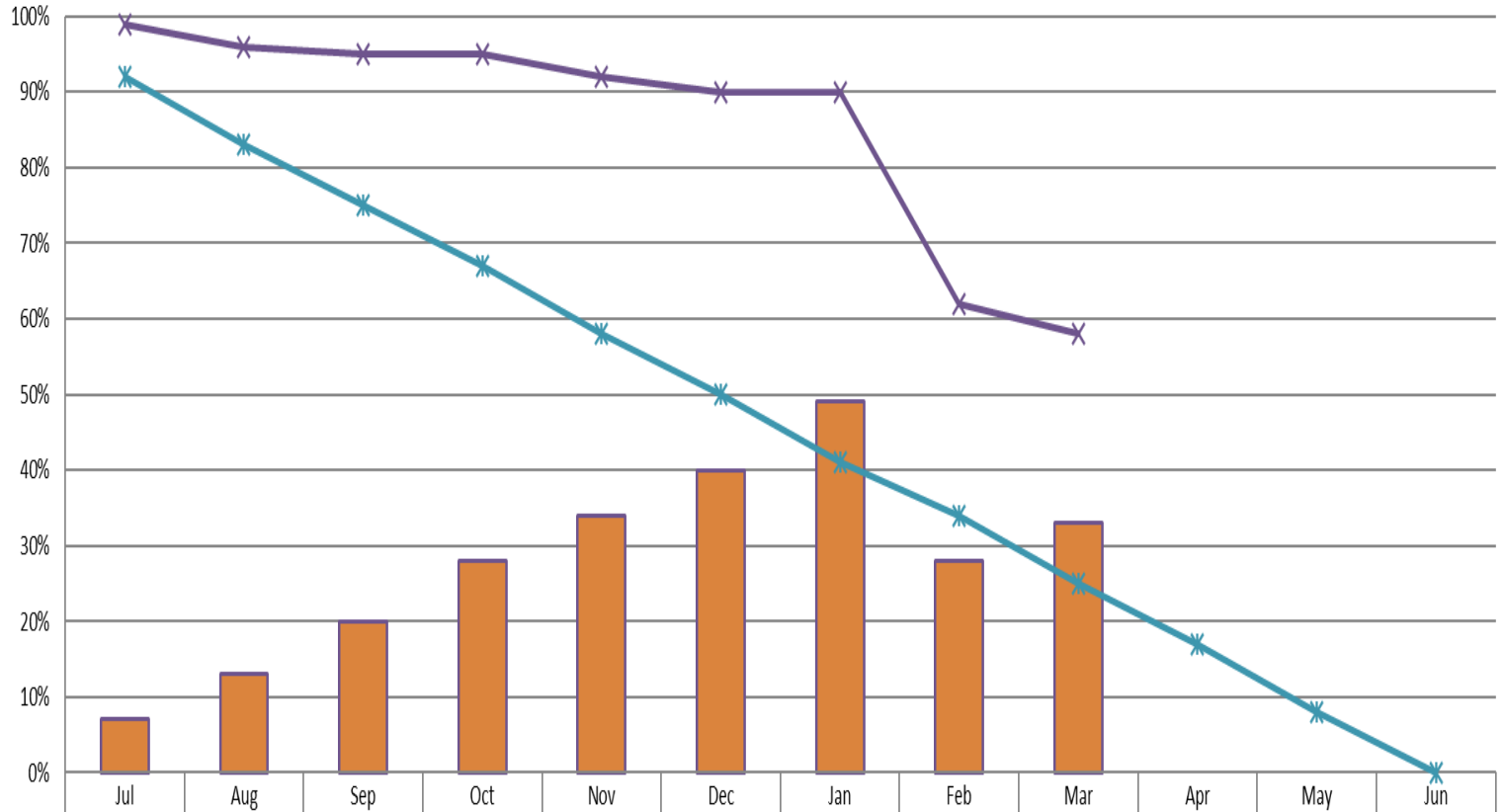
	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun
Monthly Actual	12,041	18,579	14,450	16,935	22,311	405,103	1,053,594	(92,863)	45,173			
YTD Actual	12,041	30,620	45,070	62,005	84,316	489,419	1,543,013	1,450,150	1,495,323			
YTD Prorated Budget	212,071	424,141	636,212	848,283	1,060,353	1,272,424	1,484,495	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	1,049,525			

Expenditures - Storm Water Fund Fiscal Year 2025/26



	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun
Monthly Actual	2,111	91,240	7,638	10,768	87,961	43,362	3,354	725,732	2,653			
YTD Actual	2,111	93,351	100,989	111,757	199,718	243,080	246,434	972,166	974,819			
YTD Prorated Budget	212,071	424,141	636,212	848,283	1,060,353	1,272,424	1,484,495	1,696,565	1,908,636	2,120,707	2,332,777	2,544,848
Prior YTD Actual	455	406,512	521,939	525,638	614,223	732,418	740,365	1,611,072	1,613,176	1,618,478	1,702,167	1,718,329
Balance to Expend	2,542,737	2,451,497	2,443,859	2,433,091	2,345,130	2,301,768	2,298,414	1,572,682	1,570,029			

Budget Percent Remaining - Storm Water Fund Fiscal Year 2025/26



(Over) Under Budget	7	13	20	28	34	40	49	28	33			
Actual Percent Remaining	99	96	95	95	92	90	90	62	58			
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 - March 2026

Date: April 28, 2026

CC:

Summary:

Attachments:

1. Fire Department Activity Report - March 2026



MARCH

2026

MONTHLY REPORT



CITY OF GREER
FIRE DEPARTMENT

STAFFING



STAFFING REPORT

DIVISION	TOTAL POSITIONS ALLO- CATED	CURRENT STAFFING LEVEL	STAFF ON LIGHT DUTY/LEAVE	POSITIONS TO FILL	IN PROCESS
SUPPRESSION	60	60	0	0	0
ADMINISTRATION	9	9	0	0	0
PART-TIME	18	15	0	3	0



Captain Brian Collins was awarded the Leadership Award at the graduation program. Capt. Collins is the second winner from the City of Greer.



March 13, 2026—

- Lt. Chase Bradshaw
- Capt. Brian Collins
- Capt. Derrick Davis



Graduated from the SC State Firefighters Association's Fire Officer Academy—This is a week long officer development program and the City of Greer now has 7 graduates from this program.

Fire Officer Academy 26-01

DAVID LEE CRENSHAW
"BIG DUMMY" LEADERSHIP AWARD



BRIAN COLLINS

CITY OF GREER FIRE DEPARTMENT



Above:

March 4, 2026—

Deputy Chief Holzheimer and Battalion Chief Brown met with Senator Corbin and Representative Morgan to discuss legislative items for the City of Greer and the SC fire service at the fire services annual legislative day.

Right:

March 27, 2026—

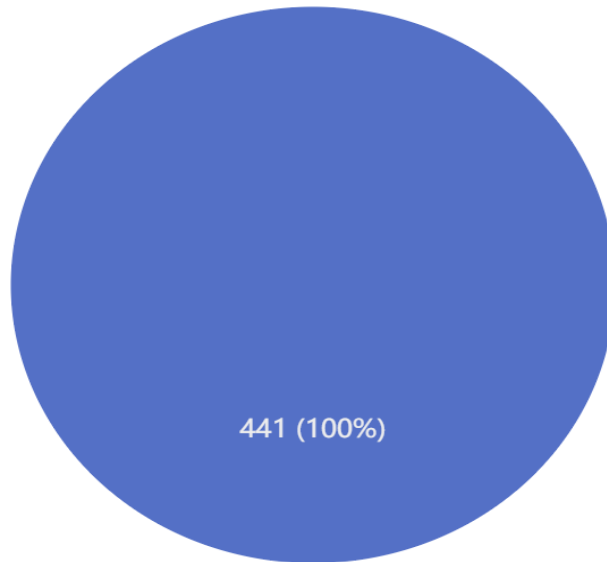
Deputy Chief Holzheimer, along with Councilman Hopper attended the Pelham Batesville's Annual wards Banquet. During the meeting Chief Jolley announced he would be retiring at the end of the year after serving as Fire Chief for 38 years.



DISPATCH ALARM ANSWERING AND PROCESSING TIMES

Alarm Answering Time

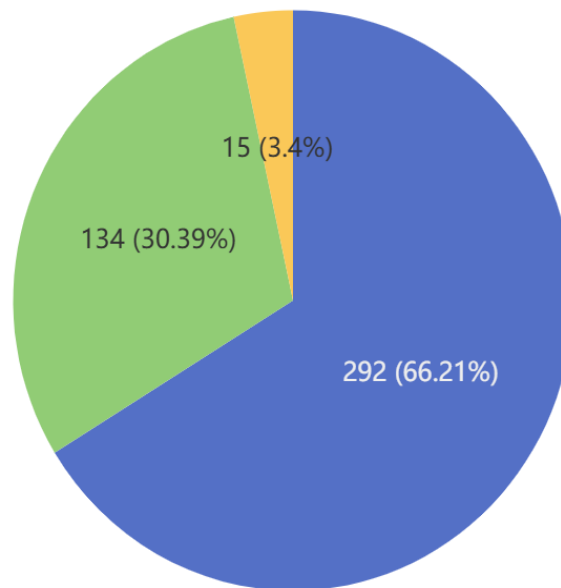
Total: 441



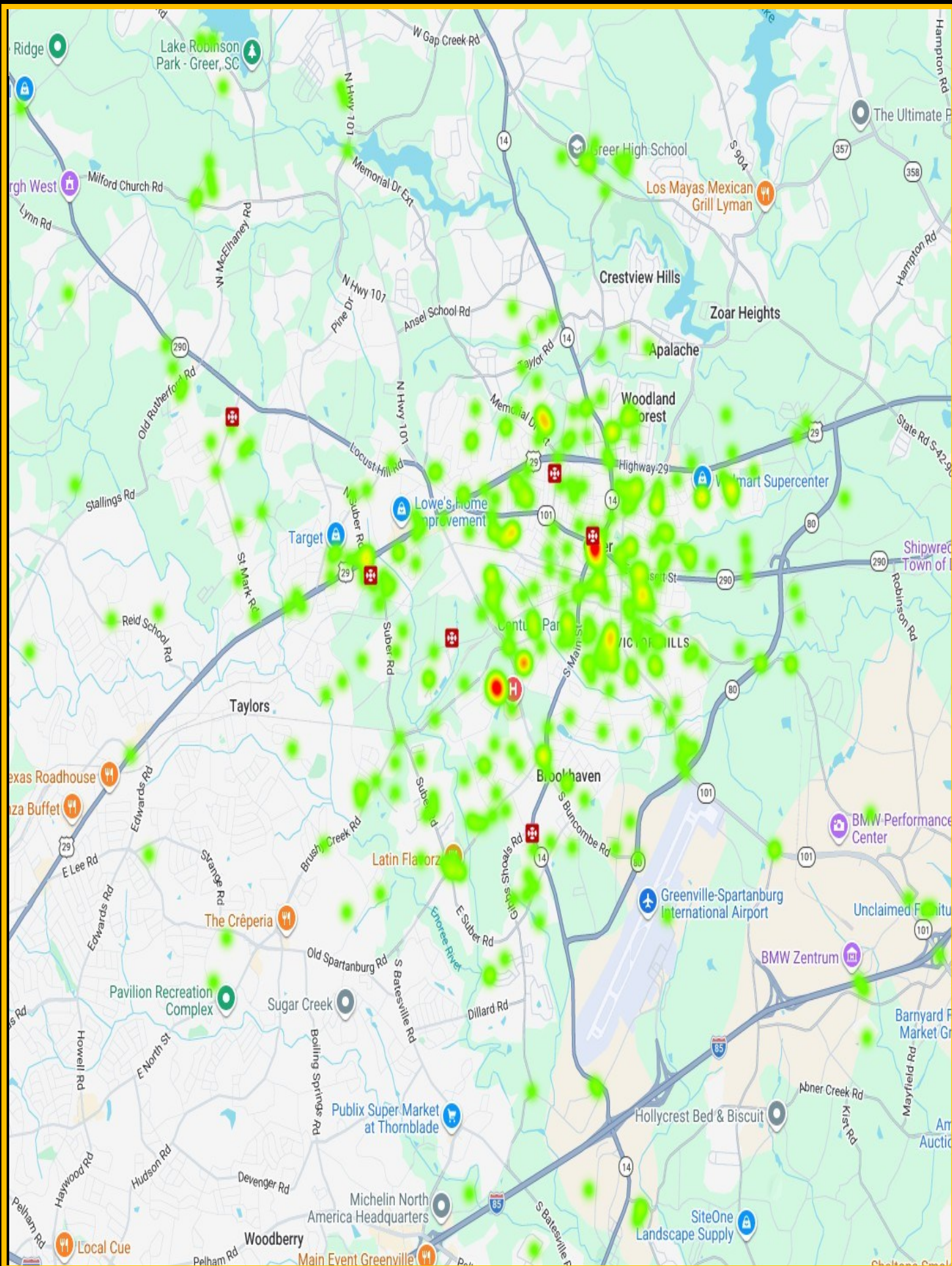
■ ≤ 15 Seconds

Alarm Processing Time

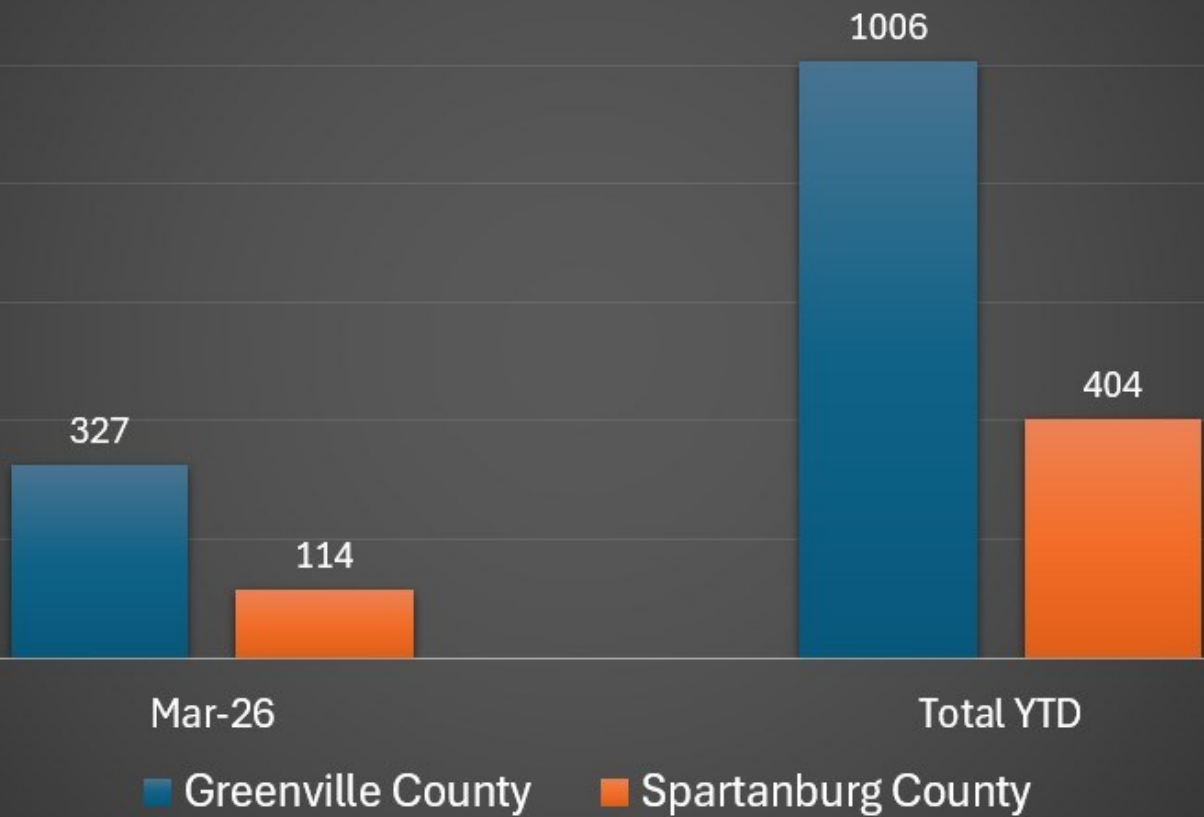
Total: 441



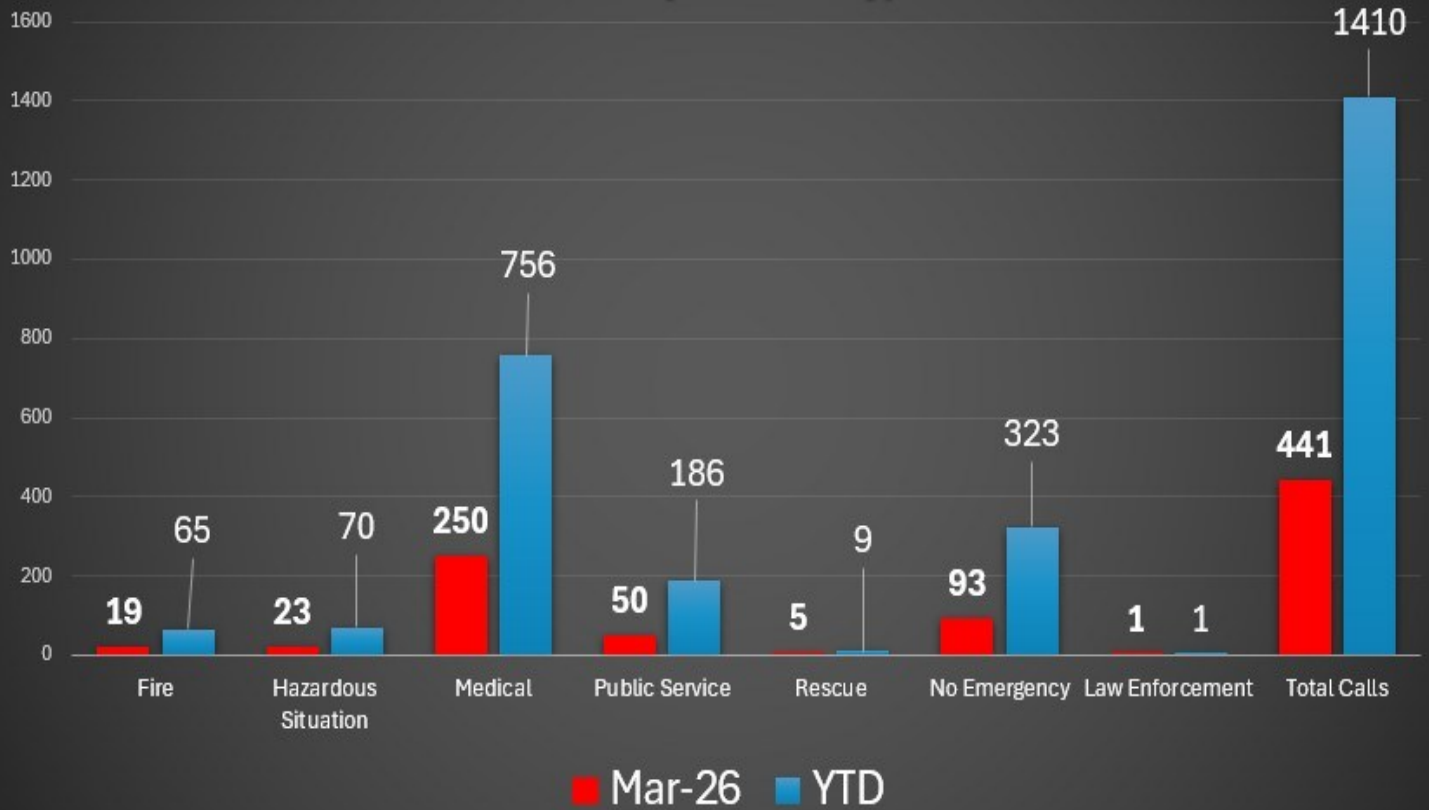
■ ≤ 64 Seconds ■ > 64 ≤ 180 Seconds ■ > 180 Seconds



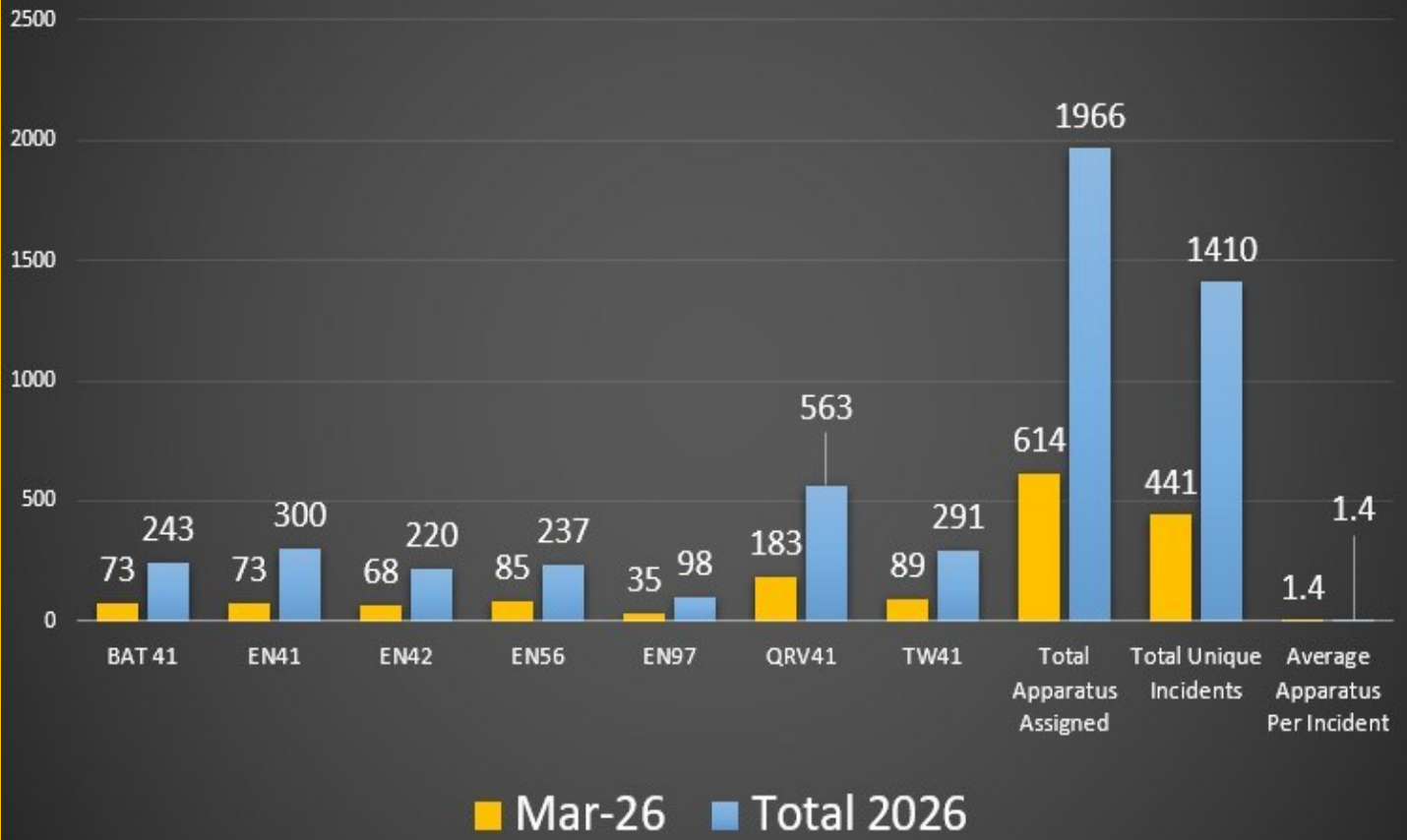
County Breakdown



Primary Incident Type

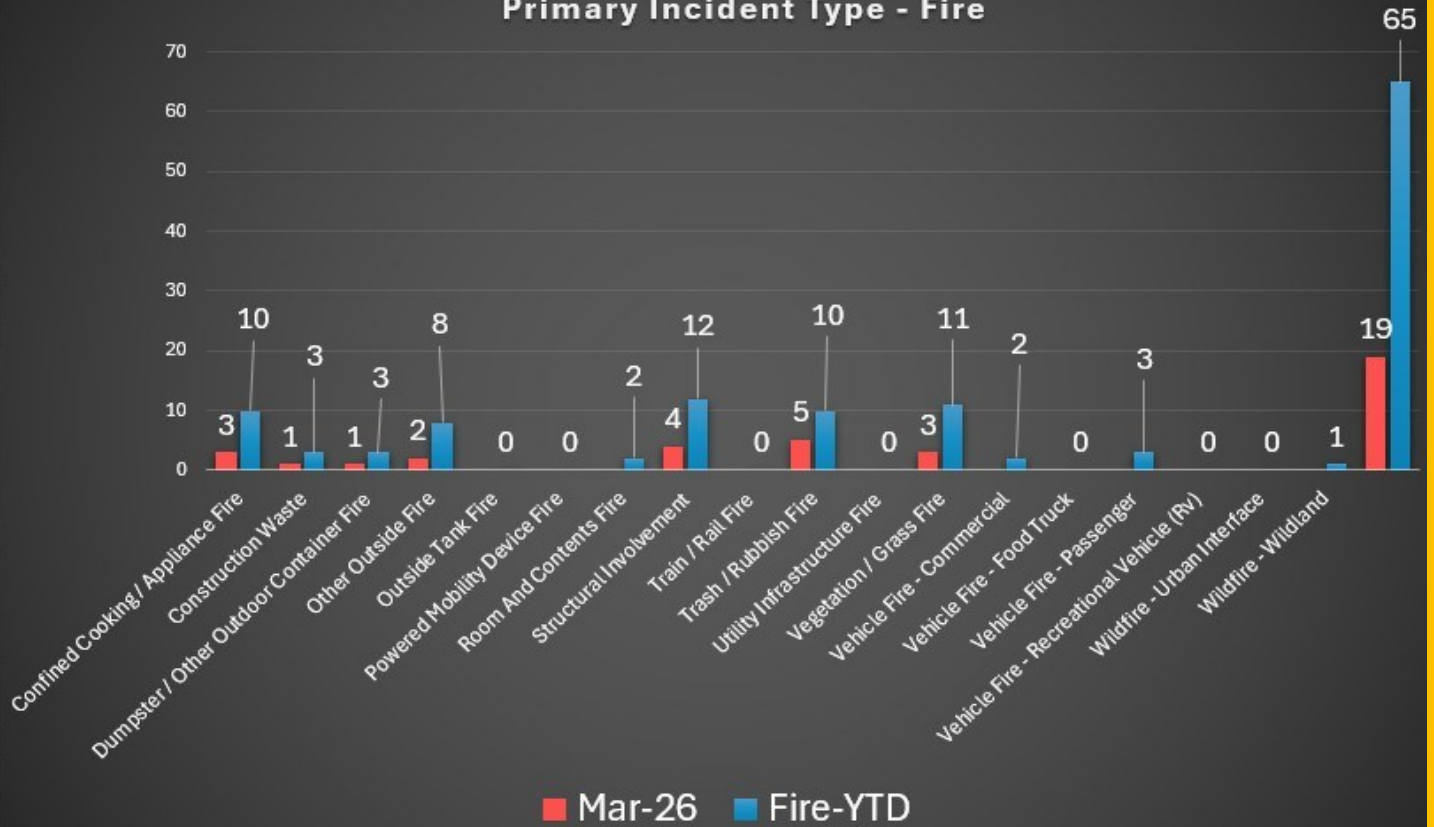


Count of Incidents by Apparatus

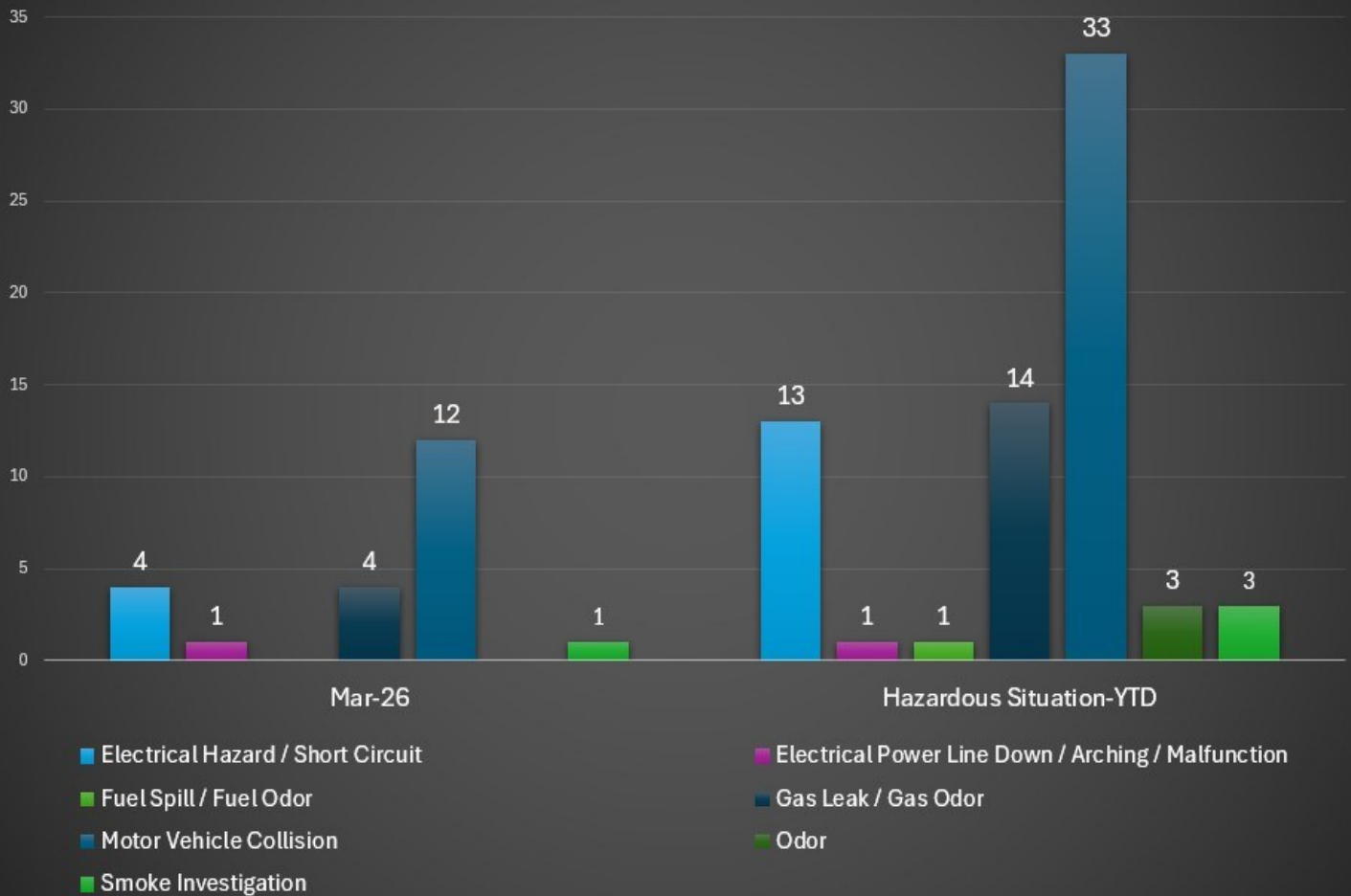


Structure Fire on 3/18/2026 on 21st Street. No injuries reported.

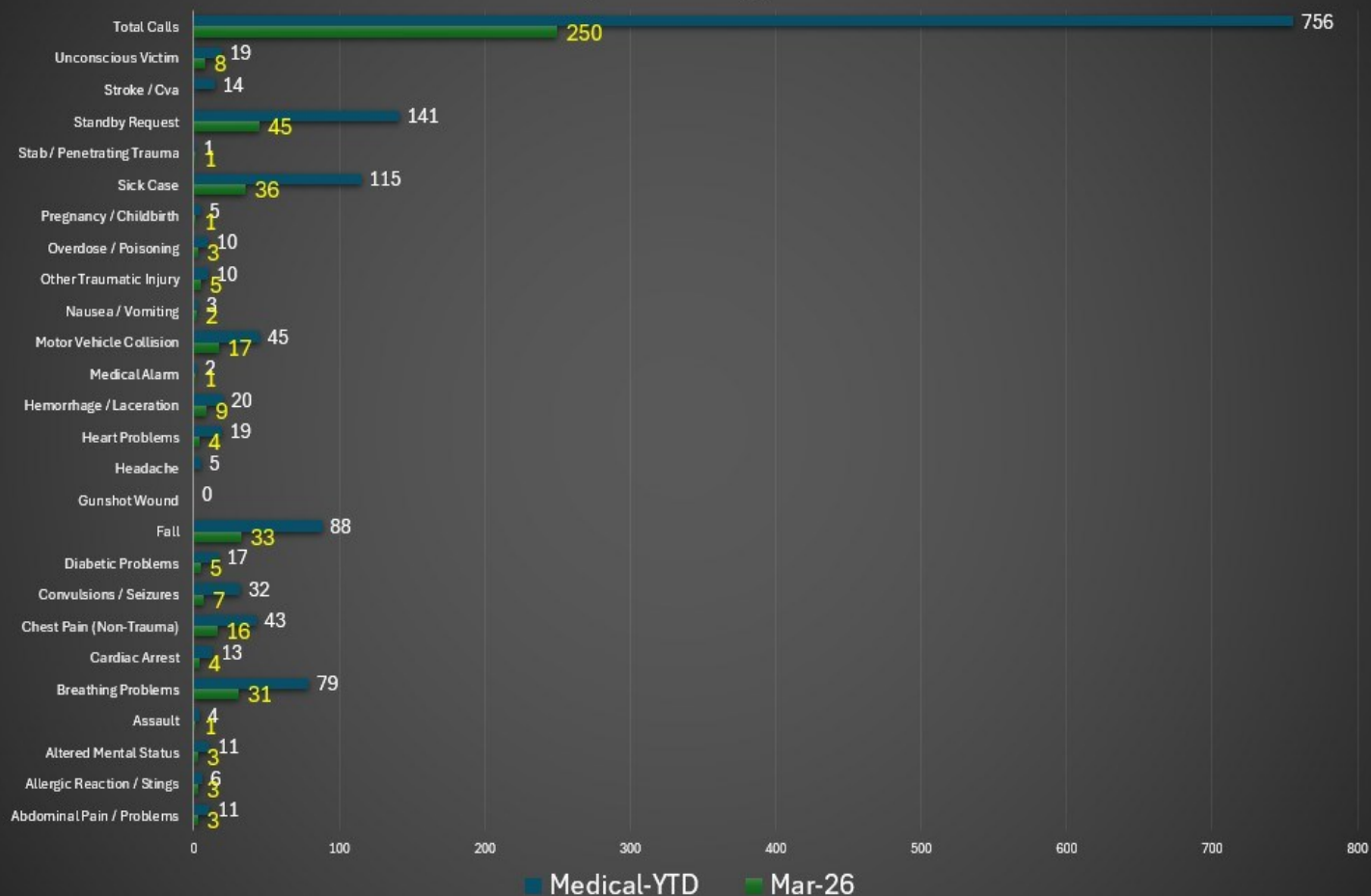
Primary Incident Type - Fire



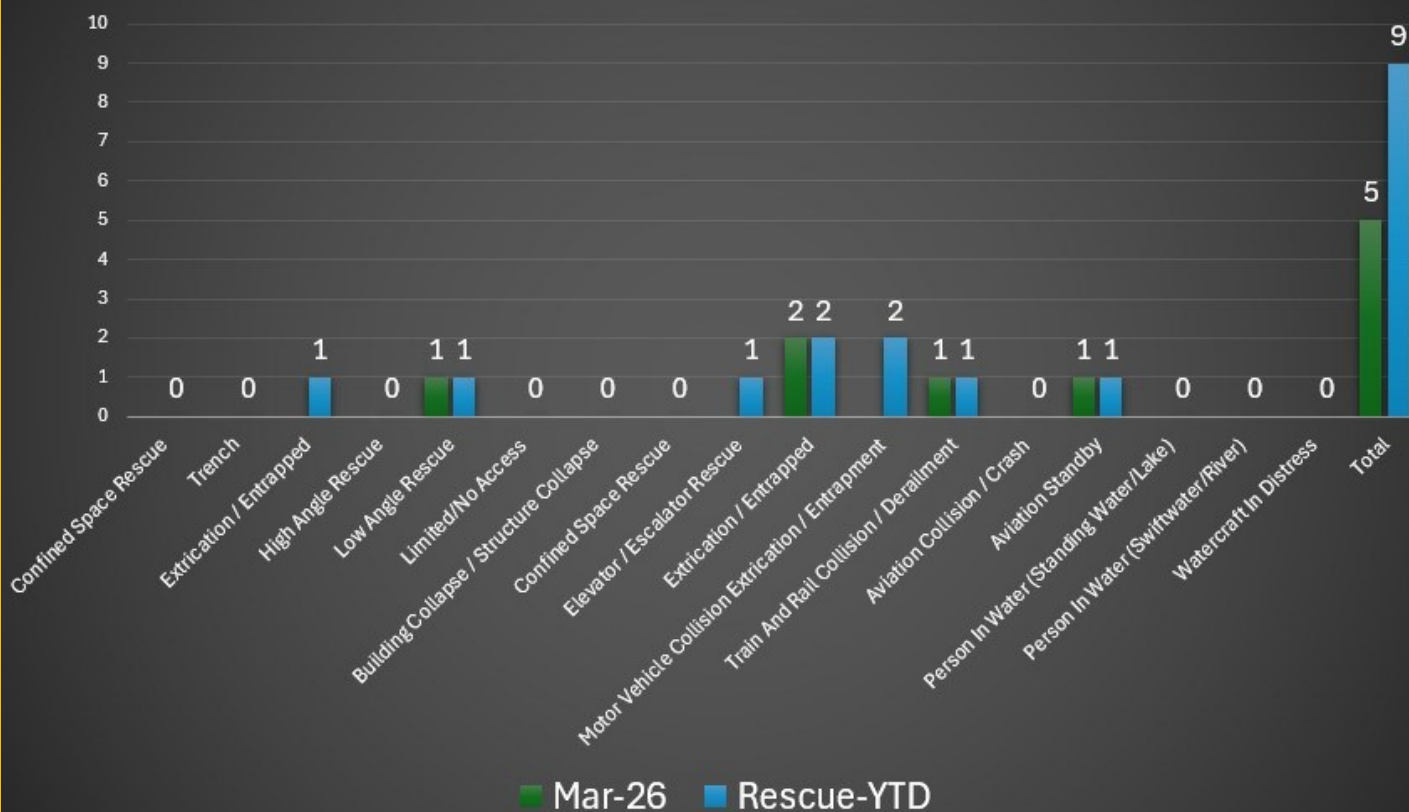
Primary Incident Type - Hazardous Situation



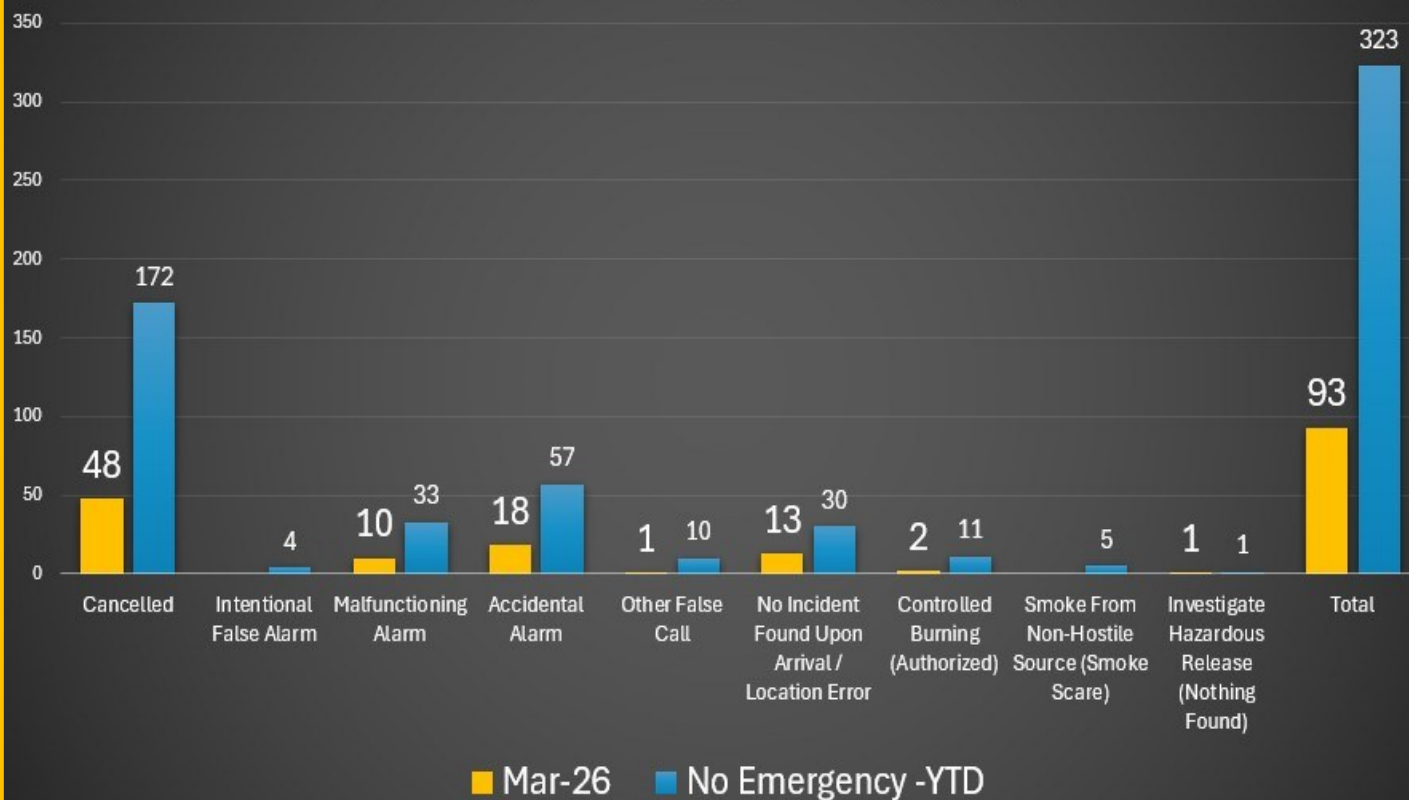
Primary Incident Type - Medical



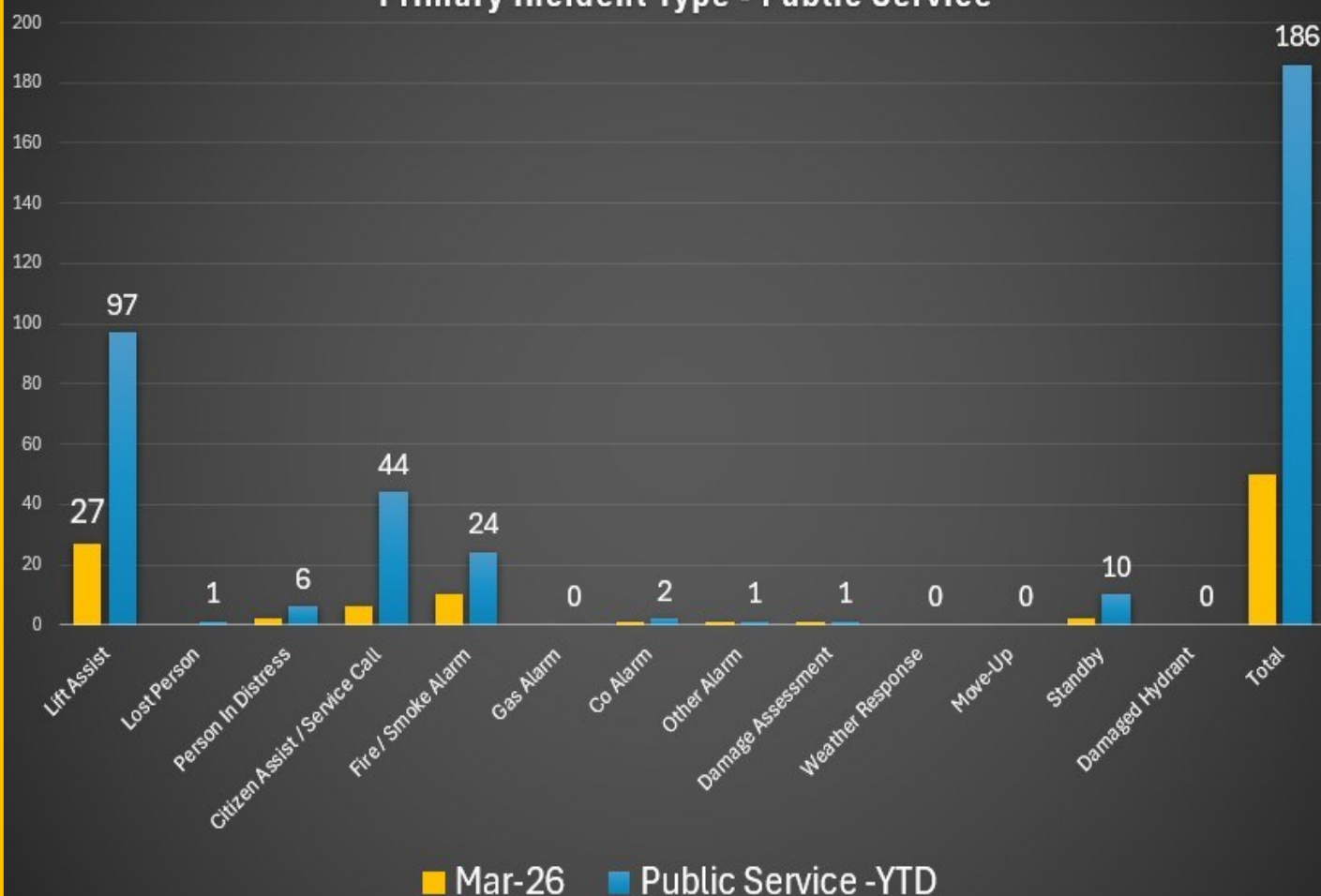
Primary Incident Type - Rescue



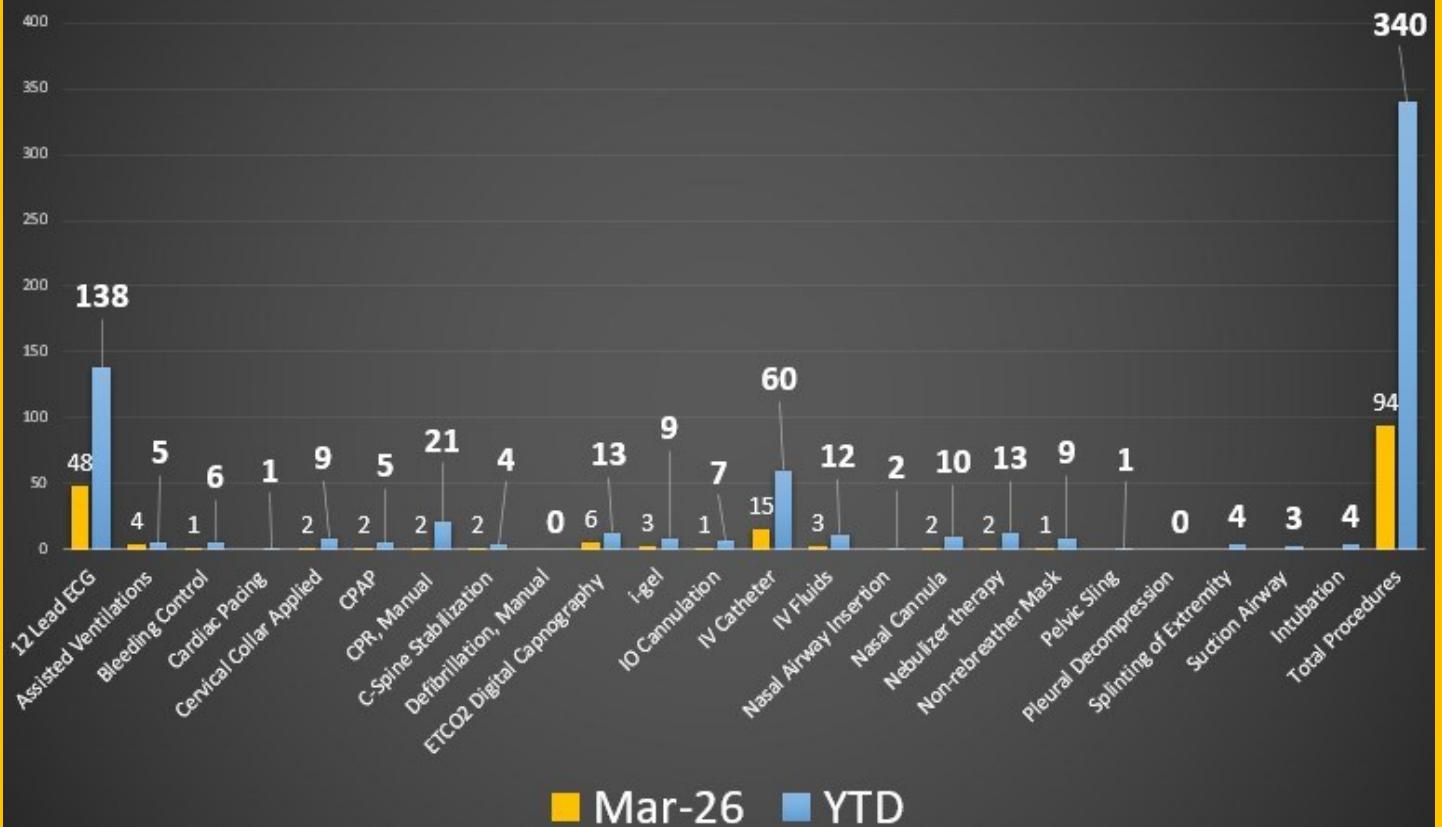
Primary Incident Type - No Emergency



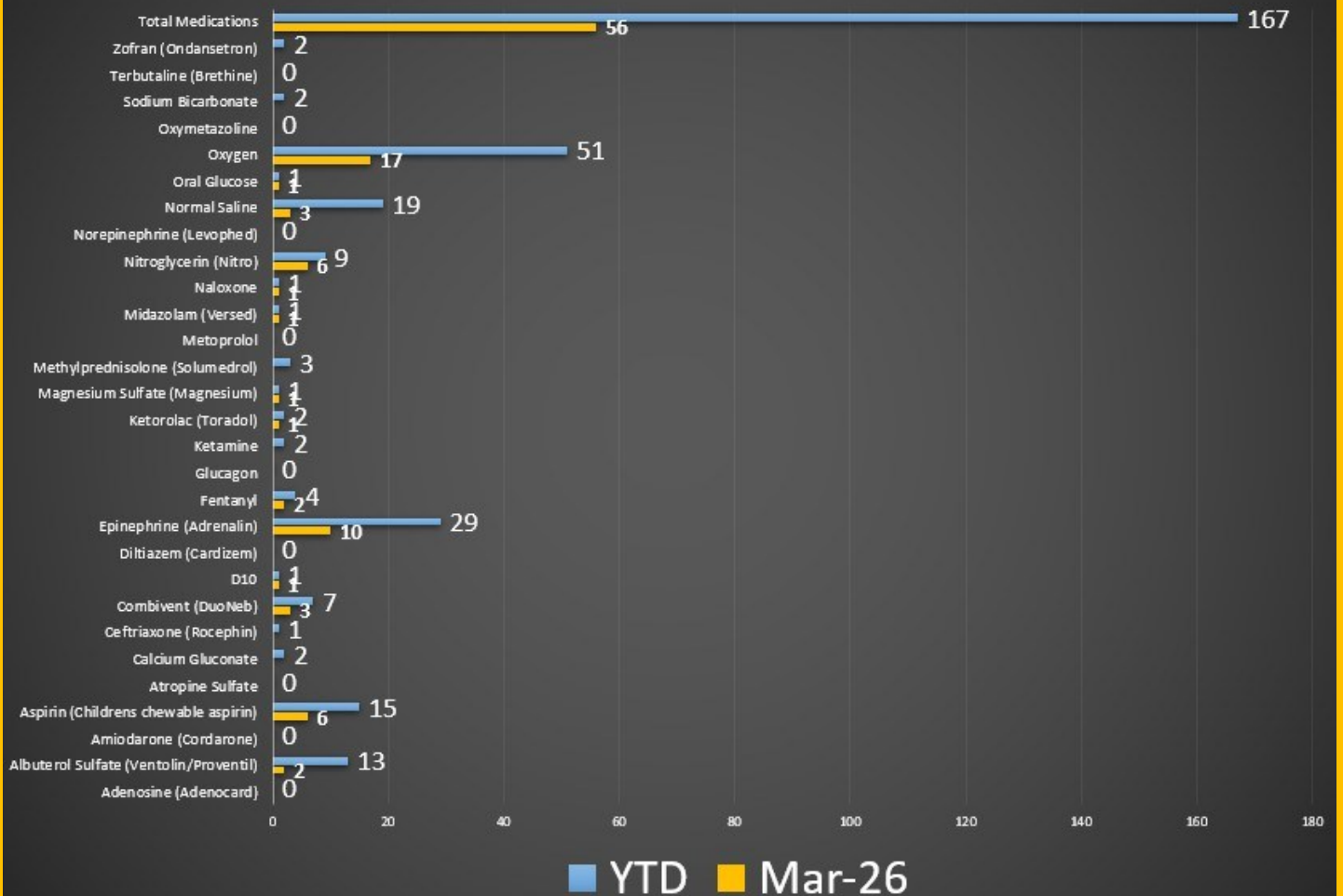
Primary Incident Type - Public Service



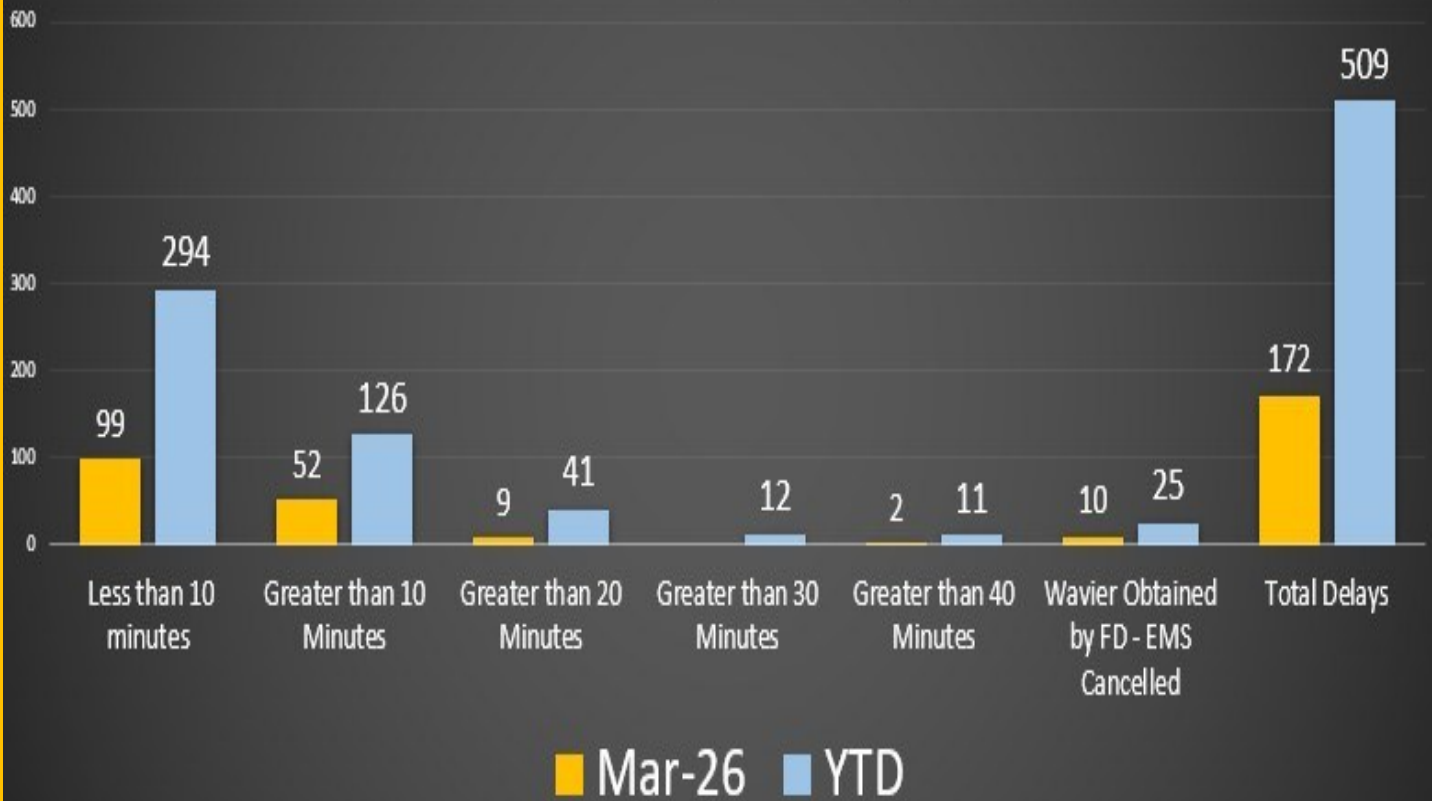
Medical Procedures



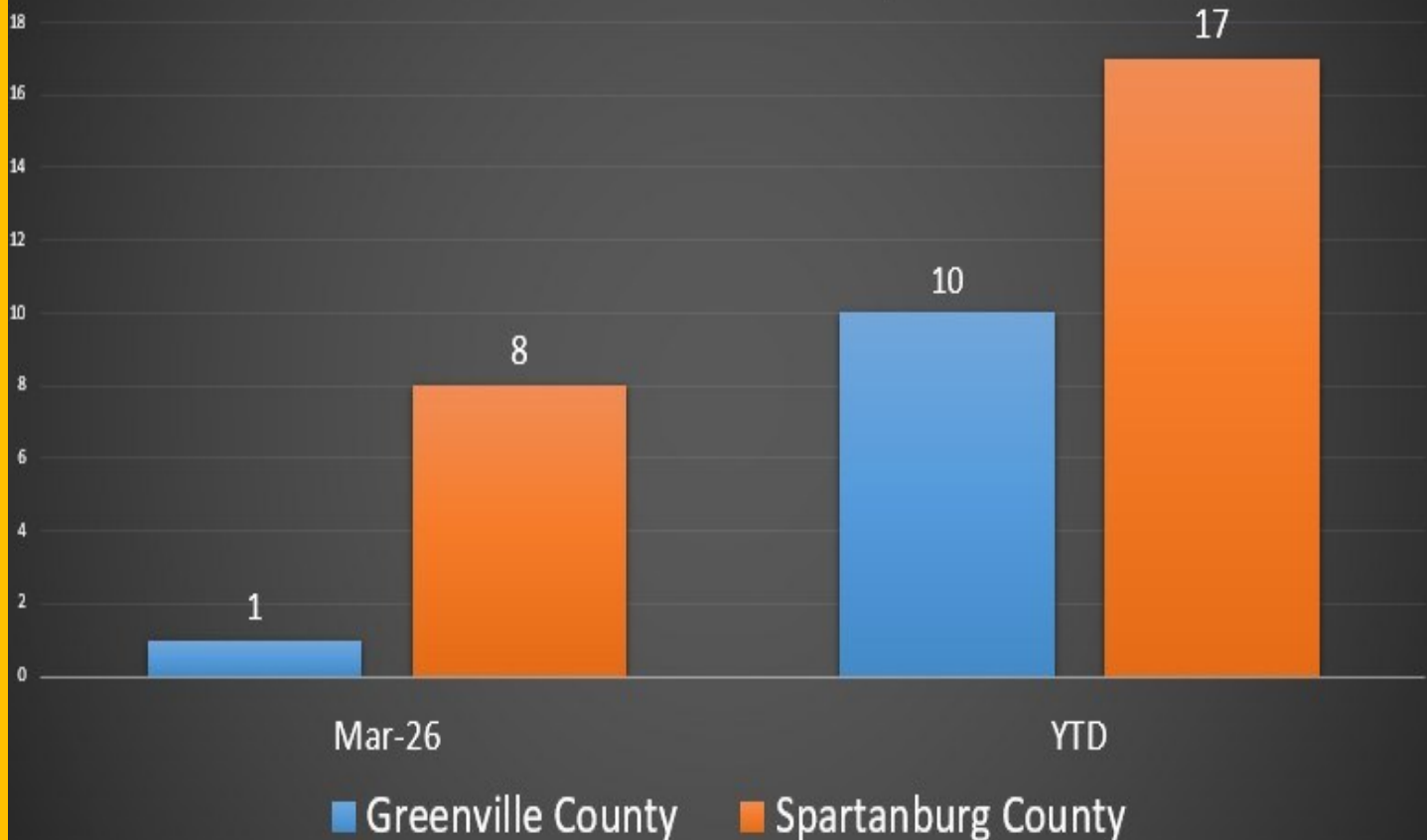
Medications Administered



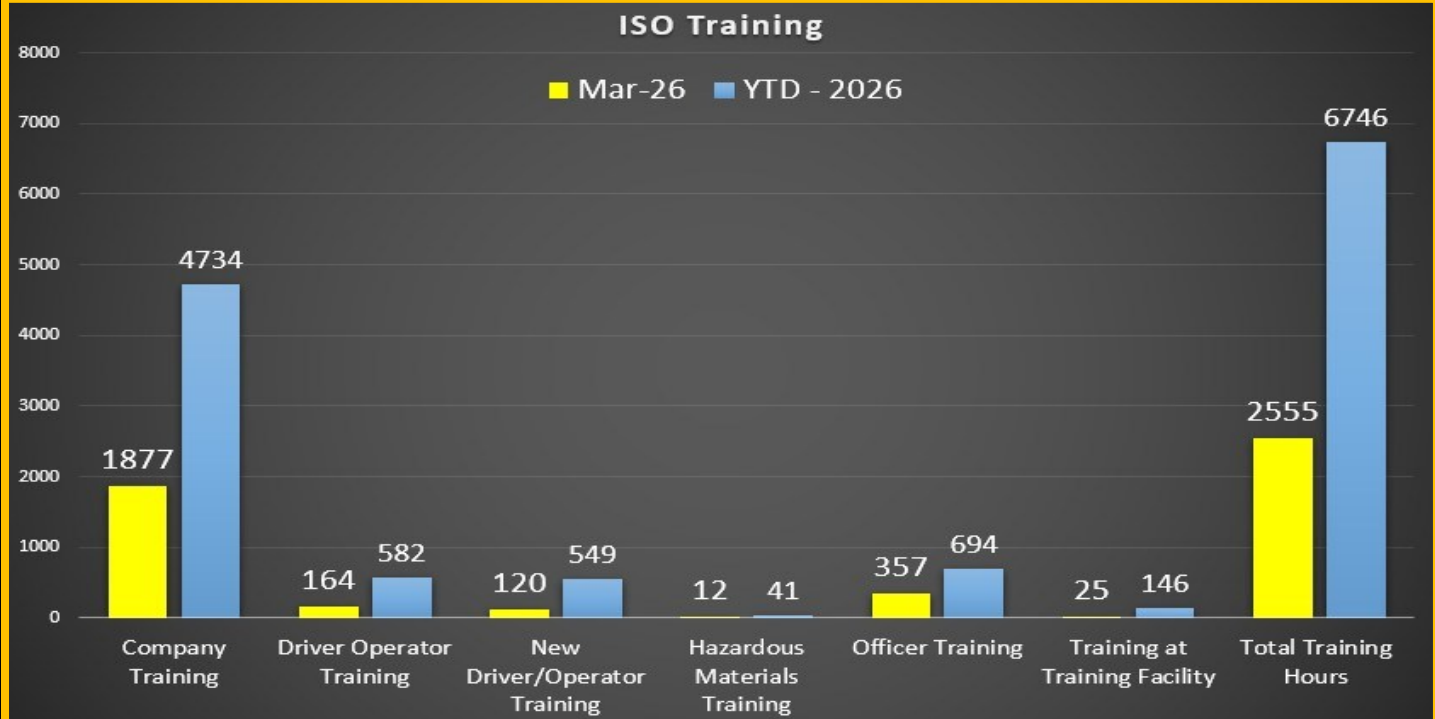
EMS Transport Delays



Provide ALS for Transport



Division Of Training and Professional Standards



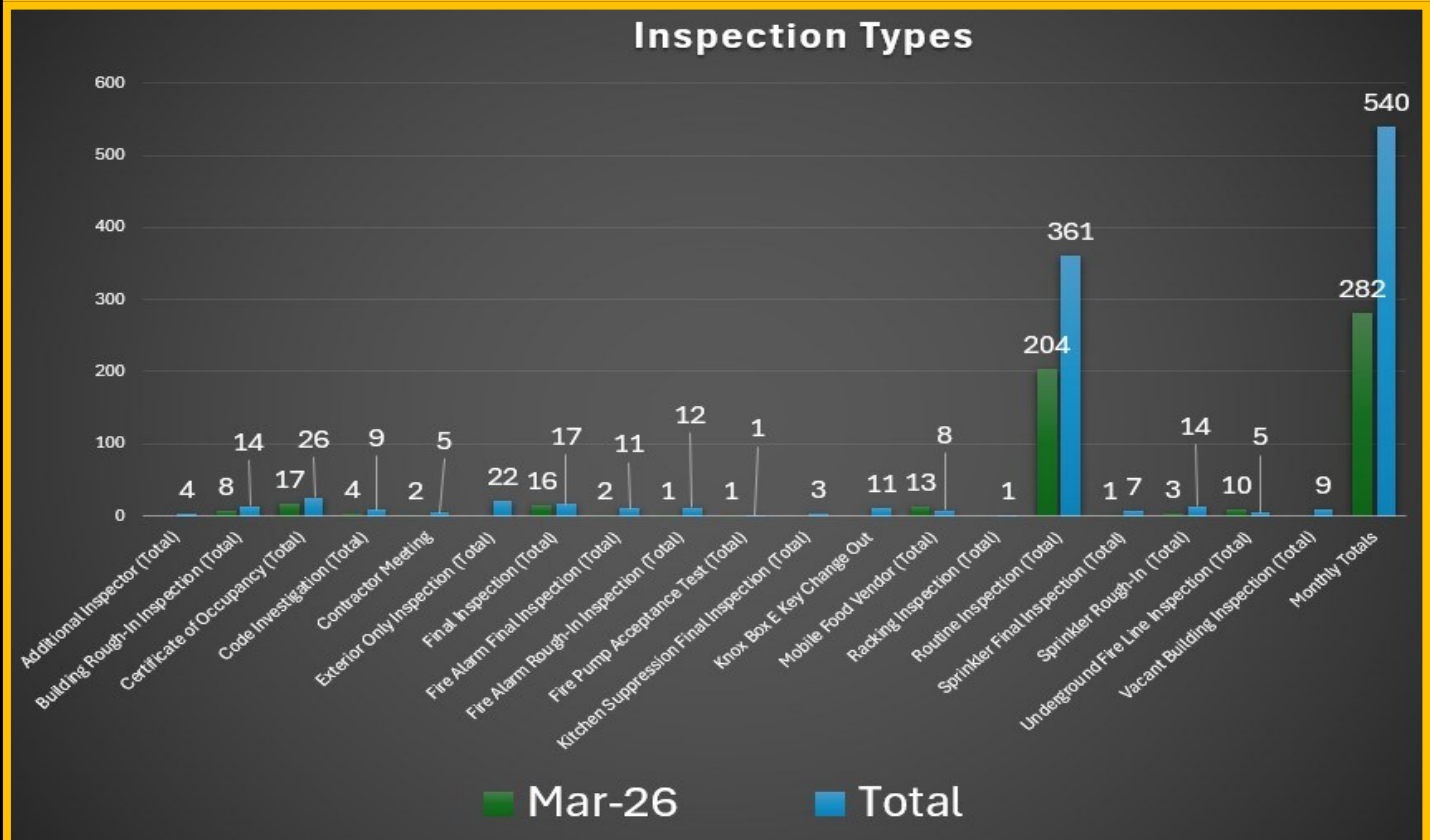
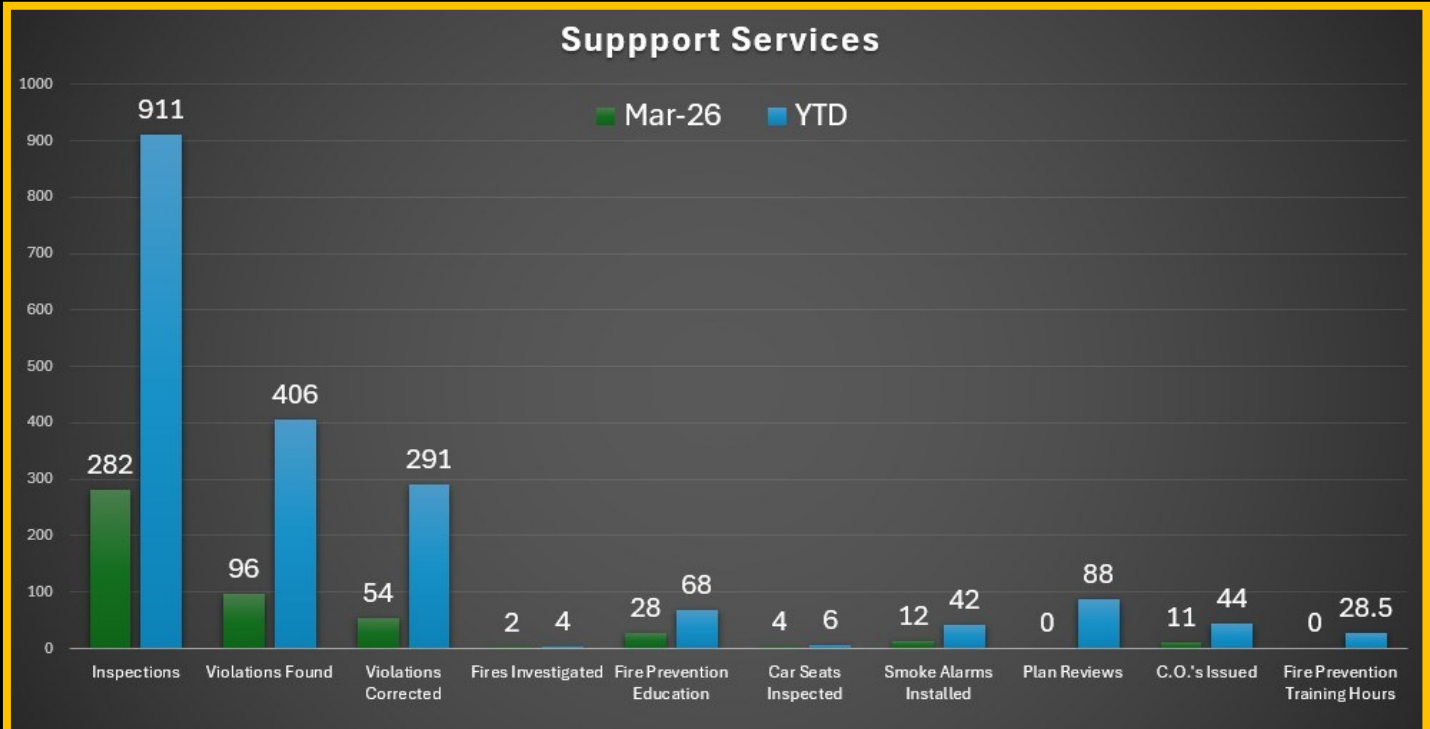


Firefighter Bodie Henrie and Firefighter Michael Hubbard both passed their relief driver test and can now move up to drive and operate apparatus.



Congratulations!

Division Of Support Services





Departmental Milestones for March 2026:

Chief Means, Chief Norris, and Captain Lister taught a Blue Card Condensed overview for Lake Cunningham FD March 16, 18, and 19th.

Years of Service Recognition:

- Chief Holzheimer— 15 years of service.
- Chief Means—10 years of service
- Lt. South—10 years of service.

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 42 and Tower 41 participated in this evolution.

Memorandum

To: City Council

From:

Subject: Municipal Court Activity Report - March 2026

Date: April 28, 2026

CC:

Summary:

Attachments:

1. Municipal Court Activity Report - March 2026



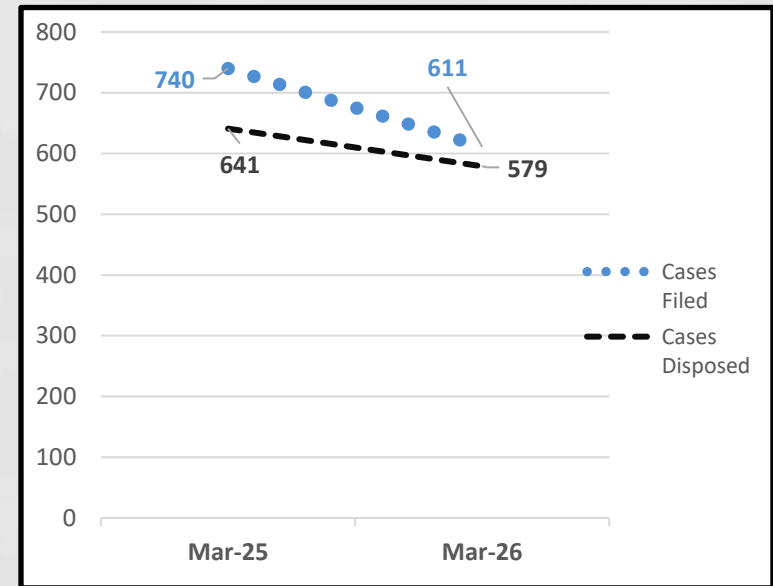
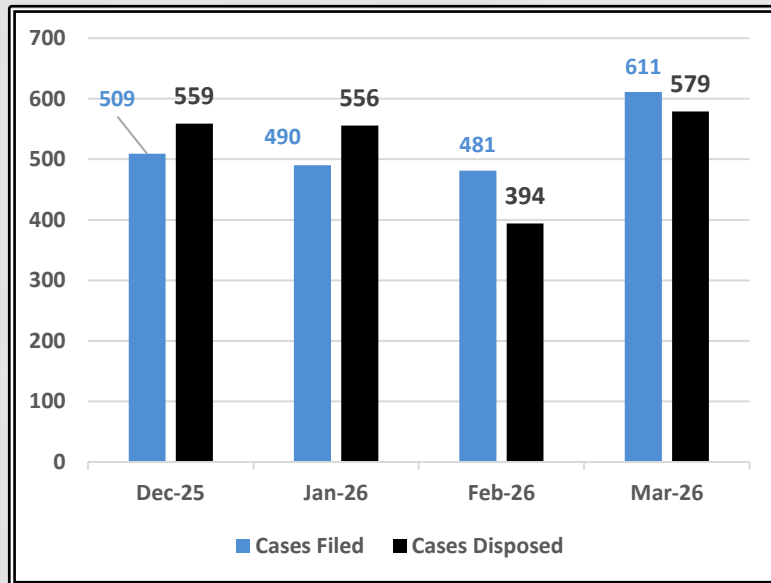
MUNICIPAL COURT

Monthly Report
March 2026

Traffic, Criminal and City Ordinances

Total cases disposed: **579**

Total cases filed by officers: **611**

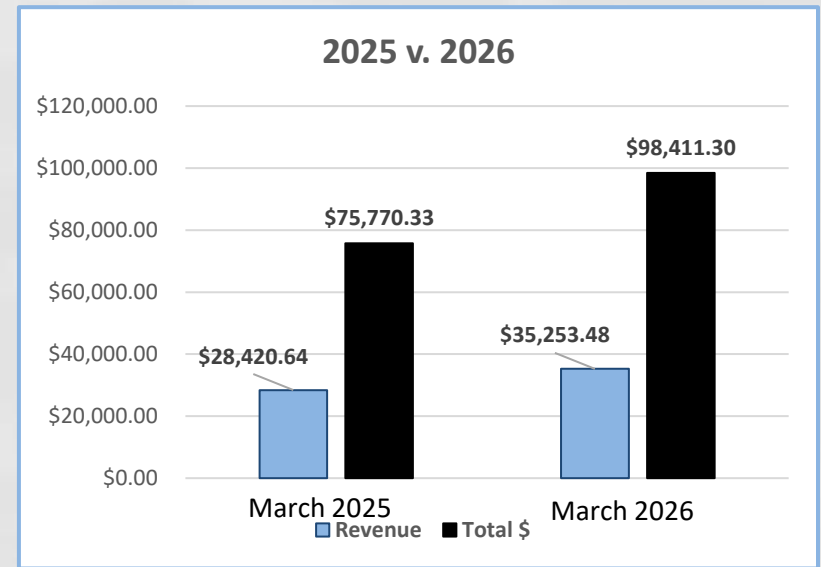
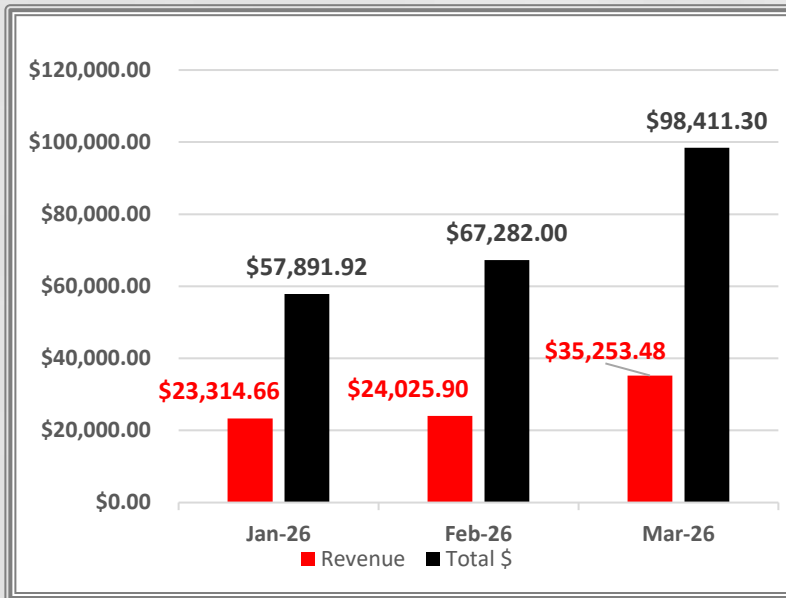


Arrest Warrants, Bench Warrants & Search Warrants

Arrest Warrants issued	97
Arraignments-# of defendants	114
Arraignments-# of charges	196
Bench Warrants issued	14
Bench Warrants served	3
Search Warrants issued	22

Revenue

Total Revenue	\$35,253.48
Sent to State Treasurer	\$47,746.40
Victim Assistance Funds	\$ 5,433.28
Total Collected	\$98,411.30



ACTIVITY

- Traffic Court was held March 3, 4, 10, 11, 17, 18, 25 and 31.
- Preliminary Hearings were held March 6.
- DV Court was held March 12.
- Plea Day was held March 20.
- Jury Trials were held the week of March 23-27.

Memorandum

To: City Council

From:

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

Date: April 28, 2026

CC:

Summary:

Attachments:

1. Parks, Recreation & Tourism Activity Report - March 2026



PLAY
EXPLORE
DISCOVER

MONTHLY REPORT

MARCH 2026



GREER Parks,
Recreation
& Tourism

ADMINISTRATION

CAPITAL PROJECTS:

➤ **Stevens Field:**

- Wall Replacement: Construction and painting of the new wall is underway. The remaining items are the installation of the scoreboard, placement of the foul poles, and painting of the existing wall.
- LED Light Conversion: This project was temporarily cancelled and scheduled for re-advertisement with a new construction start date of August 1, 2026.

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

➤ **Century Park:** Lower entrance construction was completed the week of March 23.

➤ **Greer Golf:** All bridge construction is complete, except for installing the handrails. This should be completed in the week of April 20, along with final grading and grass sodding in the surrounding disturbed areas.

➤ **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.

➤ **South Tyger River Greenway:** Foothills Construction Company has started pouring concrete sections of the trail and removed dozens of trees from the South Tyger River. Once all the concrete sections have been poured, they will move on to installing the boardwalk sections of the trail. Foothills Construction Company began construction of the South Tyger River Greenway during the week of November 17.



ATHLETICS

- Y **Junior and High School Rugby Programming:** The Greer 76ers competed in South Carolina Rugby all-star play beginning with Ruggerfest, where athletes competed in the highest division offered and finished third in their pool. The team later competed in an additional all-star event in Clemson, South Carolina, on March 21 against the USA Eagles, with Clemson coaches in attendance for scouting. The next scheduled events were the Friendship Cup in Nashville, Tennessee, and the Tropical 7s in Tampa, Florida. All junior rugby programming concluded, and the team trained at Country Club Park.
- Y **Greer Baseball Club:** All 2026 spring participants began practicing, utilizing Century Park, Country Club Park, Riverside Middle School, and Turner Park seven days a week. Stevens Field was scheduled to be added to the rotation upon completion of the lighting and wall projects. Opening Day was scheduled for March 28, with staff hosting the Greer Baseball and Softball Club Home Run Derby on Friday, March 27, at Country Club Park. The Greer Diamond Dirt Classic tournament was held from approximately 10 a.m. to 10 p.m., concluding with championship games. Athletics staff obtained sponsorships for all youth baseball teams.
- Y **Accommodations Tax Grant:** The Greer PRT Athletics Division submitted multiple applications during the grant cycle, including one for the annual Greer Christmas 7s Rugby Tournament and for the Greer Diamond Invitational at Stevens Field. The proposed tournaments aimed to showcase Stevens Field to high school baseball programs from across South Carolina and other states, recognizing the importance of preseason tournaments in the region. The division is awaiting approval of grant applications.
- Y **Foothills Soccer Club of Greer:** Recreational league practices began at Suber Park, while academy league practices were held at Greer City Stadium and Suber Park. Academy matches were underway at Greer City Stadium and other fields throughout the state, and recreational league matches began on March 30.
- Y **Greer PRT Easter Eggstastic & Greer150 celebration:** All full-time staff worked the Easter Eggstastic event held at Greer City Park on March 21. The full-time staff not working the Diamond Dirt Classic assisted with the Greer150 celebration.
- Y **Greer Softball Club:** Spring 2026 participants began practicing at Turner Park and Riverside Middle School. Opening Day was scheduled for March 28 at Turner Park, and participants competed in the annual Home Run Derby on March 27. Athletics staff obtained sponsorships for all youth softball teams. This marked the first season in which baseball and softball were held at separate sites, allowing softball participants to compete at their designated facility and improving event scheduling. Youth Night at Greer High School was completed on March 16.
- Y **Lighting Audits/Repairs:** Staff completed preseason lighting audits at all fields and coordinated with the lighting company for routine spring maintenance. Repairs were completed at Century Park Field 1 and Country Club Park Multipurpose Field 1, and crews worked around weather conditions to replace nonfunctioning lamps.
- Y **2025-2026 Budgets:** Athletics staff completed the restroom automatic timer lock project at Country Club Park, Century Park, and Suber Park. Purchase orders for new refrigeration units at Century Park and Country Club Park were submitted, with staff awaiting delivery to install the units at the concession stands.
- Y **Compiling 2026-2027 Budgets:** Athletics staff are currently putting together budget requests for the upcoming fiscal year.
- Y **Safety Committee:** Athletics supervisor attended the monthly safety meeting at Greer City Hall
- Y **Concessions:** Athletics supervisor performed preseason cleaning of concession stands, and stocking will begin this week.
- Y **Rentals:** Athletics staff completed facility rentals.

CULTURAL ARTS

- ✍ The new Cultural Arts Coordinator, Colin Hambrook, started work at the beginning of March. He has been training and assisting with current projects.
- ✍ Clay classes continued five days a week on Mondays, Tuesdays, Wednesdays, Thursdays, and Saturdays. Crochet classes continued on Tuesdays.
- ✍ The Greer Fiber Arts Collective had its second meeting on March 11th. This group meets once each month on the second Wednesday.
- ✍ The Greer Children's Theatre wrapped the closing weekend of The Lion King Jr on March 15. The second weekend was effectively sold out, and the production was a huge success. Following the final performance, all the tech equipment was returned to the Center for the Arts, and all the sets, props, and costumes were moved back to the Tryon Recreation Center.
- ✍ Staff worked on budgets, upcoming clay classes, and summer camp. Robin worked on the Greer150 event and entertainment for the International Festival.
- ✍ The Center for the Arts hosted the SOAR Senior Craft Fair on Friday, March 20th. The SOAR book club and SOAR cards club also met at the Center for the Arts. The book club meets monthly, and the cards club meets weekly through the end of March.
- ✍ Staff worked the Eggstastic Easter Event on Saturday, March 21. Staff worked on logistics for the Big Bash, International Festival, and other upcoming events.
- ✍ The 2026 Juried Art Show winners were recognized at City Council on March 24.
- ✍ Robin Byouk judged the 2026 Congressional Art Show at William Timmons' office on March 24. The winning piece will hang in the Congressional hallways in Washington, D.C. for a year.
- ✍ The Dance Collaborative held its Gala fundraiser at the Center for the Arts on Thursday, March 26. This was a full-day rental.
- ✍ Staff hung an exhibit of Christina Laurel's cocoons in the front lobby at the Center for the Arts. This exhibit hangs from the ceiling.
- ✍ Staff met with Yuri Tsuzuki, a metal sculptor, about creating a piece for Greer.
- ✍ Studio 5 was repurposed back into an office that Robin and Sara now share, while Colin and the part-time staff are working in the front office.
- ✍ GCAC sold Beer/Wine at the Greer150 Big Bash on March 28.



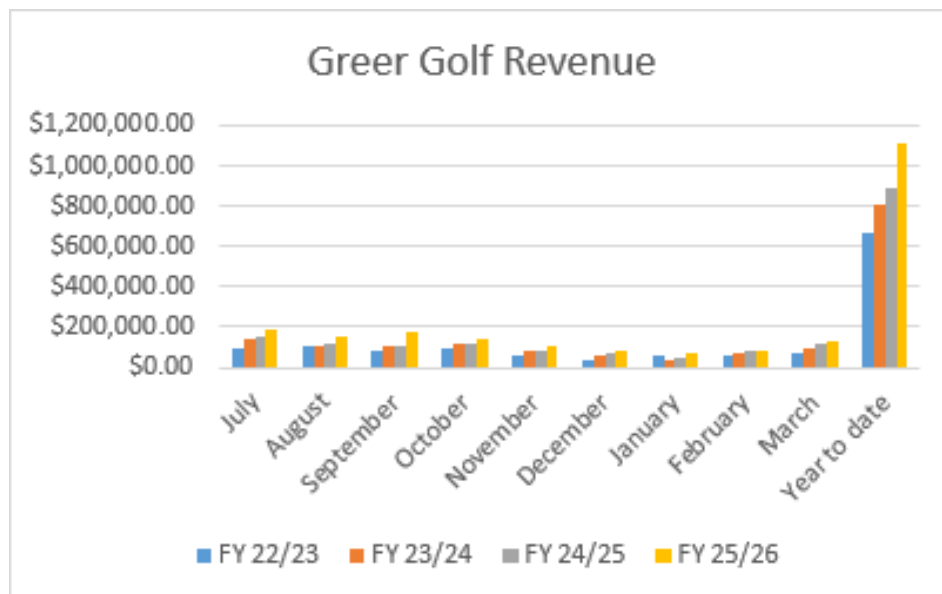
EVENTS

- ❖ **Total events held in March: 71** (*Internal: 35, Rentals: 29, Special Events: 3, Weddings: 4*)
- ❖ The Events Division planned for an Eggstastic Easter, the International Festival, Moonlight Movies, Greer Alive, and Freedom Blast. Planning efforts included finalizing vendors, securing contracts, and purchasing necessary items for each event.
- ❖ Additionally, the division completed several upgrades and maintenance projects at the Cannon Centre. Upgrades included reupholstering the Cannon Centre chairs and staining the Cannon Centre floors. The chair reupholstery was completed, and the floor staining was finished on March 11. Other maintenance items included replacing the projectors in the Event Halls and completing the annual maintenance on the partition walls.
- ❖ Greer Alive took place on March 13, 2026, at Greer City Park and was a successful event with strong attendance. Remedy 58 provided live music, and six food trucks offered a variety of food options. Eight local vendors were also on-site, showcasing their products. Greer Relief partnered with the event to provide adult beverages.
- ❖ The Greer Farmers Market (Celtic Market) took place on Sunday, March 15, 2026, from 11:00 AM to 2:00 PM at Greer City Park. The event featured over 50 vendors offering fresh local foods and goods, along with live Celtic music by Dr. Don and food offerings including baked potatoes from Larios. Chanticleer Blooms provided seasonal tulips and specialty flowers. The market also offered SNAP benefits, including Healthy Bucks incentives, and a Healthy Kids program providing vouchers for fresh food items.
- ❖ The City of Greer's Easter Eggstastic event, held on Saturday, March 21, from 11:00 AM to 1:00 PM at Greer City Park, welcomed over 3,000 attendees. Guests enjoyed a variety of activities, including face painting, balloon artists, caricatures, craft stations, inflatables, putt-putt golf, a petting zoo, and a DJ playing kid-friendly music that maintained high energy throughout the event. Roaming entertainers included JJ's Magic, juggler Alex Jeffers, and princess characters Tiana and Belle.
- ❖ During the month of March, the Ambassadors transported more than 400 passengers.



GREER GOLF

- We hosted golf matches for Greer High School, Greer Middle College, Mitchell Road Christian Academy, and Eastside High School. It should be noted that, for the first time in school history, Greer High School had a Junior Varsity team. The team was composed mainly of Greer Middle School students, and most of them had participated in the First Tee Program at Greer Golf or had memberships at Greer Golf. Their coach, Tracy Miller, attributed this additional youth participation to the City of Greer purchasing the course, making improvements, and investing in the community and youth golf.
- Steven Thompson and Tyler Pearce attended STI Equipment Technician training for Electrical Systems, Reel Grinding, and Sprayer Calibration.
- We hosted the Amateur Players Tour on Saturday, March 21. The event featured 104 players who live in Upstate South Carolina and Western North Carolina. We also hosted the Piedmont Seniors group, which had 44 players.
- We prepared for the 47th Annual Greater Greer Open, which was held on April 25 and 26. The tournament featured a Championship Division and a Senior Division.
- Concrete approaches were poured for the railing on the #12 bridge. The handrails were expected to be installed later that week, and the bridge was scheduled to reopen.



RECREATION

🚲 **Rentals:** Recreation Center rentals - 6, Kids Planet – 73

🚲 Recreation Updates:

- Our department intern, Hudson Hopper, finished up his time with our division.
- We began Summer Counselor interviews. We will be hiring for 10 seasonal positions
- Finalized and input all Recreation Division funds and budget request into Open Gov.
- Division staff worked and supported the Eggstastic Easter Event on April 21 and The Big Bash on April 28.

🚲 Recreation Programs:

- SOAR
 - Hand and Foot card games were held on March 4, 11, 18, and 25 with 16 participants.
 - Line dancing sessions were held on March 4, 11, and 25, with 40 in attendance at the Cannon Centre and the Tryon Center.
 - Book Club meeting was held on March 17.
 - Bingo Days were held on March 5 and 19, with 30 seniors in attendance at City Hall.
 - Movie Day was held at City Hall on March 30.
 - Afternoon Tea at Grand Holland Estate on March 26.
 - Senior Spring Craft Fair was 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 March 5 in Greenville, SC, with area agencies.
- The South Carolina Artifacts and Treasure Association met on March 23 at the Tryon Recreation Center for their monthly meeting.
- The Disabled American Veterans local chapter 39 met at the Tryon Recreation Center on March 24.
- Never Alone, Narcotics Anonymous continued meeting on Tuesdays at the Tryon Recreation Center.
- The Palmetto Cutlery Club met on March 3 for its monthly meeting 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.
- The Little Explorers, Little Sprouts, and our new Homeschool program for our Nature-based program in partnership with Adventure Brew continued. Classes are held at Tryon Recreation Center on Wednesday mornings.
- Held a March Madness Basketball Clinic with Academy Basketball at Stevens Courts on Saturday March 14. We had 17 participants and plan to hold a 4-week training session starting April 11.

TOURISM

- ✚ Staff met on Monday, March 9, to discuss logistics for March Greer150 events (Formal Ceremony and Big Bash).
- ✚ The SC Department of Commerce's 36th Annual Rural Summit was held at the Event Halls on March 12-13. Approximately 150 people attended from across the state and stayed and dined downtown. The Tourism Division provided attendees with welcome bags with Greer promotional items and information.
- ✚ Staff coordinated with all Big Bash vendors and provided the event map, load-in/out procedures, event details, and more. The event includes 40+ vendors/performers.
- ✚ Staff coordinated with the Greer Citizens Police Academy Alumni Association to provide 12 volunteers for vendor load-in during the morning of the Big Bash.
- ✚ The Tourism Division led a final logistics meeting for the Big Bash on Monday, March 16, to ensure City departments are prepared for the event.
- ✚ A special event permit application was approved for the Merle State 5k Hunger Run/Walk for April 11, 2026.
- ✚ Staff participated in the museum's Greer150: The Founding of Greer event on Saturday, March 21, at the Historic Greer Depot. We provided information about things to do in Greer and upcoming events. The event had more than 200 people in attendance. The last week of March consisted of Greer150 Big Bash final preparations to ensure staff, vendors, and volunteers were ready for the event, and all aspects of planning had been completed.
- ✚ The Discover Greer April Newsletter was published on Tuesday, March 24, and featured the Big Bash, Greer150 information, and upcoming events.
- ✚ The City of Greer celebrated its 150th Anniversary on Wednesday, March 25, with a reception honoring Greer's past, present, and future. Tourism staff, along with Michelle Willis and Debbie Myles, assisted with planning and oversight of the event.
- ✚ The Greer Heritage Museum coordinated a scavenger hunt downtown to celebrate the Greer150 on Wednesday, March 25. Once participants found one of three locations, they could claim their prize (a free Greer150 shirt) at the museum.
- ✚ On Wednesday, March 25, Lindsey Shaffer promoted the Big Bash on Fox Carolina's Access Carolina segment.
- ✚ The Tourism Division finalized 2026 - 2027 budget requests on Thursday, March 26.
- ✚ On Friday, March 27, Lindsey Shaffer promoted the Big Bash on WSPA 7News' Your Carolina segment.
- ✚ The Greer150 Big Bash took place on Saturday, March 28, from 4 pm-9 pm downtown. There were several thousand people in attendance, with staff receiving positive feedback from attendees and vendors for the overall event, the 80s cover band, and the laser light show.
- ✚ Staff met with the event organizers for the Merle State 5k Hunger Run/Walk (permitted event) on Monday, March 30, to review event logistics. The event will take place on April 11.

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.



GREER Parks, Recreation & Tourism



Live Music • Time Travel •
Laser Light Show

Saturday, March 28
4 PM - 9PM
Downtown Greer



Memorandum

To: City Council

From:

Subject: Planning & Development Activity Report - March 2026

Date: April 28, 2026

CC:

Summary:

Attachments:

1. Planning and Development Activity Report - March 2026

MONTHLY ACTIVITY REPORT | MARCH

PLANNING & DEVELOPMENT
DEPARTMENT | FY26



DEPARTMENT HIGHLIGHTS

Departmental Highlights & Achievements

- Our new Community Compliance Officer (Tony Wright) will begin on May 4th. The department is excited to welcome him to the team.
- Jon Thorne has received his Electrical Residential Certification.

Community Involvement

- Planner Andy Boyles joined members of the Board of Architectural Review at two Greer 150 events - The Founding of Greer and The Big Bash, to raise awareness of historic preservation and connect residents with resources for historic homes.
- Planner II Heather Stahl led a session at Reidville Elementary School on what planning is, helping bring awareness to a young set of future planners.

REPORT SUMMARY

Planning

- Residential activity has picked up with six final plats and more than 400 lots under review.

Housing & Construction | Inspections & Permits

- Overall, the data indicate a shift from rapid expansion to a more moderate, sustainable pace of development, with early 2026 suggesting stabilization at lower levels rather than continued decline.

Community Compliance

- Early 2026 showing reduced volumes, which reflects being short a staff member.

Impact Fees

- Overall, the data reflects a strong reliance on residential growth as the primary driver of impact fee revenue.

DEPARTMENT STATISTIC DASHBOARD (YTD)

PLANNING

- Planning Commission Reviews(YTD):2
- Board of Zoning Appeals (YTD):1
- Board of Architectural Review(YTD):0
- Planning Advisory Committee(YTD):5
- Administrative Plat(YTD):50
- Civil Plan Review(YTD):21
- Planning Advisory Committee Cases(YTD):5
- Final Plat Review(YTD):0
- Zoning Letters(YTD):16

HOUSING & CONSTRUCTION

- Housing Starts (YTD): 42
- Residential Cost (YTD):\$13,153,825.75
- Commercial Cost (YTD): \$82,419,655.26
- Total Construction Cost (YTD): \$101,123,018
- Building Inspections (YTD):8083
- Building Permits (YTD):673
- Miscellaneous Permits Cost(YTD):\$7,937,998
- Accessory Dwelling Units (YTD): 1

COMMUNITY COMPLIANCE & STANDARDS

- Code Enforcement Inspections (YTD):824
- Illegal Signs Removed (YTD):121
- Educational Conversations Held (YTD):0
- Current Condemnations (YTD):33

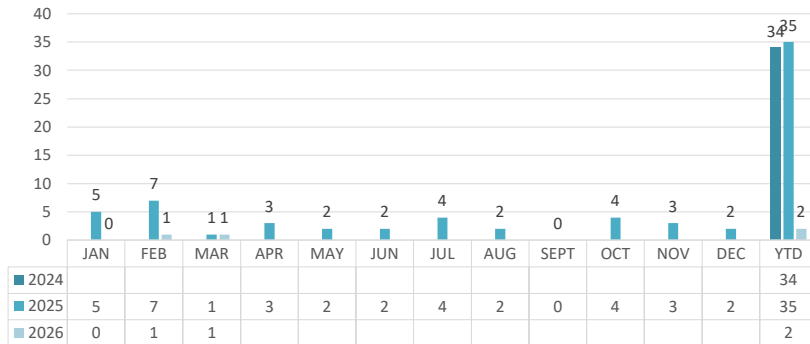
IMPACT FEES (Residential & Commercial)

- Police: \$1,540(R) \$837.02(C)
- Fire: \$3,320(R) \$1,805.95(C)
- Public Safety: \$4,360(R) \$2,370.03 (C)
- Parks & Rec: \$7,426.00

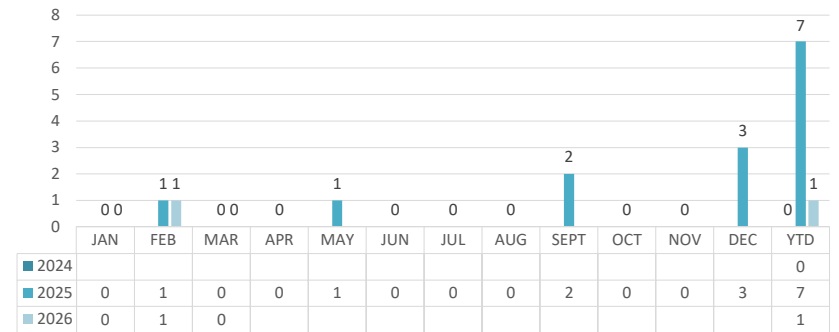
Total: (YTD)\$347,751.44

PLANNING

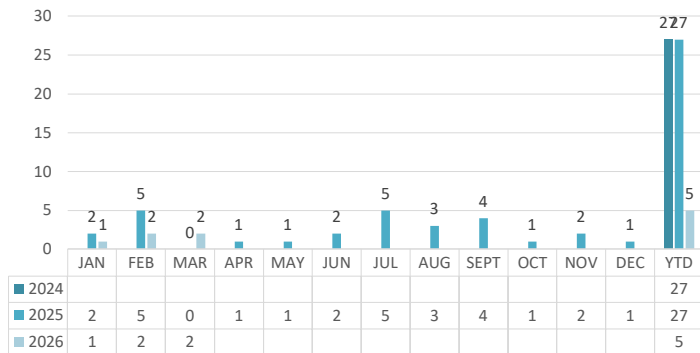
Planning Commission



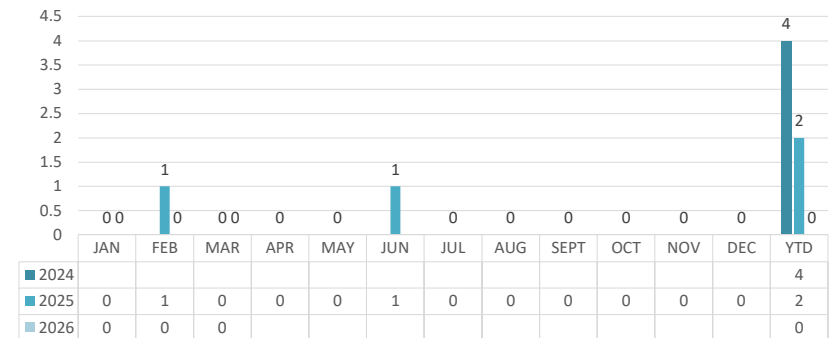
Board of Zoning Appeals



Planning Advisory Committee

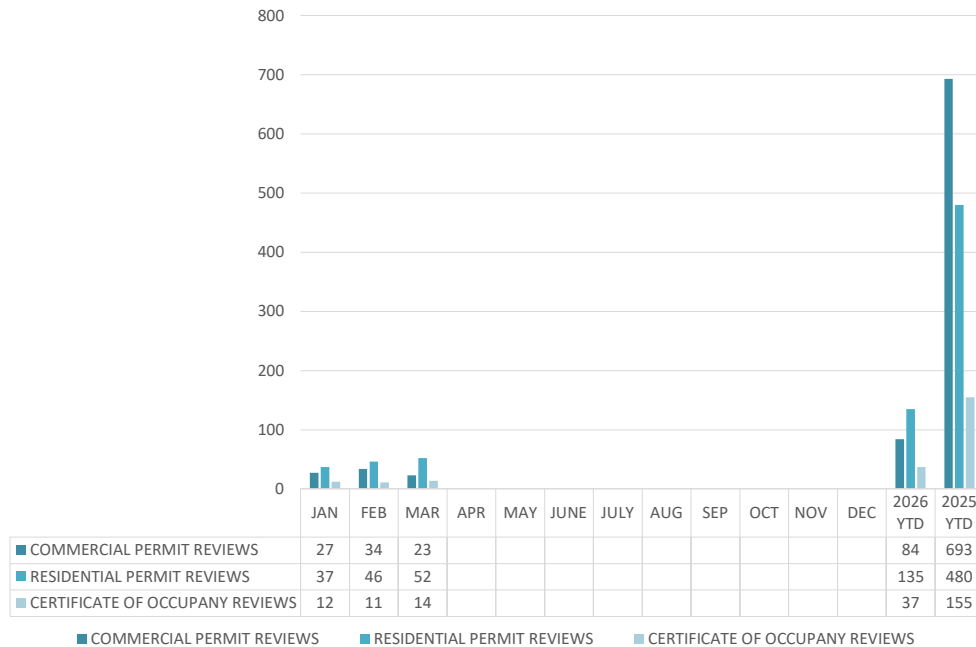


Board of Architectural Review

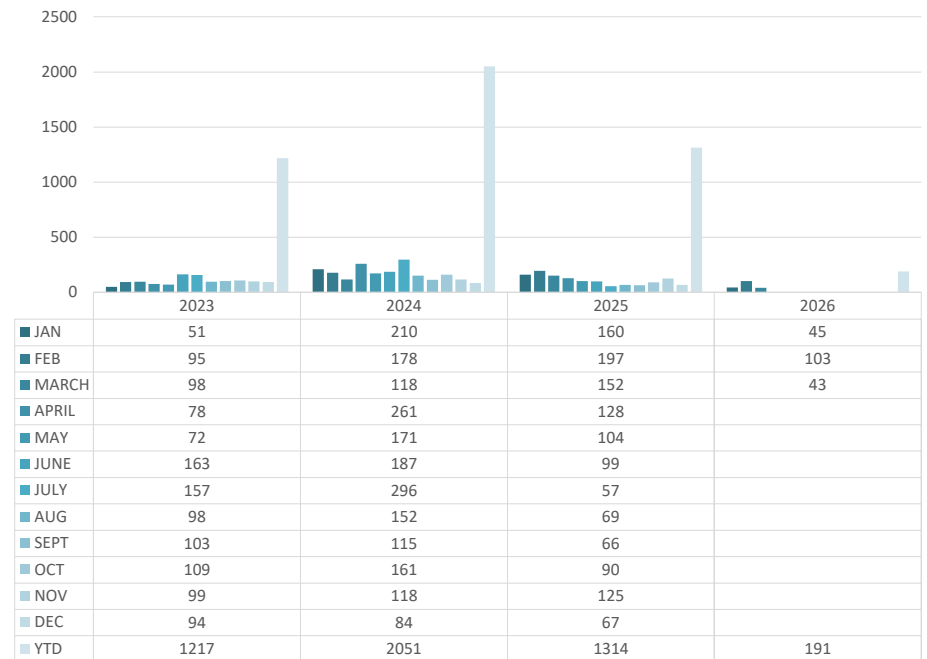


PLANNING

Zoning Review Breakdown

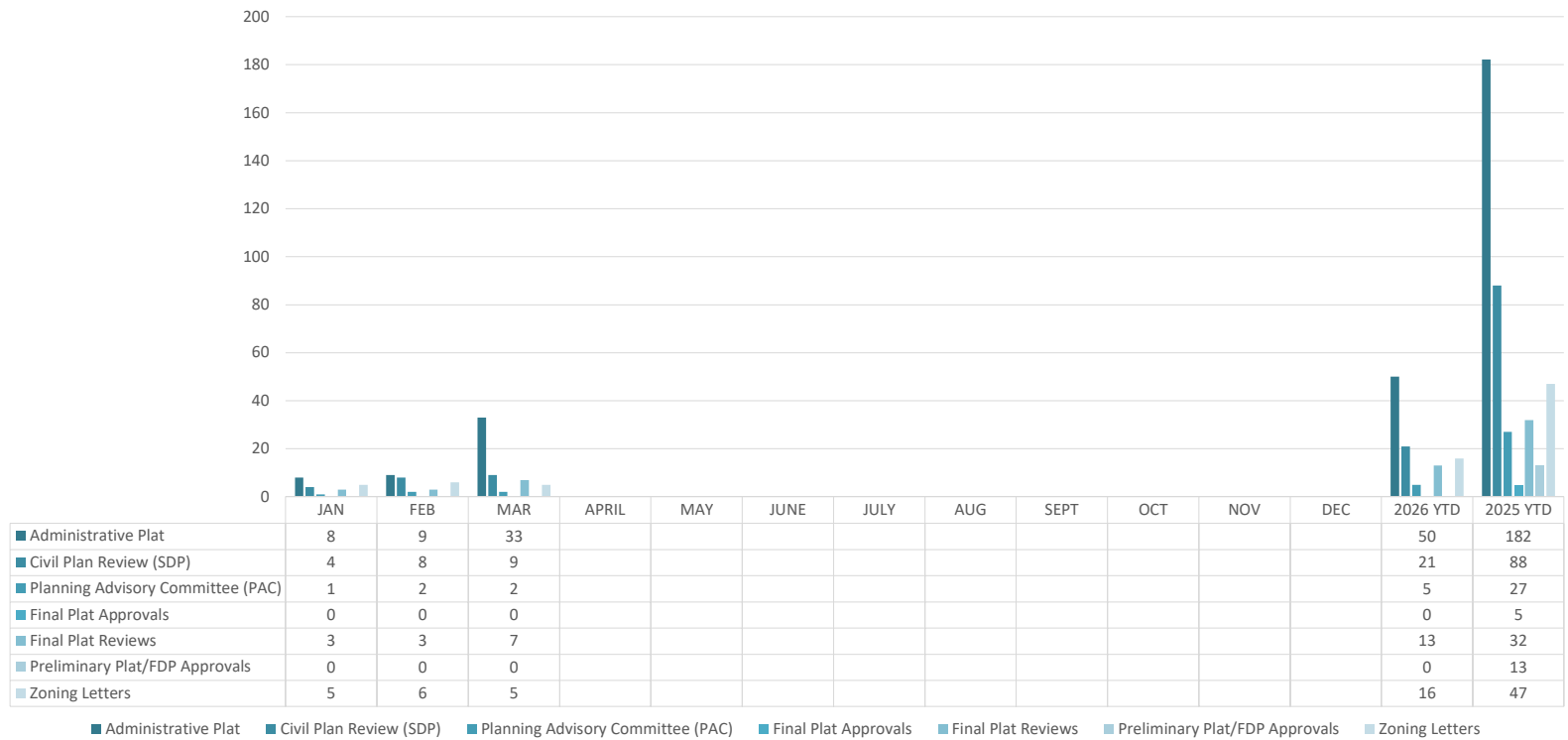


Zoning Review Comparison

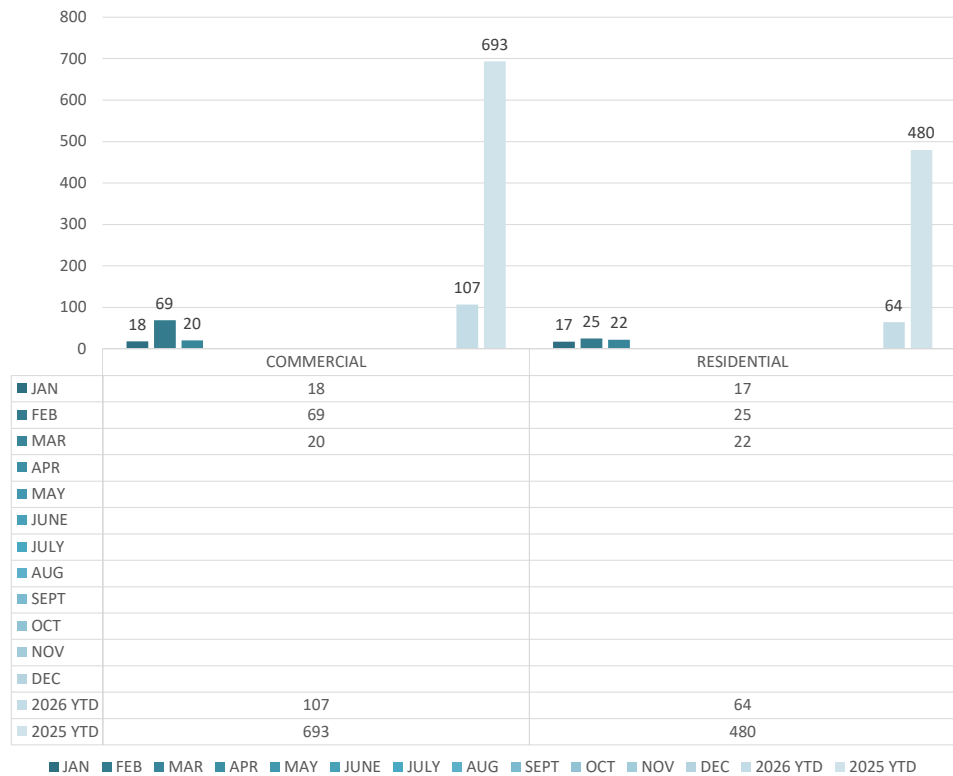


PLANNING

Other Planning Activity

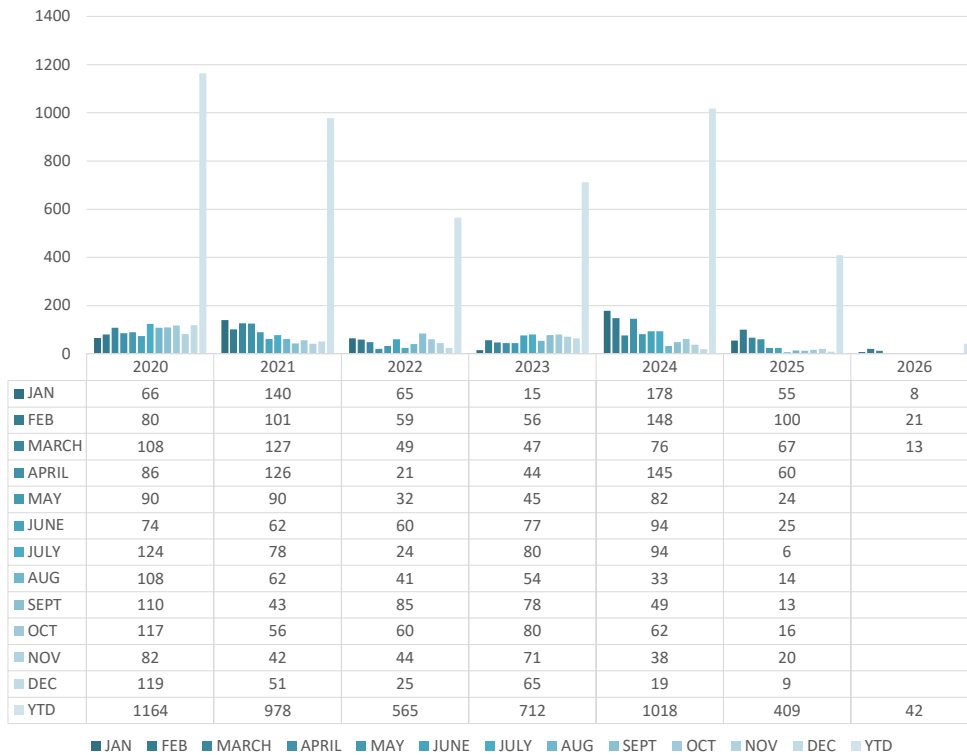


COMMERCIAL PLAN REVIEWS

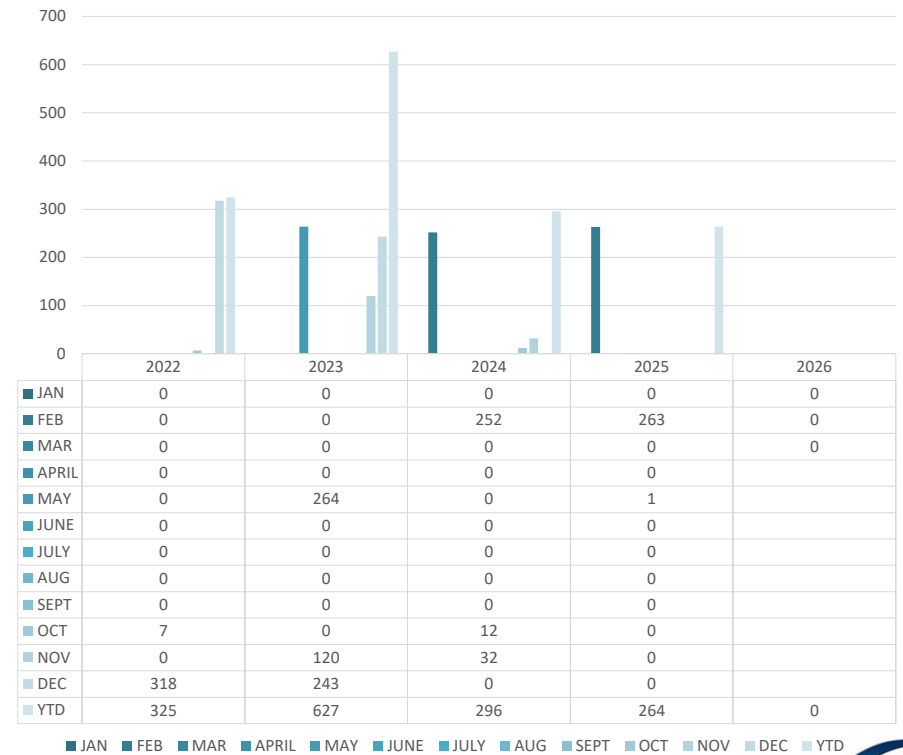


HOUSING & CONSTRUCTION

HOUSING STARTS

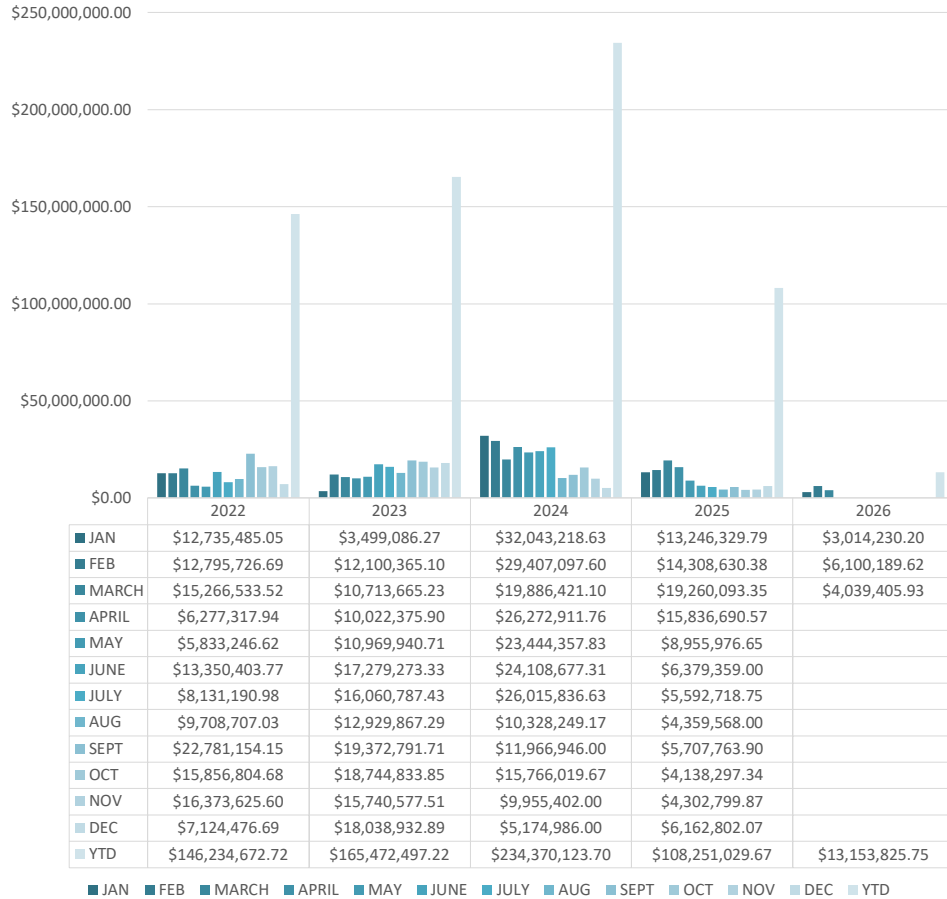


MFA STARTS

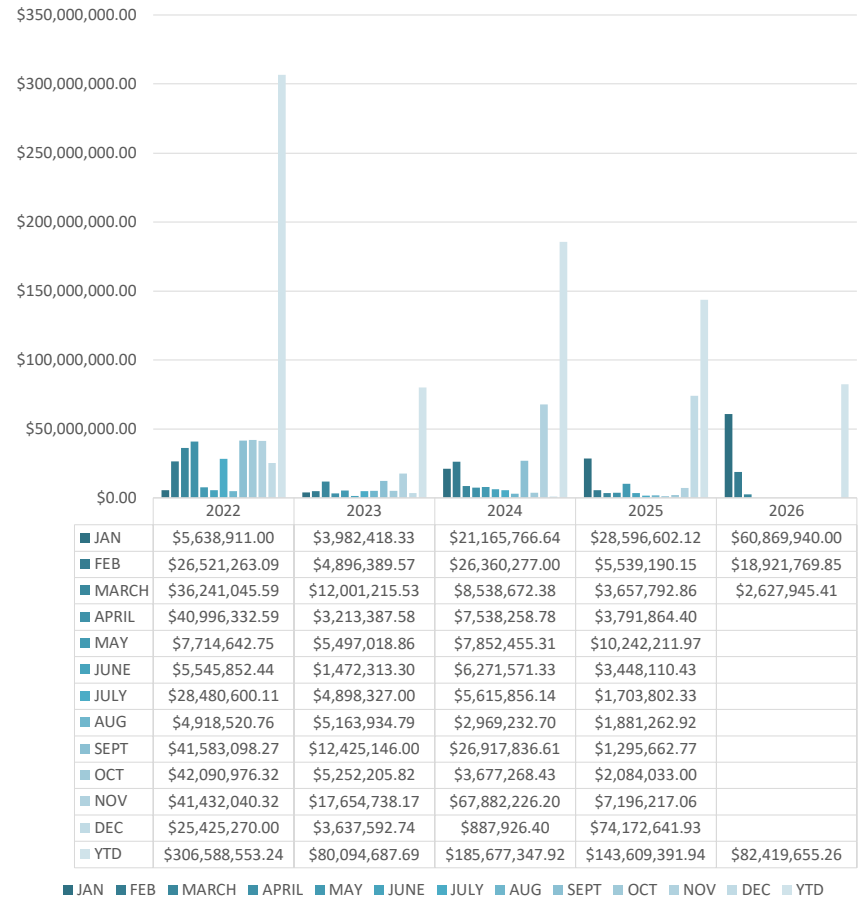


HOUSING & CONSTRUCTION

RESIDENTIAL CONSTRUCTION

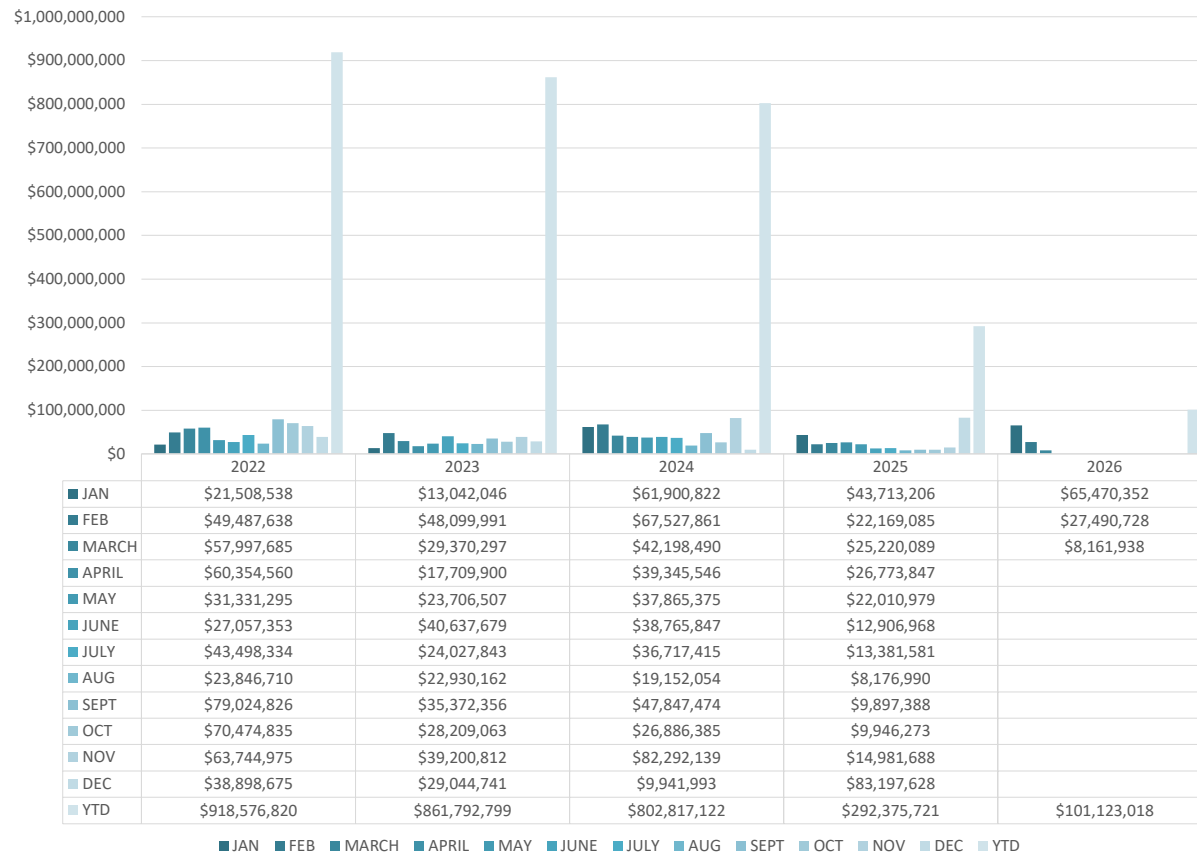


COMMERCIAL CONSTRUCTION



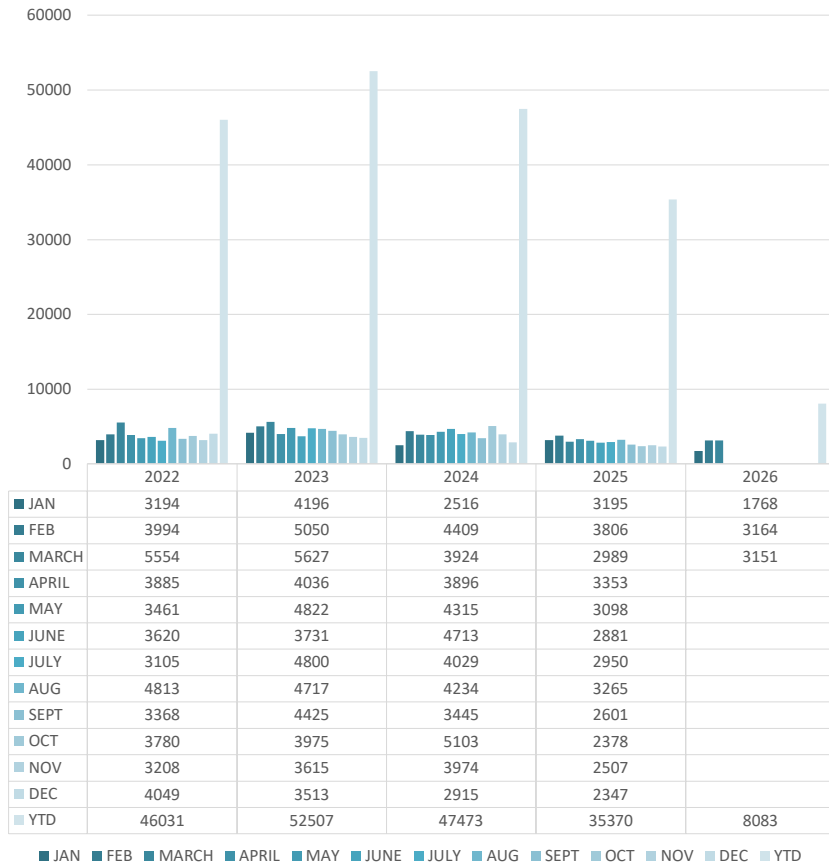
HOUSING & CONSTRUCTION

TOTAL CONSTRUCTION

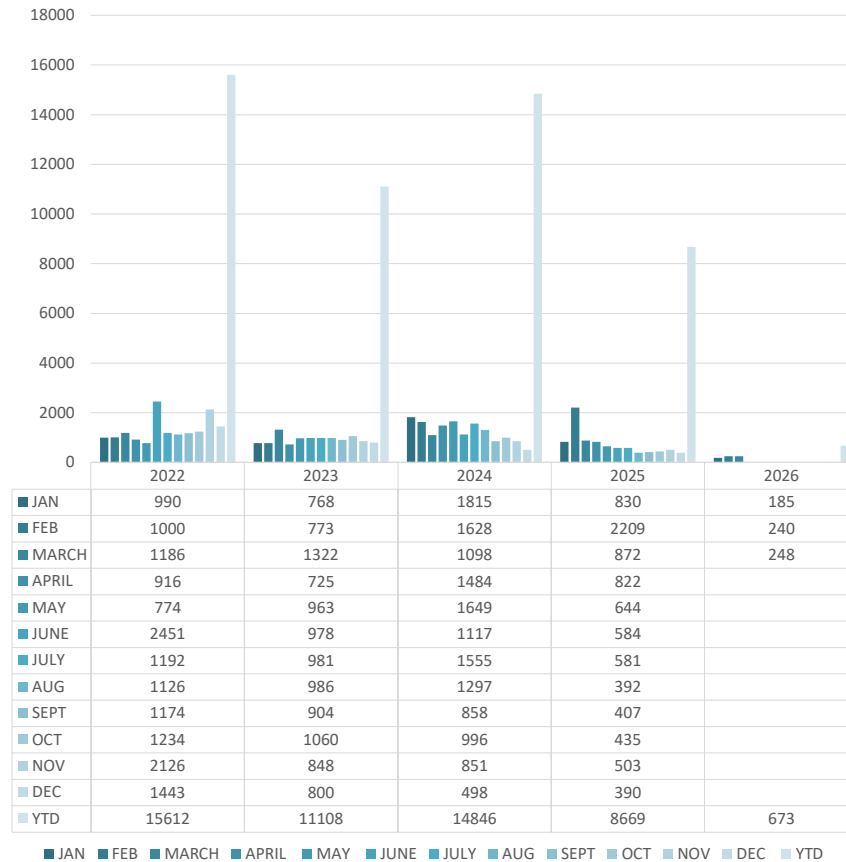


HOUSING & CONSTRUCTION

BUILDING INSPECTIONS

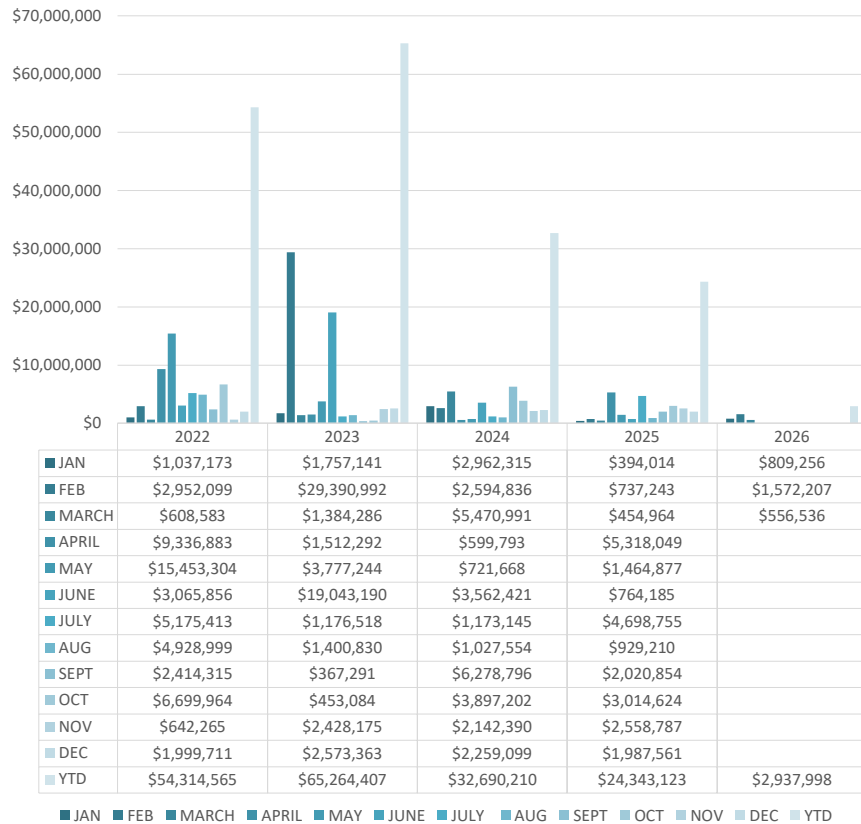


BUILDING PERMITS

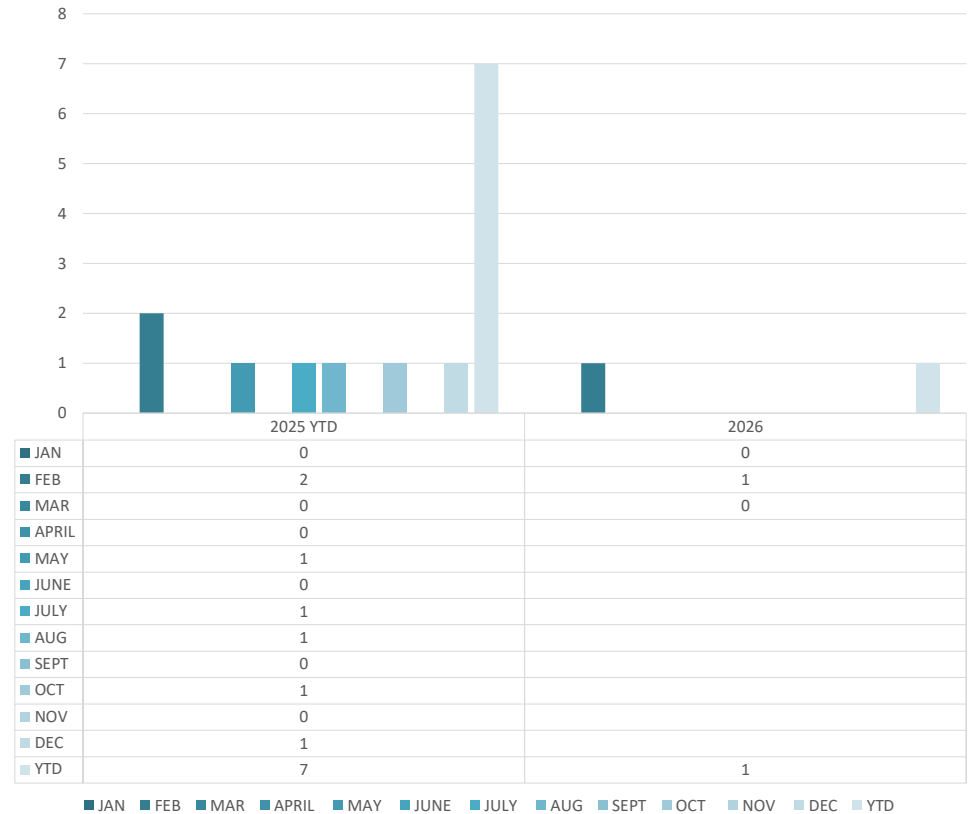


HOUSING & CONSTRUCTION

MISCELLANEOUS PERMITS

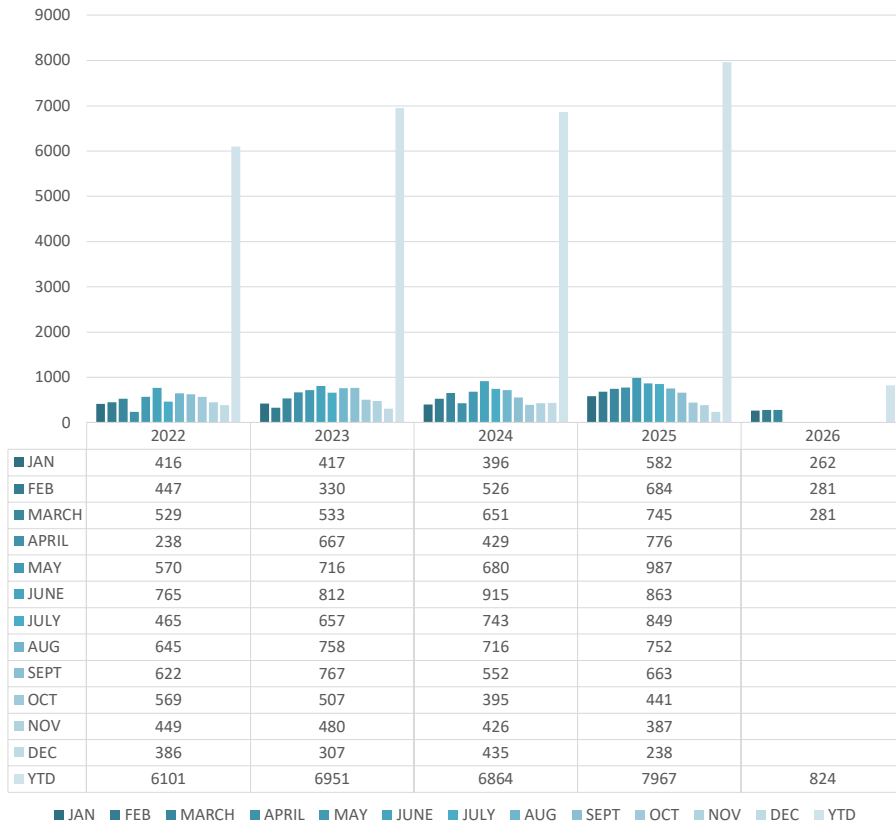


ACCESSORY DWELLING UNITS (ADU)

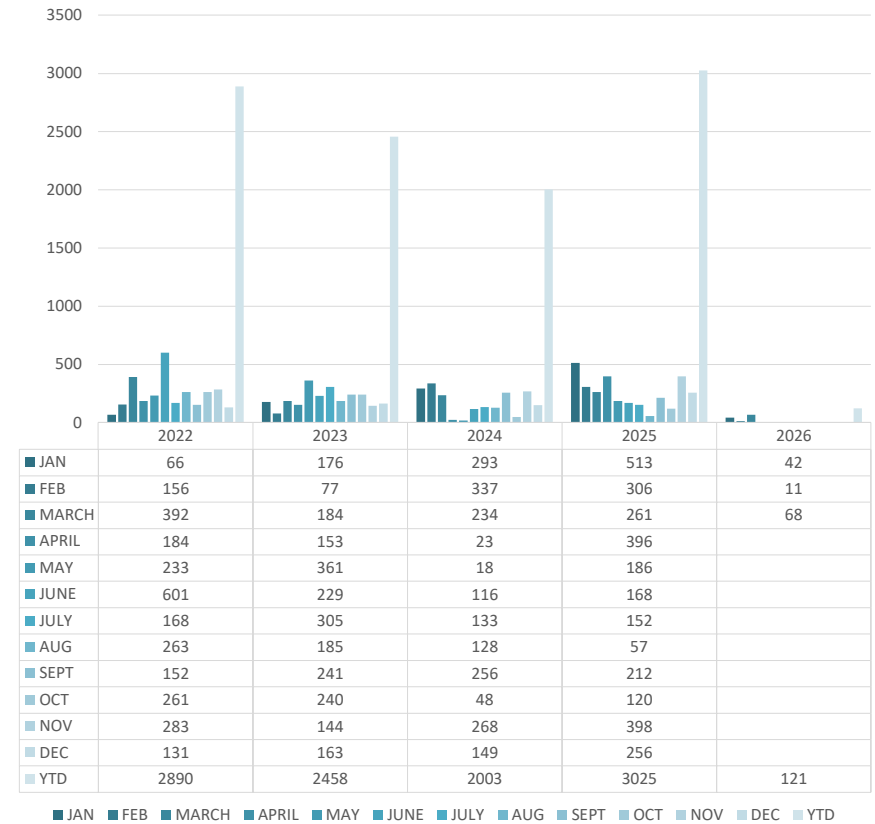


COMMUNITY COMPLIANCE

INSPECTIONS



ILLEGAL SIGNS



COMMUNITY COMPLIANCE

ACTIVE CONDEMNATIONS

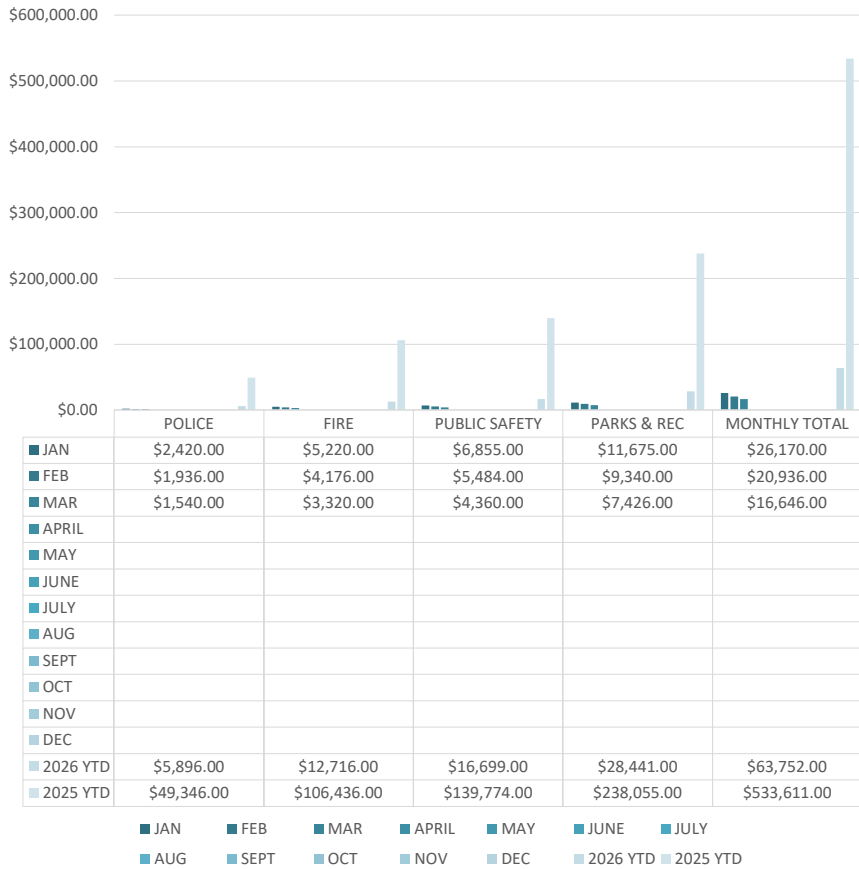
Address	Reason for Condemnation	Current Status
510 MAPLEWOOD CIR	ACCESSORY STRUCTURE/UNLAWFUL OCCUPANCY	2nd Occurance; Occupants Vacated; Reinspection 4/6/2026
5 FURWOOD CT	FIRE/TOTAL LOSS	Occupants Vacated; 30-days to reinspect 3/23/2026
511 POPLAR DR	ACCESSORY STRUCTURE/UNFIT	Occupants Vacated; Initial 90-day notice given 3/17/2026
101 LAKEVIEW DR	REQUIRED FIRE ALARMS	COC issued 3/25/2026
213 MASON ST	FIRE/ TOTAL LOSS	Initial 90 day notice sent; 2/2/2026
103 GOLDSTRUM LN	VEHICLE VS RESIDENCE	COC issued 3/6/2026
201 GOLDSTRUM LN	VEHICLE VS RESIDENCE	Permits active for repair; issued 2/11/2026
311 CANNON AVE	DILAPIDATION/VACANT	Final 30-day notice sent; 3/9/2026
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	30-day TCO issued 3/27/2026
203 SUNNYDALE DR	FIRE/TOTAL LOSS	Plan of action received; 45-day extension granted; Clean up in progress 3/11/2026
150 BALL PARK ST (Stephens Field)	WALL COLLAPSE	COC issued 3/25/2026
202 E CHURCH ST	UNSAFE/UNFIT	30-day demolition order sent; 3/26/2026
205 SPRINGDALE AVE	SANITATION/EGRESS	90-day Final Notice of Condemnation sent; 1/13/2026
100 JACKSON ST (City Stadium)	UNSAFE ACCESSORY 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	Sent to legal for title search; 3/26/2026
133 TREMONT AVE	DILAPIDATED EXTERIOR/INTERIOR	Permit active for demolition; Issued 2/20/2026
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	Permit for demoliton active; issued 3/20/2026
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 Demolition order sent; 3/26/2026
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
507 HARVEY RD	DILAPIDATED/VACANT	Owner deceased; Properties for sale 10/21/2025
Total		35

Highlighted items are properties that have been released with a Certificate of Completion.

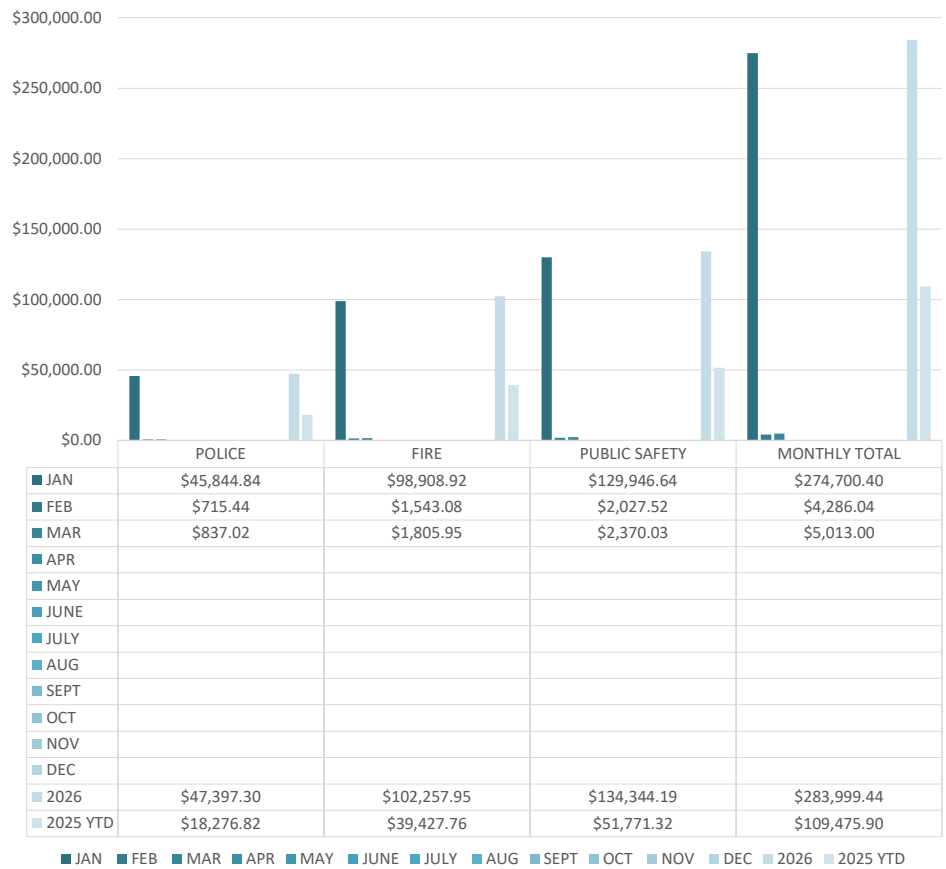


IMPACT FEES

RESIDENTIAL



COMMERCIAL



Memorandum

To: City Council

From:

Subject: Police Department Activity Report - March 2026

Date: April 28, 2026

CC:

Summary:

Attachments:

1. Police Department Monthly Report- March 2026

Greer Police Department Monthly Report

March 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

Lt. Click- 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	72 FT/0 PT	2	3 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	0	1 FT/0 PT
ANIMAL CONTROL	1 FT	1 FT	0	0
TOTAL	109 FT/1 PT	101 FT/1 PT	2	8 FT/1 PT

Monthly Records and Data Entry

REPORTS CODED	576
TRAFFIC CITATIONS ENTERED IN DATABASE	561
RECORDS REQUESTS/FOIA	241
INCIDENT/SUPPLEMENTAL REPORTS ENTERED/COPIED OVER	610
EXPUNGEMENTS RECEIVED	0
EXPUNGEMENTS RESEARCHED/COMPLETED/SEALED	135
TOTAL EXPUNGEMENTS	3733
CRIMINAL HISTORY CHECKS	27
SLED SUBMITTAL	1

MONTHLY STATISTICS

Volunteer Hours

137

OF VOLUNTEER
HOURS THIS MONTH

335.25

OF VOLUNTEER
HOURS YTD

Training

3

OF CLASSES THIS
MONTH

7

OF CLASSES YTD

26

OF STUDENTS THIS
MONTH

80

OF STUDENTS YTD

64

OF CLASS HOURS
THIS MONTH

82

OF CLASS HOURS
YTD

656

TOTAL HOURS TRAINING
TIME THIS MONTH

903

TOTAL HOURS
TRAINING TIME YTD

School Resource Officers Report

Job Description	Quantity
Conference with Teachers or Admin Staff	40
Individual Meetings with Students	67
Phone Conferences with Parents	16
Conferences with Parents	14
School Events	29
Classroom Visits	12
Code 5's	13
Follow Ups	6
BTAM's	11

School Coverage

Total Hours Covered: **48.75**

- Officers Chambers, Cozzoli, Grimstad and Sgt. Wright provided coverage for the above dates. Hours covered by SRO Galli and SRO Wong are not added to the coverage total since their positions are for coverage purposes.
- Greenville County Schools were on Spring Break from 3/13-3/20.

School Resource Officers Report

Charge	Sex	Race	Age	Grade	School
PWID Sch 1	M	W/H	15	9	RHS
Poss. Weapon on School Ground	M	B	14	8	GMS
Poss. Weapon on School Ground	M	W	16	12	GHS
Poss. Weapon on School Ground	M	W	17	11	GHS
Student Threats	M	W	16	10	GHS
Student Threats	M	W	15	9	GHS
Trespass after Notice					ADULT
Unlawful Communication	F	W	13	7	GMS

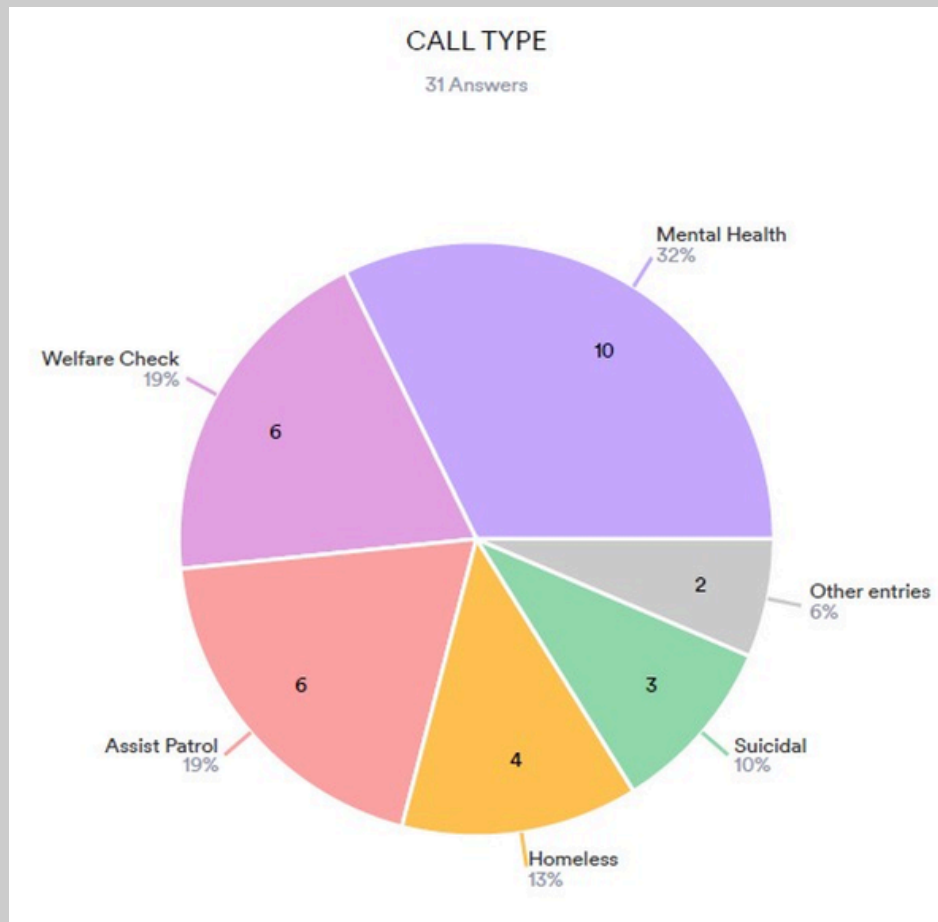
Administrative Division Activity

Community Engagement Team Activity March 2026

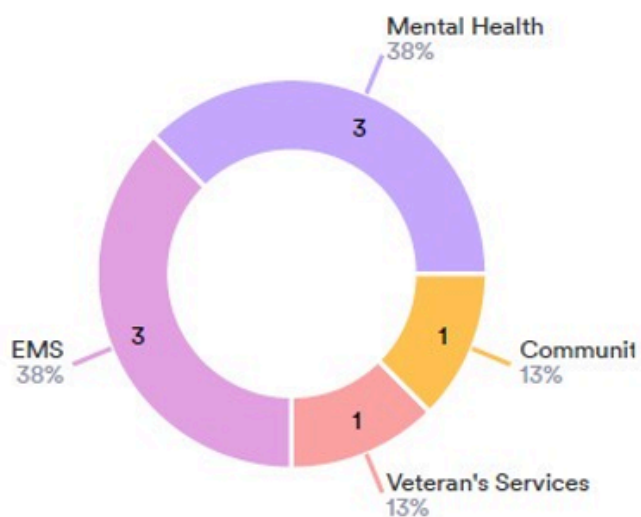
- Sgt. Wright spent 1.5 workdays at the incinerator, destroying medications that are turned into the pill box in the PD lobby.108 pounds of pills were destroyed.
- Sgt. Wright, Officers Chambers and Grimstad were all surprise readers at Crestview Elementary School for Read Across America Week.
- Sgt. Wright, Officer Ambrosio, Officer Broome, Officer Chambers, and Officer Grimstad attended Fist Bump Friday at Dunbar CDC.
- We hosted the PREP class at City Hall on 3/9.
- Sgt. Wright hosted a field trip for GHS boys club students at the Greer PD, FD, and City Court.
- Officers Chambers and Grimstad attended the Career Fair at Greer Middle School.
- We hosted the Area 1 and Area 3 Community Meeting at The Greer Library.
- #SmallsActsofKindness Police vs. GMS Students Flag Football event was a huge success. We raised almost \$1800 for GMS Athletics. IT WAS AMAZING!!
- CNT training on 3/13. SROs Akers, Godfrey, Officers Chambers and Ferrell, Sergeants Cooper and Wright all attended.
- Officers Chambers, Cozzoli, and Grimstad met with SRO Akers to plan this year's youth camp.
- Officers Chambers, Cozzoli, and Grimstad visited neighborhoods in area 4 and updated the HOA database in preparation for the next Community Meeting which is planned for May 6.
- Officers Chambers and Grimstad and Sgt. Wright were invited to present at United Bank's morning huddle on 3/31. We talked with them about safety and awareness and what to do during a crisis.They gave us donuts and asked about Officer Chambers' chicken chase!
- We all provided an hour of school coverage for the grant SRO positions to swap out equipment and qualify at GSP's range.

Administrative Division Activity

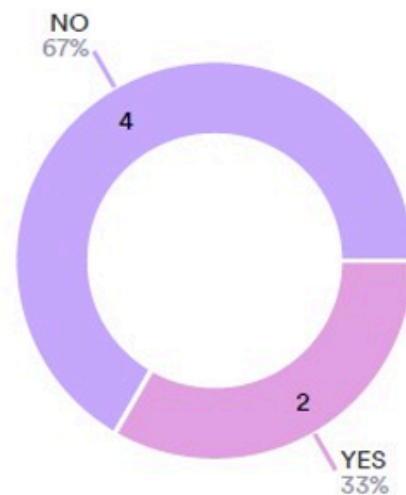
Crisis Intervention



RESOURCE OFFERED



RESOURCE ACCEPTED?



Administrative Division Activity

Recruiting

Recruiting Events Attended in February: SEVEN

March 10th-Attended Lander Career Fair
March 13th-Attended Greer Alive
March 18th-Newberry College
March 19- SC State Career Fair
March 20th-Reliant Hiring Solutions Law Enforcement Expo
March 28th-Greer the Big Bash
March 31st-Spartanburg Community Career Expo



UPO Testing:

3/24/26

Sgt. Richards
interacted with 6
individuals who
submitted
applications

The Careers page of our website continues to grow and improve.

- Digital "More Information" link active
- Digital Ride Along form active
- Digital Internship application form active

Operational Support Division

Communications Center

DISPATCH AND CALL FREQUENCY	FEB-26	MAR-26	% CHANGE FROM PREVIOUS MONTH	YEAR TO DATE 2025	YEAR TO DATE 2026	% CHANGE FROM PREVIOUS YEAR
NUMBER OF 911 CALLS	1,401	1,545	10.3%	4,845	4,515	-6.8%
INCOMING 7-DIGIT LINE CALLS	3,808	4,308	13.1%	13,021	12,389	-4.9%
POLICE CALLS FOR SERVICE	2,819	3,483	23.6%	9,985	9,545	-4.4%
FIRE CALLS FOR SERVICE	1,034	1,100	6.4%	3,514	3,394	-3.4%
TOTAL DISPATCHED CALLS	3,853	4,583	18.9%	13,499	12,939	-4.1%

Detention Center

INMATE AND PROCESS TOTAL	FEB-26	MAR-26	% CHANGE FROM PREVIOUS MONTH	YEAR TO DATE 2025	YEAR TO DATE 2026	% CHANGE FROM PREVIOUS YEAR
NUMBER OF ADULTS PROCESSED	114	121	6.1%	371	349	-5.9%
TRANSPORTED TO GREENVILLE	28	27	-3.6%	55	73	32.7%
TRANSPORTED TO SPARTANBURG	16	14	-12.5%	40	47	17.5%
INMATES TRANSPORT BY 600	6	4	-33.3%	29	24	-17.2%

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	FEB-26	MAR-26	% CHANGE FROM PREVIOUS MONTH	YEAR TO DATE 2025	YEAR TO DATE 2026	% CHANGE FROM PREVIOUS YEAR
TOTAL ITEMS ENTERED	101	100	-1.0%	555	308	-44.5%
NEW ITEMS ENTERED	88	100	13.6%	487	275	-43.5%
ITEMS PURGED	13	25	92.3%	208	68	-67.3%
ITEMS RELEASED	7	11	57.1%	20	21	5.0%
CASES SENT TO CO 23 LAB	20	0	-100.0%	8	20	150.0%
CASES SENT TO CO 42 LAB	20	0	-100.0%	22	20	-9.1%
HOURS SPENT AT LABS	4	0	-100.0%	6.5	4	-38.5%
HOURS SPENT IN COURT	30	43	43.3%	105.5	113.5	7.6%

Patrol Division

POLICE PATROL ACTIVITY	MAR-25	MAR-26	% CHANGE	LAST YTD	YTD	% CHANGE
CITATIONS ISSUED	694	562	-19.02%	1689	1427	-15.51%
ARRESTS	153	128	-16.34%	367	374	1.91%
INCIDENT REPORTS	349	331	-5.16%	979	909	-7.15%
COLLISION REPORTS	129	126	-2.33%	382	376	-1.57%
WARNING CITATIONS	652	580	-11.04%	1969	1642	-16.61%
PATROL MILES	58257	53972	-7.36%	158729	157404	-0.83%
WARRANTS SERVED	61	85	39.34%	145	219	51.03%

Patrol Division

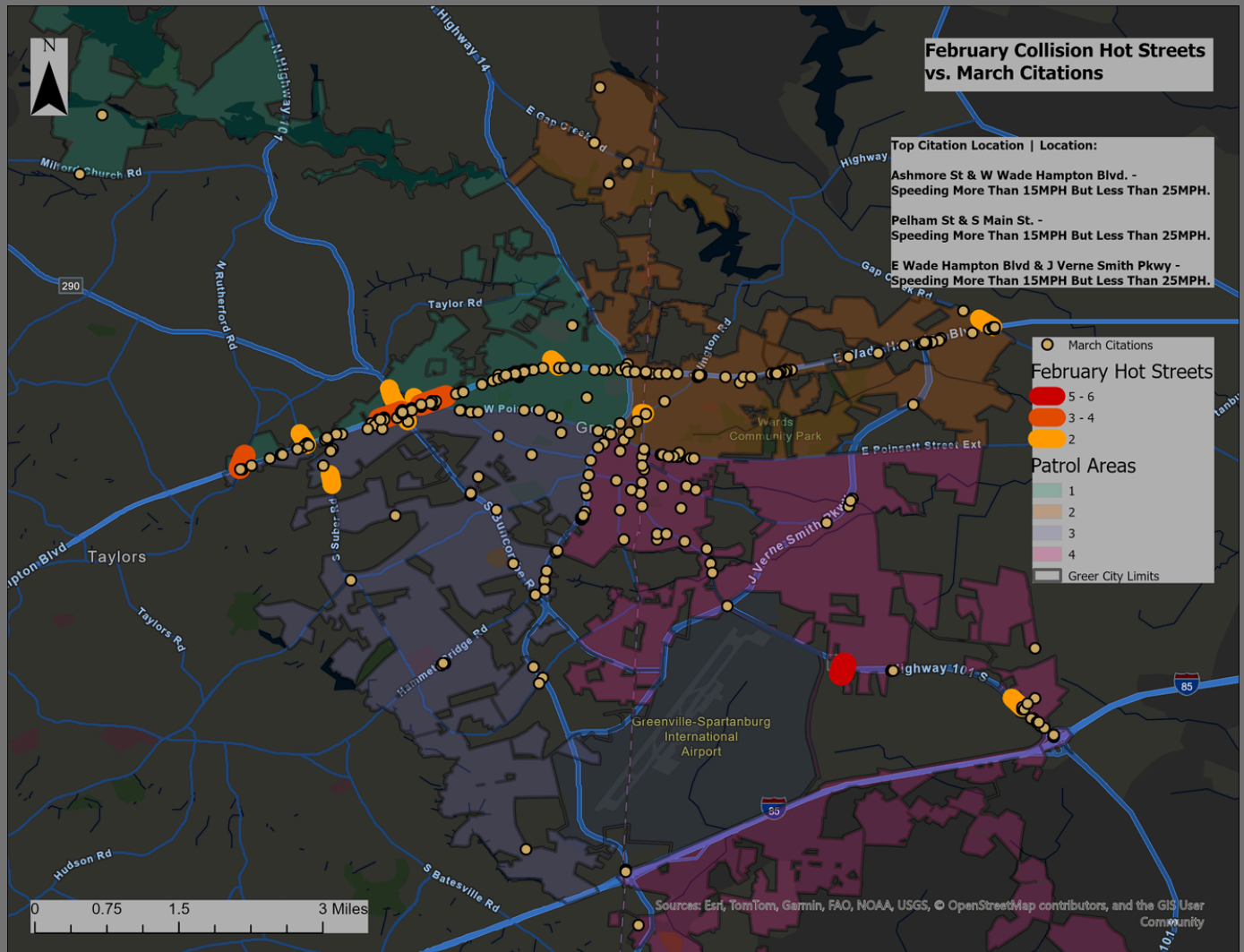
Proactive Efforts

DUI ARRESTS	DRUG CHARGES	DRIVING UNDER SUSPENSION	GENERAL SESSIONS CHARGES	WARRANTS OBTAINED
17	13	75	44	60

Shift Drug Weights

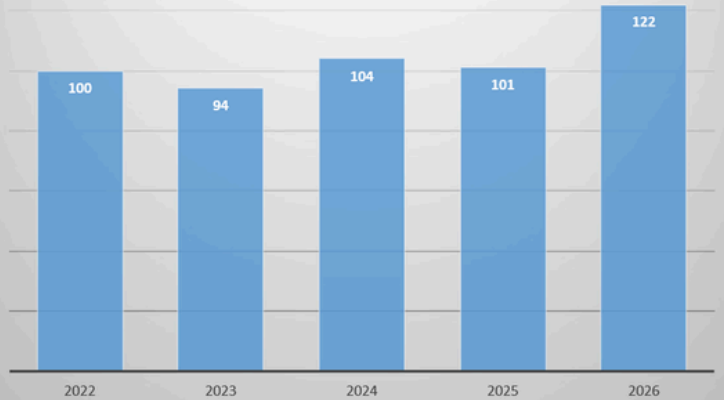
DRUG TYPE	WEIGHT
MARIJUANA	84.71 GRAMS
COCAINE	0 GRAMS
CRACK	0 GRAMS
FENTANYL	14 GRAMS
METH	10.3 GRAMS
HEROIN	0 GRAMS
SCHEDULED PRESCRIPTION PILLS	XANAX (2)
OTHER	0

Monthly Traffic Collision and Enforcement Efforts

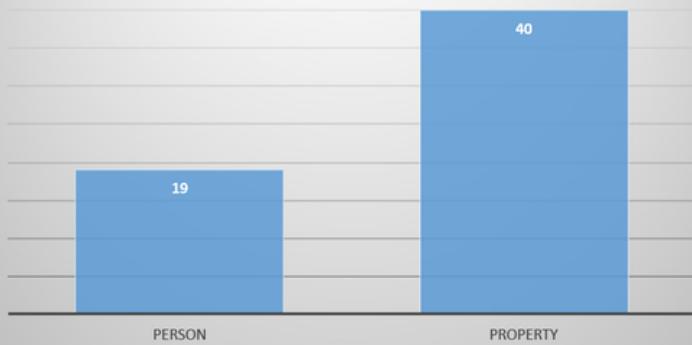


Criminal Investigations Division

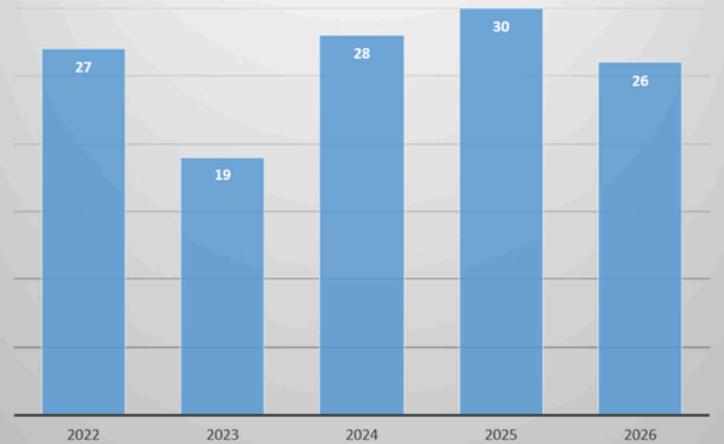
**CID Assigned Cases
2026 Total YTD**



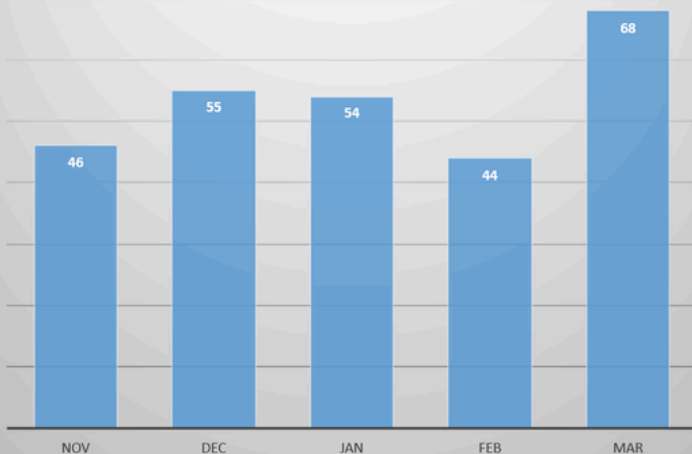
**CID Closed Cases - 2026 Total
(Admin, Ex-Clear, No Status, Unfounded, Arrest)**



**White Collar Cases
2026 Total**



**New VA Cases
MARCH 2026**



Criminal Investigations Division

NARCOTIC TIPS

- *None this month*

Criminal Investigations Division

Project Safe Neighborhoods Action Plan

Community Engagement

- Attended Area 1 & Area 3 Community Meeting to discuss issues within the community
- Discussed options for community events with Ofc. Grimstad

Collaboration with Law Enforcement Partners

- Worked with Mauldin Police Department in executing a search warrant and apprehending suspected gang members connected to a violent crime that occurred within the city limits of Greer.
- Shared intel with Greenville County Sheriff's Office Gang Unit regarding subjects involved in criminal activities in both jurisdictions.

NIBINS

- Requested additional firearms from P&E to test fire
- Transported a firearm and shell casings, in reference to a gang related attempted murder case, to SLED to be analyzed.

Gang Member Intel Database

- Gained access to SLED Gangnet Database.
- 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 - March 2026

Date: April 28, 2026

CC:

Summary:

Attachments:

1. Public Services Activity Report - March 2026



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

FROM: Public Services Department

SUBJECT: March Activity Report

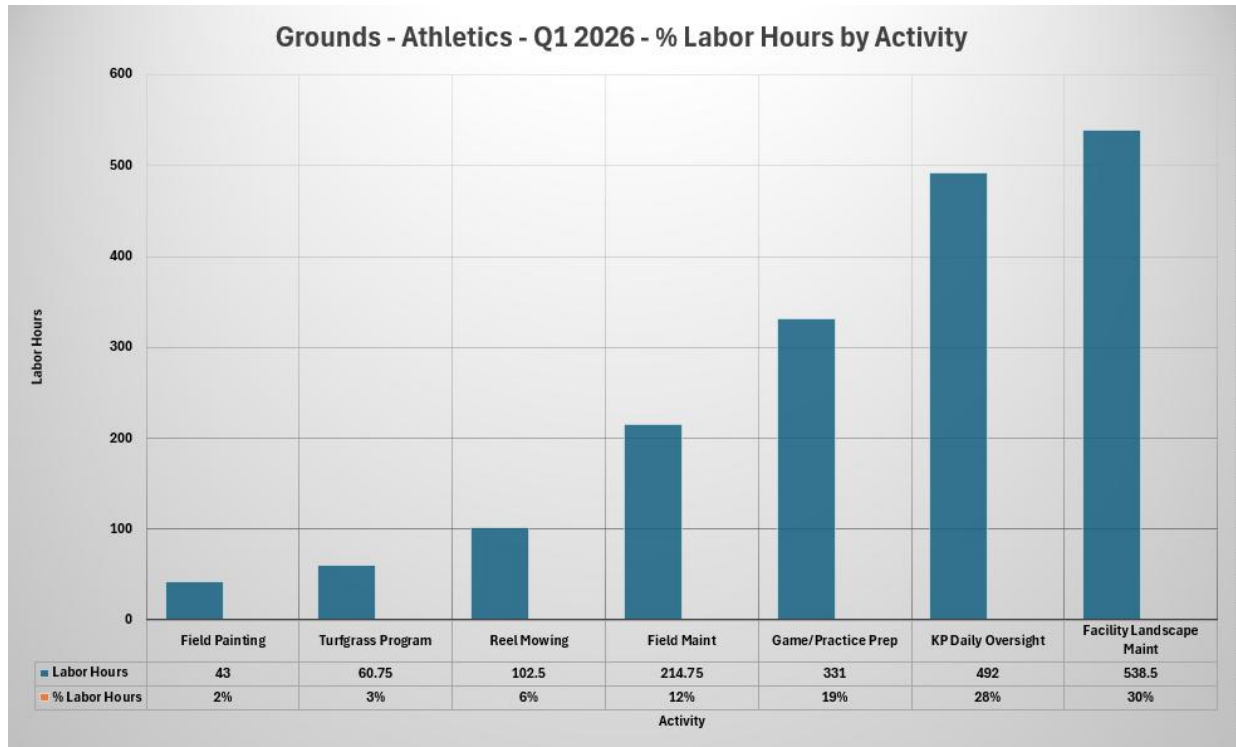
DATE: April 15, 2026

Department Involved Events

- Staff worked two [2] events in March:
 - Easter Eggstastic at City Hall on March 21, 2026
 - Six [6] staff members prepped for the event [35 hours]
 - Staff assisted with setting up/breaking down tents, tossing eggs out for the kids, and keeping trash carts emptied
 - Greer 150: Big Bash on March 28, 2026
 - Prepped the downtown area setup/breakdown tents, tables, and chairs, picked up trash and kept trash carts emptied [23 employees – 256 hours]

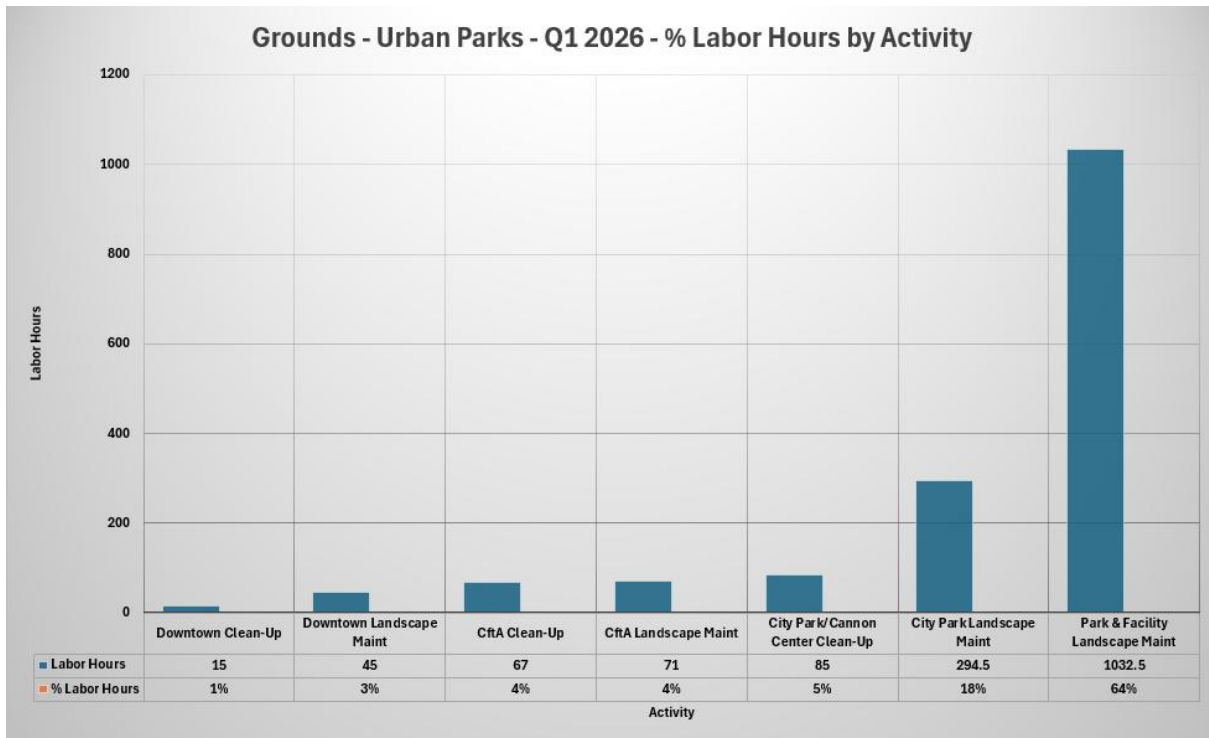
Grounds Maintenance Division

- Irrigation/Spray Tech:
 - Applied fertilizer to athletic fields at Country Club Soccer/Baseball Fields, City Stadium, Suber Soccer Fields 1-3, Century Fields 1-3, Veterans Park, and Kids Planet
 - Applied insecticide at Country Club Soccer/Baseball Fields, City Stadium, Suber Soccer Fields 1-3, Century Fields 1-3, Veterans Park, Big/Little Turner, Davenport, Stevens Field, Station 56, Station 42, and Kids Planet
 - Repaired wires in an irrigation box at Stevens Field
- Staff continued weekly reel mowing of athletic fields at County Club Soccer, City Stadium, and Suber Fields 1 -2
- Staff continue to prepare 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 brush and cleaned trash carts at The Disc Golf Course to prepare for a tournament
- Staff made repairs to the Kids Planet playground equipment
- Staff repaired backstop fencing that was curling up at Country Club Baseball Field 2



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 removed the tree that fell in the parking lot at Tryon Tennis Court
- Staff removed black tire marks from the pavers on Trade St
- Staff made landscape bed renovations around City Hall and at Randall/Depot St
- Staff installed fencing around the landscape beds at the Gazebo to help with public walking through them
- Staff prepped the following areas (lawn maintenance, pressure washing tables and concrete, hung “No Parking Signage” and blew off the walkways) for rentals/events:
 - Greer Farmers Market – upper City Park area– March 15, 2026, and March 29, 2026 [2 employees – 12 hours]
 - Greer Alive – upper City Park area – March 13, 2026 [2 employees – 6 hours]



Street Maintenance Division

- Hauled fifteen [15] loads of construction material to the landfill
- Cut grass around town for four [4] days
- Used the roadside tractor to cut back street right-of-ways for two [2] days
- Road/curbside weed spraying in the truck for two [2] days for a total of [12] twelve miles
- Hauled one [1] load of e-waste to the landfill
- Ran sweeper truck fifteen [15] days for a total of 221 miles
- Removed brush from city streets one [1] day
- Two staff members continue daily clean-up at the Convenience Center (20 days -300 hours)
- Staff picked up roadside litter on Chick Spring Rd and Blackwell Rd [4 employees – 2 days]
- Staff cut Jason Street Cemetery [3 employees – 12 hours]
- Replaced the storm drain box on Cunningham Dr
- Removed limbs that were hanging low over the road on Bennet St and Able St
- Trimmed trees back at the entrance to Century Park and at the OC

- Moore St: Closure, removal, and renovation to prepare for railroad crossing work. Project in conjunction with Norfolk Southern and SCDOT
- Installed two [2] benches at Little Turner
- Staff repaired three [3] potholes:
 - Stokes St
 - Cannon St and Trade St
 - Victor Rd
- Staff repainted the following stop bars leading up to stop signs:
 - Snow St and Poplar Dr
 - Snow St and Pelham St
 - Victor Hill Rd and Hwy 80

Education:

- Two staff members attended CDL class March 3-6, 2026, and have received their CDL Class B license

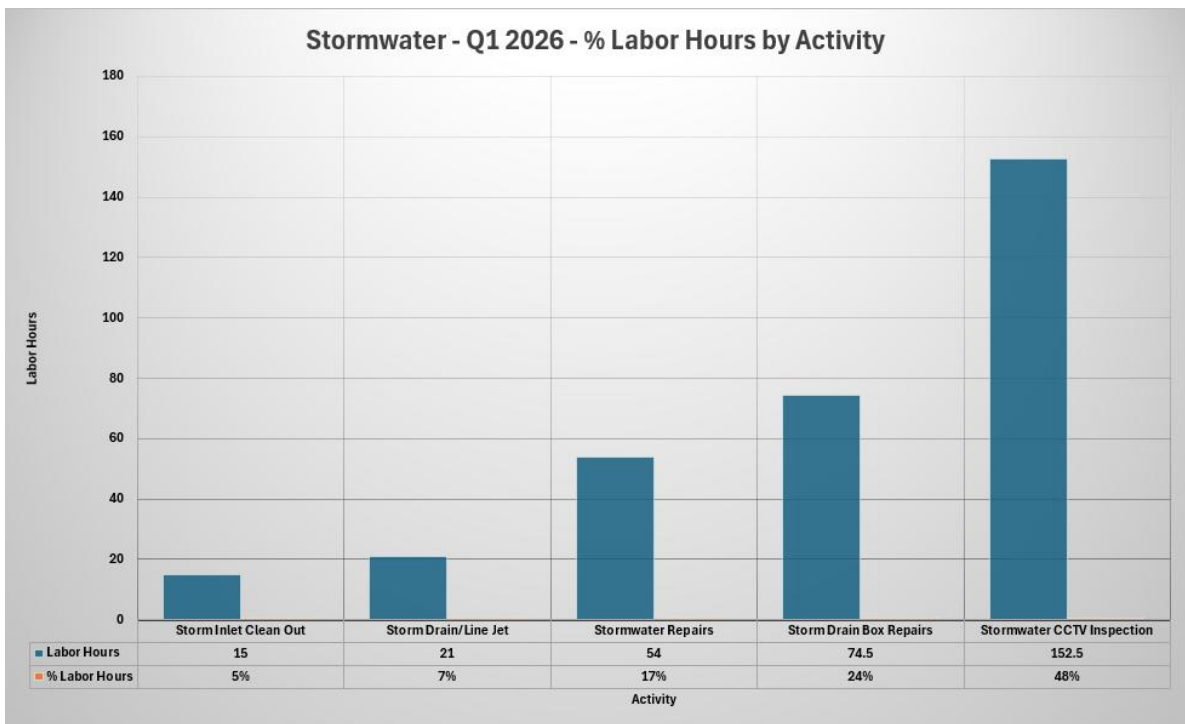
Signs Repaired/Replaced/New

- Staff repaired/replaced/set seven [7] street signs:
 - Highland Dr and Memorial Dr Ext
 - Oneal Church Rd and Hwy 101
 - Ridgewood Dr
 - Kist Rd
 - Harvey Rd
 - Forest St
 - S Line St

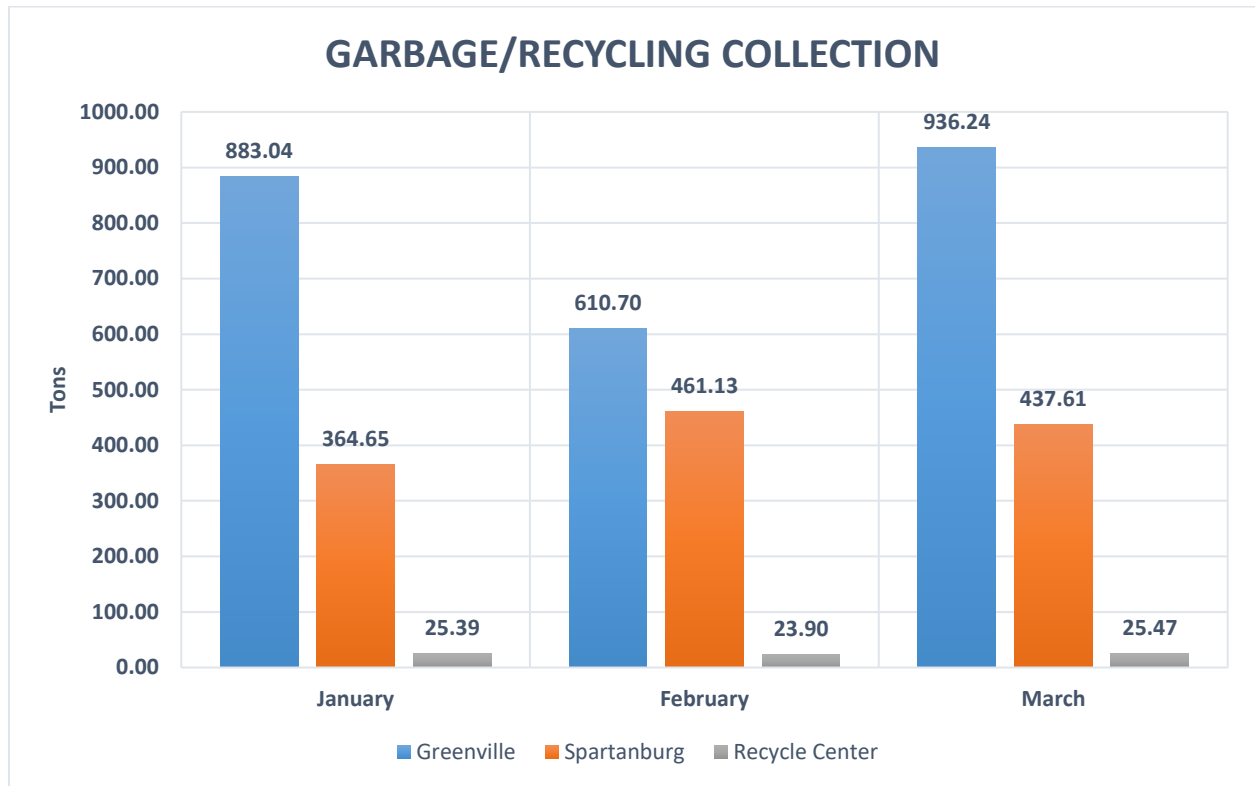


Stormwater Division

- Jetted [40 LF] of pipe on Gary Armstrong Rd and applied crusher run at the inlet to help control erosion



Solid Waste Division



YTD Fiscal Year Totals: Greenville 8118.88 + Spartanburg 3798.46 = **11,917.34**

Bins & Carts Delivered

NEW HOME TRASH CARTS: **38** REPAIRED TRASH CARTS: **19**

YARD WASTE CARTS: **8** REPLACED TRASH CARTS: **33**

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

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

Memorandum

To: City Council

From:

Subject: Social Media & Website Activity Report - March 2026

Date: April 28, 2026

CC:

Summary:

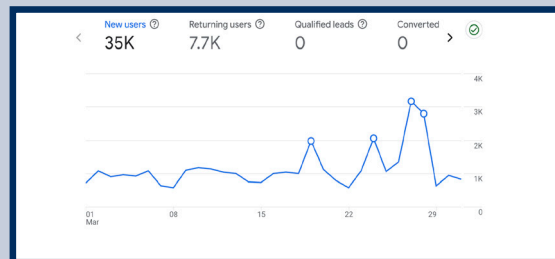
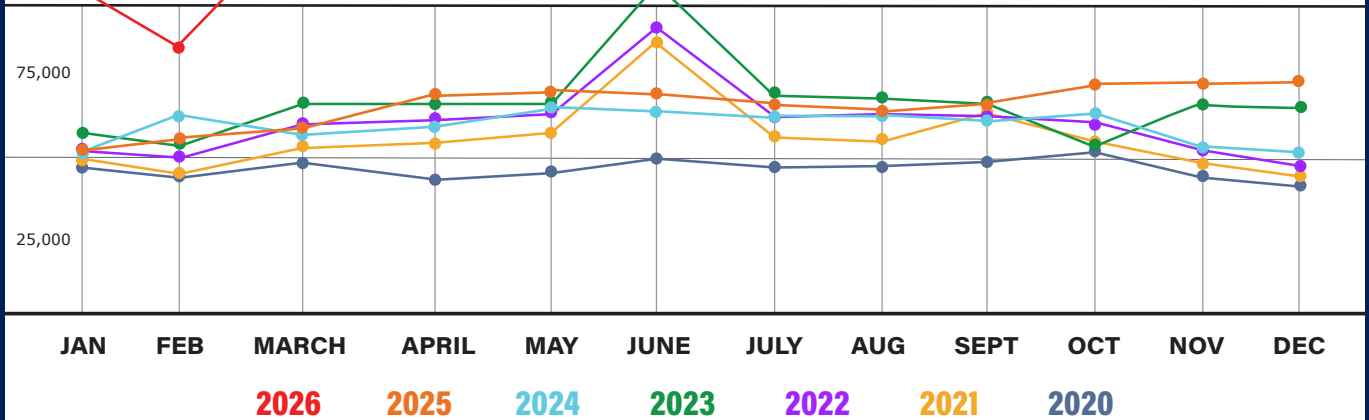
Attachments:

1. Social Media and Website Activity Report - March 2026

WEBSITE REPORT

MARCH 1 - MARCH 31 , 2026

TOTAL PAGE VIEWS BY MONTH



VISITORS TO CITYOFGREER.ORG

Total Users: 36,967

New Users: 34,963

	First user prom...Channel Group)	Total users	New users	Returning users	Average engagement time per active user
		36,967	34,963	7,728	44s
		100% of total	100% of total	100% of total	Avg (s)
1	Direct	14,510 (39.25%)	14,161 (40.5%)	2,431 (31.46%)	28s
2	Organic Search	13,991 (37.7%)	12,430 (35.55%)	3,874 (50.13%)	59s
3	Referral	3,874 (10.32%)	3,445 (9.85%)	1,030 (13.33%)	1m 22s
4	Organic Social	2,654 (7.19%)	2,592 (7.41%)	119 (1.54%)	10s
5	Paid Social	975 (2.64%)	960 (2.75%)	37 (0.48%)	3s

RETENTION

MONTHLY PAGE VIEWS: 107,923 *Highest ever recorded

Avg. Page Views Per Session: 2.95

TOP USERS BY LOCATION

Greer, SC - 8,342 Users

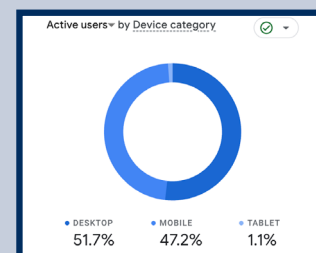
Atlanta, GA - 4,013 Users

Singapore - 1,856 Users



MOST VIEWED WEBSITE PAGES

- Home
- Events Calendar
- Big Bash Know Before You Go News Article
- Greer150
- Staff Directory
- PD/Records & Reports/ Specific Report
- Find Your Career in Greer
- Parks, Trails & Facilities
- PRT/Events/Easter Eggastic
- PRT/Facility Rentals
- PD Home Page
- Apply
- PRT/Recreation/Summer Camps
- PRT/Youth Athletics/Youth Baseball
- PRT/Events

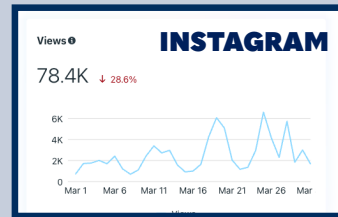
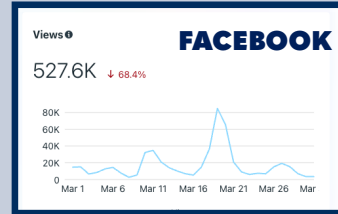
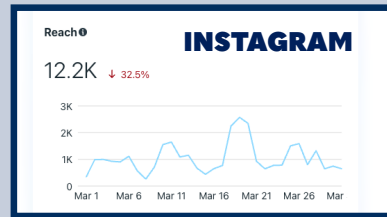
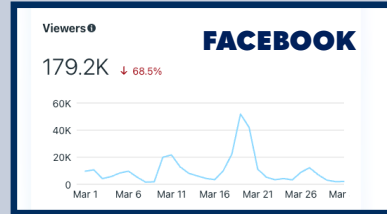


SOCIAL MEDIA REPORT

MARCH 1 - MARCH 31, 2026

TOTAL REACH

Facebook: 179.2k
Instagram: 12.2k

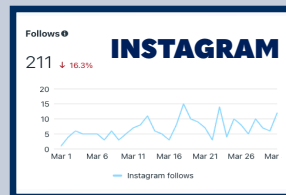


TOTAL VIEWS

Facebook: 527.6k
Instagram: 78.4k

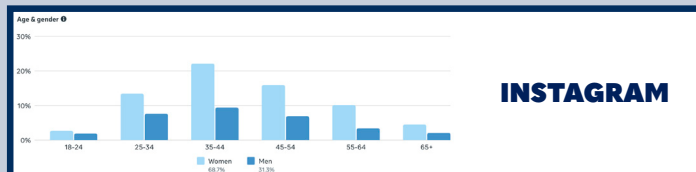
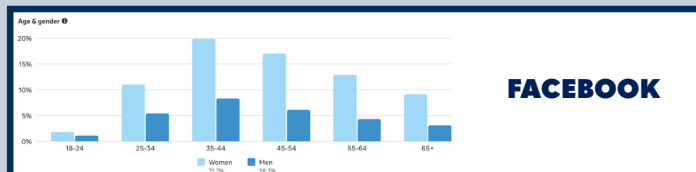
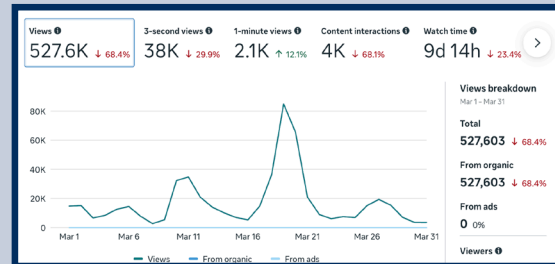
NEW FOLLOWERS

Facebook: 456
Instagram: 211



VIDEO PERFORMANCE

Time Viewed: 9 days 14 hours (13,800 minutes)
Interactions: 4k



AUDIENCE METRICS

Top Views by City (Facebook)
Greer (30.1%) (up from 30.5% last month)
Greenville (7.7%) (down from 8.8% last month)
Taylors (6.7%) (down from 6.1% last month)

Top Views by City (Instagram)
Greer (25.8%) (down from 26% last month)
Taylors (9.6%) (up from 10% last month)
Greenville (6.1%) (down from 5.8% last month)

4k Content Interactions on FB
2.3k Content Interactions on IG

16,552 FB Followers
10,647 IG Followers

Highest Engagement Days on FB:
March 19 & 20

Highest Engagement Days on IG:
March 19 & 25

Memorandum

To: City Council

From:

Subject: Andy Merriman, City Administrator

Date: April 28, 2026

CC:

Summary:

Attachments:

None

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: Councilman Paul Lamb

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. Harvey

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.

Tammy 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)

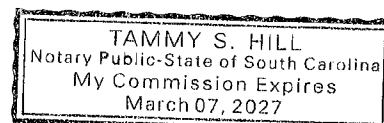
Acknowledgment

County of Greenville)

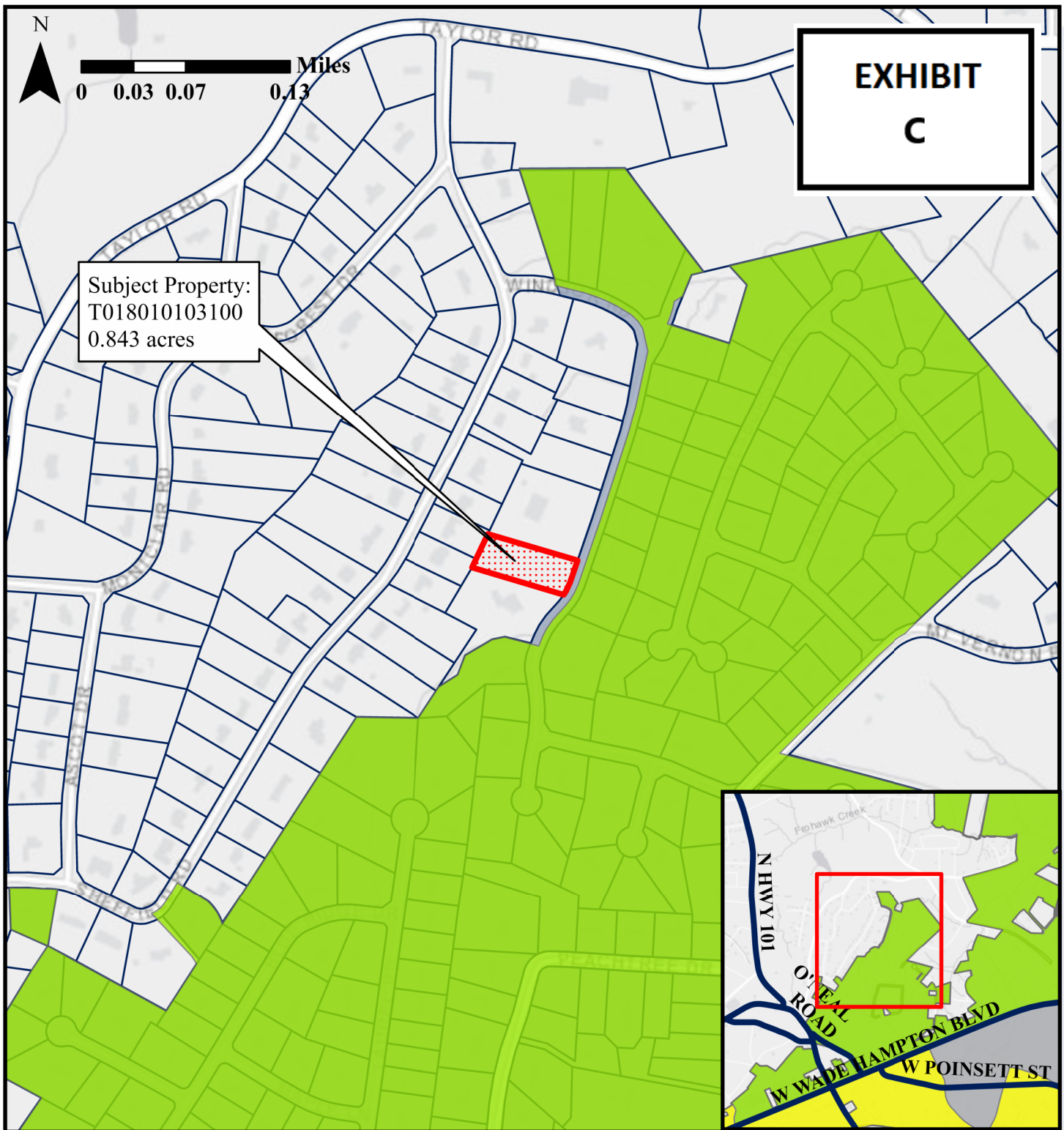
I, Tammy S. Hill, Notary Public for the State of South Carolina, do hereby certify that Derian J. Sizemore, Bradley Ray Jones, and Sandra Powers personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

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.



2023023575 PL BK 1461 PG 0005 (LAST PAGE)Page 127 of 189



**EXHIBIT
C**

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.

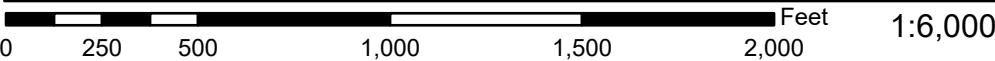
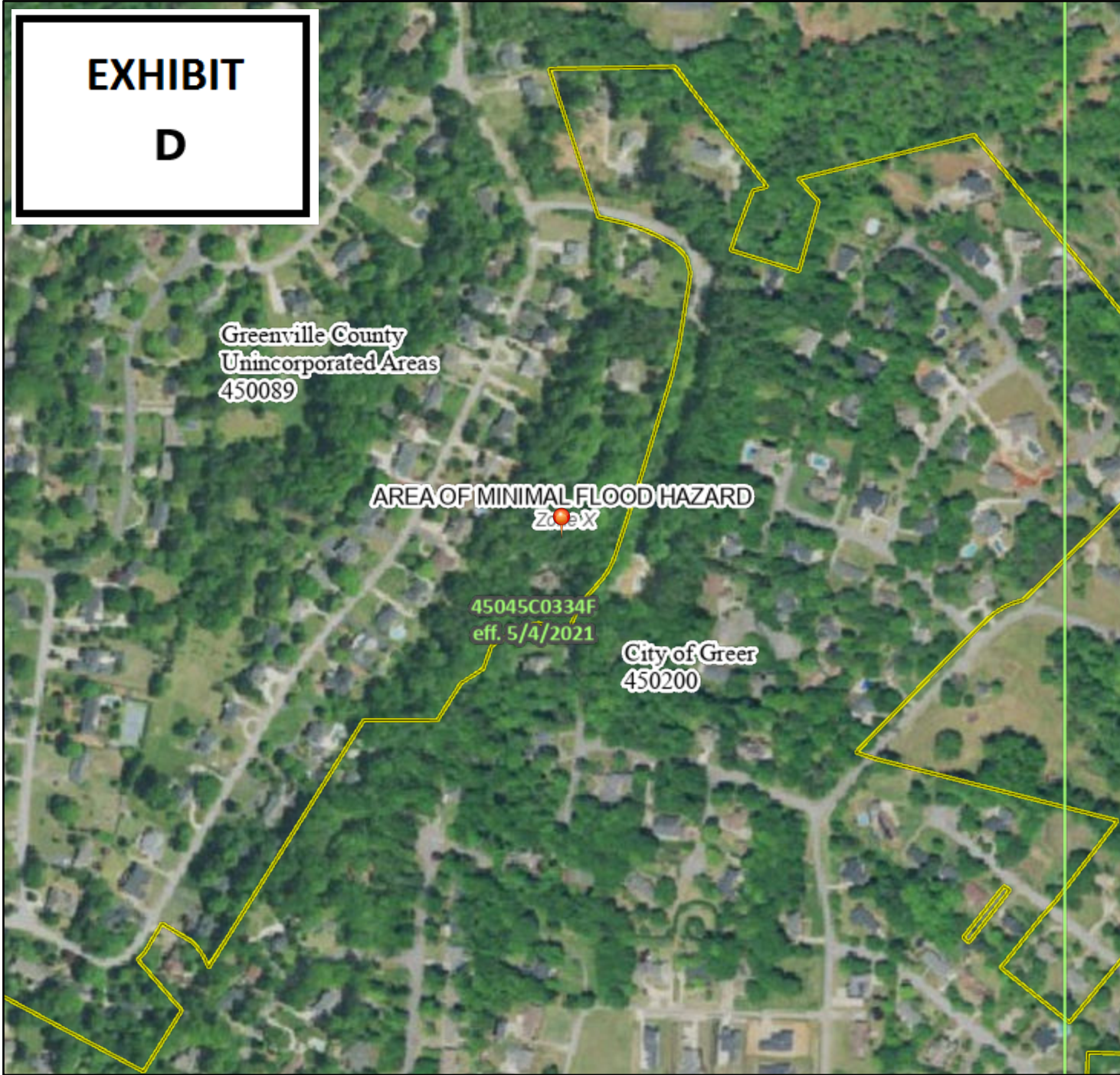


National Flood Hazard Layer FIRMMette



82°15'36"W 34°57'27"N

EXHIBIT
D



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 Cross Sections with 1% Annual Chance Water Surface Elevation
		Coastal Transect
		Base Flood Elevation Line (BFE)
		Limit of Study
		Jurisdiction Boundary
		Coastal Transect Baseline
		Profile Baseline
		Hydrographic Feature
MAP PANELS		Digital Data Available
		No Digital Data Available
		Unmapped



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

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

The flood hazard information is derived directly from the authoritative NFHL web services provided by FEMA. This map was exported on 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 23 day of 02, 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)
Steve Davis	209 Windsor Rd.	T018010103100
Susan Davis	209 Windsor Rd	T018010103100
		T018010103100
		T018010103100
		T018010103100

I hereby request that the property be zoned: Greer City Limits

** 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 23 day of 02, 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)

Susan Davis

Signature of Owner/Partnership/LLC/Agent

Susan Davis

Print Name of Owner/Partnership/LLC/Agent

Steve Davis

Signature of 2nd Owner/Partner/Corporate Secretary

Steve Davis

Print Name of 2nd Owner/Partner/Corporate Secretary

209 Windsor Rd. Greer, SC 29651

(Affix Corporate Seal)

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

ZONING REPORT
STAFF REPORT TO THE GREER PLANNING COMMISSION
Monday, April 13, 2026

DOCKET: AN 26-03

APPLICANT: Susan Davis

PROPERTY LOCATION: 209 Windsor Road

TAX MAP NUMBER: T018010103100

EXISTING ZONING: Unzoned Greenville County

REQUEST: Annex and zone to Suburban Neighborhood

SIZE: 0.843 Acres

COMPREHENSIVE PLAN: Traditional Neighborhood

ANALYSIS: **AN 26-03**

AN 26-03 is an annexation and zoning request for one parcel located at 209 Windsor Road with a total acreage of 0.843 acres. The request is to annex and zone the parcel to Suburban Neighborhood and the intent is to build one single-family detached home.

Surrounding land uses and zoning include:

North: Unzoned Greenville County - residential
East: Rural Residential (RR) - residential
South: Unzoned Greenville County – residential
West: Unzoned Greenville County - residential

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

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

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

STAFF RECOMMENDATION: Approval

PLANNING COMMISSION RECOMMENDATION: Approval

ACTION – Ms. Jones made a motion to recommend approval of AN 26-03, annexing and zoning one (1) parcel as Suburban Neighborhood (SN). Ms. Medford seconded the motion. The motion passed with a vote of 5-0.

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: Councilman Jay Arrowood

First Reading: March 24, 2026

Second and
Final Reading: April 28, 2026

APPROVED AS TO FORM:

Daniel R. Hughes, City Attorney



2007036348 DEED
2 PGS
Book DE 2262 Page 258-259
April 13, 2007 02:40:06 PM Cons \$5.00
Rec \$10.00 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 McClacken
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

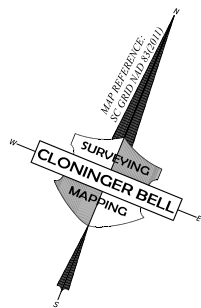
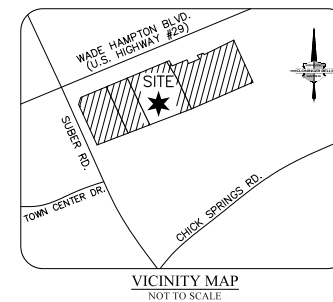


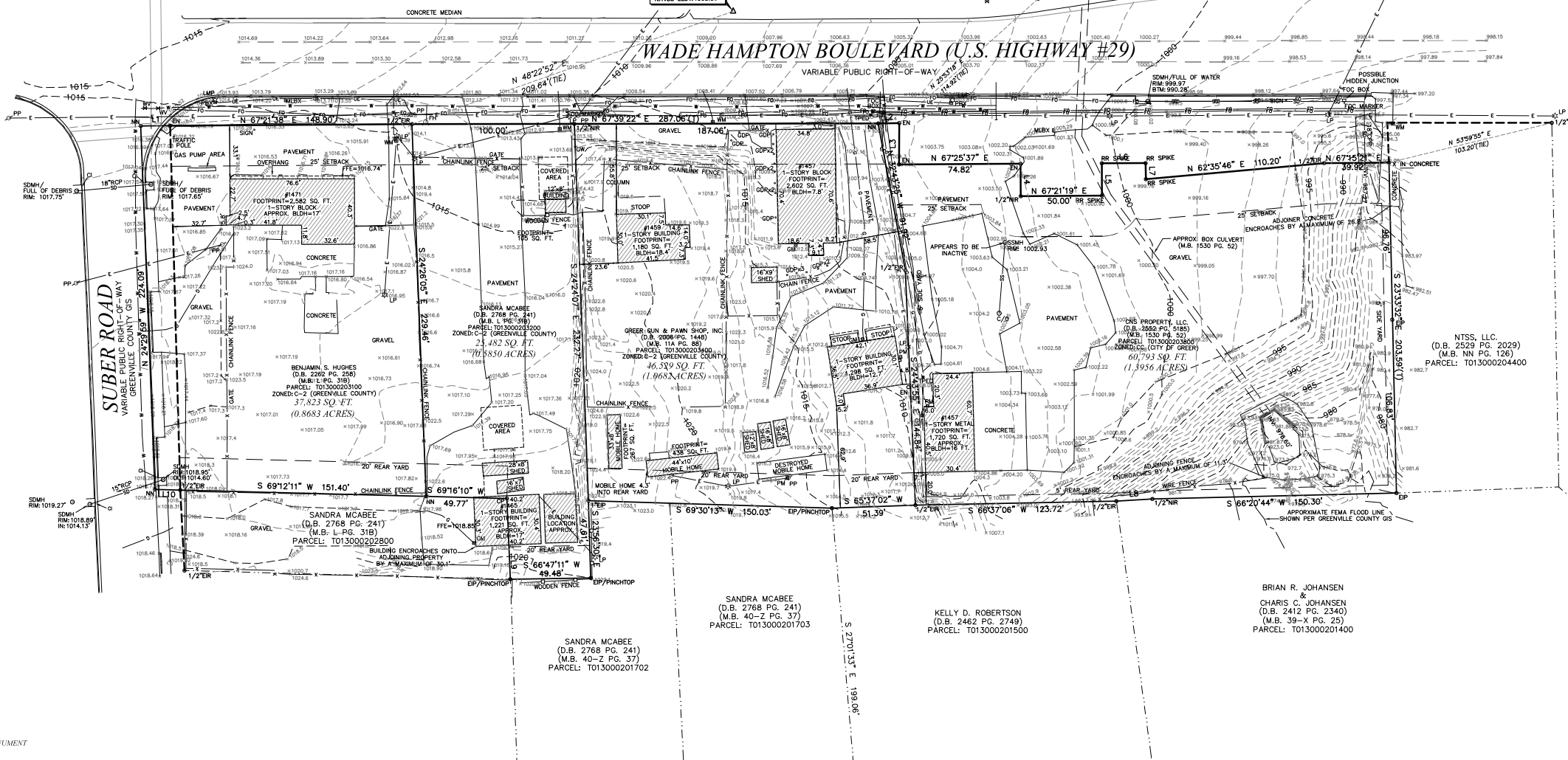
EXHIBIT B



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

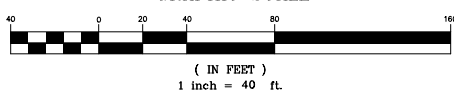
CONTROL POINT (NAIL)
SC GRID NAD83
N=131801.48
E=1618784.20
NAVD83 ELEV=1008.96



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 NSPS, 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
justinc@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

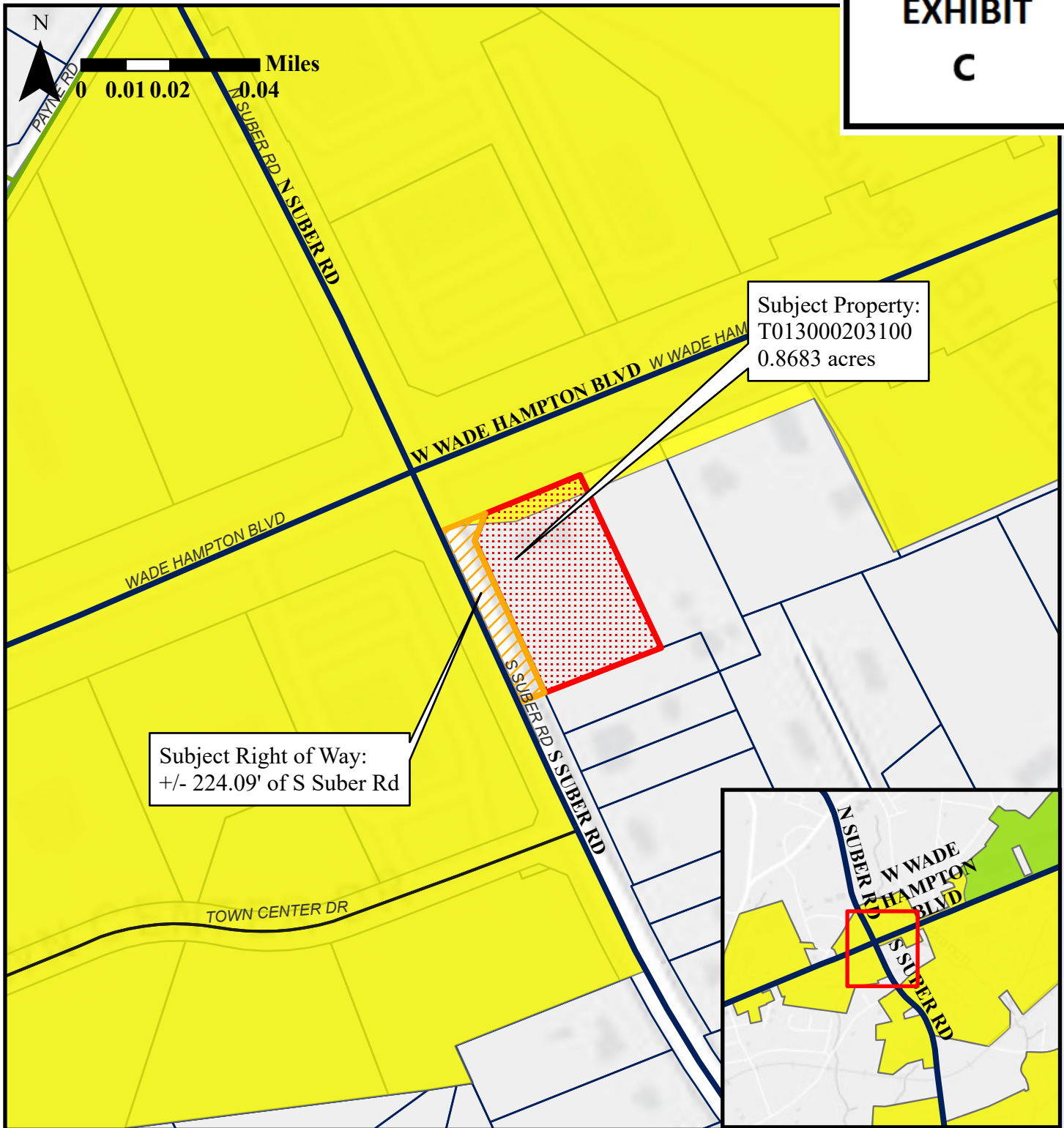


CLONINGER BELL
SURVEYING & MAPPING, LLC
107 RIVERSIDE DR.
MCADENVILLE, NC 28101
704.864.9007

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

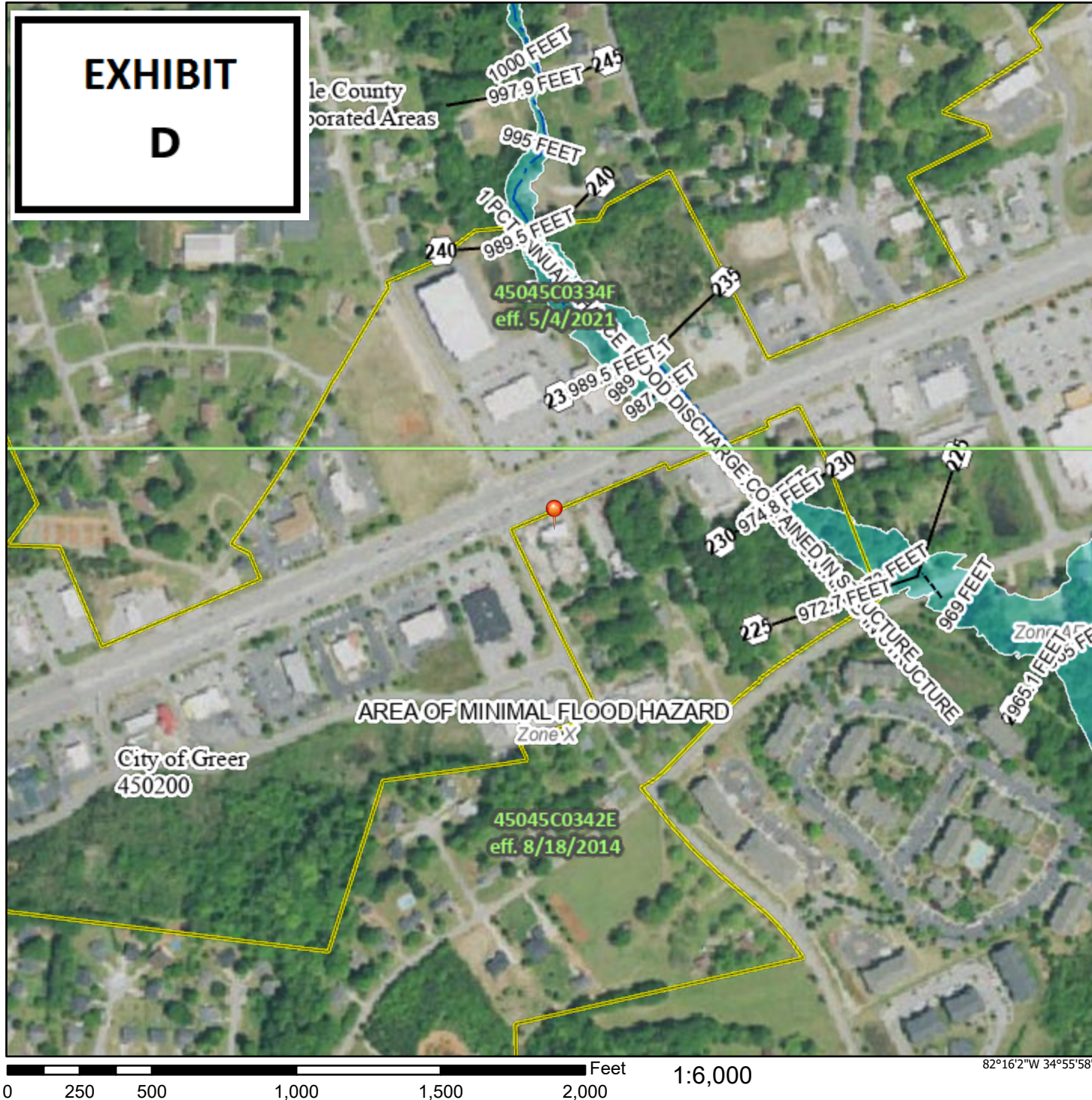
The City of Greer Planning & Development Department does not guarantee the accuracy or the correctness of this map nor assumes any legal responsibility for the information contained on it. This map is not a legal document. This map is based on the SC State Plane Coordinate System using the 1983 North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

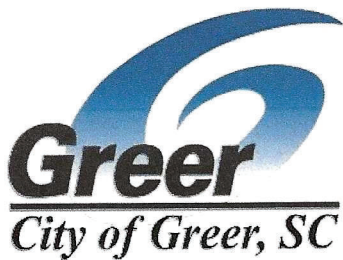


The pin displayed on the map is an approximate point selected by the user and does not represent an authoritative property location.

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

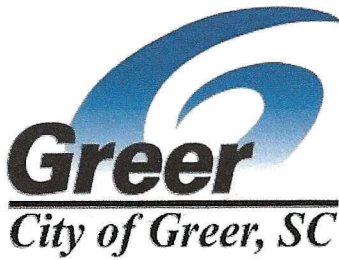
☒

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.

ZONING REPORT
STAFF REPORT TO THE GREER PLANNING COMMISSION
Monday, April 13, 2026

DOCKET: AN 26-04

APPLICANT: Woodhaven Development Group

PROPERTY LOCATION: 1471 W. Wade Hampton Blvd.

TAX MAP NUMBER: T013000203100

EXISTING ZONING: Unzoned Greenville County

REQUEST: Annex and zone to Commercial Corridor (CC)

SIZE: 0.8683 Acres

COMPREHENSIVE PLAN: Suburban Commercial

ANALYSIS: **AN 26-04**

AN 26-04 is an annexation and zoning request for one parcel located at 1471 W. Wade Hampton Blvd. with a total acreage of 17.41 acres. The request is to annex and zone the parcel as Commercial Corridor and the intent is to build a commercial development.

Surrounding land uses and zoning include:

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

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

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

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

STAFF RECOMMENDATION: Approval

PLANNING COMMISSION RECOMMENDATION: Approval

ACTION – Ms. Medford made a motion to recommend approval of AN 26-04, annexing and zoning one (1) parcel as Commercial Corridor (CC). Mr. Lavender seconded the motion. The motion passed with a vote of 5-0.

Memorandum

To: City Council

From:

Subject: Award Recommendation - Project #2026-016 Greer City Hall Interior Renovation
The City of Greer Capital Projects Department solicited sealed bids from qualified offerors for Greer City Hall Interior Renovation. The project cost was budgeted in the General Fund. The bid opening was held on April 2, 2026, at 11 a.m. A total of three (3) bids were received. Bid Summary attached for reference. Staff recommends awarding approval for the Greer City Hall Interior Renovation contract to P + F Construction LLC in the amount of \$127,999 and authorizes execution of the necessary documents. (Action Required)
Roselyn Carcamo | Procurement & Grants Supervisor

Date: April 28, 2026

CC:

Summary:

Attachments:

1. Council Memo Project #2026-016 Greer City Hall Interior Renovation



MEMO

To: Andy Merriman, City Administrator

From: Rosalyn Carcamo, Procurement & Grants Supervisor

Date: April 28, 2026

Subject: Award Recommendation
Project #2026-016 Greer City Hall Interior Renovation

The City of Greer Capital Projects Department solicited sealed bids from qualified offerors for Greer City Hall Interior Renovation. The project cost was budgeted in the General Fund.

The bid opening was held on April 2, 2026, at 11 a.m. A total of three (3) bids were received. Please see attached bid summary for reference.

Staff recommends award approval for the Greer City Hall Interior Renovation contract to P + F Construction LLC in the amount of \$127,999 and authorizes execution of the necessary documents.

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 #2026-016 Greer City Hall Interior Renovation received by the City of Greer.

<u>Company</u>	<u>Location of Company</u>	<u>Price</u>
P + F Construction, LLC	290 McCarter Road #1341 Fountain Inn, SC 29644	\$127,999.00
Bihn Construction LLC	110 E Butler Road Suite F Mauldin, SC 29662	Ineligible Bidder \$115,880.00
International Construction LLC	P.O. Box 1562 Simpsonville, SC 29681	Ineligible Bidder \$74,156.00

CITY ADMINISTRATION

ORDINANCE NUMBER 12-2026

AN ORDINANCE TO CHANGE THE ZONING CLASSIFICATION OF A CERTAIN PROPERTY OWNED BY MACBUILT CONSTRUCTION LLC LOCATED AT 202 FORD STREET FROM MANUFACTURING AND LOGISTICS (ML) TO TRADITIONAL NEIGHBORHOOD (TN)

The City Council of Greer makes the following findings:

This ordinance pertains to a certain property owned by MacBuilt Construction LLC located at 202 Ford Street and more clearly identified by the attached City of Greer Map specifying Greenville County Parcel Number G008000201200 containing approximately 0.5 +/- acres attached hereto marked as Exhibit A, Title to Real Estate attached hereto marked as Exhibit B; and the Survey attached hereto marked at Exhibit C.

1. The owner desires to change the zoning classification of its property and has shown the need for such use to the Greer Planning Commission at a public hearing held on April 13, 2026.
2. To accomplish the desired change in use in the most effective manner, the zoning classification should be changed to Traditional Neighborhood (TN).
3. The proposed use is in keeping with the general character of the surrounding property.

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

The zoning classification of property located at 202 Ford Street more particularly identified by the attached City of Greer Map specifying Greenville County Parcel

Number G008000201200 containing approximately 0.5 +/- acres attached hereto marked as Exhibit A shall be changed from Manufacturing and Logistics (ML) to Traditional Neighborhood (TN).

This ordinance shall be effective upon second reading approval thereof.

CITY OF GREER, SOUTH CAROLINA

Richard W. Danner, Mayor

ATTEST:

Tammela Duncan, Municipal Clerk

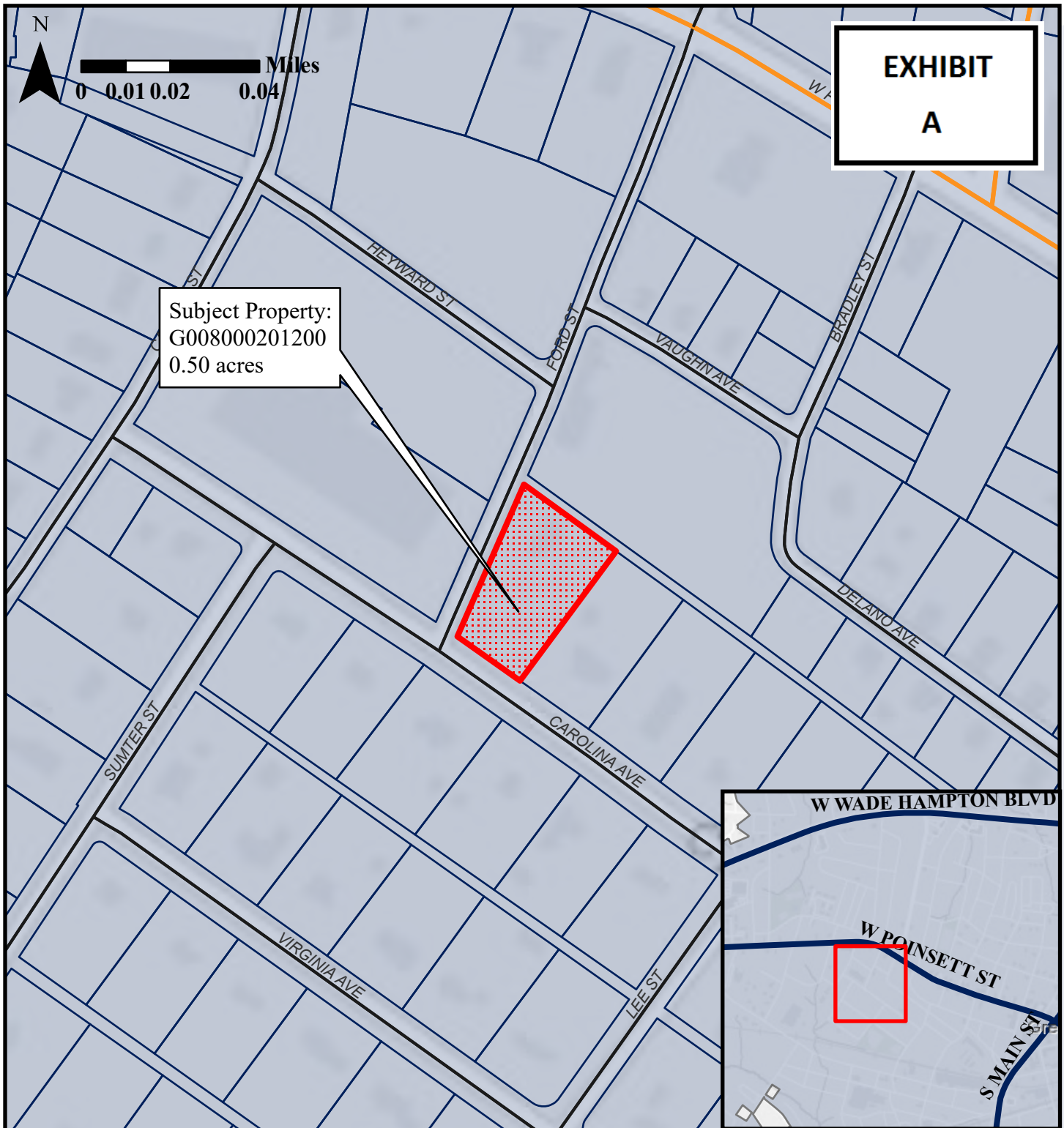
Introduced by:

First Reading: April 28, 2026

Second and
Final Reading: May 12, 2026

Approved as to Form:

Daniel R. Hughes, City Attorney



**EXHIBIT
A**

Subject Property:
G008000201200
0.50 acres

Location Map: Ordinance 12-2026

Case Number: RZ 26-02

Legend

 City Limits
 Parcels

 Ord 12-2026 (202 Ford St
ML to TN)

Created by the City of Greer Planning & Development Department: 4/15/2026 2:38 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:
HOLLIDAY INGRAM, LLC
 25 E. Court Street, Suite 201, Greenville, SC 29601

State of South Carolina)

County of Greenville)

TITLE TO REAL ESTATE

KNOW ALL MEN BY THESE PRESENTS, THAT WE, Judy Gail Reid a/k/a Judy O. Reid Johnson, Jody Thomas Oliver, and Scott Dennis Oliver, (hereinafter called "Grantors"), in consideration of the sum of **NINETY THOUSAND AND 00/100 DOLLARS (\$90,000.00)**, to the Grantors in hand paid at and before the sealing of these presents, by **MacBuilt Construction, LLC**, (hereinafter called "Grantee") of the State of South Carolina, the receipt of which is hereby acknowledged, has/have granted, bargained, sold and released, and by these presents does grant, bargain, sell and release unto the said Grantee,

MacBuilt Construction, LLC,
its successors and assigns forever,

ALL that parcel or lot of land, situate, lying and being in the State of South Carolina, County of Greenville, Chick Springs Township, designated as Lot No. 12 on plat entitled, "Development No. 2, Victor Monaghan Co., Division of J. P. Stevens & Co., Inc., Greer Plant," prepared by Dalton & Neves, dated April 1947, recorded in the Register of Deeds Office for Greenville County, in Plat Book "P" at Page 119, and having following courses and distances:

BEGINNING at an iron pin on the Northeast side of Carolina Avenue, joint corner of Lots Nos. 11 and 12, and running thence with said Avenue, N. 54-39 W. 85 feet to an iron pin; thence N. 56-31 W. 46.5 feet to an iron pin; thence N. 33-29 E. 189.1 feet to an iron pin on alley; thence with alley, S. 54-41 E. 138.1 feet to an iron pin; thence S. 35-21 W. 187.6 feet to the BEGINNING.

This being that same property conveyed unto Gail Wood Oliver and Willie Thomas Oliver by Deed from Dorothy J. Wood reserving a life estate, dated 05/02/1969 and recorded on 05/05/1969 in Deed Book 867 at Page 285, in the Office of the Register of Deeds for Greenville County, South Carolina. Gail Wood Oliver died testate on 03/04/2012 devising her interest in the property to Willie Thomas Oliver as shown by that Deed of Distribution recorded on 02/04/2013 in Deed Book 2418 at Page 5727 in the same Register of Deeds Office. Willie Thomas Oliver died on 01/21/2014 devising his interest in the property to Judy Gail Reid aka Judy O. Reid Johnson, Jody Thomas Oliver, and Scott Dennis Oliver as shown by that Deed of Distribution recorded on 10/15/2014 in Deed Book 2453 at Page 2123 in the same Register of Deeds Office.

This conveyance is made subject to any restrictions, reservations, zoning ordinances or easements that may appear of record on the recorded plats or on the premises.

Grantee's Address: 202 Ford Street, Greer, SC 29650

TMS No.: G008.00-02-012.00

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

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

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

Any reference to this instrument to the singular shall include the plural, and vice versa. Any reference to one gender shall include the opposite, including the neutral. Such words of inheritance shall be applicable as are required by the gender of the Grantee(s).

WITNESS the Grantor's hand and seal this the 29 day of March, 2019.

SIGNED, SEALED AND DELIVERED
in the presence of:

[Signature]
Witness No. 1

Judy Gail Reid a/k/a Judy O. Reid Johnson
Judy Gail Reid a/k/a Judy O. Reid Johnson

[Signature]
Witness No. 2

Jody Thomas Oliver
Jody Thomas Oliver

Scott D Oliver
Scott Dennis Oliver

State of South Carolina)

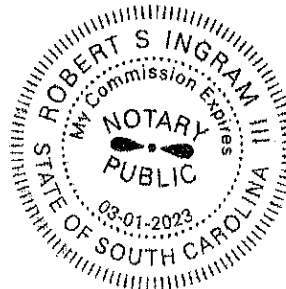
County of Greenville)

ACKNOWLEDGMENT

I, Robert S Ingram III, a Notary Public for the State of South Carolina, do hereby certify that the above-named Grantor(s), personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

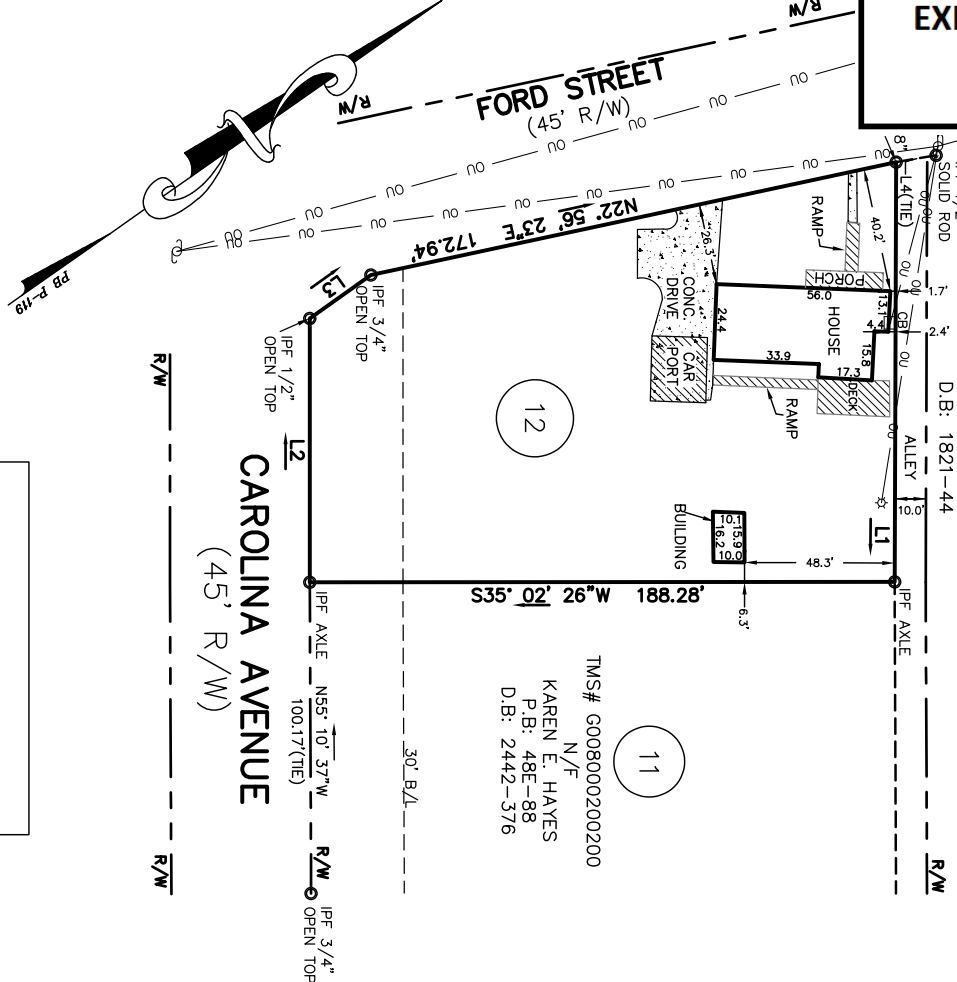
SWORN to before me this 29 day of March, 2019.

[Signature] (SEAL)
Notary Public for South Carolina
My Commission Expires: 3-1-23



TMS# G008000200200

N/F
MORRIS K. HOWARD
D.B: 1821-44



TMS# G008000200200

N/F
KAREN E. HAYES
P.B: 48E-88
D.B: 2442-376

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 REQUIREMENTS OF THE MINIMUM STANDARDS MANUAL FOR THE PRACTICE OF LAND SURVEYING IN THE STATE OF SOUTH CAROLINA, AND MEETS OR EXCEEDS THE REQUIREMENTS FOR A CLASS "A" SURVEY AS SPECIFIED THEREIN. THIS PROPERTY IS NOT LOCATED WITHIN A DESIGNATED FLOOD HAZARD AREA.
- 2) THIS PROPERTY IS SUBJECT TO ANY AND ALL EXISTING RIGHT-OF-WAYS FOR ROADS, UTILITIES AND ANY OTHER EASEMENTS THAT MAY APPEAR OF RECORD.
- 3) THE WORDS "CERTIFY", "CERTIFIED" OR "CERTIFICATION" AS USED HEREIN ARE UNDERSTOOD TO BE AN EXPRESSION OF PROFESSIONAL OPINION BY THE SURVEYOR, BASED UPON HIS BEST KNOWLEDGE, INFORMATION AND BELIEF, AS SUCH, DO NOT CONSTITUTE A GUARANTEE NOR A WARRANTY, EXPRESSED OR IMPLIED.

LEGEND

- IPS IRON PIN SET
- IPF IRON PIN FOUND
- R/W RIGHT-OF-WAY
- B/L BUILDING SETBACK LINE
- PP POWER POLE
- OU OVERHEAD UTILITY LINE
- LP LIGHT POLE
- CB CATCH BASIN
- OT OVERHEAD TELEPHONE LINE

LAND AREA

21,572 SQ.FT.
0.50 ACRES

Line Table

Line #	Length	Direction
L1	135.20	S54°43'10"E
L2	84.93	N54°55'24"W
L3	24.18	N0°23'11"W
L4(TIE)	13.04	N25°22'56"E

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

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

**SURVEY FOR
MACBUILT CONSTRUCTION LLC**

SITE ADDRESS:
202 FORD STREET
GREER, SC 29650



FREELAND & ASSOCIATES, INC.
323 WEST STONE AVE.
GREENVILLE S.C. 29609
TEL. (864) 271-4924 FAX: (864) 233-0315
EMAIL: info@freeland-associates.com

DRAWN: LM PARTY CHIEF: BG/RM CHECKED: JCC

REF. PLAT BOOK: P-119

REF. DEED BOOK: 2562-2015

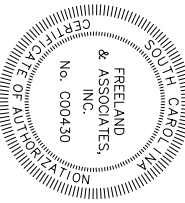
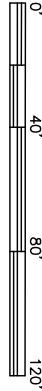
TAX MAP : G008000201200

DATE OF SURVEY: 4-16-19

DATE DRAWN: 4-18-19

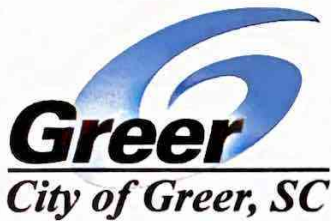
DRAWING NO: 71089

DATE OF LAST REVISION:



P.L.S: JAMES R. FREELAND
NO: 4781

STATE OF SOUTH CAROLINA
GREENVILLE COUNTY
CITY OF GREER



ZONING MAP AMENDMENT APPLICATION
(REZONING)

Date _____

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

Tax Map Number(s) G008000201200

Property Address(s) 202 FORD ST, GREER SC 29650

Acreage of Properties 0.50 ACRES County GREENVILLE

Applicant Information

Name PABLO SARAVIA

Address 613 PHILLIPS RD.
GREER, SC 29650

Contact Number PABLO SARAVIA

Email [REDACTED]

Business Name MACBUILT CONSTRUCTION
LLC

Property Owner Information

(If multiple owners, see back of sheet).

Name MACBUILT CONSTRUCTION LLC

Address 613 Phillips Rd
Greer, SC 29650

Contact Number [REDACTED]

Email [REDACTED]

Business Name MACBUILT CONSTRUCTION
LLC

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

MANUFACTURING AND LOGISTICS to TRADITIONAL NEIGHBORHOOD

Existing Use: VACANT LOT with a dilapidated Proposed Use: NEW SINGLE FAMILY HOMES
RESIDENTIAL STRUCTURE

Signature(s) [Signature]
PABLO R SARAVIA

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

See Reverse

Complete the section below if multiple property owners

Name_____
Business Name_____
Address_____
Contact Number _____
Signature_____

Name_____
Business Name_____
Address_____
Contact Number _____
Signature_____

Name_____
Business Name_____
Address_____
Contact Number _____
Signature_____

Name_____
Business Name_____
Address_____
Contact Number _____
Signature_____

Name_____
Business Name_____
Address_____
Contact Number _____
Signature_____

Name_____
Business Name_____
Address_____
Contact Number _____
Signature_____

Staff Report to the City of Greer Planning Commission
Monday, April 13, 2026

Case Number: RZ 26-02

Applicant: MacBuilt Construction LLC

Property Location: 202 Ford Street

Tax Map Numbers: G008000201200

Existing Zoning: Manufacturing and Logistics (ML)

Request: Rezone to Traditional Neighborhood (TN)

Size: 0.50 acres

Comprehensive Plan: Traditional Neighborhood (TN)

Analysis: **RZ 26-02**

RZ 26-02 is a rezoning request for one parcel at 202 Ford Street with a total acreage of 0.50 acres. The request is to rezone the parcels from Manufacturing and Logistics (ML) to Traditional Neighborhood (TN) to allow for subdividing the parcel and building single family units.

Surrounding land uses and zoning include:

North:	Manufacturing and Logistics (ML) – commercial
East:	Manufacturing and Logistics (ML) – residential
South:	Suburban Neighborhood (SN) - residential
West:	Manufacturing and Logistics (ML) – commercial

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

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

This request for traditional neighborhood zoning is compatible with the Future Land Use map. The request will bring a legally non-conforming property into compliance and is compatible with the existing area, therefore staff recommends approval.

Staff Recommendation: Approval

Planning Commission Recommendation: Approval

Action – Mr. Lavender made a motion to recommend approval of RZ 26-02, rezoning one (1) parcel from Manufacturing and Logistics (ML) to Traditional Neighborhood (TN). Ms. Mahaffee seconded the motion. The motion passed with a vote of 5-0.

Memorandum

To: City Council

From:

Subject: First Reading of Ordinance Number 13-2026
A FOURTEENTH SUPPLEMENTAL ORDINANCE PROVIDING FOR THE
ISSUANCE AND SALE OF CITY OF GREER, SOUTH CAROLINA,
COMBINED UTILITY SYSTEM REVENUE BONDS, IN ONE OR MORE
SERIES, IN THE AGGREGATE PRINCIPAL AMOUNT OF NOT
EXCEEDING \$33,000,000; AUTHORIZING THE MAYOR OR CITY
ADMINISTRATOR AND THE CHAIRMAN OR GENERAL MANAGER OF
THE GREER COMMISSION OF PUBLIC WORKS TO DETERMINE
CERTAIN MATTERS WITH RESPECT TO THE BONDS; PRESCRIBING
THE FORM AND DETAILS OF THE BONDS; AND OTHER MATTERS
RELATING THERETO. (Action Required)
Marc Regier, General Manager | Greer Commission of Public Works

Date: April 28, 2026

CC:

Summary:

Attachments:

1. Ord 13-2026 Fourteenth Supplemental Ordinance - City of Greer - CP(65195203

CITY OF GREER, SOUTH CAROLINA

FOURTEENTH SUPPLEMENTAL

ORDINANCE NUMBER 13-2026

A FOURTEENTH SUPPLEMENTAL ORDINANCE PROVIDING FOR THE ISSUANCE AND SALE OF CITY OF GREER, SOUTH CAROLINA, COMBINED UTILITY SYSTEM REVENUE BONDS, IN ONE OR MORE SERIES, IN THE AGGREGATE PRINCIPAL AMOUNT OF NOT EXCEEDING \$33,000,000; AUTHORIZING THE MAYOR OR CITY ADMINISTRATOR AND THE CHAIRMAN OR GENERAL MANAGER OF THE GREER COMMISSION OF PUBLIC WORKS TO DETERMINE CERTAIN MATTERS WITH RESPECT TO THE BONDS; PRESCRIBING THE FORM AND DETAILS OF THE BONDS; AND OTHER MATTERS RELATING THERETO.

Enacted: May 12, 2026

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF GREER, SOUTH CAROLINA,
IN COUNCIL ASSEMBLED:

Section 1. Definitions. The terms in this Section 1 and all words and terms defined in General Bond Ordinance No. 27-97 (the “General Bond Ordinance”) enacted by the Council on July 22, 1997 (such General Bond Ordinance as from time to time amended or supplemented by Supplemental Ordinances being defined as the “Ordinance”) (except as herein otherwise expressly provided or unless the context otherwise requires), shall for all purposes of this Fourteenth Supplemental Ordinance have the respective meanings given to them in the General Bond Ordinance and in Section 1 hereof.

“2004 SRF Note” shall mean the \$9,258,873 original principal amount Promissory Note of the City, Series 2004, dated June 24, 2004, and outstanding as of the date hereof in the principal amount of \$3,294,848.45 and payable to the State Authority for South Carolina Drinking Water Revolving Fund Loan No. 3-018-04-2310005-02.

“2005 SRF Note” shall mean the \$7,412,143 original principal amount Promissory Note of the City, Series 2005, dated June 30, 2005, and outstanding as of the date hereof in the principal amount of \$2,657,907.82 and payable to the State Authority for South Carolina Drinking Water Revolving Fund Loan No. 3-022-05-2310005-03.

“2007 SRF Note” shall mean the \$13,484,454 original principal amount Promissory Note of the City, Series 2007, dated November 16, 2007, outstanding as of the date hereof in the principal amount of \$2,458,885.58, outstanding after the June 1, 2026 payment in the principal amount of \$2,260,240.72, and payable to the State Authority for South Carolina Water Pollution Control Revolving Fund Loan No. X1-110-07-463-11.

“2009 SRF Note” shall mean the \$5,310,000 original principal amount Promissory Note of the City, Series 2009, dated September 25, 2009, outstanding as of the date hereof in the principal amount of \$2,923,552.33, outstanding after the July 1, 2026 payment in the principal amount of \$2,881,621.38, and payable to the State Authority for South Carolina South Carolina Drinking Water Revolving Fund Loan No. S3-043-09-2310005-04.

“2026 Projects” shall mean certain improvements, extensions and enlargements to the System, to wit: (a) an electric system microgrid generation and energy storage project, a Maple Creek Wastewater Treatment Plant expansion and improvement project, a water system rehabilitation project, a water plant rehabilitation project, a wastewater collection system assessment and improvement project, and a general lift station improvement project; and (b) any other improvements relating to the foregoing and such other improvements as the Commission may deem necessary or incidental to the System.

“Beneficial Owner” shall mean any purchaser who acquires beneficial ownership interest in any Initial Bond held by the Depository. In determining any Beneficial Owner, the City, the Registrar and the Paying Agent may rely exclusively upon written representations made and information given to the City, the Registrar and the Paying Agent, as the case may be, by the Depository or its Participants with respect to any New Bond held by the Depository or its Participants in which a beneficial ownership interest is claimed.

“Bond of 2007” shall mean the \$5,700,000 original principal amount Combined Utility System Revenue Bond, Series 2007, dated May 24, 2007, and outstanding as of the date hereof in the principal amount of \$792,232.00.

“Bond Purchase Agreement” shall mean, collectively, one or more bond purchase agreements to be dated the date of execution and delivery thereof among the City, the Commission and one or more Underwriters, related to the applicable Series of New Bonds.

“Bonds of 2002” shall mean the \$25,060,000 original principal amount Combined Utility System Revenue Bonds, Series 2002, dated May 15, 2002, and outstanding as of the date hereof in the principal amount of \$20,695,000.

“Bonds of 2024” shall mean the \$15,115,000 original principal amount Combined Utility System Revenue Bonds, Series 2024, dated December 18, 2024, and outstanding as of the date hereof in the principal amount of \$15,115,000.

“Book-Entry Form” or “Book-Entry System” shall mean with respect to the Initial Bonds, a form or system, as applicable, under which (a) the ownership of beneficial interests in the Initial Bonds may be transferred only through a book-entry and (b) physical bond certificates in fully registered form are registered only in the name of a Depository or its nominee as Holder, with the physical bond certificates “immobilized” in the custody of the Depository. The book-entry maintained by the Depository is the record that identifies the owners of participatory interests in the Initial Bonds when subject to the Book-Entry System.

“Chairman” shall mean the Chairman of the Commission.

“Code” shall mean the Internal Revenue Code of 1986, as amended.

“Commission” shall mean the Board of Commissioners of Public Works of the City of Greer, South Carolina.

“Commission Representative” shall mean those persons designated by certificate of the Chairman or General Manager as persons authorized to act as representatives of the Commission with respect to the Resolution, the General Bond Ordinance, this Fourteenth Supplemental Ordinance and the New Bonds, for the purpose of performing any act of the Commission hereunder.

“Continuing Disclosure Agreement” shall have the meaning given that term in Section 15 hereof.

“Credit Facility” shall mean one or more instruments provided by a Credit Facility Issuer, which may include a bond insurance policy, letter of credit, contract, agreement or similar credit facility with respect to any Series of New Bonds.

“Credit Facility Agreement” shall mean the agreement or agreements, if any, among the City, the Credit Facility Issuer, and any other necessary party (including the Commission) relating to a Credit Facility.

“Credit Facility Issuer” shall mean, if a Credit Facility is in effect, the institution issuing the Credit Facility.

“Depository” shall mean, if applicable, any securities depository that is a “clearing corporation” within the meaning of the New York Uniform Commercial Code and a “clearing agency” registered pursuant to the provisions of Section 17A of the Securities Exchange Act of 1934, as amended, operating and maintaining, with its Participants or otherwise, a Book-Entry System to record ownership of beneficial interests in the New Bonds, and to effect transfers of the New Bonds, in Book-Entry Form, and includes and means initially The Depository Trust Company (a limited purpose trust company), New York, New York.

“Fifth Supplemental Ordinance” shall mean Fifth Supplemental Ordinance No. 20-2005 enacted on May 24, 2005, by the Council of the City authorizing the issuance of the 2005 SRF Note.

“Finance Manager” shall mean the Finance Manager of the Commission, or equivalent position.

“Fourth Supplemental Ordinance” shall mean the Fourth Supplemental Ordinance No. 7-2004 enacted on May 25, 2004, by the Council of the City authorizing the issuance of the 2004 SRF Note.

“Fourteenth Supplemental Ordinance” shall mean this Fourteenth Supplemental Ordinance No. _____ enacted on May 12, 2026 by the Council of the City authorizing the issuance of the New Bonds.

“General Bond Ordinance” shall mean General Bond Ordinance No. 27-97 duly enacted on July 22, 1997, by the Council of the City authorizing and providing for the issuance of Combined Utility System Revenue Bonds, as such Ordinance has been amended, and as such Ordinance may be modified, amended or supplemented from time to time.

“General Manager” shall mean the General Manager of the Commission.

“Initial Bonds” shall mean, if applicable, the New Bonds initially issued in Book-Entry Form as provided in Section 5 hereof.

“Insurer Default” shall mean there shall occur or exist a default in the payment by the Credit Facility Issuer or Reserve Fund Instrument Provider of principal of or any interest on the applicable New Bonds when required to be made by the Credit Facility or Reserve Fund Instrument relating thereto, as the case may be.

“Interest Payment Date” shall mean March 1 and September 1 of each year, or such other date or dates as the Mayor or the City Administrator and the Chairman or General Manager may determine pursuant to Section 4 hereof, and commencing on such date as may be determined by the Mayor or the City Administrator and the Chairman or General Manager pursuant to Section 4 hereof.

“New Bonds” shall mean the City of Greer, South Carolina, Combined Utility System Revenue Bonds, with appropriate series designations and descriptions as applicable, in the aggregate principal amount of not exceeding \$33,000,000 authorized to be issued hereunder. The New Bonds may be issued in one or more Series.

“Ninth Supplemental Ordinance” shall mean Ninth Supplemental Ordinance No. 20-2009 enacted on September 8, 2009, by the Council of the City authorizing the issuance of the 2009 SRF Note.

“Parity Bonds” shall mean, collectively, the Bonds of 2002, the 2004 SRF Note, the 2005 SRF Note, the 2007 SRF Note, the Bond of 2007 Bond, the 2009 SRF Note, the Bonds of 2024, and any Series of New Bonds then Outstanding.

“Participant” shall mean, if applicable, any bank, brokerage house or other financial institution for which, from time to time, the Depository effects book-entry transfers and pledges of securities deposited with the Depository.

“Paying Agent” shall mean Truist Bank, in Wilson, North Carolina, as Paying Agent for the New Bonds.

“Permitted Investments” shall mean, with respect to a Series Debt Service Reserve Fund

established in connection with any Series of New Bonds for which a Credit Facility is in effect, and only for the time during which such Credit Facility is in effect and no Insurer Default has occurred and is continuing, only such Permitted Investments, as defined in the General Bond Ordinance, as also qualify pursuant to the terms and conditions set forth in the applicable Credit Facility Agreement relating thereto.

“Placement Agent” shall mean the bank, financial institution or other entity designated pursuant to Section 4 hereof to serve as placement agent for one or more Series of New Bonds, if applicable.

“Principal Payment Date” shall have the meaning given to such term in Section 3(a) hereof.

“Purchasers” shall mean, if applicable, the original purchaser or purchasers of a Series of New Bonds and their successors or assignees.

“Registrar” shall mean Truist Bank, in Wilson, North Carolina, as Registrar for the New Bonds.

“Reserve Fund Instrument” shall mean any surety bond, insurance policy, letter of credit or other instrument provided to meet, in whole or in part, a Series Reserve Fund Requirement for a Series Debt Service Reserve Fund, if any.

“Reserve Fund Instrument Agreement” shall mean the agreement or agreements, if any, among the City, the Reserve Fund Instrument Provider, and any other necessary party (including the Commission), relating to a Reserve Fund Instrument, if any.

“Reserve Fund Instrument Provider” shall mean, with respect to any Series of New Bonds, if a Reserve Fund Instrument is in effect, the institution providing the Reserve Fund Instrument.

“Series Capitalized Interest Account” shall mean one or more accounts, if any, within a respective Series Debt Service Fund, established pursuant to Section 8 hereof, to provide for the payment of all or a portion of the interest due and payable on the applicable Series of New Bonds.

“Series Construction Fund” shall mean one or more funds with an appropriate Series designation, established pursuant to Section 10 hereof, to defray the Cost of Acquisition and Construction of all or a portion of the 2026 Projects. Funds in a Series Construction Fund may also be used to pay the Cost of Issuance of the applicable Series of New Bonds relating thereto.

“Series Costs of Issuance Account” shall mean, if established pursuant to Section 11 hereof, one or more accounts, further identified or designated to relate to a specific Series of New Bonds issued hereunder, to defray the cost of all or a portion of the Cost of Issuance of such Series of New Bonds.

“Series Debt Service Fund” shall mean the Fund or Funds (with an appropriate Series designation) established pursuant to Section 8 hereof, and to be used for the purposes set forth in Section 6.4 of the General Bond Ordinance. Pursuant to Section 8, each Series Debt Service Fund shall be further identified or designated to relate to the specific Series of New Bonds issued hereunder.

“Series Debt Service Reserve Fund” shall mean one or more Funds, if any, established pursuant to Section 9 hereof, and to be used for the purposes set forth in Section 6.5 of the General Bond Ordinance. Pursuant to Section 9, each Series Debt Service Reserve Fund shall be further identified or designated to relate to the specific Series of New Bonds issued hereunder.

“Series Reserve Fund Requirement” shall mean the amount, if any, established pursuant to Section 4 or Section 9 hereof, with respect to a specific Series of New Bonds issued hereunder.

“Seventh Supplemental Ordinance” shall mean Seventh Supplemental Ordinance No. 45-2007 enacted on October 23, 2007, by the Council of the City authorizing the issuance of the 2007 SRF Note.

“Sixth Supplemental Ordinance” shall mean Sixth Supplemental Ordinance No. 15-2007 enacted on May 8, 2007, by the Council of the City authorizing the issuance of the Bond of 2007.

“State Authority” shall mean the South Carolina Water Quality Revolving Fund Authority.

“Third Supplemental Ordinance” shall mean Third Supplemental Ordinance No. 10-2002 enacted on May 14, 2002, by the Council of the City authorizing the issuance of the Bonds of 2002.

“Thirteenth Supplemental Ordinance” shall mean Thirteenth Supplemental Ordinance No. 19-2024 enacted on April 9, 2024, by the Council of the City authorizing the issuance of the Bonds of 2024.

“Underwriter” shall mean, if applicable, the original underwriter or underwriters of the applicable Series of New Bonds.

Section 2. Certain Findings and Determinations.

The City hereby finds and determines:

(a) The City is an incorporated municipality located in Greenville County and Spartanburg County, State of South Carolina, and as such has all powers granted to municipalities by the Constitution and the general law of the State of South Carolina.

(b) The System is operated by and under the control of the Commission.

(c) Pursuant to a Resolution adopted on April 27, 2026 (the “Resolution”), the Commission requested the City Council to enact this Fourteenth Supplemental Ordinance and issue the New Bonds.

(d) The New Bonds must be issued pursuant to the terms and conditions of the General Bond Ordinance in order for the New Bonds to be issued on a parity in all respects to the pledge of Net Revenues securing the Parity Bonds.

(e) The Council is enacting this Fourteenth Supplemental Ordinance in order to:

(i) authorize the execution and delivery, on behalf of the City, of the New Bonds in order to defray the Cost of Acquisition and Construction of one or more of the 2026 Projects; and

(ii) authorize the execution and delivery, on behalf of the City, of such other agreements and certificates and the taking of such other action by the City and its officers as shall be necessary or desirable in connection with the New Bonds and the 2026 Projects in order to carry out the intent of this Fourteenth Supplemental Ordinance.

(f) This Fourteenth Supplemental Ordinance supplements the General Bond Ordinance, constitutes and is a “Supplemental Ordinance” within the meaning of such quoted term as defined and used in the General Bond Ordinance, and is enacted under and pursuant to the General Bond Ordinance.

(g) The New Bonds will constitute and will be “Bonds” within the meaning of the quoted word as defined and used in the General Bond Ordinance.

(h) The Net Revenues pledged under the General Bond Ordinance are not encumbered by any lien and charge thereon or pledge thereof, other than the lien and charge thereon and pledge created by the General Bond Ordinance and the following Supplemental Ordinances: (i) the Third Supplemental Ordinance for payment and security of the Bonds of 2002; (ii) the Fourth Supplemental Ordinance for payment and security of the 2004 SRF Note; (iii) the Fifth Supplemental Ordinance for payment and security of the 2005 SRF Note; (iv) the Sixth Supplement Ordinance for payment and security of the Bond of 2007; (v) the Seventh Supplemental Ordinance for the payment and security of the 2007 SRF Note; (vi) the Ninth Supplemental Ordinance for the payment and security of the 2009 SRF Note; (vii) the Thirteenth Supplemental Ordinance for the payment and security of the Bonds of 2024; and (viii) upon the issuance of the New Bonds, the lien and charge thereon and pledge thereof created by the General Bond Ordinance; and this Fourteenth Supplemental Ordinance for payment and security of the New Bonds.

(i) There does not exist an Event of Default, nor does there exist any condition which, after the passage of time or the giving of notice, or both, would constitute such Event of Default.

(j) The Commission has advised the City that the period of usefulness of the System is in excess of forty (40) years from the date hereof.

(k) The Commission has advised the City that the estimated Cost of Acquisition and Construction of the 2026 Projects (inclusive of (i) funding the applicable Series Debt Service Reserve Fund (if any) in an amount equal to the Series Reserve Fund Requirement through the deposit of cash, the purchase of a Reserve Fund Instrument, or any combination thereof; (ii) paying a portion of the interest coming due on one or more Series of New Bonds; and (iii) paying the Cost of Issuance of the applicable New Bonds (including, if applicable, premiums due to the provider of any Credit Facility or Reserve Fund Instrument) is approximately \$30,000,000.

(l) Section 3.3 of the General Bond Ordinance provides that one or more Series of Bonds (exclusive of refunding Bonds) may be issued for such purposes as may be permitted by the Act upon compliance with certain provisions of the General Bond Ordinance for the purpose of paying the Cost of Acquisition and Construction of one or more Projects at the written request of the Commission. Bonds issued upon compliance with Section 3.2 and Section 3.3 of the General Bond Ordinance shall be issued on a parity with respect to the pledge and lien upon Net Revenues of the System inter sese, but not with regard to the particular Debt Service Fund or Debt Service Reserve Fund established in connection therewith.

(m) In compliance with the provisions of Section 3.3 of the General Bond Ordinance, the Council further finds and determines the following:

(i) The issuance of the New Bonds is authorized under and pursuant to an ordinance supplemental to the General Bond Ordinance as provided in Article III and Article IX of the General Bond Ordinance.

(ii) Prior to the issuance of the New Bonds there shall be executed the certificate required by paragraph A of Section 3.3 of the General Bond Ordinance.

(iii) Prior to the issuance of the New Bonds, there shall be delivered a report, based upon the latest available audit of the System as required by Section 7.4 of the General Bond Ordinance, in compliance

with paragraph C of Section 3.3 of the General Bond Ordinance.

(iv) The New Bonds are being issued for the purpose of improving the System, i.e., the 2026 Projects.

(n) Pursuant to the authority granted in Section 4 hereof, the Mayor or City Administrator and the Chairman or General Manager may determine whether to establish one or more Series Debt Service Reserve Funds (with appropriate Series designations) for the respective Series of New Bonds. If a Series Debt Service Reserve Fund is established hereunder, it shall secure only the Series of New Bonds relating thereto, and the Series Reserve Fund Requirement (if any) will either be satisfied through the deposit of cash, the purchase of a Reserve Fund Instrument, or any combination of the foregoing, for the benefit of the Holders of applicable Series of the New Bonds.

(o) The New Bonds are being issued for one or more of the following purposes: (i) defraying the Cost of Acquisition and Construction of one or more of the 2026 Projects; (ii) funding the applicable Series Debt Service Reserve Fund (if any) in an amount equal to the Series Reserve Fund Requirement through the deposit of cash, the purchase of a Reserve Fund Instrument, or any combination thereof; (iii) paying a portion of the interest coming due on one or more Series of New Bonds; and (iv) paying the Cost of Issuance of the applicable New Bonds including, if applicable, premiums due to the provider of any Credit Facility or Reserve Fund Instrument.

(p) It is necessary and in the best interest of the City for the Commission to undertake one or more of the 2026 Projects and for the City to issue the New Bonds, in one or more Series, in the aggregate principal amount of not exceeding \$33,000,000 in accordance with the General Bond Ordinance, the Act and this Fourteenth Supplemental Ordinance for the purposes set forth above, which New Bonds shall be issued on a parity with the Parity Bonds and any other Bonds which may hereafter be issued.

Section 3. Authorization of New Bonds.

(a) There is hereby authorized to be issued one or more Series of New Bonds designated "City of Greer, South Carolina, Combined Utility System Revenue Bonds, Series [___]" (being defined above as the "New Bonds"), in the aggregate principal amount of not exceeding \$33,000,000. The New Bonds may be issued in a year subsequent to calendar year 2026, and may be issued in one or more Series. Accordingly, the New Bonds may have such other descriptive terms in its series designation as may be necessary to properly identify the applicable Series of New Bonds. The proceeds of the New Bonds shall be used for one or more of the purposes set forth in Section 2(o) hereof.

Unless otherwise determined by the Mayor or City Administrator and the Chairman or General Manager pursuant to Section 4 hereof, the New Bonds shall mature on September 1 in each of the years (the "Principal Payment Dates") and in the principal amounts, and bear interest at the rates per annum as determined by the Mayor or City Administrator and the Chairman or General Manager, pursuant to Section 4 hereof.

(b) Such of the New Bonds as the Mayor or City Administrator and Chairman or General Manager shall determine pursuant to Section 4 hereof may be subject to mandatory redemption at a redemption price equal to the principal amount of the New Bonds to be redeemed, together with interest accrued from the date of redemption, in the years and in the amounts determined by the Mayor or City Administrator and Chairman or General Manager pursuant to Section 4 hereof.

At its option, to be exercised on or before the sixtieth (60th) day prior to any mandatory redemption date, the City may (i) deliver to the Trustee for cancellation New Bonds which are subject to mandatory redemption in any aggregate principal amount desired or (ii) receive a credit in respect of its mandatory redemption obligation for any such New Bonds which, prior to such date, have been purchased or redeemed (otherwise than through the operation of the mandatory redemption requirement) by the City and cancelled by the Trustee and not theretofore applied as a credit against any mandatory redemption obligation. Each New Bond so delivered or previously purchased or redeemed shall be credited by the Trustee, at one hundred percent (100%) of the principal amount thereof, to the obligation of the City on those respective mandatory redemption obligations in chronological order or such other order as may be directed in writing by the City to the Trustee, and the principal amount of the New Bonds to be redeemed by operation of the mandatory redemption requirement shall be accordingly reduced.

The Registrar, without further authorization or direction from the City, shall give notice of all mandatory redemptions within the time periods and in the manner specified in Article V of the General Bond Ordinance.

(c) The New Bonds shall originally be dated the date of their respective delivery, or such other date as the Mayor or City Administrator and the Chairman or General Manager shall determine pursuant to Section 4 hereof, and shall be issued as fully registered Bonds in the denominations of \$5,000 and integral multiples of \$5,000, or in such other denominations as the Mayor or City Administrator and the Chairman or General Manager shall determine pursuant to Section 4 hereof. The New Bonds shall be numbered and lettered in such a fashion as to maintain a proper record thereof.

(d) Principal of and redemption premium, if any, on the New Bonds shall be payable at the designated corporate trust office of the Paying Agent. Interest on the New Bonds shall be payable on each Interest Payment Date, in each case to the Holders as of the immediately preceding Record Date, such interest to be paid by the Paying Agent by check or draft mailed to each Holder at the address as it appears on the Books of Registry maintained at the designated corporate trust office of the Registrar or, in the case of a Holder of \$1,000,000 or more in principal amount of New Bonds, by wire transfer to an account within the continental United States upon the timely receipt of a written request of such Holder. Payment of the principal of and interest on such New Bonds may be payable to the Holder thereof without presentation and surrender of such New Bonds except upon maturity or final payment.

(e) The New Bonds and the assignment provisions pertaining thereto shall be in substantially one of the forms set forth in Exhibit A hereto (depending on whether such New Bonds are sold in a public or private offering), with such necessary or appropriate variations, omissions and insertions as are incidental to the series, numbers, denominations, maturities, dates, interest rate or rates, redemption provisions, the purpose of issuance and other details thereof or as are otherwise permitted or required by law, by the General Bond Ordinance or by this Fourteenth Supplemental Ordinance. The New Bonds shall be executed in the name and on behalf of the City by the manual or facsimile signatures of the Mayor or the Mayor Pro-Tempore and the Municipal Clerk.

(g) A copy of the approving opinion to be rendered on the New Bonds may be attached to each New Bond and, if so, preceding the same a certificate shall appear, which shall be signed on behalf of the City by a manual or facsimile signature of the Municipal Clerk of the City. Such certificate shall be in the form substantially as follows:

IT IS HEREBY CERTIFIED that the following is a true and correct copy of the approving opinion of Burr & Forman LLP, Greenville, South Carolina, the original of which was

manually executed, dated and issued as of the date of the delivery of and payment for the bonds, and a copy of which is on file with the City of Greer, South Carolina.

CITY OF GREER, SOUTH CAROLINA

By: _____
Tammela V. Duncan, Municipal Clerk

(h) In the event a Credit Facility is purchased with respect to a Series of New Bonds, a “statement of insurance” or similar provision may be attached to each applicable Series of New Bonds in the form provided in the applicable Credit Facility Agreement.

(i) In the event a Series of New Bonds is sold on a private placement basis to a Purchaser, such New Bonds may be represented by a single, fully-registered Bond, registered in the name of the Purchaser thereof. To the extent agreed to by the applicable Purchaser, such New Bonds may be sold or transferred by the initial Purchaser only to purchasers ("Qualified Investors") who execute an investment letter delivered to the City and the Commission, in form satisfactory to the City and the Commission (the "Investment Letter"), containing certain representations, warranties and covenants as to the suitability of such purchasers to purchase and hold such New Bonds to be transferred. Such restriction shall be set forth on the face of such New Bonds and shall be complied with by each transferee thereof.

Section 4. Sale and Issuance of New Bonds; Authority of the Mayor or City Administrator and Chairman or General Manager.

(a) Without further authorization, the Council hereby authorizes and directs the Mayor or City Administrator and the Chairman or General Manager to:

(i) determine the original issue date of each Series of the New Bonds (if different from than the date of delivery thereof);

(ii) determine whether to issue the New Bonds in one or more Series;

(iii) determine the aggregate principal amounts and authorized denominations (if different from that set forth herein) of the applicable New Bonds;

(iv) determine the principal repayment schedule for the applicable New Bonds and the Principal Payment Dates of the applicable New Bonds if different from that set forth herein;

(v) determine the date and time of sale of the applicable New Bonds, and the interest rates for each Series of New Bonds;

(vi) determine the Interest Payment Dates and initial Interest Payment Date for the applicable New Bonds if different from that set forth herein;

(vii) determine the optional and mandatory redemption dates and terms of redemption for the applicable New Bonds;

(viii) determine whether a Series Debt Service Reserve Fund will be established and funded with respect to one or more New Bonds and, if so, the amount of the Series Reserve Fund Requirement and the

manner and timing of which the Series Reserve Fund Requirement will be satisfied (including, but not limited to determine whether to purchase a Reserve Fund Instrument);

(ix) approve any original issue discount or original issue premium at which a Series of New Bonds may be sold, or whether any Underwriter's discount or other fee will be paid to the purchaser of such Series of New Bonds;

(x) determine whether a Credit Facility will be purchased with respect to the respective New Bonds;

(xi) determine whether a portion of the proceeds of a Series of New Bonds shall be used to pay a portion of the interest due and payable on such Series of New Bonds.

(xii) determine the manner in which the New Bonds will be offered for sale (i.e., as a private-placement or as a public-offering), and determine the identity of the Placement Agent or Underwriter (if any) with respect thereto;

(xiii) if a Series of New Bonds is not sold to the Underwriter, (a) approve the forms of one or more Requests for Proposals under which such New Bonds will be offered for sale and the distribution of such Requests for Proposals to various banks and other financial institutions as the General Manager or Finance Manager determine; (b) determine the date and time for receipt of bids under such Requests for Proposals, and (c) approve the sale of such New Bonds to the bidders providing the most advantageous proposals therefor, in accordance with the terms of such Requests for Proposals;

(xiv) determine whether the applicable New Bonds will be issued as obligations the interest on which is exempt from federal income taxation; and

(xv) agree to any other covenants, terms, provisions and matters necessary or advisable to effect the issuance of the New Bonds, including such terms as may be requested by the respective Underwriters or Purchasers thereof.

(b) The Mayor or City Administrator and the Chairman or General Manager are hereby authorized and empowered to take such actions as may be necessary or desirable to conduct a public offering of a Series of New Bonds, and are hereby authorized and empowered to enter into, on behalf of the City, one or more Bond Purchase Agreements relating thereto. In connection with any public offering of a Series of New Bonds, the Mayor or City Administrator and the Chairman or General Manager are hereby authorized and directed:

(1) to execute and deliver such executed Bond Purchase Agreement to the Underwriter, such execution and delivery of the Bond Purchase Agreement constituting conclusive evidence of their approval of the matters therein contained;

(2) to approve the form of a Preliminary Official Statement relating to the City, the Commission and the New Bonds (the "Preliminary Official Statement"), and to "deem final" the Preliminary Official Statement for purposes of complying with the requirements set forth in Rule 15c2-12 of the Securities and Exchange Commission promulgated under the Securities Exchange Act of 1934, as amended;

(3) to approve the form of a final Official Statement relating to the City, the Commission and the New Bonds substantially in the form of the Preliminary Official Statement, with such

modifications as the Mayor or City Administrator and the Chairman or General Manager may approve, and to deliver the same to the Underwriter, which delivery shall be conclusive evidence of the approval of any such modifications; and

(4) to authorize the use of the Preliminary Official Statement, the final Official Statement, the General Bond Ordinance, this Fourteenth Supplemental Ordinance, the Resolution, and the information contained herein and therein in connection with the public offering and sale of the New Bonds by the Underwriter.

(d) A copy of this Fourteenth Supplemental Ordinance shall be filed with the minutes of the meeting of Council at which this Fourteenth Supplemental Ordinance was enacted.

(e) The Mayor or City Administrator and the Chairman or General Manager are hereby authorized and empowered to execute and deliver investment agreements, forward delivery agreements, repurchase agreements, guaranteed investment contracts, Credit Facility Agreements, Reserve Fund Instrument Agreements, letters of credit, surety bonds, and any other agreements (including agreements relating to any credit enhancement) in connection with each Series of New Bonds, to prepare and solicit bids for providers of such agreements, and to execute, in the name and on behalf of the City, written confirmations of any such agreements and other documents as may be necessary in connection therewith.

(f) The City hereby authorizes and directs all of the officers and employees of the City to carry out or cause to be carried out all obligations of the City and to perform such other actions as they shall consider necessary or advisable in connection with the issuance, sale and delivery of each Series of New Bonds.

Section 5. Book-Entry System; Recording and Transfer of Ownership of the New Bonds.

If requested by the Holder, the Initial Bonds will be eligible securities for the purposes of the Book-Entry System of transfer maintained by the Depository, and transfers of beneficial ownership of the Initial Bonds shall be made only through the Depository and its participants in accordance with rules specified by the Depository. Such beneficial ownership must be of \$5,000 principal amount of Initial Bonds of the same Series and maturity or any integral multiple of \$5,000.

The Initial Bonds will be issued in fully-registered form, as a single bond representing the entire principal amount of each Series of the New Bonds or one bond for each of the maturities of each Series of the New Bonds, in the name of Cede & Co., as the nominee of the Depository. When any principal of, premium, if any, or interest on the Initial Bonds becomes due, the City shall transmit or cause the Paying Agent to transmit to the Depository an amount equal to such installment of principal, premium, if any, and interest. Such payments will be made to Cede & Co. or other nominee of the Depository as long as it is the owner of record on the applicable Record Date. Cede & Co. or other nominee of the Depository shall be considered to be the owner of the Initial Bonds so registered for all purposes of this Fourteenth Supplemental Ordinance, including, without limitation, payments as aforesaid and receipt of notices. The Depository shall remit such payments to the Beneficial Owners of the New Bonds or their nominees in accordance with its rules and regulations.

Notices of redemption of the Initial Bonds or any portion thereof shall be sent to the Depository in accordance with the provisions of the General Bond Ordinance.

The Depository is expected to maintain records of the positions of Participants in the Initial Bonds, and the Participants and persons acting through Participants are expected to maintain records of the Beneficial Owners in the Initial Bonds. The City, the Trustee, the Registrar and the Paying Agent make no assurances that the Depository and its Participants will act in accordance with such rules or expectations on a timely basis,

and the City, the Trustee, the Registrar and the Paying Agent shall have no responsibility for any such maintenance of records or transfer of payments by the Depository to its Participants, or by the Participants or persons acting through Participants to the Beneficial Owners.

The City, the Trustee, the Paying Agent and the Registrar may treat the Depository (or its nominee) as the sole and exclusive owner of the New Bonds registered in its name for the purpose of payment of the principal of, interest or premium, if any, on the New Bonds, giving any notice permitted or required to be given to Bondholders under the General Bond Ordinance and this Fourteenth Supplemental Ordinance, registering the transfer of the New Bonds, obtaining any consent or other action to be taken by Bondholders, and for all other purposes whatsoever, and shall not be affected by any notice to the contrary. The City, the Paying Agent and the Registrar shall not have any responsibility or obligation to any Participant, any person claiming a beneficial ownership interest in the New Bonds under or through the Depository or any Participant, or any other person which is not shown on the Books of Registry of the City maintained by the Registrar as being a Bondholder, with respect to: the accuracy of any records maintained by the Depository or any Participant or the maintenance of any records; the payment by the Depository or any Participant of any amount in respect of the principal of, interest or premium, if any, on the New Bonds; or the sending of any transaction statements; the delivery or timeliness of delivery by the Depository or any Participant of any notice which is permitted or required to be given to Bondholders thereunder; the selection of Bondholders to receive payments upon any partial redemption of the New Bonds; or any consent given or other actions taken by the Depository as a Bondholder.

If (a) the Depository determines not to continue to act as securities depository for the New Bonds and gives reasonable notice to the Registrar or the City, or (b) the City has advised the Depository of the City's determination that the Depository is incapable of discharging its duties, then the City shall attempt to retain another qualified securities depository to replace the Depository. Upon receipt by the City or the Registrar of the Initial Bonds together with an assignment duly executed by the Depository, the City shall execute and deliver to the successor depository, New Bonds of the same principal amount, interest rate and maturity. If the City is unable to retain a qualified successor to the Depository, or the City has determined that it is in its best interest not to continue the Book-Entry System of transfer or that interests of the Beneficial Owners of the New Bonds might be adversely affected if the Book-Entry System of transfer is continued (the City undertakes no obligation to make any investigation to determine the occurrence of any events that would permit it to make any such determination), and has made provision to so notify Beneficial Owners of the New Bonds by mailing an appropriate notice to the Depository, upon receipt by the City of the Initial Bonds together with an assignment duly executed by the Depository, the City shall execute, authenticate and deliver to the Participants the New Bonds in fully-registered form, in authorized denominations; provided, however, that the discontinuation of the Book Entry System of registration and transfer with respect to the New Bonds or the replacement of the Depository or any successor depository shall be subject to the applicable rules and procedures of the Depository or such successor depository on file or otherwise approved by the Securities and Exchange Commission. Prior to any transfer of the New Bonds outside the Book-Entry Only system (including, but not limited to, the initial transfer outside the Book-Entry Only system) the transferor shall provide or cause to be provided to the Trustee all information necessary to allow the Trustee to comply with any applicable tax reporting obligations, including without limitation any cost basis reporting obligations under Section 6045 of the Code. The Trustee shall conclusively rely on the information provided to it and shall have no responsibility to verify or ensure the accuracy of such information.

Notwithstanding the foregoing, in the event a Series of New Bonds is sold in a private-placement basis to a Purchaser, such New Bonds may be issued in fully-registered form, as a single Bond representing the entire principal amount of the applicable New Bonds in the name of the respective Purchaser thereof. The City, the Paying Agent and the Registrar may treat the respective Purchaser or subsequent Holder of such New Bonds as the sole and exclusive owner of such New Bonds registered in its name for the purpose of payment of the

principal of, and interest or premium, if any, on the New Bonds, giving any notice permitted or required to be given to the Purchaser or subsequent Holder under the General Bond Ordinance or this Fourteenth Supplemental Ordinance, registering the transfer of the applicable New Bonds, obtaining any consent or other action to be taken by Bondholders and for all other purposes whatsoever, and shall not be affected or by any notice to the contrary.

Section 6. Optional Redemption of New Bonds. Such of the New Bonds as may be determined by the Mayor or City Administrator and the Chairman or General Manager pursuant to Section 4 hereof shall be subject to redemption prior to maturity, at the option of the City upon the written direction of the Commission, in whole or in part at any time in such order of their maturities as the Commission shall determine and by lot within a maturity, at the respective redemption prices with respect to each Bond, which may include redemption premiums (if any) thereof or be expressed as a percentage of principal amount of the New Bonds to be redeemed, as shall be determined by the Mayor or City Administrator and the Chairman or General Manager pursuant to Section 4 hereof, together, in each such case, with the interest accrued on such principal amount to the date fixed for redemption.

In the event a particular New Bond is called for redemption, the Registrar shall give notice of redemption by first-class mail, postage prepaid, to the registered Holder thereof as shown on the Books of Registry of the City in accordance with the provisions of the General Bond Ordinance; provided however, (a) in the event such Series of New Bonds is placed on a private placement basis with a Purchaser, notice of redemption to the Holder thereof shall be provided in accordance with the redemption terms agreed upon between the City and the Purchaser; and (b) the notice of redemption may state that the redemption of the New Bonds being called for redemption is conditioned upon the Trustee receiving on or before the redemption date sufficient money for the redemption thereof.

Section 7. Payment of the New Bonds. The New Bonds, together with the interest thereon, shall be payable, in such coin or currency of the United States of America which at the time of such payment is legal tender for public and private debts, solely from the Net Revenues of the System in accordance with the provisions of the General Bond Ordinance and this Fourteenth Supplemental Ordinance. The applicable New Bonds shall be secured by a pledge of Net Revenues on a parity with the pledge of Net Revenues securing the Outstanding Parity Bonds and any other Bonds (as defined in the General Bond Ordinance) hereafter issued under the General Bond Ordinance.

The New Bonds, and the interest thereon, shall not be a debt of the City, nor a charge, lien or encumbrance, legal or equitable, upon any property of the City or upon any income, receipts or revenues of the City other than the Net Revenues of the System which are hereby pledged to the payment thereof.

No recourse shall be had for the payment of the New Bonds, or the interest thereon, or any part thereof, against the general fund of the City, nor shall the credit or taxing powers of the City be deemed to be pledged to the payment of the principal of and interest on the New Bonds. The full faith, credit and taxing powers of the State of South Carolina or of the City are not pledged to the payment of the principal of or the interest on the New Bonds, and the New Bonds shall never constitute an indebtedness of the City within the meaning of any State constitutional provision (other than Article X, Section 14, Paragraph 10, of the South Carolina Constitution authorizing obligations payable solely from special sources not involving revenues from any tax or license) or statutory limitation.

Section 8. Establishment of Series Debt Service Funds. In accordance with Section 6.4 of the General Bond Ordinance, a Series Debt Service Fund is hereby directed to be established by the Trustee on the date of the original delivery of a Series of New Bonds for the benefit of the Holders of the such Series of New Bonds; provided, however, that upon the issuance of one or more Series of New Bonds, separate funds or accounts

may be established for the payment of debt service on such New Bonds, with such additional numbers or letters to identify its relevance, but each such separate fund or account will be considered the “Series Debt Service Fund” with respect to the related Series of New Bonds. In accordance with Section 6.4(a) and (b) of the General Bond Ordinance, there is hereby directed to be established within each respective Series Debt Service Fund an Interest Account and a Principal Account for the payment of interest, principal and sinking fund installment requirements on a Series of New Bonds as the same become due and payable. In addition, to the extent it is determined by the Mayor or City Administrator and the Chairman or General Manager pursuant to Section 4 that a portion of the proceeds of a Series of New Bonds shall be used to pay a portion of the interest due and payable on such Series of New Bonds, there shall be established within the applicable Series Debt Service Fund a Series Capitalized Interest Account into which such proceeds shall be deposited.

Section 9. Establishment of the Series Reserve Fund Requirement and Series Debt Service Reserve Funds. In accordance with Section 6.5 of the General Bond Ordinance, and pursuant to the authority granted to the Mayor or City Administrator and the Chairman or General Manager in Section 4 hereof, there may be established one or more Series Debt Service Reserve Funds for the benefit of the Holders of one or more Series of New Bonds (if any), the amount and timing of funding of the Series Reserve Fund Requirement, and, if so, such Series Debt Service Reserve Fund shall be established on the date of the original delivery of such Series of New Bonds and held by the Trustee, all as provided in the General Bond Ordinance; provided, however, that upon the issuance of one or more Series of New Bonds, separate funds or accounts may be established (if at all) for each Series of New Bonds, with such additional numbers or letters to identify its relevance, but each such separate fund or account will be considered the “Series Debt Service Reserve Fund” with respect to the related Series of New Bonds. If a Series Debt Service Reserve Fund is established with respect to a Series of New Bonds, the method of satisfying the applicable Series Reserve Fund Requirement will be determined by the Mayor or City Administrator and the Chairman or General Manager pursuant to Section 4 hereof. A Series Reserve Fund Requirement shall be deemed permanently satisfied to the extent of the original policy amount of any Reserve Fund Instrument deposited with the Trustee for the benefit of the Holders of the applicable Series of New Bonds notwithstanding any downgrade to bond insurer ratings of the Reserve Fund Instrument Provider.

Section 10. Series Construction Funds. There is hereby authorized to be created and established one or more Series Construction Funds with such further words, numbers or letters as may be necessary or desirable to distinguish such fund or funds, which fund or funds shall be held by one or more Custodians selected by the General Manager or Finance Manager. The Series Construction Funds may be accounted for as a single fund or as multiple funds, however the moneys on deposit therein may be held by one or more Custodians designated by the City. The moneys on deposit in the Series Construction Funds shall be used and applied to the payment of the Cost of Acquisition and Construction of one or more 2026 Projects, and to pay Cost of Issuance.

Moneys held for the credit of the Series Construction Funds shall be invested, at the written direction of the General Manager or Finance Manager, to the fullest extent practicable and reasonable, in Permitted Investments, maturing at such times and in such amounts as shall be required to provide moneys to make the payments required to be made from such Series Construction Fund. Withdrawals from a Series Construction Fund shall be made in the manner withdrawals from other funds of the Commission are made.

If, after the payment in full of all Cost of Acquisition and Construction of the applicable 2026 Projects and Cost of Issuance, any moneys remain in the applicable Series Construction Fund, such excess shall, pursuant to written instructions of the Commission, be paid to the Trustee, which shall deposit such moneys into a subaccount to be created only for the benefit of the Holders of the respective Series of New Bonds in the applicable Series Debt Service Fund which shall be applied to pay the principal of or the interest on, or both, the applicable Series of New Bonds.

Section 11. Series Costs of Issuance Account. There is hereby authorized to be created and established one or more Series Costs of Issuance Accounts which fund shall be held by one or more Custodians; provided, however, that upon the issuance of one or more Series of New Bonds, separate funds or accounts may be established for such Series of New Bonds, with such additional numbers or letters to identify its relevance, but each such separate fund or account will be considered the “Series Costs of Issuance Account” with respect to the related Series of New Bonds. The Series Costs of Issuance Account established for a particular Series of New Bonds shall be accounted for as a single fund, however the moneys on deposit therein may be held by one or more Custodians designated by the General Manager or Finance Manager. The moneys on deposit in the Series Costs of Issuance Account shall be used and applied to pay Costs of Issuance incidental to the issuance and sale of the applicable New Bonds.

Moneys held for the credit of the Series Costs of Issuance Account may be invested in Permitted Investments, maturing at such times and in such amounts as shall be required to provide moneys to make the payments required to be made from such account. Withdrawals from the Series Costs of Issuance Account shall be made in the manner withdrawals from other funds of the Commission are made.

If any moneys remain in the Series Costs of Issuance Account after the payment in full (or after adequate provision has been made therefor) of all Costs of Issuance, such excess shall be paid into the related Series Construction Fund or the related Series Debt Service Fund, as determined by a Commission Representative.

Section 12. Designation of Registrar, Paying Agent and Custodian. The Council hereby designates Truist Bank as Registrar and as Paying Agent for the New Bonds. The Registrar and Paying Agent shall signify its acceptance of its respective duties upon delivery of the respective New Bonds. The initial Custodian of the respective Series Construction Fund and the Series Costs of Issuance Account, if any, shall be selected by the General Manager or Finance Manager, and the General Manager or Finance Manager may, at any time, remove the initial Custodian of any Series Construction Fund or Series Costs of Issuance Account, and replace such initial Custodian with one or more alternate Custodians.

Section 13. Disposition of Proceeds of New Bonds. The proceeds derived from the sale of the New Bonds, net of (1) the net original issue discount or original issue premium, or both, and the Underwriter’s discount, if applicable; or (2) any fees payable to the Purchaser thereof, if applicable, shall be used for the following purposes:

(a) A portion of the proceeds thereof shall be deposited in a Series Construction Fund established pursuant to Section 10 hereof to be used for and applied to the payment of Cost of Acquisition and Construction of one or more of the 2026 Projects. A portion of the proceeds deposited in such Series Construction Fund may also be used to pay all or a portion of the Costs of Issuance of the New Bonds relating thereto.

(b) If the Mayor or City Administrator and the Chairman or General Manager determine that a Series Debt Service Reserve Fund shall be established for a Series of New Bonds and the Series Reserve Fund Requirement shall be funded with a portion of the proceeds of a Series of New Bonds, there shall be deposited with the Trustee for deposit into such Series Debt Service Reserve Fund an amount which, together with other available funds, equals the applicable Series Reserve Fund Requirement.

(c) If the Mayor or City Administrator and the Chairman or General Manager determine that a portion of the proceeds of a Series of New Bonds shall be used to pay a portion of the interest due and payable on such Series of New Bonds, such amount shall be deposited with the Trustee for deposit into the applicable Series Capitalized Interest Account within the applicable Series Debt Service Fund

(d) If the Mayor or City Administrator and the Chairman or General Manager determine that a Credit Facility or Reserve Fund Instrument shall be acquired in connection with a Series of New Bonds, a portion of the proceeds may be paid directly to the Credit Facility Issuer or Reserve Fund Instrument Provider, respectively, for the cost of provision such Credit Facility or Reserve Fund Instrument.

(d) A portion of the proceeds of the New Bonds may be deposited with a Custodian into a Cost of Issuance Account authorized to be established pursuant to Section 11 hereof to be used and applied to the payment of Cost of Issuance to the extent such Cost of Issuance are not paid from the applicable Series Construction Fund as provided in subsection (a) of this Section 13.

The respective amounts specified in this Section 13 shall be determined by the General Manager or Finance Manager upon delivery of the applicable New Bonds.

Section 14. Federal Tax Covenant. To the extent that a Series of New Bonds is issued on a federal tax-exempt basis, as determined pursuant to Section 4 hereof, the City (and pursuant to the Resolution, the Commission) hereby covenants and agrees with the Holders of such New Bonds that it will not take any action which will, or fail to take any action which failure will, cause interest on such New Bonds to become includable in the gross income of the Holders for federal income tax purposes pursuant to the applicable provisions of Section 103 and Sections 141 through 150 of the Code and regulations promulgated thereunder in effect on the date of original issuance so long as any of such New Bonds are Outstanding. The City (and pursuant to the Resolution, the Commission) further covenants and agrees that no use of the proceeds of such New Bonds shall be made which, if such use had been reasonably expected on the date of issue of such New Bonds would have caused such New Bonds to be "arbitrage bonds," as defined in the Code; and to that end the City (and pursuant to the Resolution, the Commission) shall:

(a) comply with the applicable provisions of Section 103 and Sections 141 through 150 of the Code and any regulations promulgated thereunder so long as any of such New Bonds are Outstanding;

(b) establish such funds, make such calculations and pay such amounts, if necessary, in the manner and at the times required in order to comply with the requirements of the Code relating to required rebate of certain amounts to the United States; and

(c) make such reports of such information at the times and places required by the Code.

The Mayor or City Administrator and the Chairman or General Manager are hereby authorized to adopt written procedures to ensure the City's and the Commission's compliance with federal tax matters relating to the New Bonds, if applicable.

The Mayor or City Administrator and the Chairman or General Manager are authorized to determine whether one or more of the respective Series of New Bonds shall be designated as "qualified tax-exempt obligations" as defined in the Code. In such event, the City and all subordinate entities thereof will not anticipate issuing more than \$10,000,000 (or the applicable limitation effect at the time of issuance of such Series of New Bonds) in tax-exempt bonds or other tax-exempt obligations in the calendar year in which such New Bonds are issued other than private activity bonds (except for qualified 501(c)(3) bonds) within the meaning of the Code.

This Fourteenth Supplemental Ordinance shall constitute the City's declaration of official intent pursuant to Regulation §1.150-2 of the Code to reimburse the City or the Commission from a portion of the proceeds of the New Bonds for expenditures the City or Commission anticipates incurring (the "Expenditures")

with respect to the 2026 Projects prior to the issuance of the Series of New Bonds relating thereto. Expenditures which may be reimbursed are limited to Expenditures which are: (a) properly chargeable to capital account (or would be so chargeable with a proper election or with the application of the definition of placed in service under Regulation §1.150-2 of the Code) under general federal income tax principals; or (b) certain *de minimis* or preliminary Expenditures satisfying the requirements of Regulation §1.150-2(f) of the Code. The source of funds for the Expenditures with respect to the 2026 Projects will be the Revenues, cash on hand, and available reserves of the System. To be eligible for reimbursement of the Expenditures, the reimbursement allocation must be made not later than 18 months after the later of (a) the date on which the Expenditures were paid; or (b) the date the applicable 2026 Projects were placed in service, but in no event more than three (3) years after the original Expenditures.

Both the principal of and interest on the New Bonds shall be exempt, in accordance with the provisions of Section 12-2-50 of the South Carolina Code from all State, county, municipal, school district and all other taxes or assessments, except estate or other transfer taxes, direct or indirect, general or special, whether imposed for the purpose of general revenue or otherwise.

Section 15. Continuing Disclosure. (a) To the extent that Rule 15c2-12(b)(5) adopted by the Securities and Exchange Commission under the Securities Exchange Act of 1934 applies to a particular Series of New Bonds, the Mayor or City Administrator and the Chairman or General Manager or the Finance Manager are hereby authorized and directed to execute and deliver a Continuing Disclosure Agreement related to such Series of New Bonds as required by applicable law, the execution and delivery of the Continuing Disclosure Agreement constituting conclusive evidence of approval of the matters therein contained. Notwithstanding any other provisions of this Fourteenth Supplemental Ordinance, failure of the City or Commission to comply with the Continuing Disclosure Agreement shall not be considered an Event of Default, and no liability for damages shall attach therefor. The sole remedy for such failure to comply shall be that any Bondholder may take such actions as may be necessary and appropriate, including seeking mandate or specific performance by court order, to cause the City or Commission to comply with such Continuing Disclosure Agreement. The City and the Commission are authorized to adopt written procedures relating to compliance with continuing disclosure obligations in connection with the New Bonds, if applicable.

(b) The City covenants, so long as and to the extent required pursuant to Section 11-1-85, Code of Laws of South Carolina 1976, as amended, to file with a central repository for availability in the secondary bond market when requested:

- (i) an annual independent audit, within thirty (30) days of the City's receipt of the audit;
and
- (ii) event specific information within thirty (30) days of an event adversely affecting more than five percent (5%) of the Revenues or the City's tax base.

The only remedy for failure by the City to comply with the covenant in this Section 15(b) shall be an action for specific performance of this covenant; and failure to comply shall not constitute a default or an "Event of Default" under the General Bond Ordinance or this Fourteenth Supplemental Ordinance. Notwithstanding anything to the contrary contained in the General Bond Ordinance, the Trustee, the Registrar and the Paying Agent shall have no responsibility to monitor the City's compliance with this covenant. The City specifically reserves the right to amend or delete this covenant in order to reflect any change in Section 11-1-85 of the Code of Laws of South Carolina 1976, as amended, without the consent of the Trustee, the Registrar and the Paying Agent or the Holder of any New Bond.

Section 16. Headings. The headings and titles of the several sections hereof shall be solely for

convenience of reference and shall not affect the meaning, construction, interpretation or effect of this Fourteenth Supplemental Ordinance.

Section 17. Further Actions. The Mayor (or in his or her absence the Mayor Pro-Tempore), City Administrator, City Clerk, City Attorney and any Commission Representative are hereby authorized and directed to take any and all such further actions as shall be deemed necessary or desirable in order to effectuate issuance of the New Bonds, to carry out the provisions of this Fourteenth Supplemental Ordinance, to fulfill the requirements of any Bond Purchase Agreement, to purchase any Credit Facility or Reserve Fund Instrument in connection with a Series of New Bonds, and execute any agreements (including any Credit Facility Agreements or Reserve Fund Instrument Agreements) with the providers thereof.

Section 18. Credit Facility. In the event that the Mayor or City Administrator and the Chairman or General Manager determine pursuant to the authorization set forth in Section 4 hereof that one or more Credit Facilities shall be purchased with respect to a Series of New Bonds, the City Administrator and the General Manager are hereby authorized to approve the form of any Credit Facility Agreement and the City Administrator and General Manager are hereby directed and authorized to execute the Credit Facility Agreement and deliver the Credit Facility Agreement to the Credit Facility Issuer, the execution and delivery of the Credit Facility Agreement constituting conclusive evidence of approval of the matters therein contained.

Section 19. Reserve Fund Instrument. In the event that the Mayor or City Administrator and the Chairman or General Manager determine pursuant to the authorization set forth in Section 4 hereof that one or more Reserve Fund Instruments shall be purchased with respect to a Series of New Bonds, the City Administrator and the General Manager are hereby authorized to approve the form of any Reserve Fund Instrument Agreement and the City Administrator and General Manager are hereby directed and authorized to execute the Reserve Fund Instrument Agreement and deliver the Reserve Fund Instrument Agreement to the Reserve Fund Instrument Provider, the execution and delivery of the Reserve Fund Instrument Agreement constituting conclusive evidence of approval of the matters therein contained.

Section 20. Notices. All notices, certificates or other communications hereunder shall be given or made in writing and shall be delivered personally, or sent by registered mail, postage prepaid, return receipt requested, or overnight delivery service, to the party to whom they are directed at the following addresses, or at such other addresses as may be designated by notice from such party to all other parties:

If to the City:

City of Greer
Attn: City Administrator
301 E. Poinsett Street
Greer, South Carolina 29651-3708

If to the Commission:

Greer Commission of Public Works
Attn: General Manager
301 McCall Street
Greer, South Carolina 29650

If to the Paying Agent:

Truist Bank

Department Attention: Corporate Trust
223 West Nash Street
Wilson, North Carolina 27893

If to the Registrar:

Truist Bank
Department Attention: Corporate Trust
223 West Nash Street
Wilson, North Carolina 27893

If to the Trustee:

Truist Bank
Department Attention: Corporate Trust
223 West Nash Street
Wilson, North Carolina 27893

The City, the Commission, the Paying Agent, the Registrar and the Trustee may, by notice given to the other parties, designate any further or different addresses to which subsequent notices, certificates or other communications shall be sent.

Section 21. Repeal of Inconsistent Ordinances and Resolutions. All ordinances and resolutions of the City, and any part of any ordinance or resolution, inconsistent with this Fourteenth Supplemental Ordinance are hereby repealed to the extent of such inconsistency.

Section 22. Effective Date. This Fourteenth Supplemental Ordinance shall become effective upon its enactment.

[Execution follows on next page]

Enacted by the City Council of the City of Greer, South Carolina, this 12th day of May, 2026.

CITY COUNCIL OF THE CITY OF GREER,
SOUTH CAROLINA

(SEAL)

Richard W. Danner, Mayor
City of Greer, South Carolina

ATTEST:

Tammela V. Duncan, Municipal Clerk
City of Greer, South Carolina

Introduced by: _____

Date of First Reading: April 28, 2026

Date of Second Reading: May 12, 2026

[Signature Page]

FORM OF [SERIES 2026] BOND
[PRIVATE PLACEMENT]

[TRANSFER RESTRICTED]

THIS BOND MAY BE SOLD OR TRANSFERRED IN WHOLE OR IN PART ONLY TO A PURCHASER OR TRANSFEREE CONSTITUTING A QUALIFIED INVESTOR (AS SUCH TERM IS DEFINED IN THE HEREAFTER DEFINED TWELFTH SUPPLEMENTAL ORDINANCE UNDER WHICH THIS BOND IS ISSUED), AND ONLY UPON SUCH QUALIFIED INVESTOR DELIVERING TO THE CITY AN INVESTMENT LETTER IN THE FORM REQUIRED UNDER THE TWELFTH SUPPLEMENTAL ORDINANCE]

UNITED STATES OF AMERICA
STATE OF SOUTH CAROLINA
CITY OF GREER
COMBINED UTILITY SYSTEM REVENUE BOND
[TAXABLE] SERIES 20____

The City of Greer, South Carolina (the "City"), is justly indebted and, for value received, hereby promises to pay to _____, in _____, _____ (the "Purchaser"), its successors or registered assigns, but solely from the Net Revenues hereinafter mentioned and not otherwise, the principal amount of \$_____ together with interest, but solely from such Net Revenues and not otherwise, on the outstanding principal balance hereof at the rate of ____% per annum until this Bond matures or is earlier redeemed. This Bond is payable in annual installments on September 1 in each of the years and in the principal amounts as follows:

[Insert principal repayment schedule]

Interest on the unpaid principal balance of this Bond is payable on _____, _____, and semiannually thereafter on March 1 and September 1 of each year. Interest on this Bond shall be calculated on the basis of a 360-day year comprised of twelve 30-day months.

THIS BOND HAS BEEN ISSUED UNDER THE PROVISIONS OF TITLE 6, CHAPTER 17, CODE OF LAWS OF SOUTH CAROLINA 1976, AS AMENDED, AND DOES NOT CONSTITUTE AN INDEBTEDNESS OF THE CITY WITHIN THE MEANING OF ANY STATE CONSTITUTIONAL PROVISION (OTHER THAN ARTICLE X, SECTION 14, PARAGRAPH 10 OF THE SOUTH CAROLINA CONSTITUTION AUTHORIZING OBLIGATIONS PAYABLE SOLELY FROM SPECIAL SOURCES NOT INVOLVING REVENUES FROM ANY TAX OR LICENSE) OR STATUTORY LIMITATION. THIS BOND SHALL NOT BE A DEBT OF THE CITY, NOR A CHARGE, LIEN OR ENCUMBRANCE, LEGAL OR EQUITABLE, UPON ANY PROPERTY OF THE CITY OR UPON ANY INCOME, RECEIPTS OR REVENUES THEREOF, OTHER THAN THE AFORESAID NET REVENUES OF THE SYSTEM PLEDGED THERETO. NO RECOURSE SHALL BE HAD FOR THE PAYMENT OF THIS BOND OR THE INTEREST THEREON AGAINST THE GENERAL FUND OF THE CITY, NOR SHALL THE CREDIT OR TAXING POWER OF THE CITY BE DEEMED TO BE PLEDGED THERETO. THE FULL FAITH, CREDIT AND TAXING POWERS OF THE CITY ARE NOT PLEDGED TO THE PAYMENT OF THE PRINCIPAL OF OR INTEREST ON THIS BOND.

Both the principal of and interest on this Bond are payable at the principal office of Truist Bank in Wilson, North Carolina, as Paying Agent (as defined in the hereinafter-defined Bond Ordinance), without presentation and surrender of this Bond, in any coin or currency of the United States of America which is, at the time of payment, legal tender for public and private debts.

This Bond shall not be entitled to any benefit under the Bond Ordinance, nor become valid or obligatory for any purpose, until the certificate of authentication hereon shall have been duly executed by the Registrar.

This Bond is issued by the City for the purpose of defraying all or a portion of the Cost of Acquisition and Construction of the 2026 Projects and paying Cost of Issuance of this Bond (as such terms are defined in the Bond Ordinance). This Bond is issued under, pursuant to and in full compliance with the Constitution and statutes of the State of South Carolina, including particularly Article X, Section 14(10) of the South Carolina Constitution and Title 6, Chapter 17, of the Code of Laws of South Carolina 1976, as amended (collectively, the "Act"). This Bond is issued under and pursuant to a General Bond Ordinance (the "General Bond Ordinance") of the City Council of the City duly enacted on July 22, 1997, as amended, and as supplemented by Fourteenth Supplemental Ordinance No. ___ of the City Council of the City enacted on [May 12, 2026] (the "Fourteenth Supplemental Ordinance," and together with the General Bond Ordinance, the "Bond Ordinance"), under the Act which Bond Ordinance has been duly codified and indexed as prescribed by law. Capitalized terms not otherwise defined herein shall have the meanings ascribed thereto in the Bond Ordinance.

This Bond and the interest thereon is a special obligation of the City and are secured by and payable solely from, and secured equally and ratably by a pledge of and lien upon, the Net Revenues derived from the System on a parity with any pledge of and lien upon Net Revenues securing the Parity Bonds, the [other New Bonds previously issued, if any] and any Series of Bonds hereafter issued under the General Bond Ordinance payable from such Net Revenues on a parity and equally and ratably secured therewith.

The principal amounts of this Bond [are subject to prepayment and redemption, in whole or in part, at any time at the principal amount thereof to be redeemed, and interest accrued on such principal amount to be redeemed, to the date fixed for redemption, without payment of any premium or penalty.] In the event this Bond is called for redemption, the Registrar shall give notice of redemption hereof by first-class mail, postage prepaid, to the Holder hereof as shown on the Books of Registry of the City not less than [five (5) Business Days] prior to the date fixed for the redemption thereof.

The Bond Ordinance contains provisions defining terms, including the properties comprising the System; sets forth the revenues pledged for the payment of the principal of and interest on this Bond and the Bonds of other series which have heretofore or may hereafter be issued on a parity herewith under the Bond Ordinance; sets forth the nature, extent and manner of enforcement of the security of this Bond and of such pledge, and the rights and remedies of the Holder hereof with respect thereto; sets forth the terms and conditions upon which and the extent to which the Bond Ordinance may be altered, modified and amended; sets forth the terms and conditions upon which have been issued or upon which other bonds may be hereinafter issued payable as to principal, premium, if any, and interest on a parity with this Bond and equally and ratably secured herewith; sets forth the rights, duties and obligations of the City thereunder; and sets forth the terms and conditions upon which the pledge made in the Bond Ordinance for the security of this Bond and upon which the covenants, agreements and other obligations of the City made therein may be discharged at or prior to the maturity or redemption of this Bond with provisions for the payment thereof in the manner set forth in the Bond Ordinance. Reference is hereby made to the Bond Ordinance to all of the provisions of which any Holder of this Bond by the acceptance hereof thereby assents. The provisions of the Act and the Bond Ordinance shall be a contract with the Holder of this Bond.

To the extent and in the manner permitted by the terms of the Bond Ordinance, the provisions of the

Bond Ordinance, or any ordinance amendatory thereof or supplemental thereto, may be amended or modified by the City in certain cases, without the consent of any Holders and, in other cases, with the written consent of the Holders of at least sixty-six and two-thirds percent (66-2/3%) in principal amount of the Bonds of the Series of which this Bond is one then outstanding under the Bond Ordinance (including the Bonds of the series of which this Bond is one); provided, that no such amendment or modification shall (i) extend the time of payment of principal of or the interest on any Bond, or reduce the principal amount thereof or the rate of interest thereon or the premium payable upon the redemption thereof, or (ii) give to any Bond or Bonds any preference over any other Bond or Bonds, or (iii) authorize the creation of any pledge prior to, or except as provided in the Bond Ordinance for the issuance of Series of Bonds, on a parity with the pledge afforded by the Bond Ordinance, or (iv) reduce the percentage in principal amount of the Bonds required to assent to or authorize any such modification to the Bond Ordinance.

The provisions of the General Bond Ordinance relating to Debt Service Reserve Funds have been amended by the Eighth Supplemental Ordinance and the Ninth Supplemental Ordinance. The provisions of the General Bond Ordinance relating to the definition of Debt Service and Maximum Debt Service have been amended by the Tenth Supplemental Ordinance. The provisions of the General Bond Ordinance relating to the definition of Expenses of Operating and Maintaining the System and Custodian, the ability of underwriters or purchasers of any Series of Bonds to consent to amendments to the General Bond Ordinance, and the conditions for the issuance of Bonds to finance the Cost of Acquisition and Construction, or a portion thereof, of any Project, have been amended by the Thirteenth Supplemental Ordinance.

The amendments set forth in the Eighth Supplemental Ordinance and the Ninth Supplemental Ordinance are in effect. The amendments set forth in the Tenth Supplemental Ordinance will not become effective until the earlier of: (1) all of the Bonds of 2002, the 2004 SRF Note, the 2005 SRF Note, the Bond of 2007, the 2007 SRF Note, the Bond of 2009 and the 2009 SRF Note shall cease to be Outstanding; or (2) the Holders of 66 2/3% in principal amount of the Bonds then Outstanding assent to and authorize such amendments; provided, any such assent provided by an underwriter of a Series of Bonds shall not become effective until the Holders of all Bonds affected by such amendments (other than the prospective purchasers for whom the underwriter has provided such assent) have also consented to such amendments. The amendments set forth in the Thirteenth Supplemental Ordinance will not become effective until the earlier of: (1) all the Outstanding Parity Bonds (other than the Bonds of 2024 and the [New Bonds]) shall cease to be Outstanding; or (2) the Holders of 66 2/3% in principal amount of the Bonds then Outstanding assent to and authorize such amendment; provided, any such assent provided by an underwriter of a Series of Bonds shall not become effective until the Holders of all Bonds affected by such amendments (other than the prospective purchasers for whom the underwriter has provided such assent) have also consented to such amendments.

Under the laws of the State of South Carolina, this Bond and the interest hereon are exempt from all State, county, municipal, school district and all other taxes or assessments, except estate or other transfer taxes, direct or indirect, general or special, whether imposed for the purpose of general revenue or otherwise.

It is hereby certified, recited and declared that all acts, conditions and things required by the Constitution and statutes of the State of South Carolina to exist, to happen and to be performed precedent to and in the issuance of this Bond, do exist, have happened and have been performed in due time, form and manner as required by law; that the series of which this Bond is a part does not exceed any constitutional or statutory limitation of indebtedness; and that provision has been made for the payment of the principal of and interest on this Bond and the series of which it is a part, as provided in the Bond Ordinance.

IN WITNESS WHEREOF, the City of Greer, South Carolina, has caused this bond to be executed in its name by the manual signature of the Mayor of the City and attested by the manual signature of the Municipal Clerk of the City under the seal of the City impressed, imprinted or reproduced hereon.

CITY OF GREER, SOUTH CAROLINA

Richard W. Danner, Mayor

(SEAL)

ATTEST:

Tammela V. Duncan, Municipal Clerk

(FORM OF REGISTRAR'S CERTIFICATE OF AUTHENTICATION)

This bond is the bond described in the within-mentioned Ordinance of City of Greer, South Carolina.

Truist Bank
Registrar

Dated: _____

By: _____
Authorized Officer

FORM OF [SERIES 2026] BOND
[PUBLIC ISSUE]

UNITED STATES OF AMERICA
STATE OF SOUTH CAROLINA
CITY OF GREER
COMBINED UTILITY SYSTEM REVENUE BOND
[TAXABLE] SERIES 20_____

REGISTERED

No. R-_____

ORIGINAL ISSUE
DATE

MATURITY
DATE

INTEREST
RATE

CUSIP

REGISTERED HOLDER: CEDE & CO.

PRINCIPAL AMOUNT: \$_____

The City of Greer, South Carolina (the “City”), is justly indebted and, for value received, hereby promises to pay to the Registered Holder (named above), or registered assigns, but solely from the Net Revenues hereinafter mentioned and not otherwise, the Principal Amount shown above on the Maturity Date shown above (unless the within Bond shall be subject to prior redemption and shall have been duly called for previous redemption and payment of redemption price made or provided for), upon presentation and surrender of this Bond at the designated office of Truist Bank, as paying agent (the “Paying Agent”), and to pay interest, but solely from the Net Revenues hereinafter mentioned and not otherwise, on such principal amount from the date hereof at the Interest Rate per annum shown above (calculated on the basis of a 360-day year of twelve 30-day months) until this Bond matures. Interest on this Bond is payable semiannually on March 1 and September 1 of each year commencing _____1, ____ until this Bond matures or is earlier redeemed, and shall be payable by wire transfer to the registered holder owning at least \$1,000,000 aggregate principal amount of the Bonds to an account within the continental United States or by check or draft mailed to the person in whose name this Bond is registered on the registration books of the City maintained by Truist Bank, as registrar (the “Registrar”), at the close of business on the fifteenth (15th) day of the calendar month preceding each semiannual interest payment date. The principal, redemption premium, if any, and interest on this Bond are payable in any coin or currency of the United States of America which is, at the time of payment, legal tender for public and private debts; provided, however, that interest on this fully registered Bond shall be paid by wire transfer, check or draft as set forth above.

THIS BOND HAS BEEN ISSUED UNDER THE PROVISIONS OF TITLE 6, CHAPTER 17 CODE OF LAWS OF SOUTH CAROLINA, 1976, AS AMENDED (THE “ACT”), AND DOES NOT CONSTITUTE AN INDEBTEDNESS OF THE CITY WITHIN THE MEANING OF ANY STATE CONSTITUTIONAL PROVISION (OTHER THAN ARTICLE X, SECTION 14, PARAGRAPH 10 OF THE SOUTH CAROLINA CONSTITUTION AUTHORIZING OBLIGATIONS PAYABLE SOLELY FROM SPECIAL SOURCES NOT INVOLVING REVENUES FROM ANY TAX OR LICENSE) OR STATUTORY LIMITATION. THIS BOND AND THE BONDS OF THE SERIES OF WHICH IT IS ONE SHALL NOT CONSTITUTE A DEBT OF THE CITY, NOR A CHARGE, LIEN OR ENCUMBRANCE,

LEGAL OR EQUITABLE, UPON ANY PROPERTY OF THE CITY OR ON ANY INCOME, RECEIPTS OR REVENUES THEREOF, OTHER THAN THE AFORESAID REVENUES OF THE SYSTEM (AS DEFINED HEREIN) PLEDGED THERETO. NO RECOURSE SHALL BE HAD FOR THE PAYMENT OF THIS BOND OR THE INTEREST THEREON AGAINST THE GENERAL FUND OF THE CITY AND NEITHER THE CREDIT NOR THE TAXING POWER OF THE CITY SHALL BE DEEMED TO BE PLEDGED THERETO. THE FULL FAITH, CREDIT AND TAXING POWERS OF THE CITY ARE NOT PLEDGED TO THE PAYMENT OF THE PRINCIPAL OF OR INTEREST ON THIS BOND.

This Bond shall not be entitled to any benefit under the Bond Ordinance (hereinafter defined), nor become valid or obligatory for any purpose, until the certificate of authentication hereon shall have been duly executed by the Registrar.

This Bond is one of an authorized series of Bonds (as defined in the Bond Ordinance) of the aggregate principal amount of _____ Dollars (\$_____) of like date of original issue, tenor and effect, except as to number, date of maturity, principal amount, date of authentication, registered holder, redemption provisions and rate of interest, issued by the City for the purpose of defraying all or a portion of the Costs of Acquisition and Construction of the 2026 Projects and paying Cost of Issuance relating to the Bonds (as such terms are defined in the Bond Ordinance). This Bond and the Series of Bonds of which it is one are authorized to be issued and are issued under, pursuant to and in full compliance with the Constitution and statutes of the State of South Carolina, including particularly Article X, Section 14(10) of the South Carolina Constitution and the Act. This Bond and the series of Bonds of which it is one are also authorized to be issued and are issued under and pursuant to a General Bond Ordinance of the City duly enacted on July 22, 1997, as amended (the "General Bond Ordinance"), and Fourteenth Supplemental Ordinance No. ____ of the City duly enacted on [May 12, 2026] (the "Fourteenth Supplemental Ordinance" and, together with the General Bond Ordinance, the "Bond Ordinance"), under the Act which Bond Ordinance has been duly codified and indexed as prescribed by law. Capitalized terms not otherwise defined herein shall have the meanings ascribed thereto in the Bond Ordinance.

This Bond and the series of which it is one, and the interest thereon is a special obligation of the City and are secured by and payable solely from, and secured equally and ratably by a pledge of and lien upon, the Net Revenues derived from the System on a parity with any pledge of and lien upon Net Revenues securing the Parity Bonds, [the [other New Bonds] previously issued, if any] and any Series of Bonds hereafter issued under the General Bond Ordinance payable from such Net Revenues on a parity and equally and ratably secured therewith.

This Bond and the series of Bonds of which it is one maturing on or prior to September 1, ___, shall not be subject to redemption prior to their stated maturities. This Bond and the series of Bonds of which it is one maturing on or after September 1, ___, shall be subject to redemption prior to maturity, at the option of the City, on and after September 1, ___, in whole or in part at any time in such order of their maturities as the City shall determine and by lot within a maturity, at the redemption price equal to 100% of the principal amount of this Bond and the series of Bonds of which it is one to be redeemed together with the interest accrued on such principal amount to the date fixed for redemption.

If less than all the Bonds of the series of which this Bond is one of any maturity are called for redemption, the Bonds of such maturity to be redeemed shall be selected by lot by the Registrar. In the event this Bond is redeemable, as aforesaid, and shall be called for redemption, notice of the redemption hereof, describing this Bond and specifying the redemption date, the premium payable upon such redemption and any conditions applicable to such redemption, including but not limited to the availability of money therefor, shall be given by the Registrar by first class mail, postage prepaid, to the registered owner thereof not less than thirty (30) days and not more than sixty (60) days prior to the redemption date at the last address appearing upon the registration books of the City. If this Bond be redeemable and shall have been duly called for redemption and

notice of the redemption hereof mailed as aforesaid, and if on or before the date fixed for such redemption, payment hereof shall be duly made or provided for, interest hereon shall cease to accrue from and after the redemption date hereof.

[The Bonds of the series of which this Bond is one maturing in the year 20 shall be retired by sinking fund installments which shall be accumulated in the Series Debt Service Fund established for the Bonds in amounts sufficient to redeem on September 1 of each year, at a redemption price equal to the principal amount of the Bond or Bonds to be redeemed, together with interest accrued thereon to the date fixed for redemption, the principal amount of such Bonds specified for each of the years shown below:

<u>Year</u>	<u>Principal Amount</u>
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At its option, to be exercised on or before the sixtieth (60th) day prior to any mandatory redemption date, the City may (i) deliver to the Registrar for cancellation Bonds which are subject to mandatory redemption in any aggregate principal amount desired or (ii) receive a credit in respect of its mandatory redemption obligation for any such Bonds which, prior to such date, have been purchased or redeemed (otherwise than through the operation of the mandatory redemption requirement) by the City and cancelled by the Registrar and not therefore applied as a credit against any mandatory redemption obligation. Each Bond so delivered or previously purchased or redeemed shall be credited by the Registrar, at 100% of the principal amount thereof, to the obligation of the City on those respective mandatory redemption obligations in chronological order or such other order as the City may direct in writing, and the principal amount of the Bonds of the series of which this Bond is one to be redeemed by operation of the mandatory redemption requirement shall be accordingly reduced.]

This Bond is transferable, as provided in the Bond Ordinance, only upon the books of the City kept for that purpose at the designated office of the Registrar by the registered owner in person or by his duly authorized attorney upon surrender of this Bond together with a written instrument of transfer satisfactory to the Registrar duly executed by the registered owner or his duly authorized attorney. Thereupon a new fully registered Bond or Bonds of the same aggregate principal amount, rate of interest and maturity shall be issued to the transferee in exchange therefor as provided in the Bond Ordinance. The City, the Registrar and the Paying Agent may deem and treat the person in whose name this Bond is registered as the absolute owner hereof for the purpose of receiving payment of or on account of the principal or redemption premium, if any, hereof and interest due hereon and for all other purposes.

The Bond Ordinance contains provisions defining terms, including the properties comprising the System; sets forth the revenues pledged for the payment of the principal of and interest on this Bond and the Bonds of other series which have heretofore or may hereafter be issued on a parity herewith under the Bond Ordinance; sets forth the nature, extent and manner of enforcement of the security of this Bond and of such pledge, and the rights and remedies of the Holder hereof with respect thereto; sets forth the terms and conditions upon which and the extent to which the Bond Ordinance may be altered, modified and amended; sets forth the terms and conditions upon which have been issued or upon which other bonds may be hereinafter issued payable as to principal, premium, if any, and interest on a parity with this Bond and equally and ratably secured herewith; sets forth the rights, duties and obligations of the City thereunder; and sets forth the terms and conditions upon which the pledge made in the Bond Ordinance for the security of this Bond and upon which the covenants, agreements and other obligations of the City made therein may be discharged at or prior to the maturity or redemption of this Bond with provisions for the payment thereof in the manner set forth in the Bond Ordinance. Reference is hereby made to the Bond Ordinance to all of the provisions of which any Holder of this Bond by the acceptance hereof thereby assents. The provisions of the Act and the Bond Ordinance shall

be a contract with the Holder of this Bond.

To the extent and in the manner permitted by the terms of the Bond Ordinance, the provisions of the Bond Ordinance, or any ordinance amendatory thereof or supplemental thereto, may be amended or modified by the City in certain cases, without the consent of any Holders and, in other cases, with the written consent of the Holders of at least sixty-six and two-thirds percent (66-2/3%) in principal amount of the Bonds of the Series of which this Bond is one then outstanding under the Bond Ordinance (including the Bonds of the series of which this Bond is one); provided, that no such amendment or modification shall (i) extend the time of payment of principal of or the interest on any Bond, or reduce the principal amount thereof or the rate of interest thereon or the premium payable upon the redemption thereof, or (ii) give to any Bond or Bonds any preference over any other Bond or Bonds, or (iii) authorize the creation of any pledge prior to, or except as provided in the Bond Ordinance for the issuance of Series of Bonds, on a parity with the pledge afforded by the Bond Ordinance, or (iv) reduce the percentage in principal amount of the Bonds required to assent to or authorize any such modification to the Bond Ordinance.

The provisions of the General Bond Ordinance relating to Debt Service Reserve Funds have been amended by the Eighth Supplemental Ordinance and the Ninth Supplemental Ordinance. The provisions of the General Bond Ordinance relating to the definition of Debt Service and Maximum Debt Service have been amended by the Tenth Supplemental Ordinance. The provisions of the General Bond Ordinance relating to the definition of Expenses of Operating and Maintaining the System and Custodian, the ability of underwriters or purchasers of any Series of Bonds to consent to amendments to the General Bond Ordinance, and the conditions for the issuance of Bonds to finance the Cost of Acquisition and Construction, or a portion thereof, of any Project, have been amended by the Thirteenth Supplemental Ordinance.

The amendments set forth in the Eighth Supplemental Ordinance and the Ninth Supplemental Ordinance are in effect. The amendments set forth in the Tenth Supplemental Ordinance will not become effective until the earlier of: (1) all of the Bonds of 2002, the 2004 SRF Note, the 2005 SRF Note, the Bond of 2007, the 2007 SRF Note, the Bond of 2009 and the 2009 SRF Note shall cease to be Outstanding; or (2) the Holders of 66 2/3% in principal amount of the Bonds then Outstanding assent to and authorize such amendments; provided, any such assent provided by an underwriter of a Series of Bonds shall not become effective until the Holders of all Bonds affected by such amendments (other than the prospective purchasers for whom the underwriter has provided such assent) have also consented to such amendments. The amendments set forth in the Thirteenth Supplemental Ordinance will not become effective until the earlier of: (1) all the Outstanding Parity Bonds (other than the Bonds of 2024 and the [New Bonds]) shall cease to be Outstanding; or (2) the Holders of 66 2/3% in principal amount of the Bonds then Outstanding assent to and authorize such amendment; provided, any such assent provided by an underwriter of a Series of Bonds shall not become effective until the Holders of all Bonds affected by such amendments (other than the prospective purchasers for whom the underwriter has provided such assent) have also consented to such amendments.

Under the laws of the State of South Carolina, this Bond and the interest hereon are exempt from all State, county, municipal, school district and all other taxes or assessments, except estate or other transfer taxes, direct or indirect, general or special, whether imposed for the purpose of general revenue or otherwise.

It is hereby certified, recited and declared that all acts, conditions and things required by the Constitution and statutes of the State of South Carolina to exist, to happen and to be performed precedent to and in the issuance of this Bond, do exist, have happened and have been performed in due time, form and manner as required by law; that the series of which this Bond is a part does not exceed any constitutional or statutory limitation of indebtedness; and that provision has been made for the payment of the principal of and interest on this Bond and the series of which it is a part, as provided in the Bond Ordinance.

IN WITNESS WHEREOF, the City of Greer, South Carolina, has caused this Bond to be executed in its name by the facsimile/manual signature of the Mayor of the City and attested by the facsimile/manual signature of the Municipal Clerk of the City under the seal of the City impressed, imprinted or reproduced hereon.

CITY OF GREER, SOUTH CAROLINA

By: _____
Richard W. Danner, Mayor

(SEAL)

ATTEST:

Tammela V. Duncan, Municipal Clerk

(FORM OF REGISTRAR'S CERTIFICATE OF AUTHENTICATION)

This Bond is one of the Bonds described in the within-mentioned Thirteenth Supplemental Ordinance of City of Greer, South Carolina.

TRUIST BANK, as Registrar

Dated: _____

By: _____
Authorized Officer

(FORM OF ASSIGNMENT)

FOR VALUE RECEIVED, the undersigned sells, assigns and transfers unto

(Name and Address of Transferee)

the within Bond and does hereby irrevocably constitute and appoint attorney to transfer the within Bond on the books kept for registration thereof, with full power of substitution in the premises.

Dated: _____

By: _____
(Authorized Officer)

Signature Guaranteed

Notice: Signature must be guaranteed by an institution which is a participant in the Securities Transfer Agents Medallion Program ("STAMP") or similar program.

Notice: The signature to the assignment must correspond with the name of the registered holder as it appears upon the face of the within Bond in every particular, without alteration or enlargement or any change whatever.

The following abbreviations, when used in the inscription on the face of this Bond, shall be construed as though they were written out in full according to applicable laws or regulations.

TEN COM - as tenants in common

UNIF GIFT MIN ACT -

TEN ENT - as tenants by the
entireties

_____Custodian _____
(Cust) (Minor)
under Uniform Gifts to
Minors Act _
(State)

JT TEN - as joint tenants with
right of survivorship
and not as tenants in
common

Additional abbreviations may also be used though not in above list.

CERTIFICATE

IT IS HEREBY CERTIFIED that the following is a true and correct copy of the complete legal opinion (except for date, letterhead and signature) of Burr & Forman LLP, Greenville, South Carolina, the original of which was manually executed, dated and issued as of the date of the delivery of and payment for the bonds, and a copy of which is on file with the City of Greer, South Carolina.

CITY OF GREER, SOUTH CAROLINA

By: _____
Tammela V. Duncan, Municipal Clerk