



**AGENDA**  
**Greer City Council**

**May 26, 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 Charles Lander

1. 2026 Council Invocation Schedule

**Public Forum**

**Minutes of Council Meeting**

1. May 12, 2026 Council Workshop Meeting Minutes (Action Required)
2. May 12, 2026 Council Meeting Minutes (Action Required)
3. May 14, 2026 Council Workshop Meeting Minutes (Action Required)

**Special Recognition**

1. Scott Tompkins in recognition of his Retirement

**Departmental Reports**

1. Economic Development Activity Report - April 2026
2. Engineering Activity Report - April 2026
3. Finance Activity Report - April 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 - April 2026
5. Municipal Court Activity Report - April 2026

6. Parks, Recreation & Tourism Activity Report - April 2026
7. Planning & Development Activity Report - April 2026
8. Police Department Activity Report - April 2026
9. Public Services Activity Report - April 2026
10. Social Media & Website Activity Report - April 2026

### **Administrator's Report**

Andy Merriman, City Administrator

### **Appointments to Boards and Commissions**

1. Board of Architectural Review  
Linda Wood's term will expire 6/30/2026  
Betsy Potter's term will expire 6/30/2026 (Action Required)
2. Board of Zoning Appeals  
District 1 Emily Tsesmeloglou's term will expire 6/30/2026  
District 3 Nick Uva's term will expire 6/30/2026  
District 6 Steve Griffin's term will expire 6/30/2026 (Action Required)
3. Greenville-Spartanburg International Airport Environs Planning Commission  
Spartanburg County Representative Miles Nason's term will expire 6/30/2026  
(Action Required)

### **New Business**

1. First and Final Reading of Resolution Number 13-2026  
A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF GREER, SOUTH CAROLINA, ADOPTING THE CITY OF GREER HOUSING ASSESSMENT AND STRATEGY REPORT AND ENDORSING THE STRATEGIC RECOMMENDATIONS CONTAINED THEREIN.  
Alexander D. Cahill, AICP | Planning & Development Director
2. First Reading of Ordinance Number 15-2026  
AN ORDINANCE TO CHANGE THE ZONING CLASSIFICATION OF CERTAIN PROPERTIES OWNED BY TSANALI PROPERTY LLC LOCATED ON EAST GAP CREEK ROAD FROM DESIGN REVIEW DISTRICT (DRD) TO OFFICE PROFESSIONAL (OP) (Action Required)  
Ashley Kaade, AICP | Planning Manager
3. First Reading of Ordinance Number 16-2026  
AN ORDINANCE TO CHANGE THE ZONING CLASSIFICATION OF A CERTAIN PROPERTY OWNED BY JERMIN FUENTES LOCATED AT 111 ALBERT STREET FROM COMMERCIAL GENERAL (CG) TO TRADITIONAL NEIGHBORHOOD (TN) AND REMOVE THE DOWNTOWN ENTRYWAY OVERLAY (Action Required)  
Ashley Kaade, AICP | Planning Manager
4. First Reading of Ordinance Number 17-2026

AN ORDINANCE APPROVING A MAJOR CHANGE TO A PLANNED DEVELOPMENT (PD) OF CERTAIN REAL PROPERTY IN THE CITY OF GREER RELATED TO THE BLUE RIDGE PLANTATION DEVELOPMENT (Action Required)  
Ashley Kaade, AICP | Planning Manager

5. First Reading of Ordinance Number 18-2026  
CITY OF GREER BUDGET ORDINANCE FISCAL YEAR 2026 – 2027  
AN ORDINANCE RELATING TO THE FISCAL AFFAIRS OF THE CITY OF GREER, SOUTH CAROLINA, MAKING APPROPRIATIONS THEREFORE, LEVYING TAXES, AND TO PROVIDE FOR AN EFFECTIVE DATE. (Action Required)  
Andy Merriman | City Administrator

### **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 WORKSHOP MEETING of GREER CITY COUNCIL  
May 12, 2026**

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

**Call to Order of the Workshop Meeting** Mayor Rick Danner – 5:31 P.M.

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

Councilman Mark Hopper was absent.

Others present: Andy Merriman, City Administrator, Tammela Duncan, Municipal Clerk, Reno Deaton, Assistant City Administrator, Alex Cahill, Planning and Development Director, Ashley Kaade, Planning Manager and Heather Stahl, Planner II.

**Subject: : 2026 Housing Needs Assessment & Strategy Report**

Alex Cahill, Planning and Development Director introduced Rich Caplan with Civitas, LLC. Mr. Caplan provided Council with background context on housing affordability and a summary of the City of Greer's 2026 Housing Needs Assessment & Strategy Report, developed in partnership with Civitas, LLC. The report was commissioned under the direction of the Comprehensive Plan, Transforming Greer 2030, and represents the most comprehensive analysis of Greer's housing market to date. (attached)

Discussion was held throughout the meeting.

**Adjourned** – There being no further business, the workshop meeting was adjourned at 6:27 P.M.

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

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

Approval Date: May 26, 2026 \_\_\_\_\_

Notifications: Agenda posted in City Hall and email notifications sent Friday, May 8, 2026.

## **CITY OF GREER, SOUTH CAROLINA**

### **MINUTES of the FORMAL MEETING of GREER CITY COUNCIL May 12, 2026**

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

**Call to Order of the Formal Meeting** Mayor Rick Danner – 6:37 P.M.

The following members of Council were in attendance: Jay Arrowood, Karuiam 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 and various other staff and media.

**Invocation and Pledge of Allegiance** Councilman Mark Hopper

**Public Forum** No one signed up to speak

### **Minutes of the Council Meeting**

April 28, 2026

**ACTION** – Councilman Wryley Bettis made a motion that the minutes of April 28, 2026, be received as written. Councilman Paul Lamb seconded the motion.

**VOTE** - Motion carried 7-0.

May 7, 2026 (Budget Workshop)

**ACTION** – Councilman Jay Arrowood made a motion that the minutes of May 7, 2026, be received as written. Councilman Charles Lander seconded the motion.

**VOTE** - Motion carried 7-0.

### **Special Recognition**

**Mayor Rick Danner and Greer City Council recognize  
National Historic Preservation Month**

WHEREAS, The National Trust for Historic Preservation established May as Historic Preservation Month in 1973, as a way to promote historic places for the purpose of instilling nation and community pride, promoting heritage tourism, and showing the social and economic benefits of historic preservation; and

WHEREAS, Historic Preservation Month can instill awareness of the local historically significant buildings and landmarks to the residents of Greer and surrounding communities; and

WHEREAS, it is important to celebrate the role of history in our lives and the contributions made by dedicated individuals in helping to preserve the tangible aspects of the heritage that has shaped us as a people; and

WHEREAS, the City of Greer contains seven individual properties on the National Register of Historic Places as well as one Historic District, comprised of seventeen properties in downtown Greer; and

WHEREAS, the year 2026 marks one hundred and fifty years since the City of Greer was chartered; and

WHEREAS, the City of Greer recognizes its sesquicentennial as a prime opportunity to celebrate its rich history; and

WHEREAS, the City of Greer continues to demonstrate its commitment to preservation as it grows and develops; the protection of its resources both built and natural; and the recognition, rehabilitation and restoration of historic properties, as overseen by the Board of Architectural Review.

NOW, THEREFORE, be it resolved I, Rick Danner, Mayor of the City of Greer along with City Council, do hereby proclaim the month of May as National Preservation Month in Greer and call upon our residents to join others across the United States in recognizing and participating in this special observance.

The proclamation was received by Betsy Potter, Chair of the Board of Architectural Review and Ashley Kaade, Planning Manager.

### **Andy Merriman, City Administrator presented the following:**

#### **Council Budget Workshops**

City Council will continue their Budget Workshops on May 14<sup>th</sup> and 21<sup>st</sup> at 12pm at Greer City Hall.

#### **Greer 150 History Drive**

Join us at the Greer Heritage Museum on Saturday, May 16<sup>th</sup>, from 10am – 4pm for a city-wide history drive. Bring your family photos, papers, and stories to help preserve our community's history for future generations.

#### **Greer City Park Events**

Tunes in the Park and Greer Idol/Idol Jr. is Saturday, May 16<sup>th</sup> from 6pm – 9pm.

Greer Farmers Market is Sunday, May 17<sup>th</sup> and 24<sup>th</sup> from 11am – 2pm.

Greer Alive is Friday, May 22<sup>nd</sup> from 5pm – 8pm.

### **ParTee on Trade**

ParTee on Trade is back for another year of family fun in downtown Greer! Bring the whole family on Sunday, May 31<sup>st</sup> for live music, local vendors, food trucks, and activities as we kick off the 2026 BMW Charity Pro-Am presented by TD SYNEX .

### **TV Channel**

Effective May 28, 2026, the City of Greer Channel will appear on channel 193.

## **Appointments to Boards and Commissions**

### **Recreation Association Inc. Board of Trustees**

District 5 Melissa Padgett Smith has resigned; her term will expire December 31, 2026.

**ACTION** – Councilman Wryley Bettis nominated Jason Galloway to serve in the District 5 seat of the Recreation Association Inc. Board of Trustees. Councilman Jay Arrowood seconded the motion.

**VOTE** – Motion carried 7-0.

## **OLD BUSINESS**

### **Second and Final Reading of 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)**

Ashley Kaade, Planning Manager, stated there were no updates.

**ACTION** – Councilman Paul Lamb made a motion to approve Second and Final Reading of Ordinance Number 12-2026. Councilman Jay Arrowood seconded the motion.

**VOTE** – Motion carried 7-0.

### **Second and Final 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. (CPW)**

There was no new information.

**ACTION** – Councilman Paul Lamb made a motion to approve Second and Final Reading of Ordinance Number 13-2026. Councilman Karuam Booker seconded the motion.

Discussion held.

**VOTE** – Motion carried 4-3 with Councilmembers Arrowood, Booker and Bettis voting in opposition.

## **NEW BUSINESS**

### **First Reading of Ordinance Number 14-2026**

#### **AN ORDINANCE TO PROVIDE FOR THE ANNEXATION OF A CERTAIN PROPERTY OWNED BY TSANALI PROPERTY LLC LOCATED AT 3062 EAST GAP CREEK ROAD BY ONE HUNDRED PERCENT PETITION; AND TO ESTABLISH A ZONING CLASSIFICATION OF OFFICE PROFESSIONAL (OP) FOR SAID PROPERTY**

Ashley Kaade, Planning Manager presented the request. Staff recommends approval. The Planning Commission will hold a public hearing on May 18, 2026.

**ACTION** – Councilman Wryley Bettis made a motion to approve First Reading of Ordinance Number 14-2026. Councilman Paul Lamb seconded the motion.

Discussion held. A representative of the applicant Allen Stine, Realtor spoke briefly.

**VOTE** – Motion carried 5-2 with Councilmembers Bettis and Danner voting in opposition.

### **Pavement Preservation Project – Reclamite Rejuvenator**

In an effort to preserve our pavements, one of our most expensive assets, staff is proposing another Reclamite application project in the City this year. The proposed locations are City streets, which have recently been paved in the last five years and not previously treated with this product. Streets to be treated are shown on the attached maps and street list. The total length being treated is approximately 7.6 miles. The Contractor is Pavement Technology, Inc. from Westlake, OH and they are the only approved single-source applicator in South Carolina per the manufacturer of Reclamite as stated on attachments. See attached proposal from Pavement Technology Inc. for this work in the amount of \$125,218.80. Funding is from the Road Paving Fund.

Nathan Jackson, P.E., C.F.M. | Assistant City Engineer presented the request.

**ACTION** – Councilman Paul Lamb made a motion to approve the bid from Pavement Technology Inc. in the amount of \$125,218.80. Councilman Wryley Bettis seconded the motion.

Discussion held.

**VOTE** – Motion carried 7-0.

**Pavement Preservation Project – HA5 Surface Sealer**

In an effort to preserve our pavements, one of our most expensive assets, staff is proposing another HA5 application project this year in the City. The proposed locations are all streets in the Country Club Crossing, Heather Hills, Highland Parc, Creekside Landing, Orchard Crest, Woodgrove, and Maplewood subdivisions, and one street in Hampton Ridge subdivision is also being treated. Streets to be treated are shown on the attached maps and street list. These streets have been full depth patched where needed by our Public Services and are contracted to be crack-sealed by June prior to the HA5 application. It is a common practice to apply a surface seal after crack sealing. Total length to be treated is approximately 5 miles. The contractor is Holbrook Asphalt from Florida, and they are the only approved single-source applicator in South Carolina per the manufacturer of HA5 as previously stated last year. They are sending the current sole source letters today and can forward once I receive. See attached proposal from Holbrook for this work in the amount of \$315,380.16. Funding is from the Road Paving Fund. Nathan Jackson, P.E., C.F.M. | Assistant City Engineer presented the request.

**ACTION** – Councilman Paul Lamb made a motion to approve the bid from Holbrook Asphalt in the amount of \$315,380.16. Councilman Wryley Bettis seconded the motion.

Discussion held.

**VOTE** – Motion carried 7-0.

**Executive Session**

There were no items for Executive Session

**Adjourn** – There being no further business, the meeting was adjourned at 7:26 P.M.

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

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

Approval Date: May 26, 2026 \_\_\_\_\_

Notifications: Agenda posted in City Hall and email notifications sent Friday, May 8, 2026.

# CITY OF GREER, SOUTH CAROLINA

## MINUTES of the WORKSHOP MEETING of GREER CITY COUNCIL May 14, 2026

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

### **Call to Order of the Workshop Meeting**

Mayor Rick Danner – 12:01 P.M.

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

Councilman Karuam Booker arrived at 12:07 and Councilman Mark Hopper arrived at 12:08.

Others present: Andy Merriman, City Administrator, Tammela Duncan, Municipal Clerk, Mike Sell, Deputy City Administrator, Catrina Woodruff, Assistant City Administrator, Reno Deaton, Assistant City Administrator, Chris Kline, Finance Director, Michelle Willis, Communications Director, Matt Hamby, Police Chief, Eric Pressley, Police Captain, Scott Ellis, Police Captain, Meredith Golla, Administrative Assistant (Police), Dorian Flowers, Fire Chief, Joshua Holzheimer, Deputy Fire Chief, Colby Means Division Chief (Fire), Zach Crutchfield, Division Chief (Fire) and Travis Durham, Director of Public Services.

### **Subject: Budget Workshop FY 2026-2027**

Andy Merriman, City Administrator spoke briefly and introduced Matt Hamby, Police Chief.

### **Police Department**

Chief Hamby spoke regarding the Police Department's Structure, Fiscal Year 2025 in Review, Recent Budget Successes and Fiscal Year 2027 Budget Item requests. Chief Hamby discussed each division and their year in review. He also provided historical data for calls for service, arrests, citations issues, warnings issued, CID Assigned cases, prisoner transports, collisions investigated, crimes reported, and warrants served. He discussed Community Outreach and the Police Departments National Accreditation Award along with the use of drones and their Crisis Intervention Officer.(presentation attached)

### **U.S. Census Bureau Information**

Andy Merriman, City Administrator provided council with the following information published May 14, 2026 from the U.S. Census Bureau:

Greer's 7.3% growth leads every SC city with 50,000+ residents. Goose Creek 2.3%, Columbia 2.0% and Charleston 0.4% are all far behind. Mount Pleasant lost population.

The national average for mid-size cities was 0.7% in 2024-25. SC mid-size cities averaged 2.2%. Greer grew at more than three times the national benchmark.

Greer is estimated at 49,800 – effectively at the 50,000 threshold. This marks a major shift from a population of 17,000 just 25 years ago in 2000.

The Greenville-Anderson-Greer MSA surpassed 1 million residents for the first time in 2025, with a 9.3% gain since the 2020 Census.

**Fire Department**

Chief Flowers spoke regarding the Fire Departments total incidents, number of apparatus responses, QRV (Quick Response Vehicle) responses, incidents by county (Greenville/Spartanburg), Training Hours, Fire Prevention, Inspections and Violations. He also spoke regarding ISO Improvement, staffing and the five-year financial and personnel overview and requests for the future. (presentation attached)

**Public Services Department**

Travis Durham, Public Services Director spoke regarding Administration, Grounds – Athletics, Grounds – Urban Parks, Solid Waste and Streets. He spoke regarding Public Services Five-Year Budget overview. He discussed their Emergency Responses during the year and their Fiscal Year Goals. He also spoke regarding the Stormwater Division and the Sanitation Division. Mr. Durham spoke regarding his budget requests for Fiscal Year 2027. (presentation attached)

Discussion was held throughout the meeting.

A recess was taken at 3:38 and the meeting was reconvened at 3:48.

**Adjourned** – There being no further business, the workshop meeting was adjourned at 4:48 P.M.

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

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

Approval Date: May 26, 2026 \_\_\_\_\_

Notifications: Agenda posted in City Hall and email notifications sent Monday, May 11, 2026.

# CERTIFICATE OF APPRECIATION

Congratulations upon your retirement from the City of Greer  
Presented In Appreciation of Twenty Nine Years of Dedicated Service to the City of Greer  
July 1996 to November 2010 and August 2011 to June 2026

## RAYMOND SCOTT TOMPKINS

Given at Greer, South Carolina  
this 26th day of May 2026



*City of Greer, SC*

A blue ink signature of the City Administrator, written over a horizontal line.

City Administrator

A blue ink signature of the Mayor, written over a horizontal line.

Mayor

# Memorandum

**To:** City Council

**From:**

**Subject:** Economic Development Activity Report - April 2026

**Date:** May 26, 2026

**CC:**

**Summary:**

**Attachments:**

1. Economic Development Activity Report - April 2026

**ECONOMIC DEVELOPMENT  
KEY PERFORMANCE INDICATORS  
April 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. Complete Spring Industry Appreciation BBQ.
	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	Identify new strategy to add value for Small 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. 13 additional new inquiries generated in April 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: 46 active Leads, 11 active Projects, 3 Losses, and 8 Wins (Manufacturing, Distribution, Professional Office, and Restuarant). 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  
April 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 and Annual Conference. 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 - April 2026

**Date:** May 26, 2026

**CC:**

**Summary:**

**Attachments:**

1. Engineering Activity Report - April 2026

**April**  
**2026**



# Engineering Department Monthly Report

The Engineering Department consists of two divisions – Engineering/Stormwater. 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):**

- Sidewalk Improvement Various locations – Start in May
- Brookshire/Woodruff Rd Improvement – Bidding
- McElrath Road Improvement – bidding in May

**Stormwater Projects:**

- Stormdrain CIP project – Issuing NTP
- Storm Drain Asset Mgmt./Watershed study phs. 2- finalizing proposal

**Engineering Activities:**

- 2026 Paving – Gnl side – Let in July
- Engineering Manual upgrade – reviewing proposal
- Safe Streets For All (SS4A) – Awarded to Bolton & Menk
- Traffic Calming – Vandiventer/Cunningham – install in May
- Blackwell Road bridge inspection – Reviewing proposal
- Cunningham Drive SD Improvement – scope development – acquiring r/w
- Quiet Crossing/Moore St. closure – RR starting soon
- 2026 Pavement Preservation – finalizing scope
- Cannon St Parking Deck - developing long term maintenance plan
- 2025 Paving – Gnl side – Complete
- Infrastructure inspection data collection - (Culverts) nearing completion
- 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 – Cothran Laydown Yard, Dutch Bros Coffee, Crossing at Abner Creek
- Other Plan Review – Clairbrook
- Park Avenue Apts – Moore St paving issue
- Blue Ridge Plantation – road and project development issues

**Other:**

- Department Budget Prep
- Mast Arms issue S. Buncombe Rd – coordination
- Met with Zoom Camera company for demonstration
- Quarterly bridge inspection
- Paylocity training
- Coordination meeting with Planning dept.

## Assistant City Engineer – Nathan Jackson, P.E.

### Tasks:

- 1711 W Wade Hampton Blvd - Culvert and Slope: Last non-urgent repair to be performed by Public Services in May.
- IMS Asset Data – New Sidewalk Projects (Portions along Trade St and Biblebrook Dr): PO issued to sidewalk contractor. Project planned to be completed by July.
- Culvert Asset Evaluation: Engineering Dpt inspectors have completed field condition data of existing culvert assets at intersections of creeks and City streets. Reviewing data before importing into asset management software (Cartegraph/EAM). Three culverts found to be in poor condition from inspections were included in Fiscal Year 2027 proposed budget for repair; awaiting finalization of budget.
- 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 typically performed on a monthly basis with Engineering Dpt, Administration, and Planning Dpt.
- Old Woodruff & Brookshire Roads - Repaving: City legal team reviewing CoTransCo 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.
- Cartegraph to be future referenced as Enterprise Asset Management (EAM): Assisting with the collection of asset inventory and the development of future asset condition projections for associated maintenance projects. Performing Scenarios for future Paving and Pavement Preservation street lists to be assessed prior to implementation. EAM Certification course was taken in April; exam scheduled for May.
- Street Preservation: Notified Public Services of full depth patching needs prior to HA5 treatments; observed installation of the patches. Quotes received for crack seal, Reclamite, and HA5 treatments. Contractors were selected. Reclamite and HA5 planned to be presented to Council on May 12th, awarded, and performed by fall.
- Street Crack Sealing: PO issued. Work planned to be performed by June.
- Stillwaters Phase III: Working with City Attorney to call the bond prior to bidding out the final punchlist. Attorney's demand letter required the funds to be received by June.
- Bridge Maintenance: Coordinating with Public Services to perform erosion control improvements at W Phillips Rd and Blackwell Rd Bridges.
- Responded to stormwater runoff and roadway complaints which included 129 Oak Wind Circle, intersection of Parker/Pennsylvania, floodplain at 1452 W Wade Hampton Blvd, 1349 Connecticut Ave, 207 John St, and 206 Pine St Ext. Communicated to responsible parties to help address the issues as needed.

### Other:

- Continuing Education: FEMA Floodplain Elevation Certificate Training.
- 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.

**Engineering and Stormwater Civil Engineer – David Buchanan, EIT**

- Ongoing planning for the City of Greer Transportation Safety Plan with Bolton & Menk as part of the Safe Streets for All (SS4A) Planning Grant, conversations include planning and engineering staff.
- Research into possible future SS4A grants and possible projects.
- Reviewed seven (7) Engineering Submittals for SDPs.
- Traffic calming petition of Moore Street was determined to need a 3<sup>rd</sup> party evaluator as the proximity to the active rail line caused large amounts of interference that can not be pulled out of the radar collected data set.
- Traffic calming petition of Vandiveneter and Cunnigham, layout finalized, product vendor finalized, prefabricated speed humps ordered.
- Stokes Street pavement repair project was completed.
- Ongoing auditing issued encroachment permits, finalization of revising the fee schedule, and create sub types of the permitting process to create better organization.
- Discussion on major revision of engineering manual.

**Civil Engineer II – Stormwater Division – Adam Vidalis, PE**

- 1) Envirosight QuickView Air HD Demo with ISG 4/2
- 2) Engineering & Stormwater Meeting 4/3
- 3) BSMH Greer Site & Permit Meeting 4/10
- 4) Adley Trace Closeout Inspection Review 4/14
- 5) Engineering & Stormwater Meeting 4/15
- 6) PAC Meeting 4/23
- 7) PWS CCTV Proposal Review Meeting 4/24
- 8) Engineering & Stormwater Meeting 4/29
- 9) Planning and Eng. Coordination Meeting 4/30
- 10) Engineering Manual Scope Review 4/30

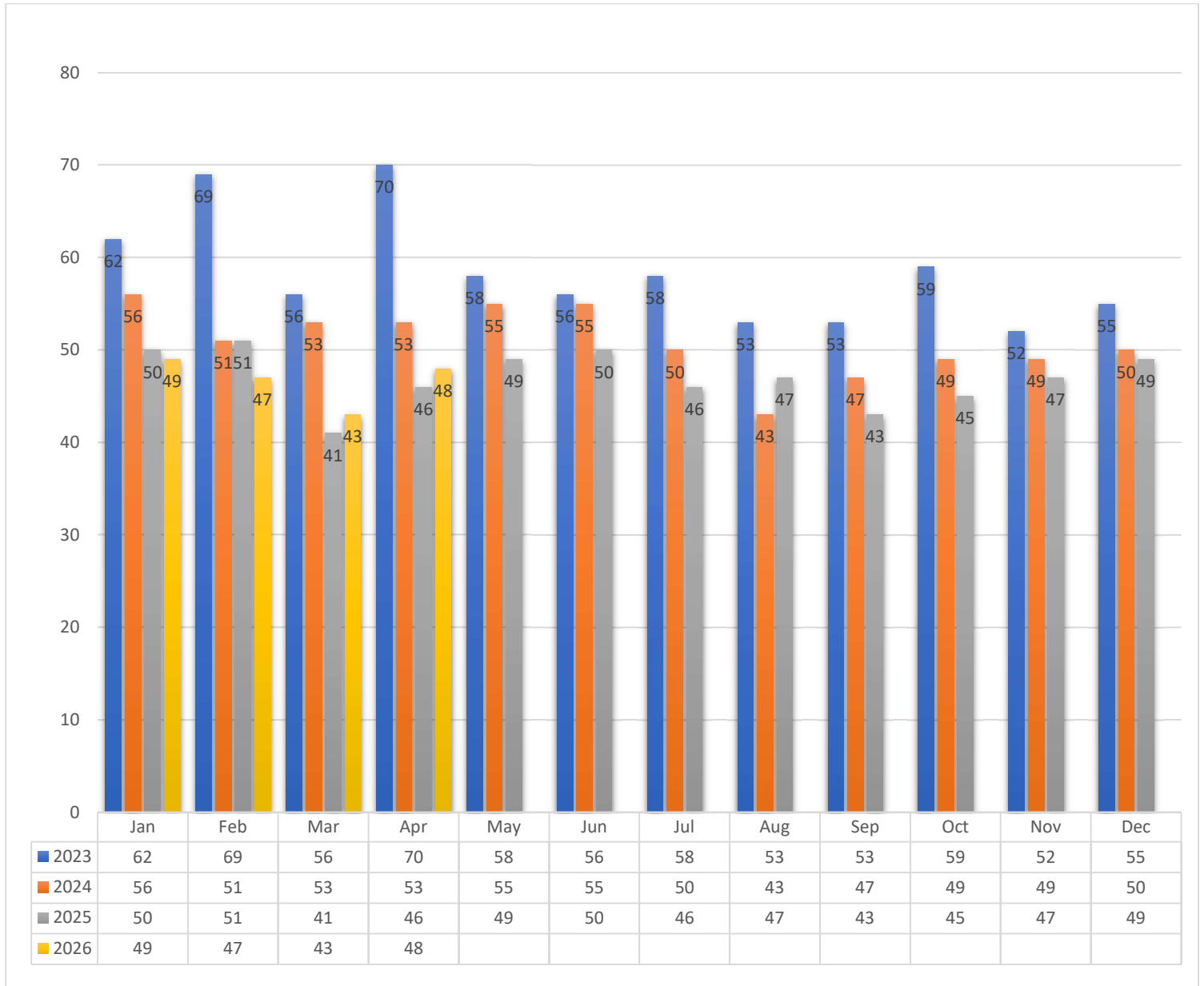
**Construction/ Post-construction Program – Pre-submittal Meetings, Plan Reviews, Pre-construction meetings, As-built Review and Project Meetings** (Construction and Post-construction Minimum Control Measures) - Stormwater site plan reviews that incorporate consideration for water quality impacts and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

<b>2026 Stormwater Summary</b>		
<b>January 1<sup>st</sup>, 2026 through April 30<sup>th</sup>, 2026</b>		
<b>Projects Submitted</b>	<b>Site Dev. Plan Reviews</b>	<b>Preconstruction Meetings</b>
16	49	6

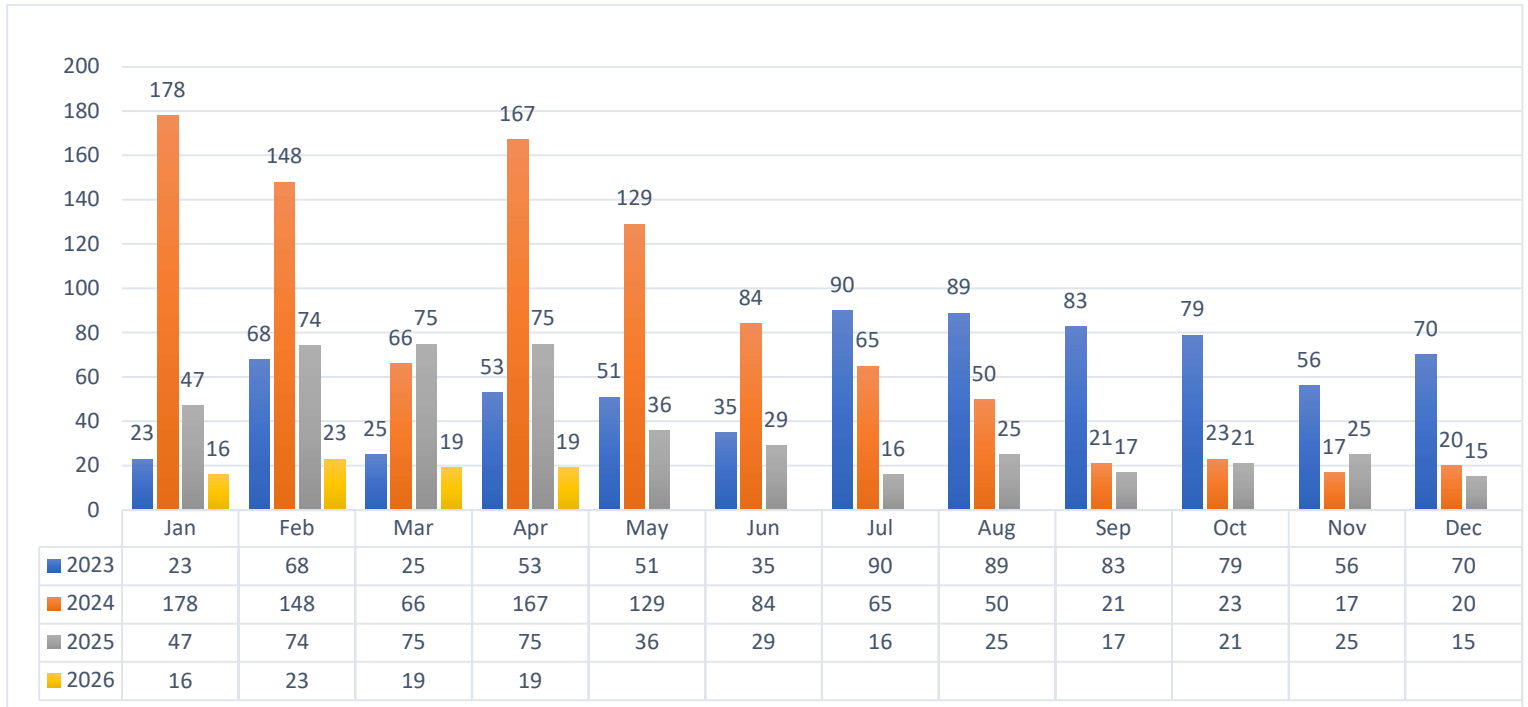
<b>Historical Project Submittals</b>		
<b>Year</b>	<b>Projects Submitted</b>	
	<b>Commercial</b>	<b>Residential</b>
2026	12	4
2025	25	
2024	39	
2023	51	
2022	50	
2021	55	
2020	32	

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

**STORMWATER INSPECTION: Anthony Copeland / Scott Reid / Jim Arnau**  
**48 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
Fire & Police	4/16/2026	Asphalt Surface Placement
Greer Memorial Field Parking	4/7/2026	Asphalt Surface- Placement

**Addressed Citizen Complaints: Anthony Copeland**

Issue	Complaint Date	Address	Resolution	Completed
None				

# Memorandum

**To:** City Council

**From:**

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

**Date:** May 26, 2026

**CC:**

**Summary:**

**Attachments:**

1. Finance Activity Report - April 2026



## April 2026 Summary Financial Report

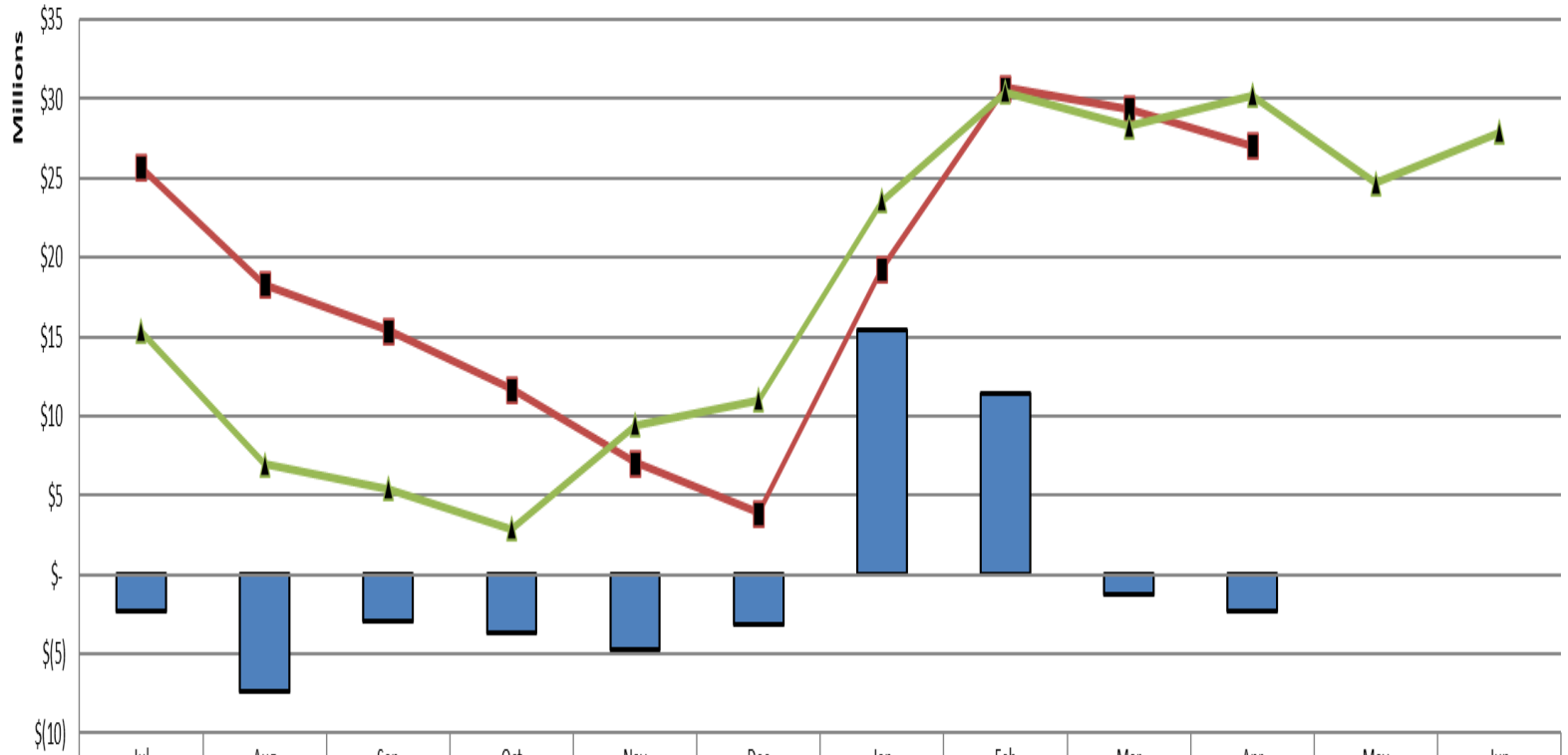


# Financial Performance Summary

As of Month End April, 2026

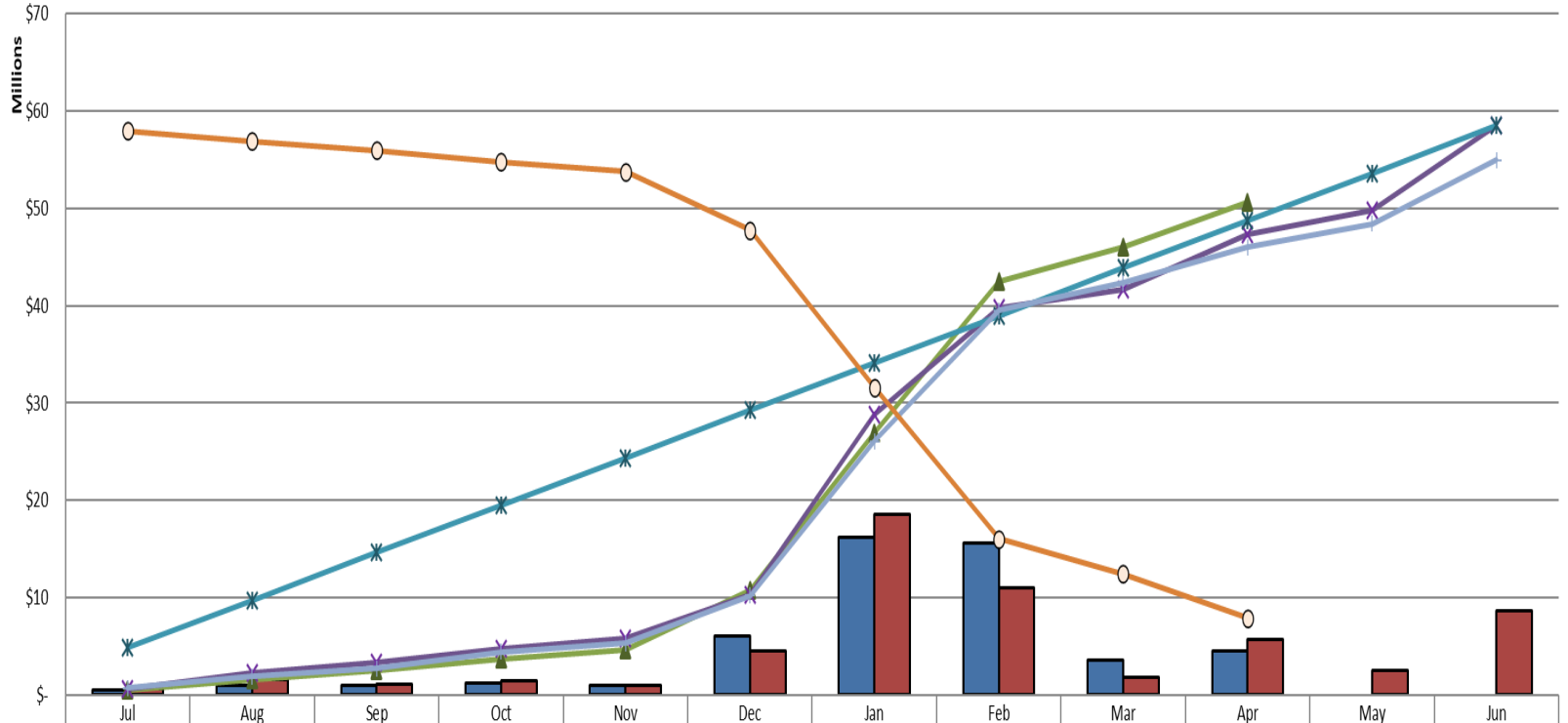
<b>Quick Look Indicators</b>	<b>This Month</b>	<b>This Year</b>	<b>Balance</b>
<b>GENERAL FUND</b>			
Cash Balance	↓	↓	\$ 27,076,366
Revenue	↑	↑	\$ 50,590,757
Total Expenditures	↑	↑	\$ 46,523,940
Total Percentage (Over) / Under	↓	↓	1%
Revenue Benchmark Variance	↓	↓	\$ 3,270,729
Expenditure Benchmark Variance	↓	↓	\$ (2,513,340)
Overall Benchmark Variance	↓	↓	\$ 757,389
<b>HOSPITALITY FUND</b>			
Cash Balance	↑	↑	\$ 2,699,592
Revenue	↑	↑	\$ 3,362,553
Expenditures	↑	↑	\$ 3,279,763
<b>STORM WATER FUND</b>			
Cash Balance	↓	↑	\$ 4,453,240
Revenue	↓	↓	\$ 1,540,426
Expenditures	↑	↓	\$ 983,177

## Cash Balance - General Fund Fiscal Year 2025/26



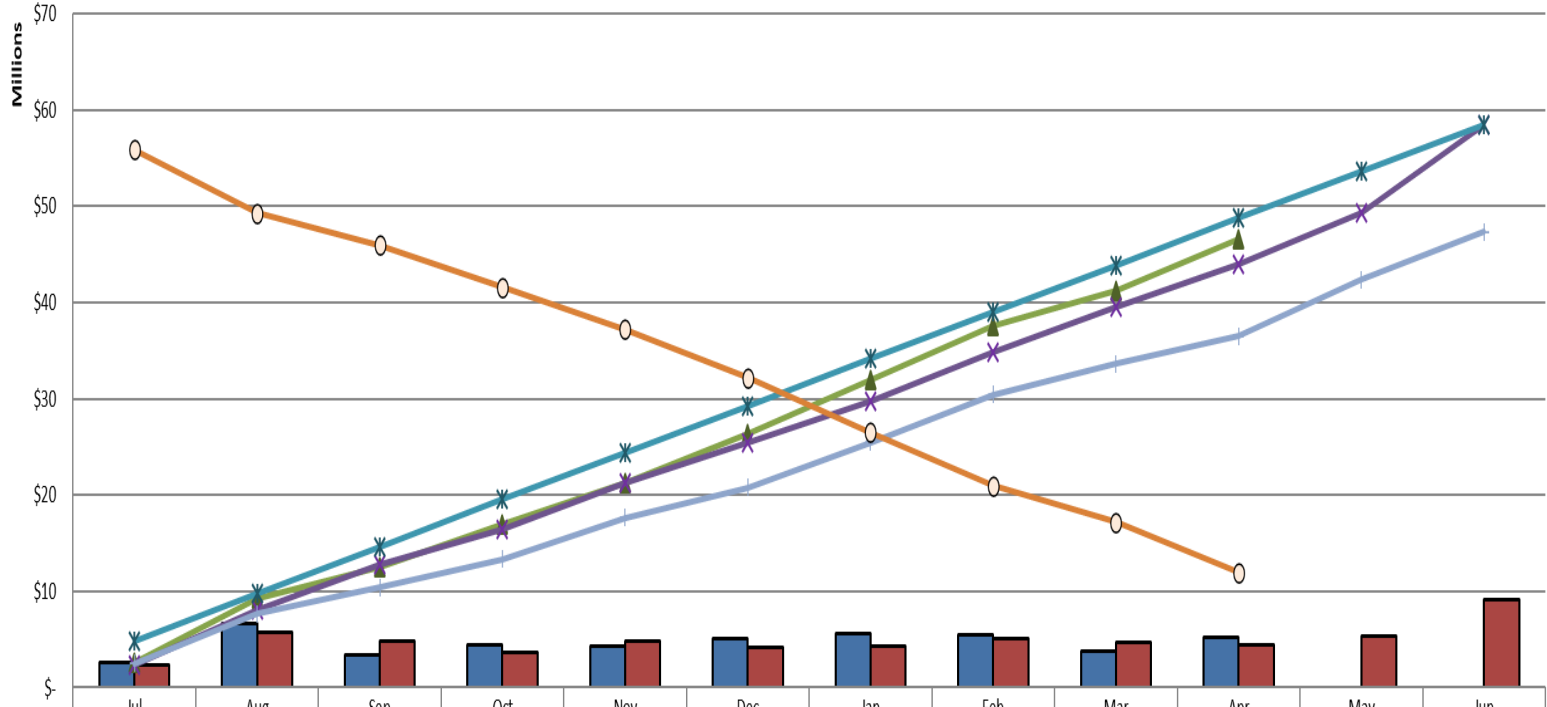
	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun
Net Monthly Cash	(2,308,429)	(7,349,027)	(2,938,291)	(3,659,285)	(4,687,980)	(3,114,054)	15,385,364	11,395,319	(1,297,397)	(2,333,793)	-	-
Current Fiscal YTD Balance	25,675,509	18,326,482	15,388,191	11,728,906	7,040,926	3,926,873	19,312,236	30,707,556	29,410,159	27,076,366		
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



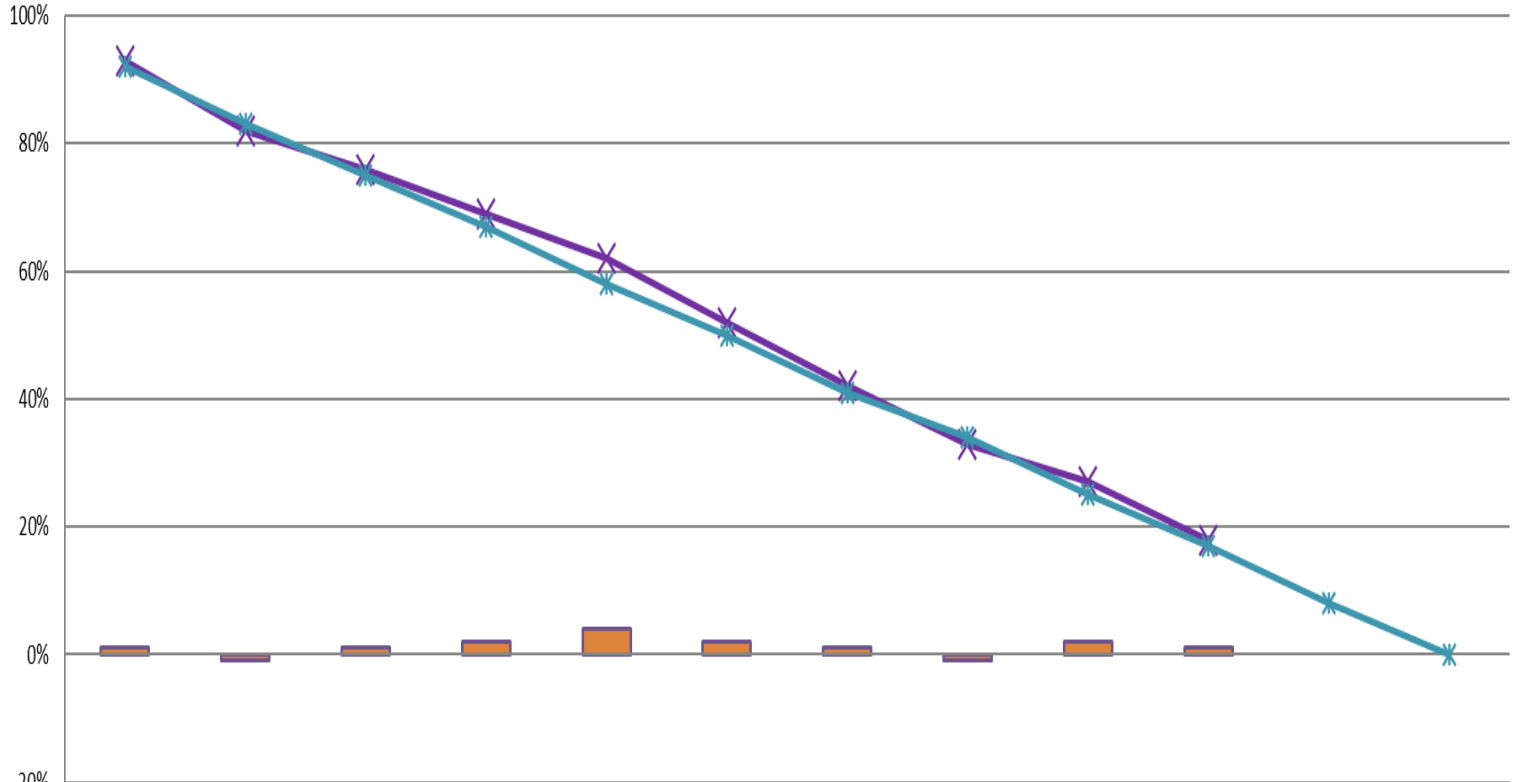
	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun
Monthly Actual	545,154	1,037,247	951,816	1,162,409	989,782	6,035,209	16,157,279	15,570,783	3,563,684	4,577,394		
Monthly Benchmark	631,405	1,624,340	1,075,470	1,442,008	997,141	4,518,447	18,526,760	10,984,453	1,848,023	5,671,981	2,472,095	8,701,332
YTD 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	50,590,757		
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	7,902,698		

## Expenditures - General Fund Fiscal Year 2025/26



	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun
Monthly Actual	2,595,589	6,597,549	3,347,470	4,393,341	4,352,333	5,050,659	5,654,158	5,519,345	3,773,149	5,240,346		
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	2,595,589	9,193,137	12,540,608	16,933,948	21,286,282	26,336,941	31,991,099	37,510,444	41,283,594	46,523,940		
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	55,897,866	49,300,318	45,952,847	41,559,507	37,207,173	32,156,514	26,502,356	20,983,011	17,209,861	11,969,515		

## Budget Percent Remaining - General Fund Fiscal Year 2025/26

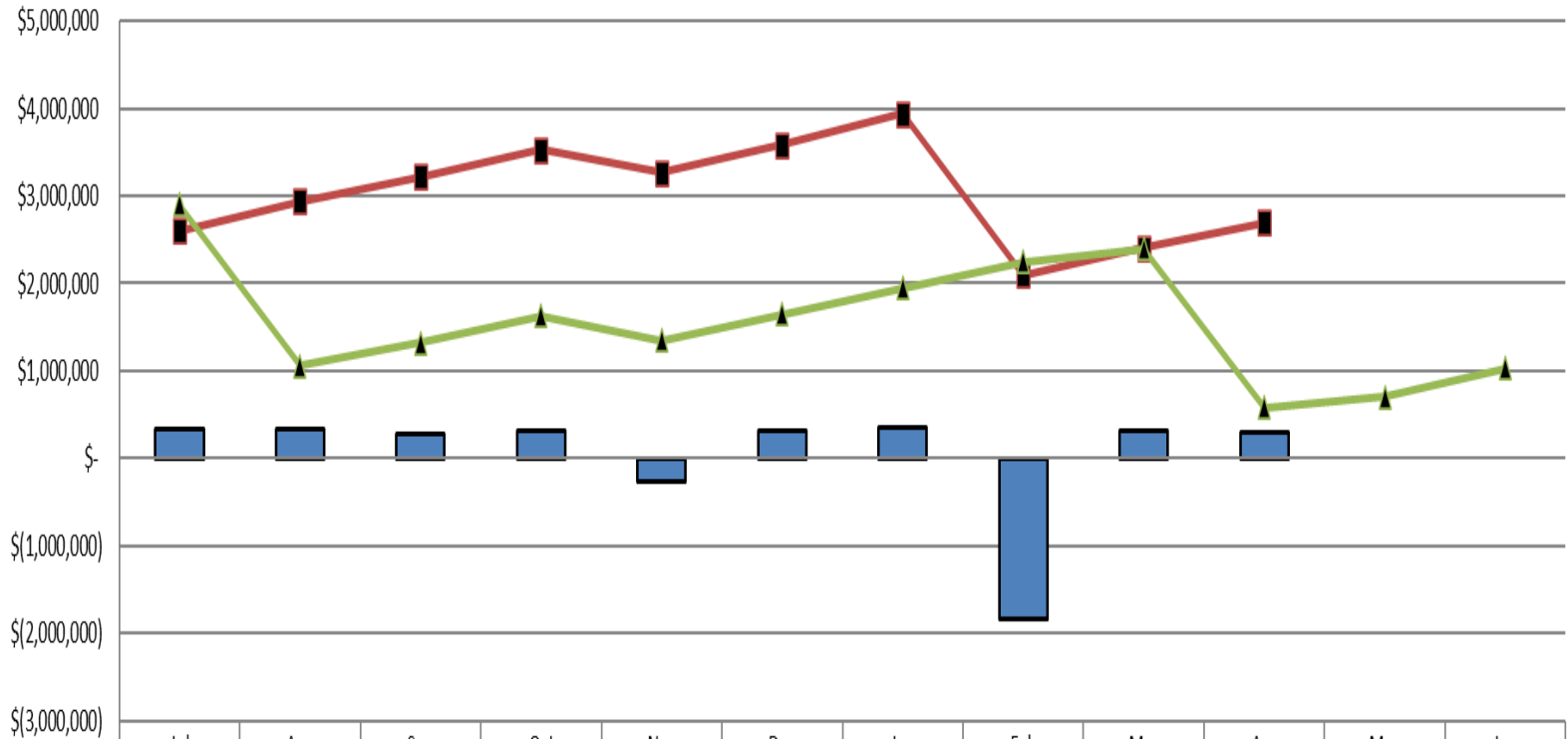


(Over) Under Budget	1	(1)	1	2	4	2	1	(1)	2	1		
Actual Percent Remaining	93	82	76	69	62	52	42	33	27	18		
Prorated Percent Remaining	92	83	75	67	58	50	41	34	25	17	8	0



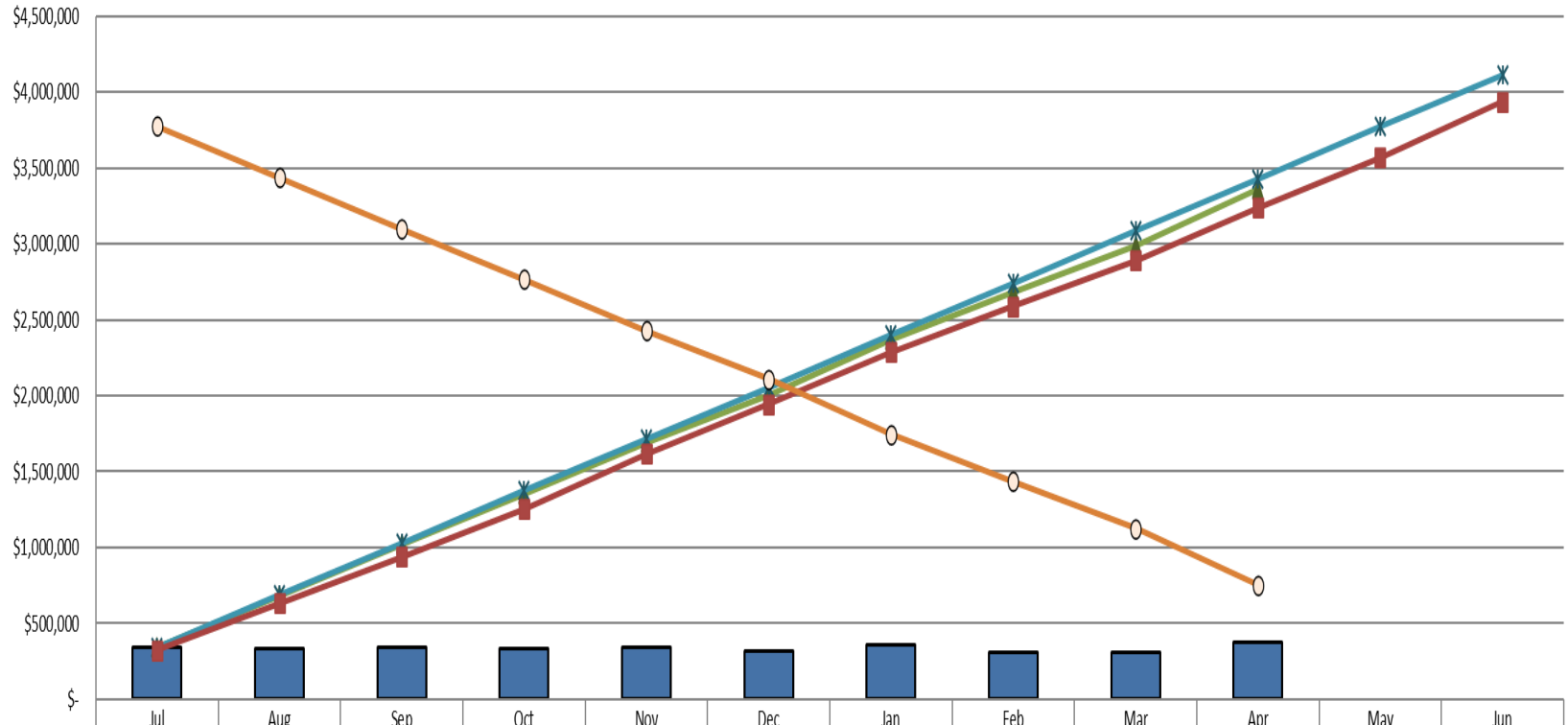
## Hospitality Taxes Fund

## Cash Balance - Hospitality Taxes Fund Fiscal Year 2025/26



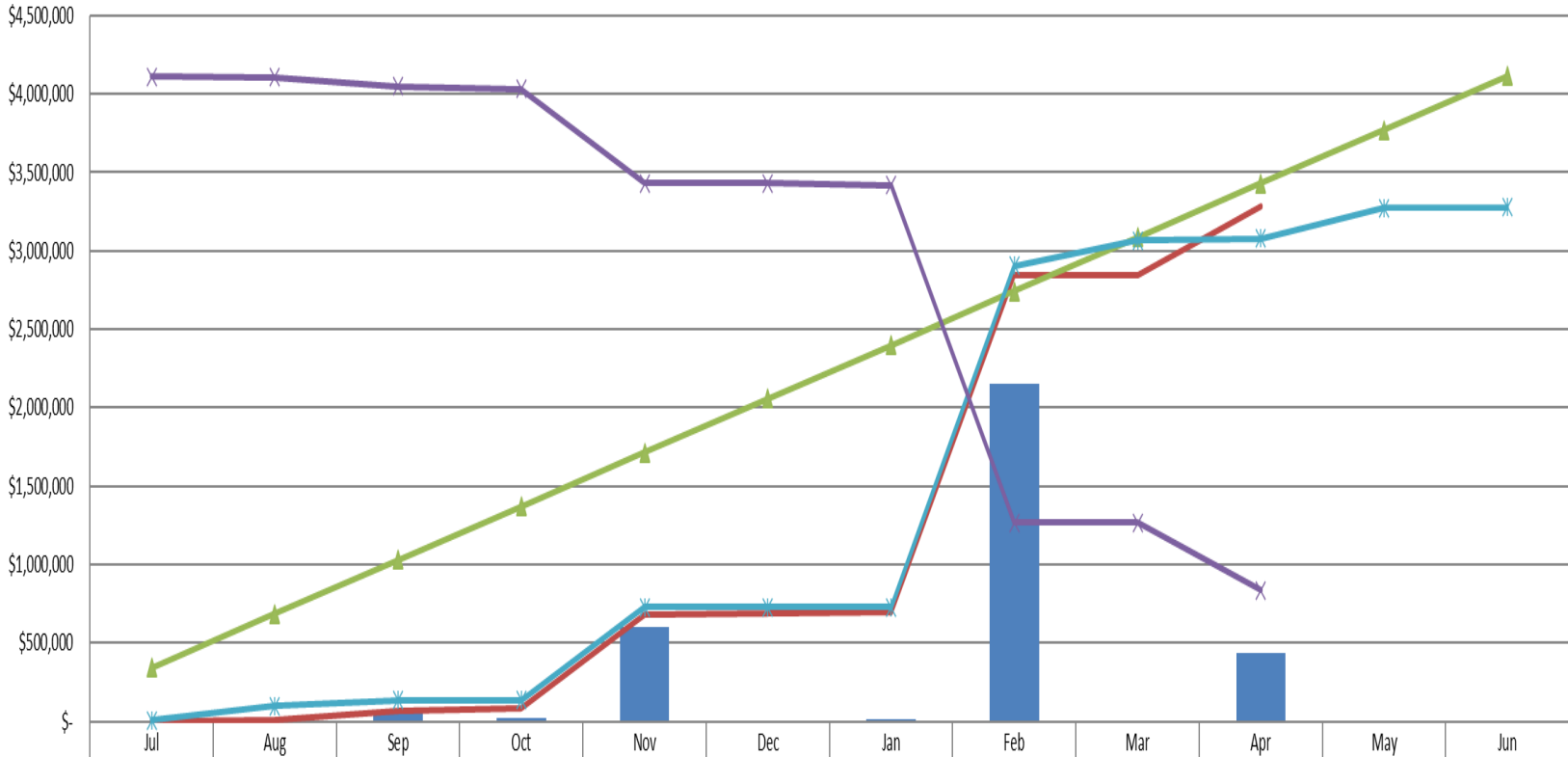
	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun
<span style="color: blue;">■</span> Net Monthly Cash	337,694	331,361	281,071	313,996	(260,947)	318,766	351,631	(1,841,438)	307,315	293,347	-	-
<span style="color: red;">■</span> Current Fiscal YTD Balance	2,604,489	2,935,850	3,216,921	3,530,917	3,269,970	3,588,737	3,940,367	2,098,929	2,406,244	2,699,592		
<span style="color: green;">▲</span> 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



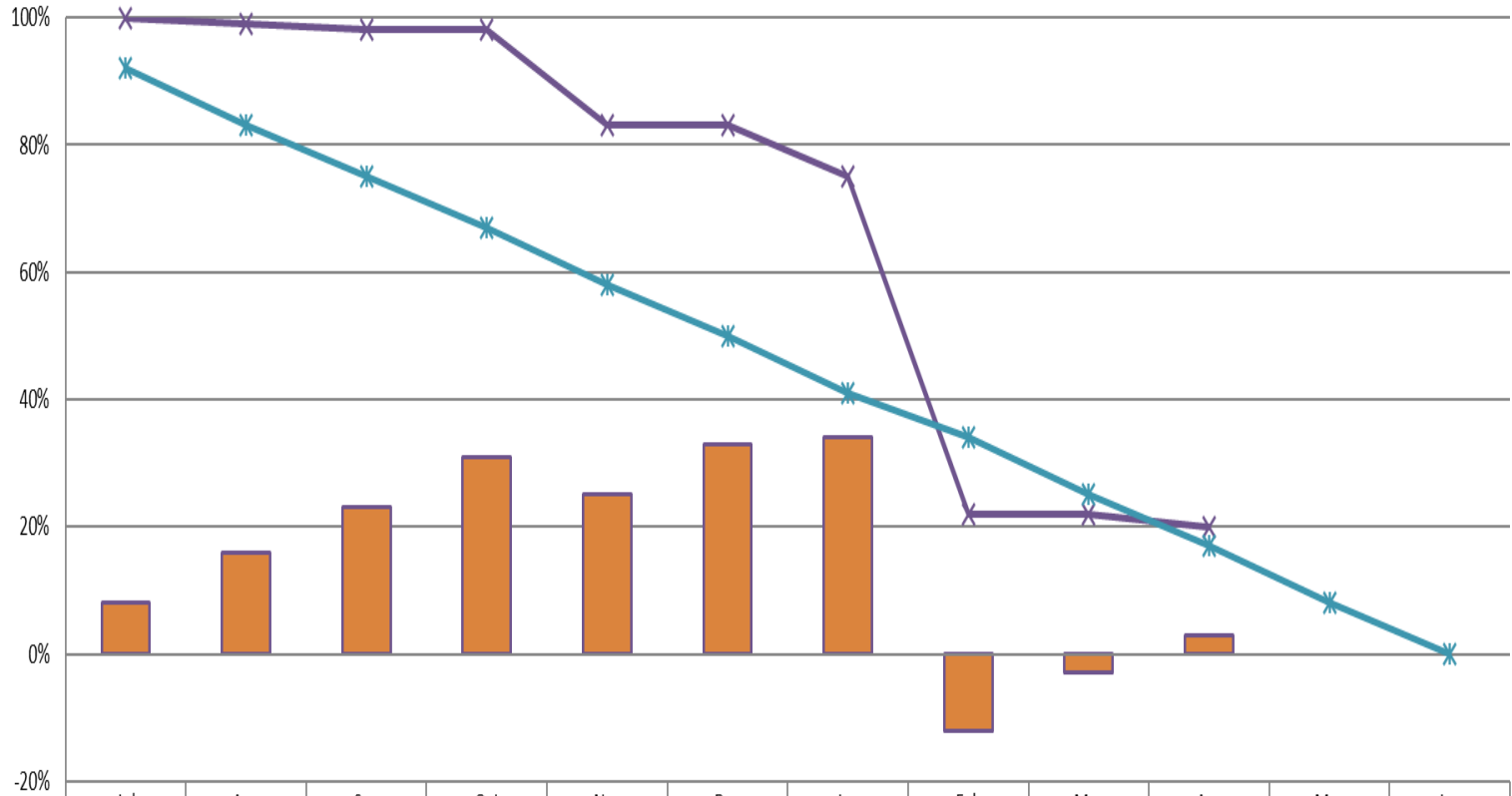
	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun
Monthly Actual	341,190	336,477	339,528	330,947	339,067	320,045	362,631	310,545	307,315	374,809		
YTD Actual	341,190	677,667	1,017,195	1,348,142	1,687,208	2,007,253	2,369,884	2,680,429	2,987,744	3,362,553		
YTD Prorated Budget	342,909	685,817	1,028,726	1,371,635	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	752,351		

## Expenditures - Hospitality Taxes Fund Fiscal Year 2025/26



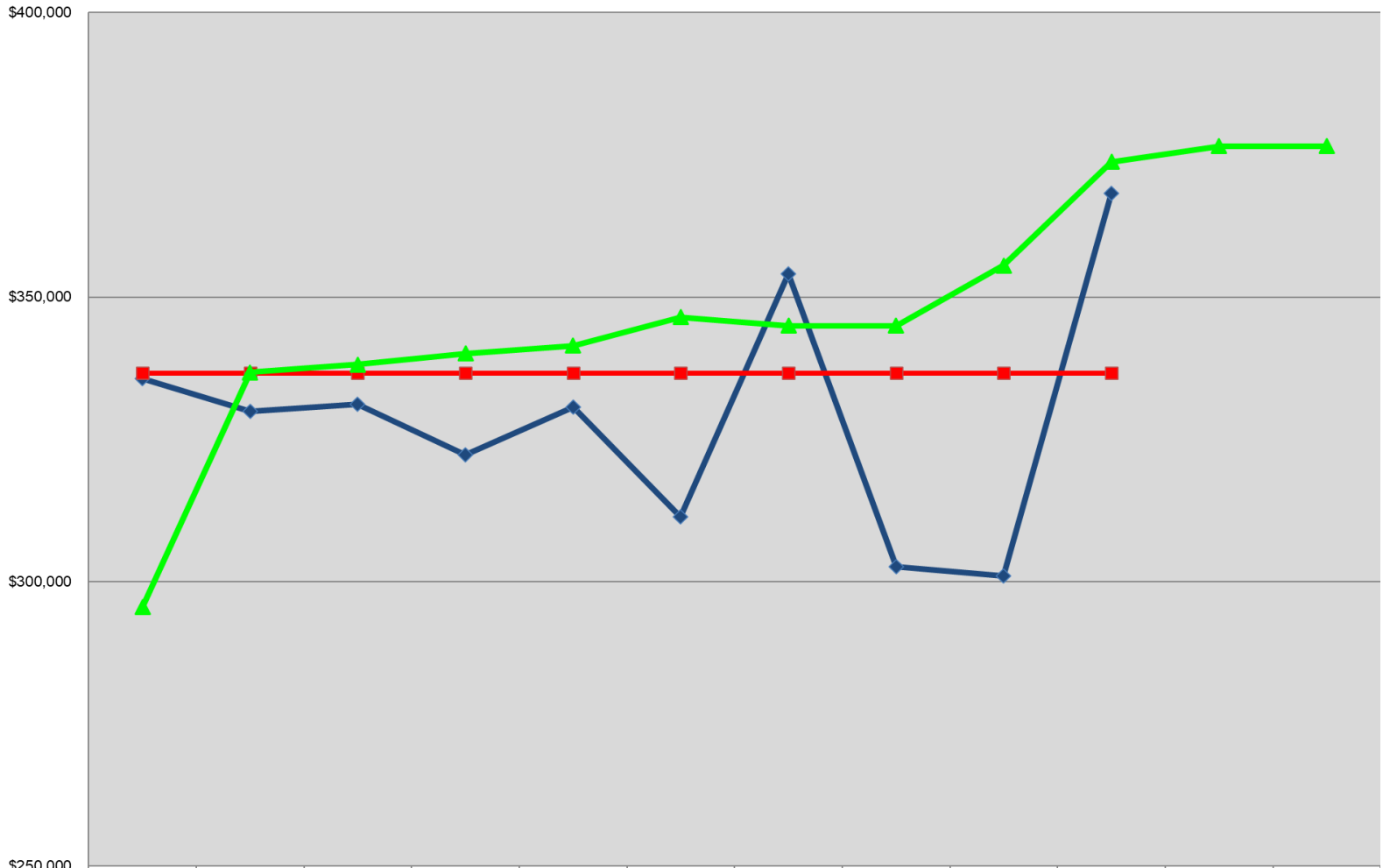
	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun
Monthly Actual	3,496	4,904	57,975	16,950	600,013	1,778	11,000	2,151,984	0	431,661		
YTD Actual	3,496	8,400	66,376	83,326	683,339	685,118	696,118	2,848,101	2,848,101	3,279,763		
YTD Prorated Budget	342,909	685,817	1,028,726	1,371,635	1,714,543	2,057,452	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	835,141		

## Budget Percent Remaining - Hospitality Taxes Fund Fiscal Year 2025/26



(Over) Under Budget	8	16	23	31	25	33	34	-12	-3	3		
Actual Percent Remaining	100	99	98	98	83	83	75	22	22	20		
Prorated Percent Remaining	92	83	75	67	58	50	41	34	25	17	8	0

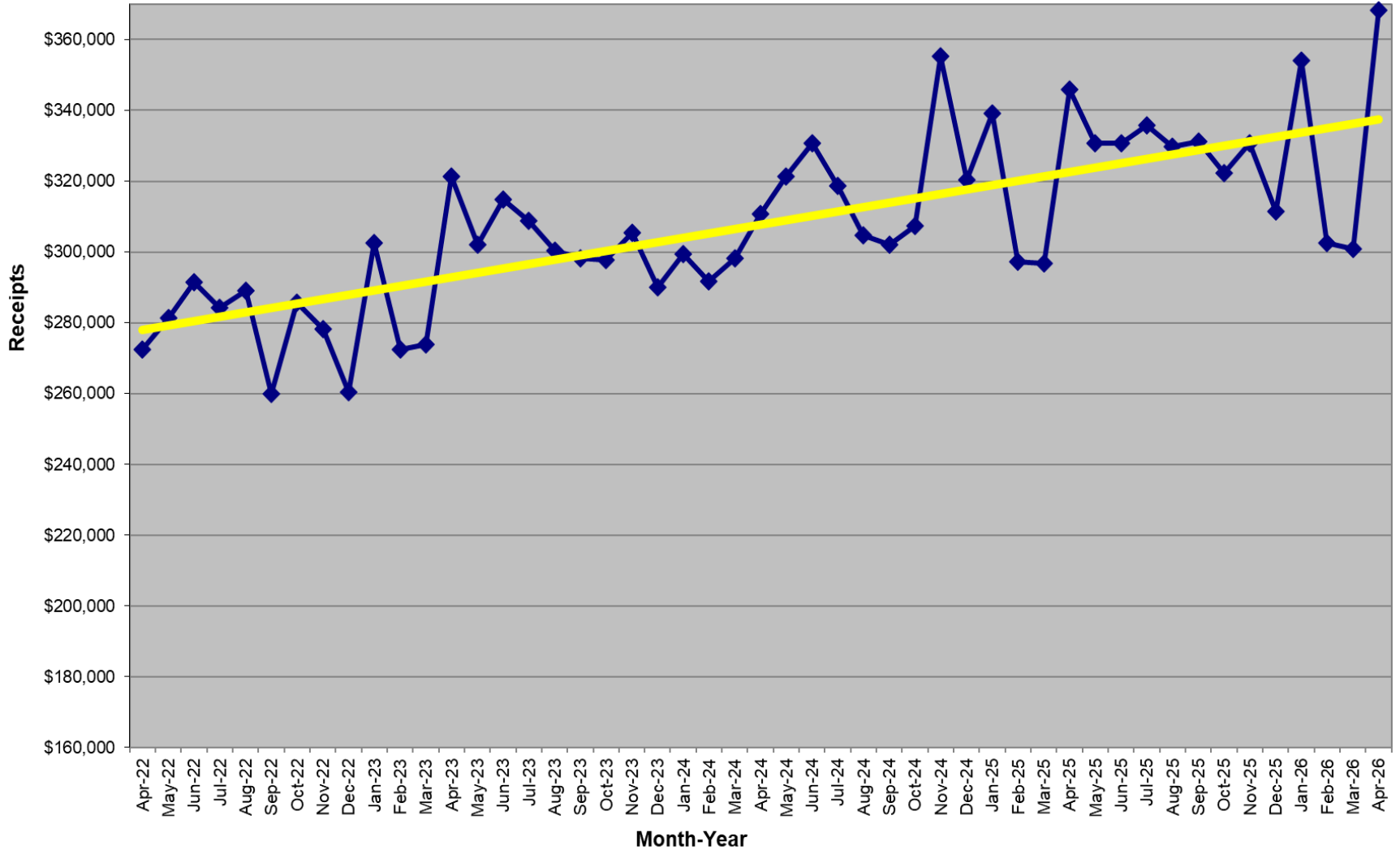
## Hospitality Taxes Fiscal Year 2025/26



Monthly Actual	335,672	329,851	331,163	322,307	330,703	311,447	354,040	302,564	300,933	368,215		
Monthly Budget	336,659	336,659	336,659	336,659	336,659	336,659	336,659	336,659	336,659	336,659		
Budget Requirement	295,540	336,748	338,135	340,114	341,458	346,460	344,944	344,944	355,539	373,741	376,504	376,504

# Hospitality Tax

## 4 - Year Trending

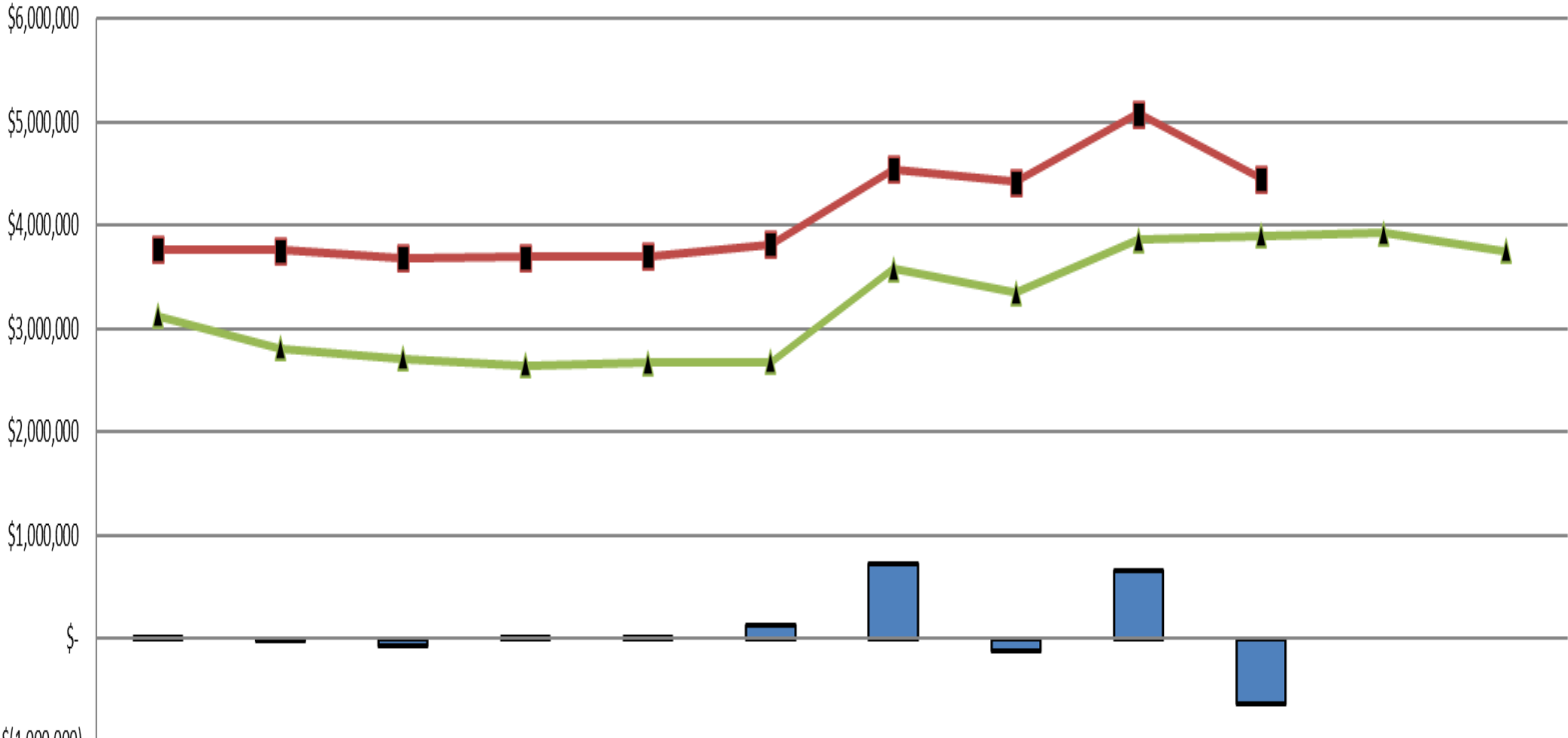




## Storm Water Fund

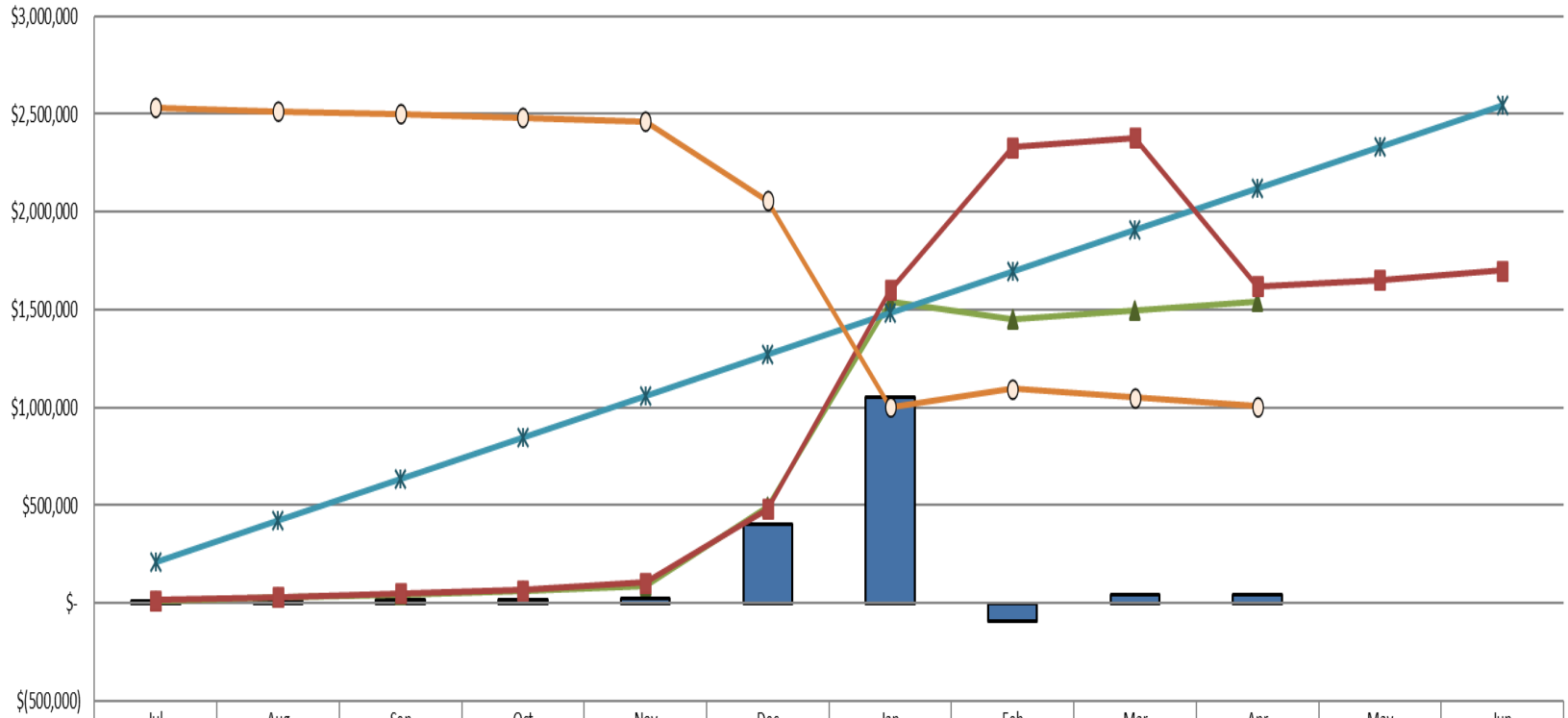
# Cash Balance - Storm Water Fund

Fiscal Year 2025/26



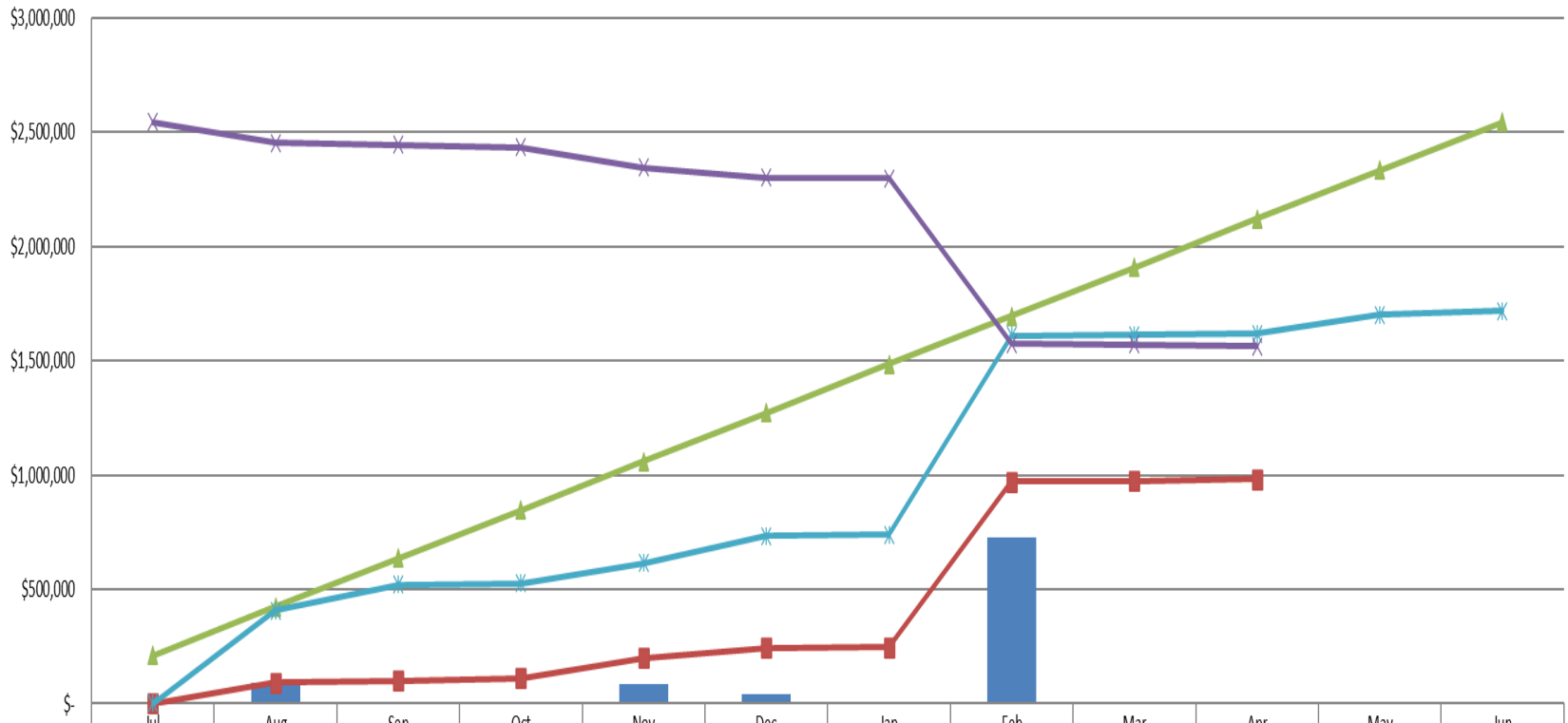
	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun
Net Monthly Cash	16,196	(12,152)	(73,628)	6,030	8,880	120,304	722,531	(123,894)	663,250	(627,431)	-	-
Current Fiscal YTD Balance	3,769,349	3,757,197	3,683,570	3,689,600	3,698,479	3,818,784	4,541,315	4,417,421	5,080,671	4,453,240		
Prior Fiscal YTD Balance	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



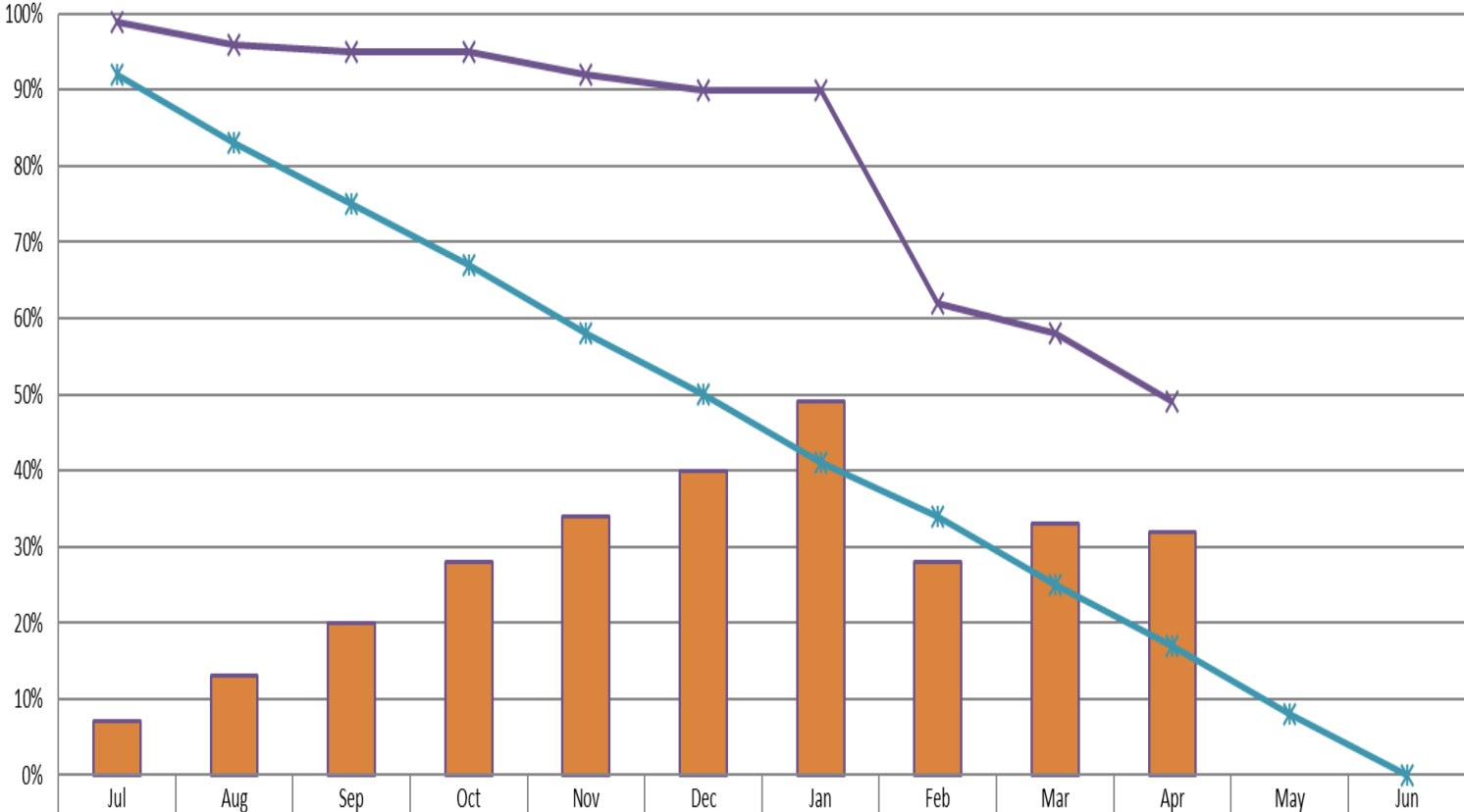
	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun
Monthly Actual	12,041	18,579	14,450	16,935	22,311	405,103	1,053,594	(92,863)	45,173	45,102		
YTD Actual	12,041	30,620	45,070	62,005	84,316	489,419	1,543,013	1,450,150	1,495,323	1,540,426		
YTD Prorated Budget	212,071	424,141	636,212	848,283	1,060,353	1,272,424	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	1,004,422		

## 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	8,358		
YTD Actual	2,111	93,351	100,989	111,757	199,718	243,080	246,434	972,166	974,819	983,177		
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	1,561,671		

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



<span style="color: orange;">■</span> (Over) Under Budget	7	13	20	28	34	40	49	28	33	32		
<span style="color: purple;">✕</span> Actual Percent Remaining	99	96	95	95	92	90	90	62	58	49		
<span style="color: teal;">✱</span> 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 - April 2026  
**Date:** May 26, 2026  
**CC:**

**Summary:**

**Attachments:**

- 1. Fire Department Activity Report - April 2026



APRIL  
2026

# MONTHLY REPORT



CITY OF GREER  
FIRE DEPARTMENT

# STAFFING



**New Employees—Left to Right:**

- ◆ **Zachary Crutchfield—Division Chief of Support Services**
- ◆ **Breanna Crowe—Community Risk Reduction Coordinator**
- ◆ **Christopher Ruggiero—Medical Training Coordinator**

## STAFFING REPORT

DIVISION	TOTAL POSITIONS ALLOCATED	CURRENT STAFFING LEVEL	STAFF ON LIGHT DUTY/LEAVE	POSITIONS TO FILL	IN PROCESS
SUPPRESSION	60	60	2	0	0
ADMINISTRATION	9	9	1	0	0
PART-TIME	20	14	0	6	0



On April 23rd, Deputy Chief Holzheimer graduated from Leadership SC. Leadership SC is an 8 month leadership program that encompasses learning about South Carolina through numerous opportunities. It is also anchored by a class project. Our class project was “Tree to Table”. We planted 250 trees throughout SC’s state parks and sold tree sponsorships to raise money for the 16 technical colleges and their food banks at each school. We raised \$62,500.00.



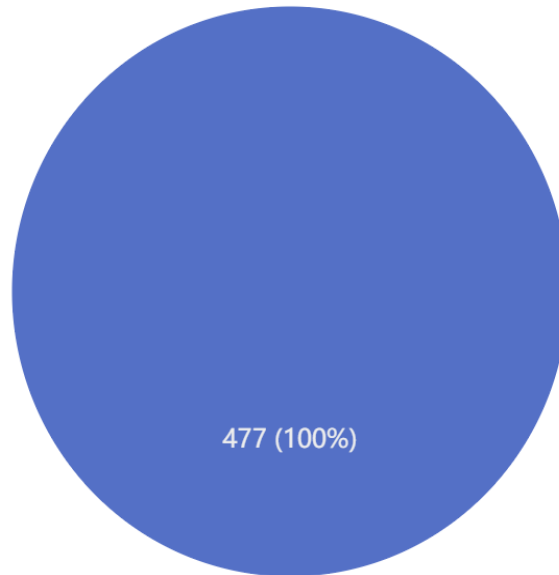


Greer Fire Department welcomed Leadership Greer class to Station 42 for the Public Safety Day.

# DISPATCH ALARM ANSWERING AND PROCESSING TIMES

## Alarm Answering Time

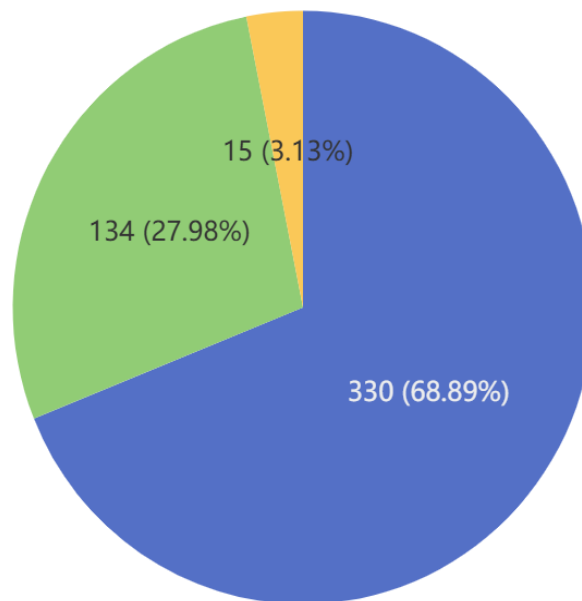
Total: 477



■ ≤ 15 Seconds

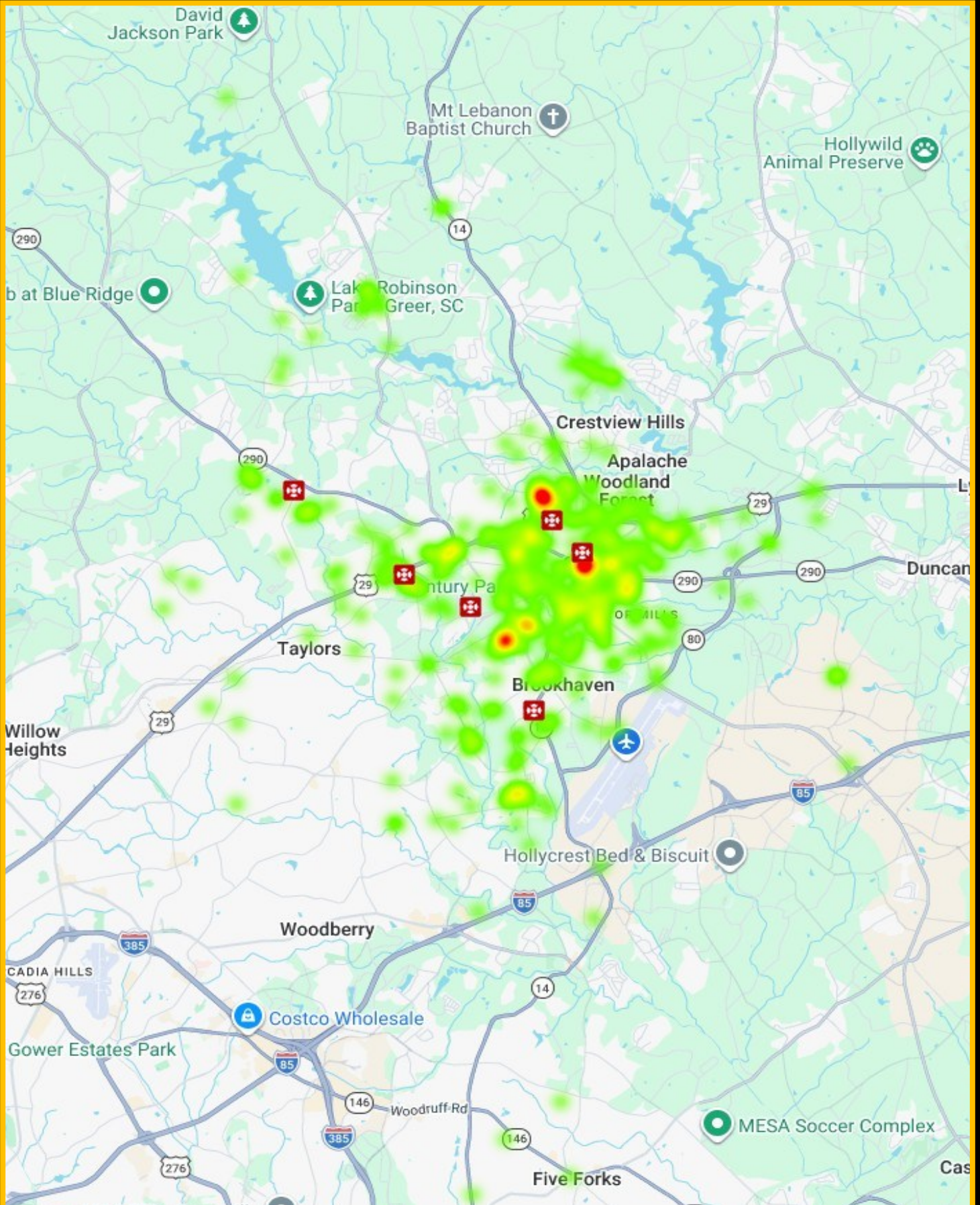
## Alarm Processing Time

Total: 479

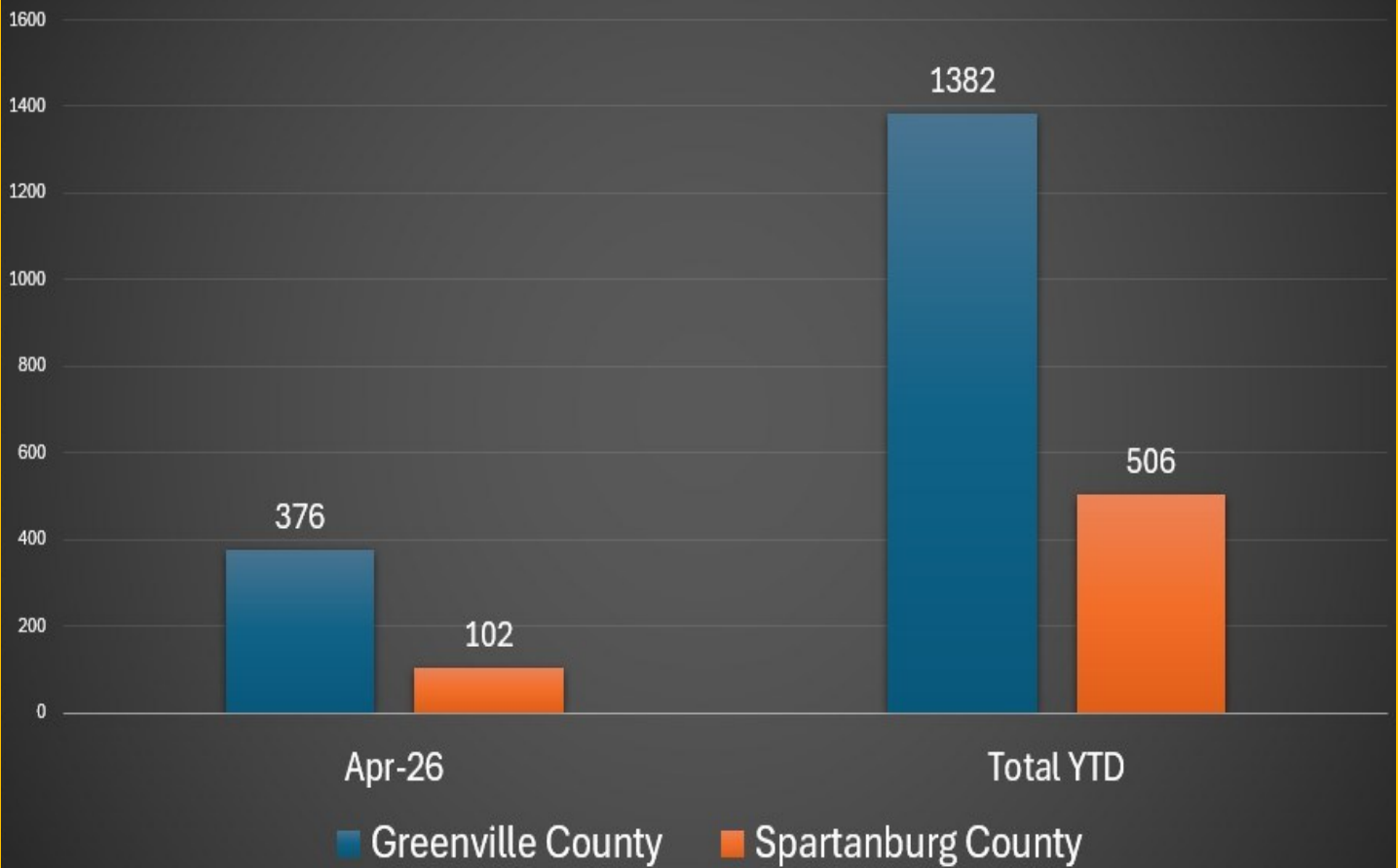


■ ≤ 64 Seconds   ■ > 64 ≤ 180 Seconds   ■ > 180 Seconds

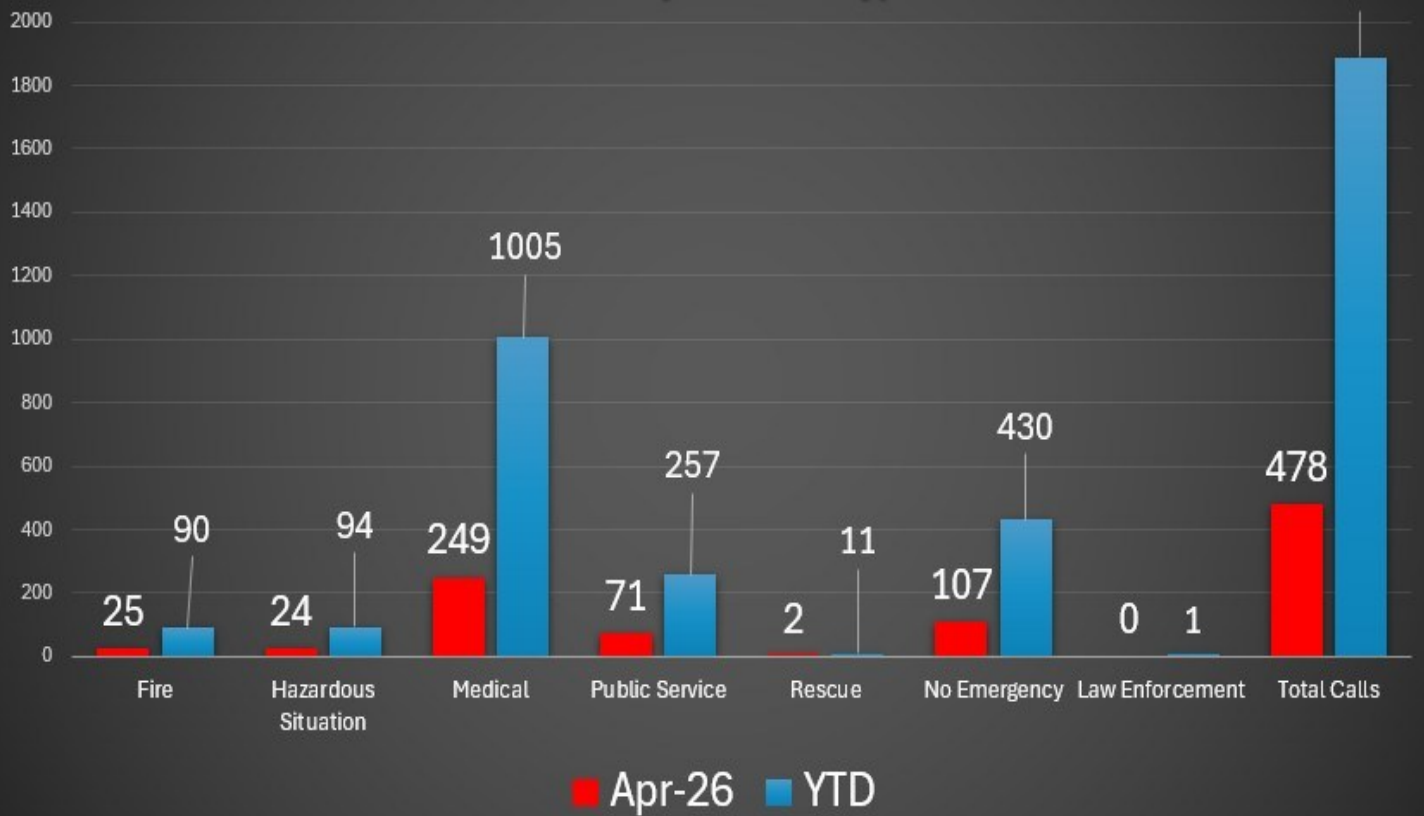
# Emergency Response



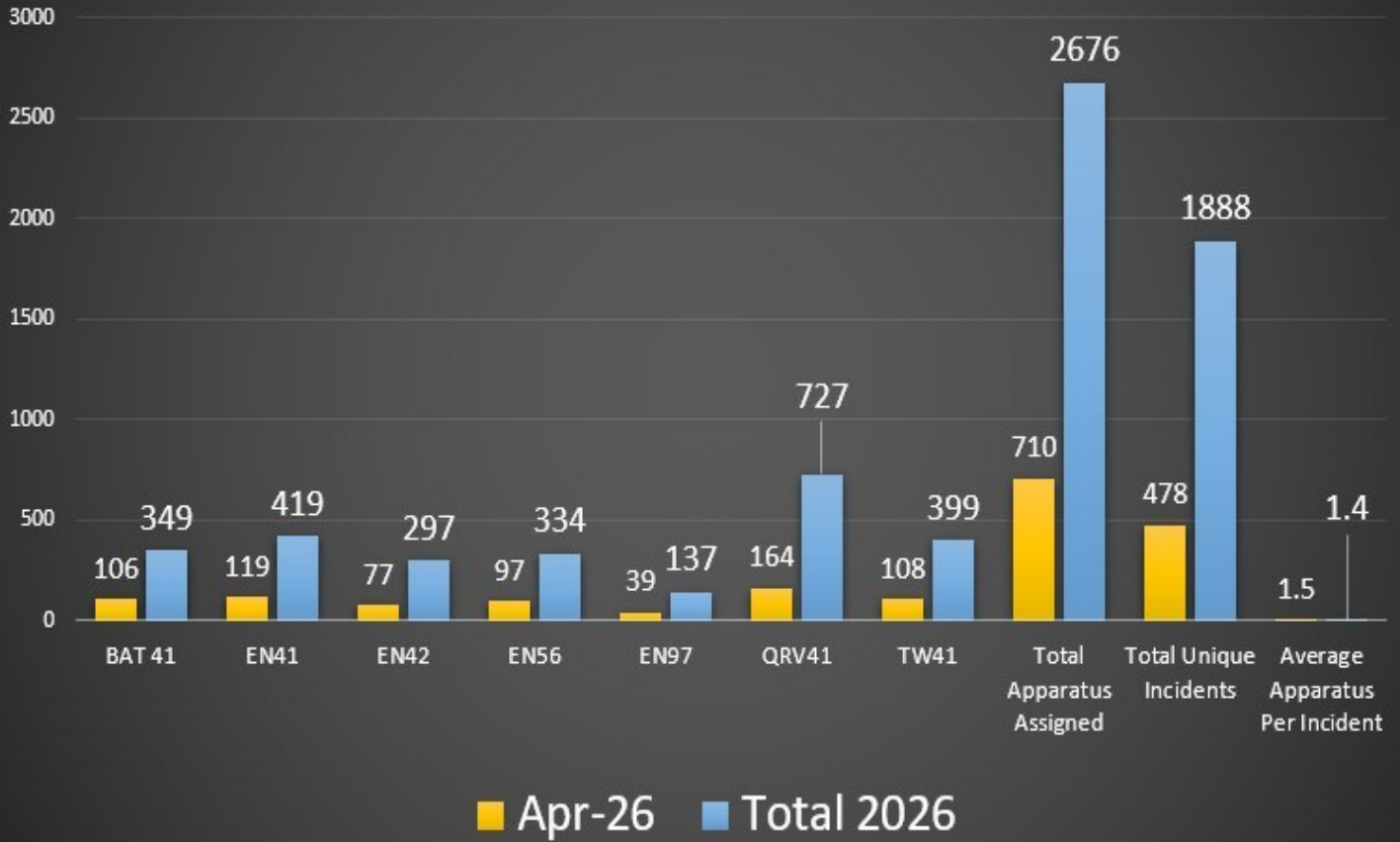
### County Breakdown



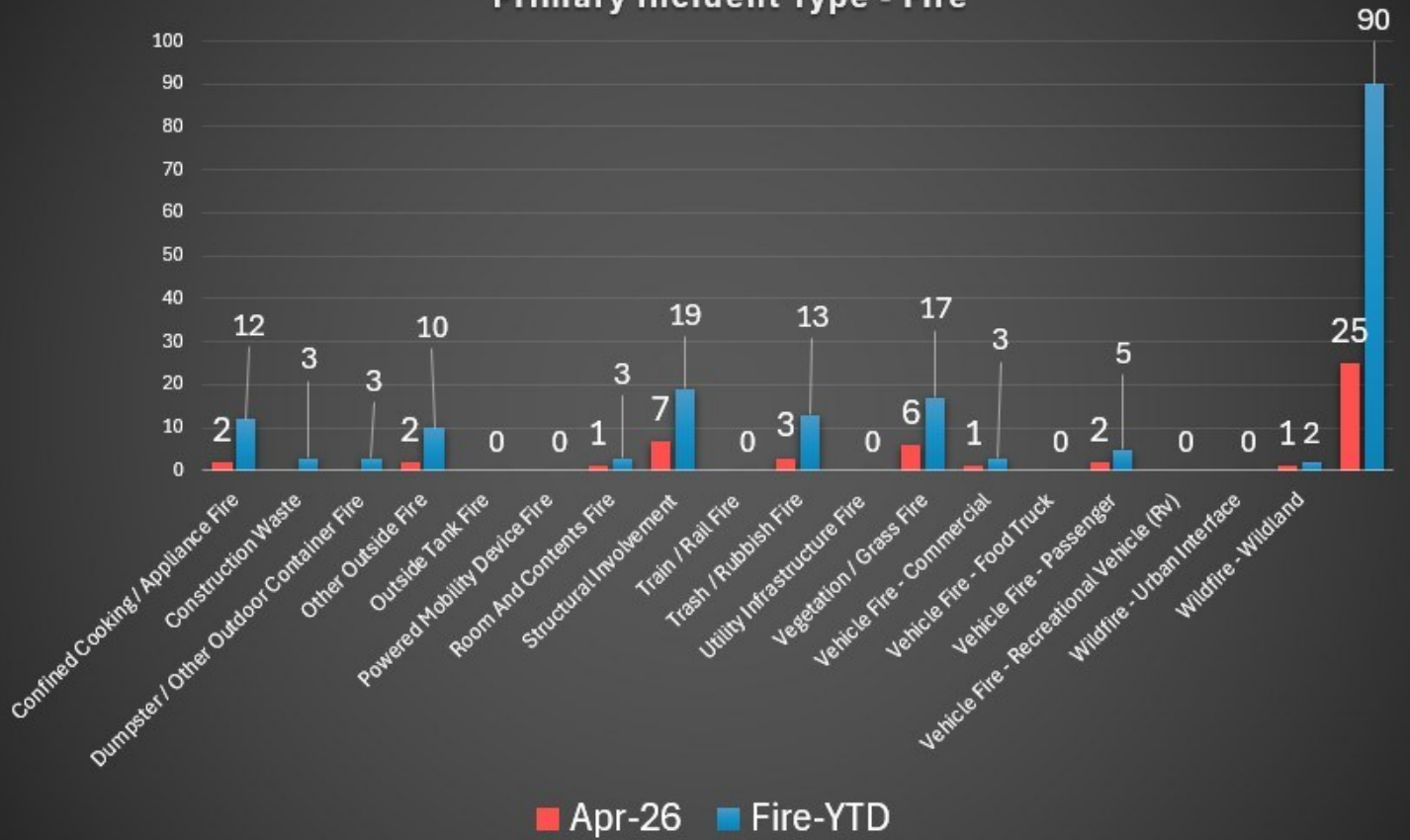
### Primary Incident Type



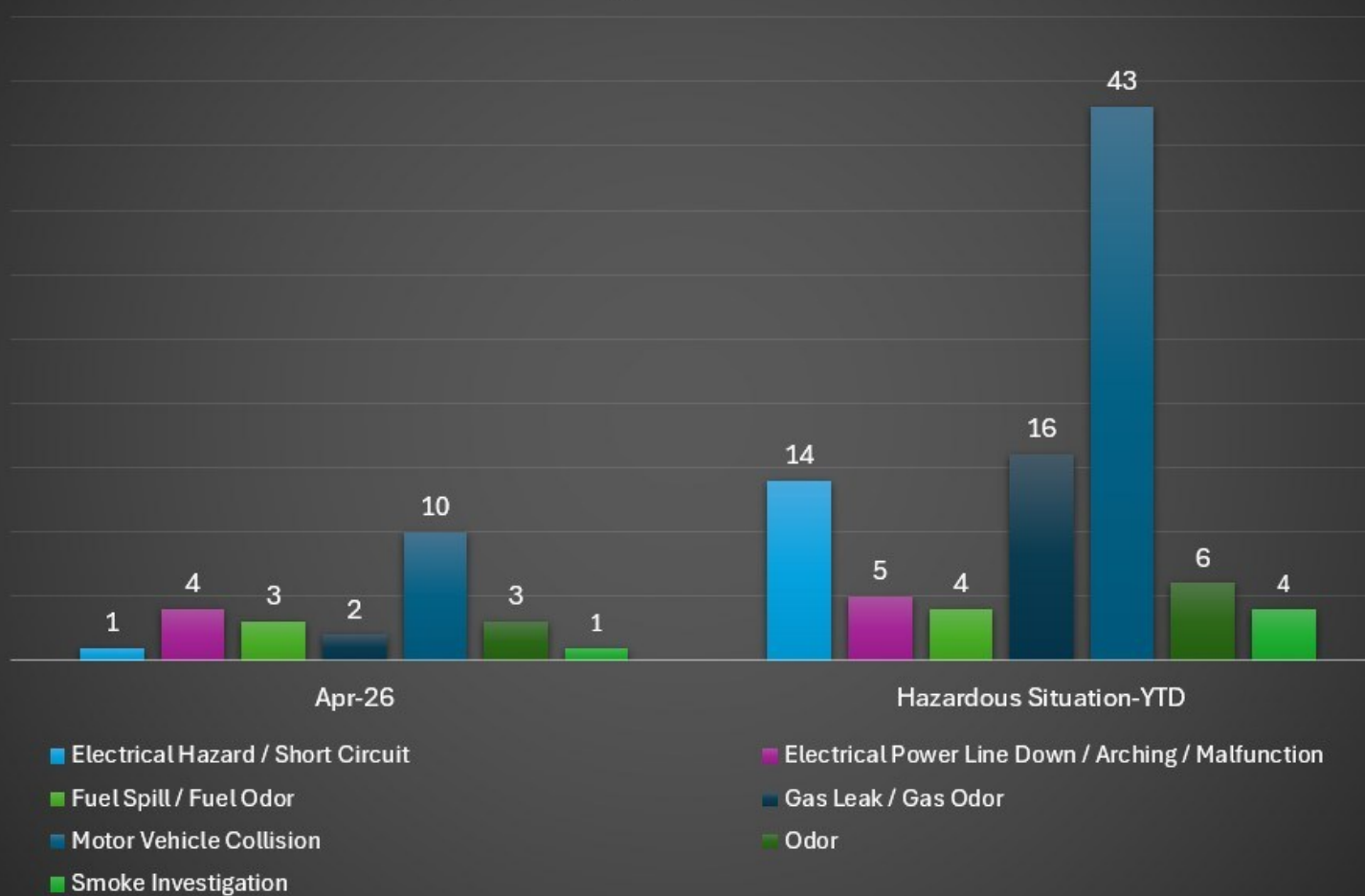
## Count of Incidents by Apparatus



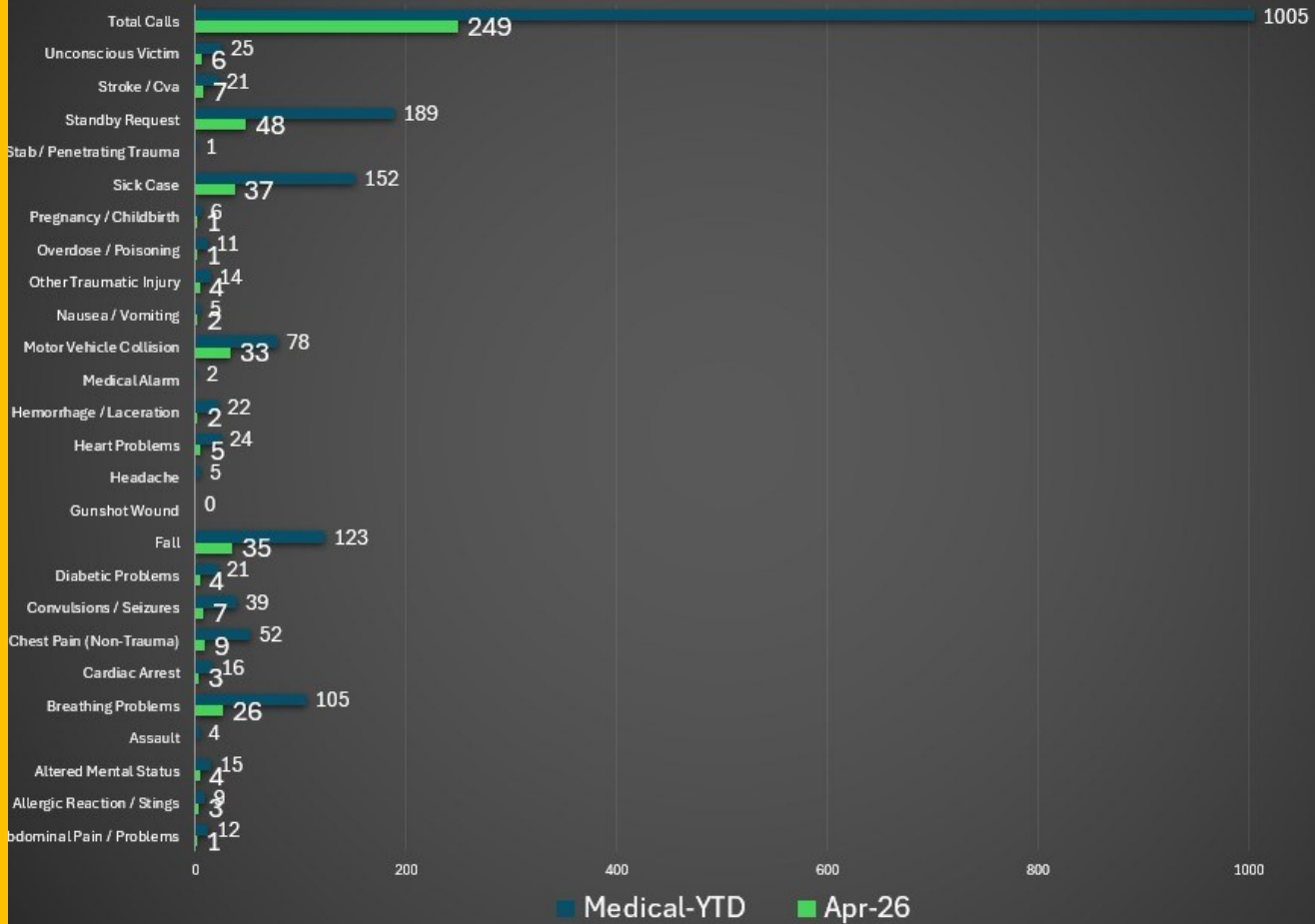
### Primary Incident Type - Fire



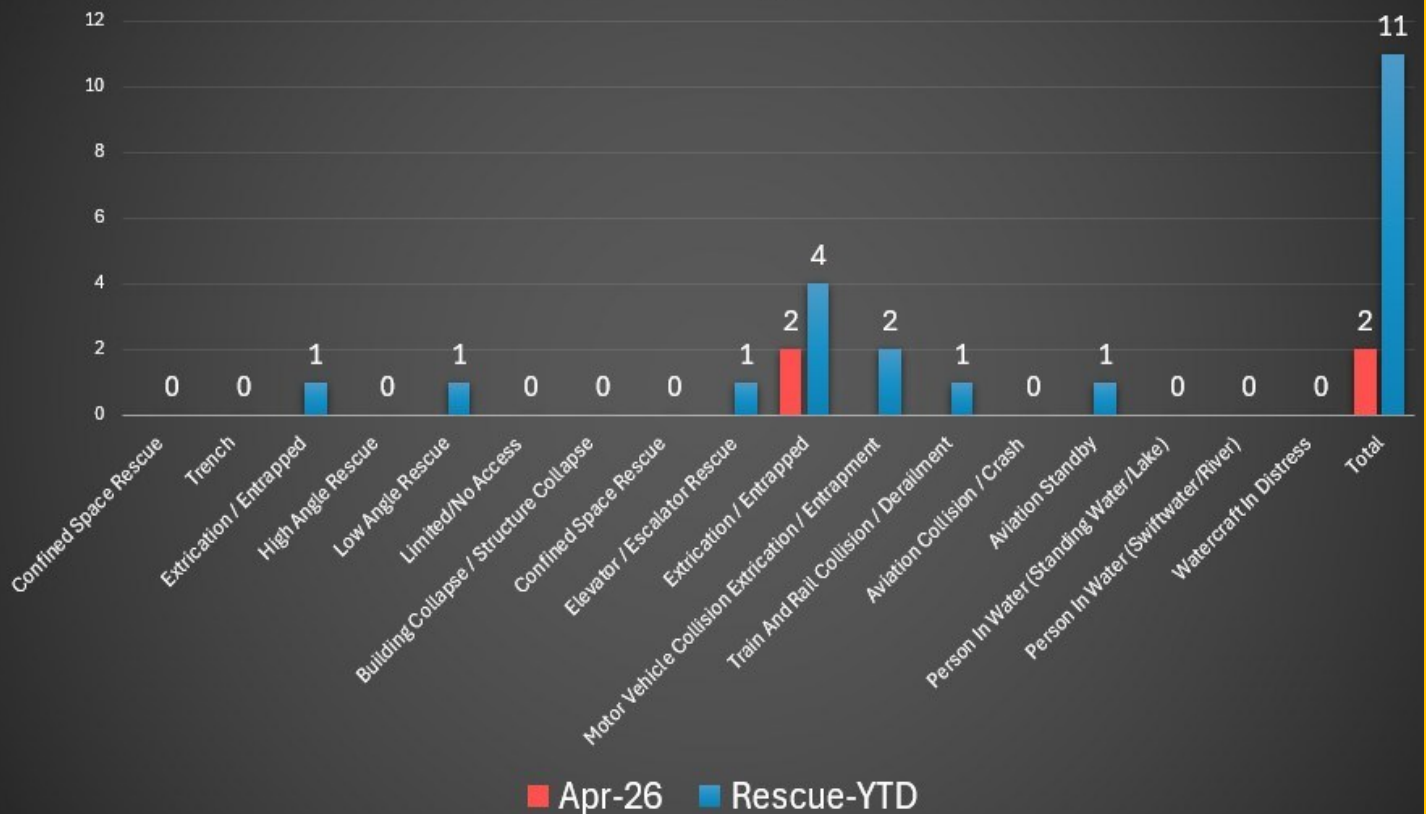
### Primary Incident Type - Hazardous Situation



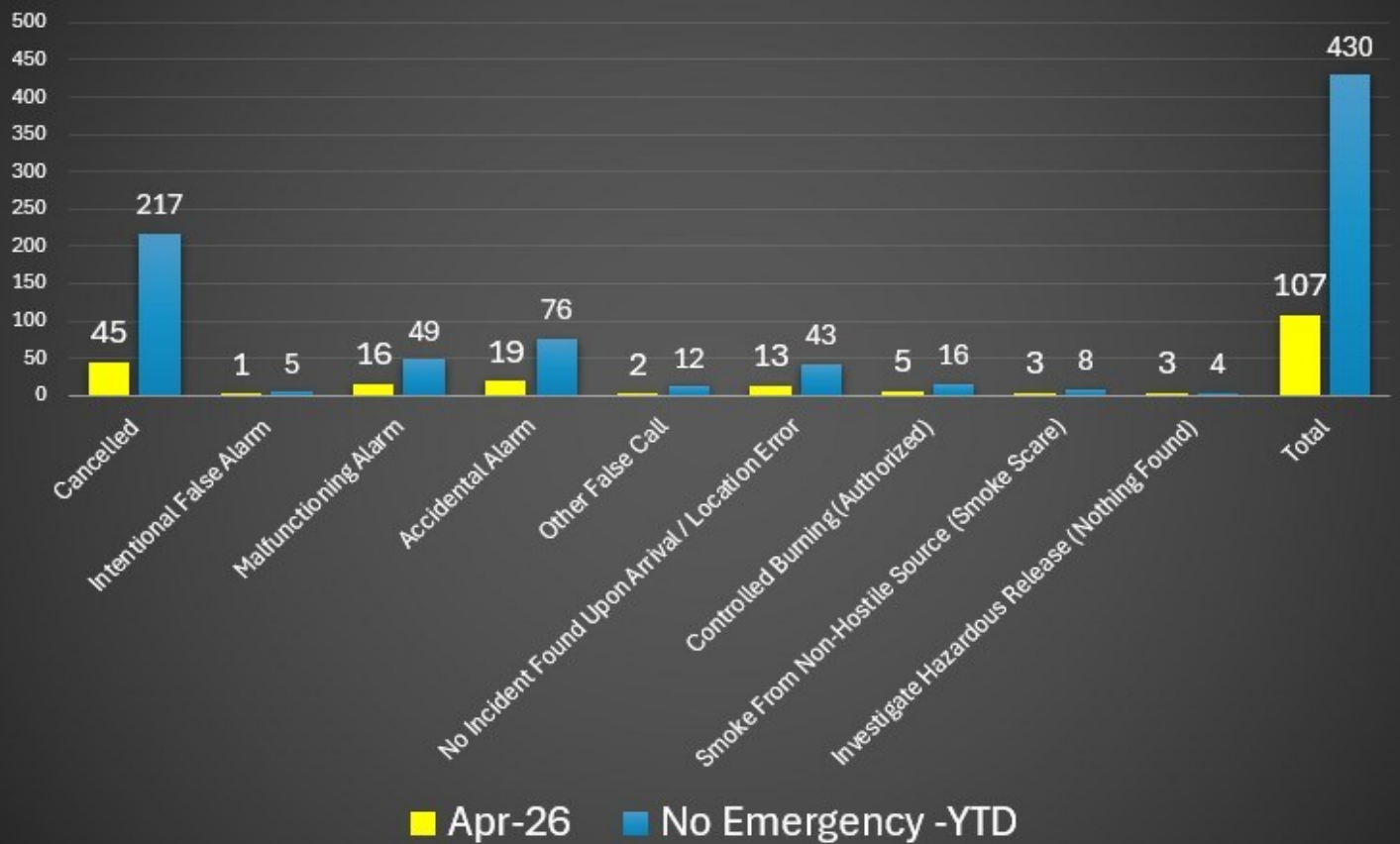
## Primary Incident Type - Medical



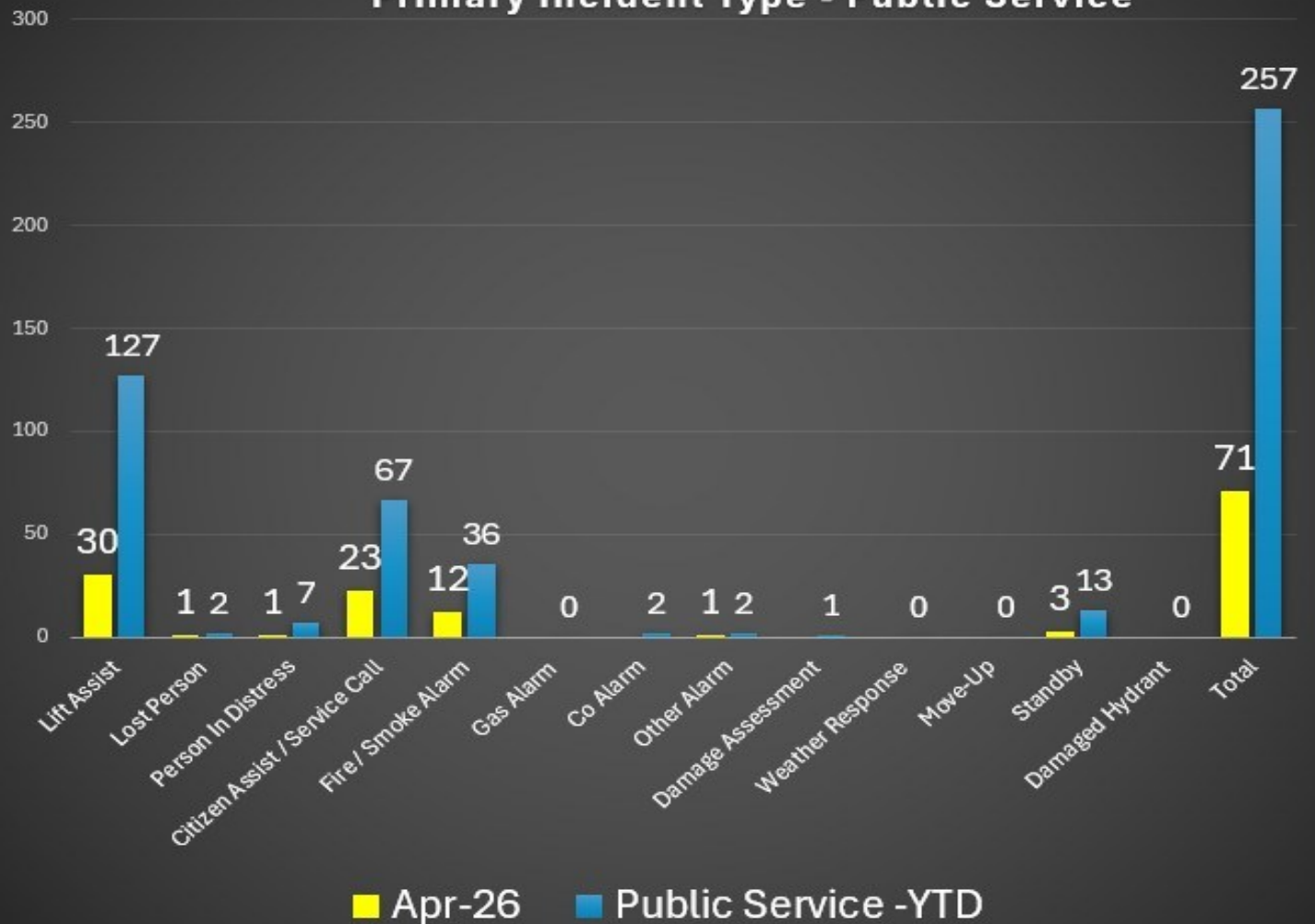
## Primary Incident Type - Rescue



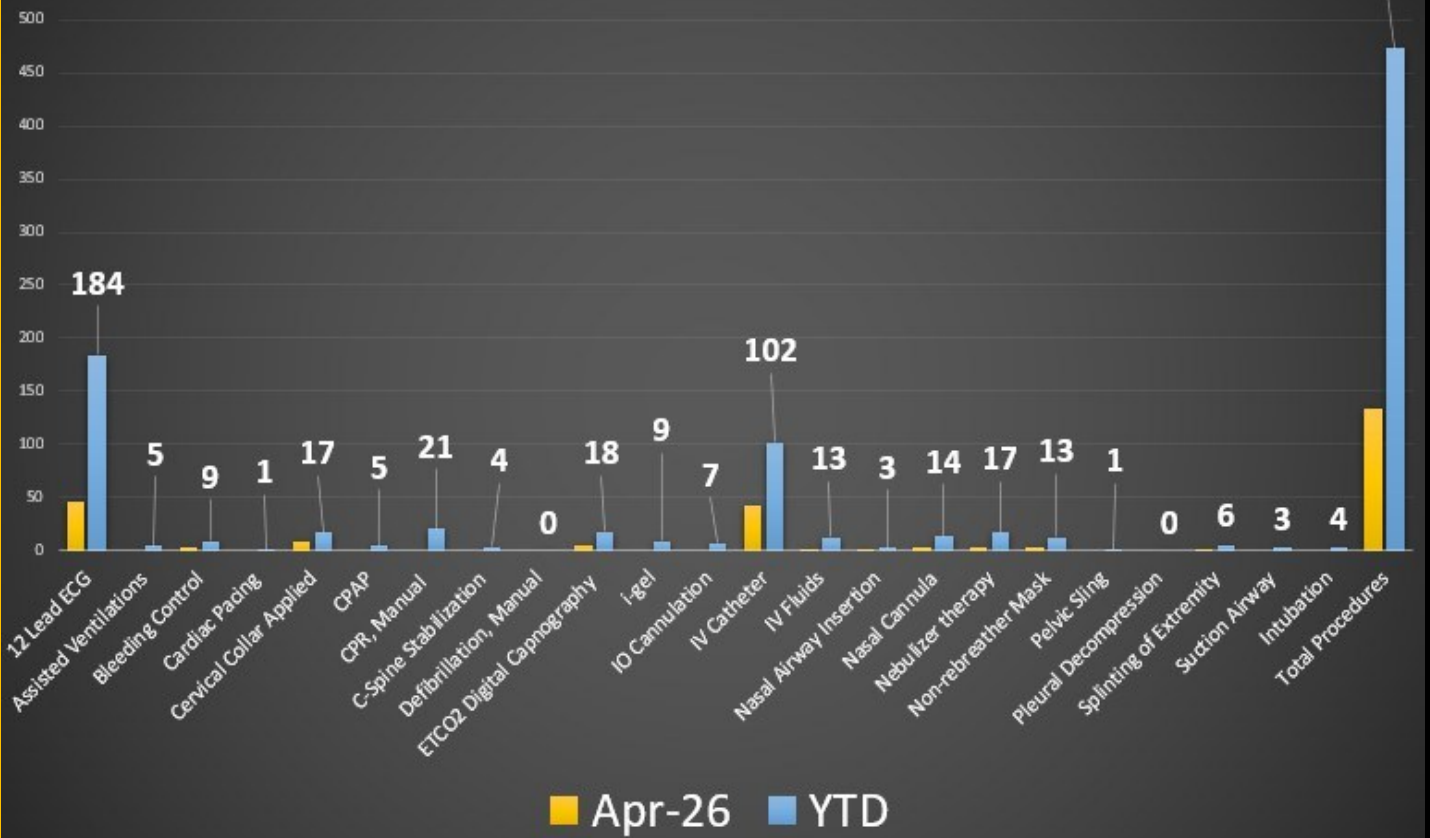
### Primary Incident Type - No Emergency



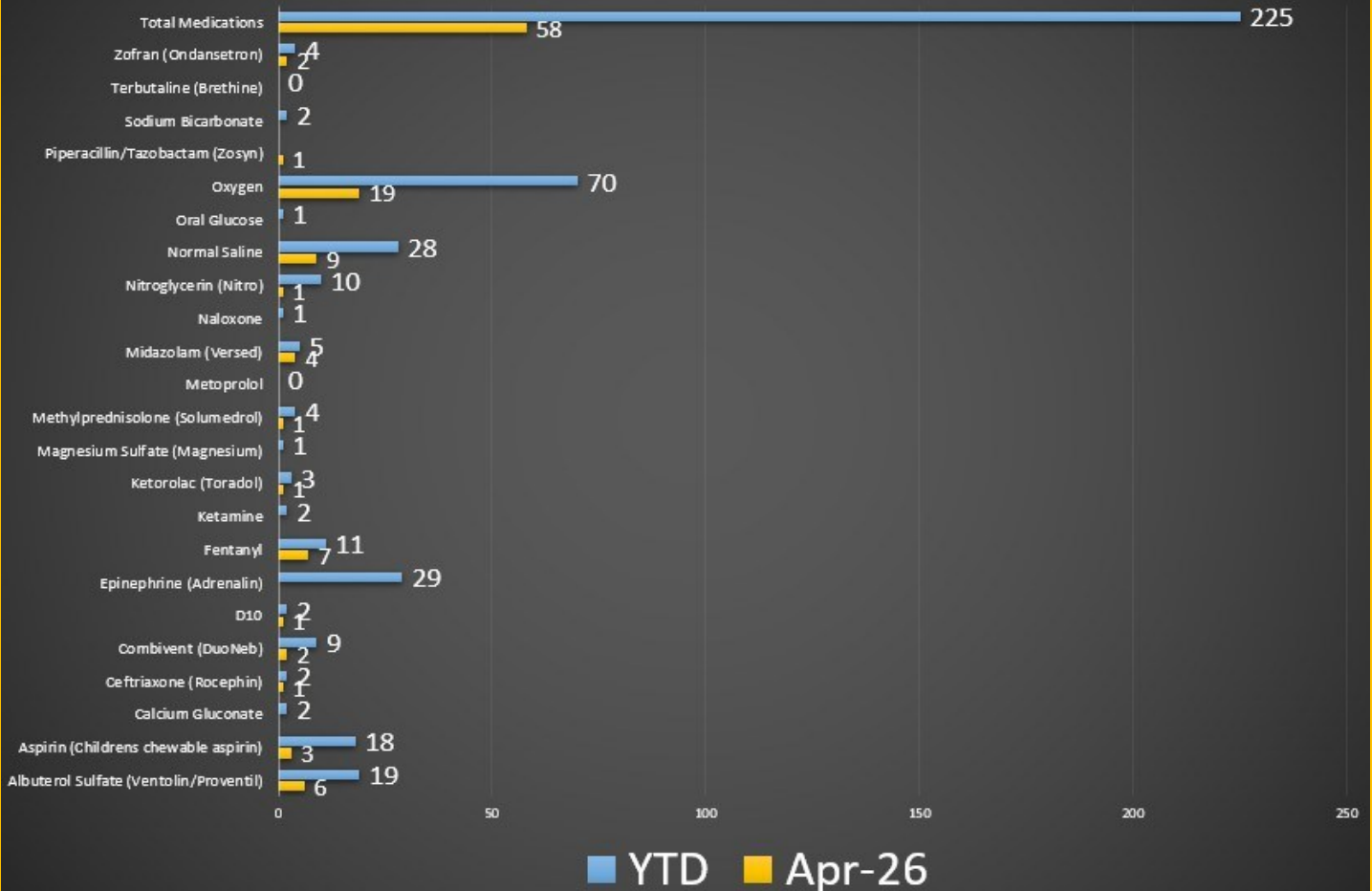
### Primary Incident Type - Public Service



## Medical Procedures



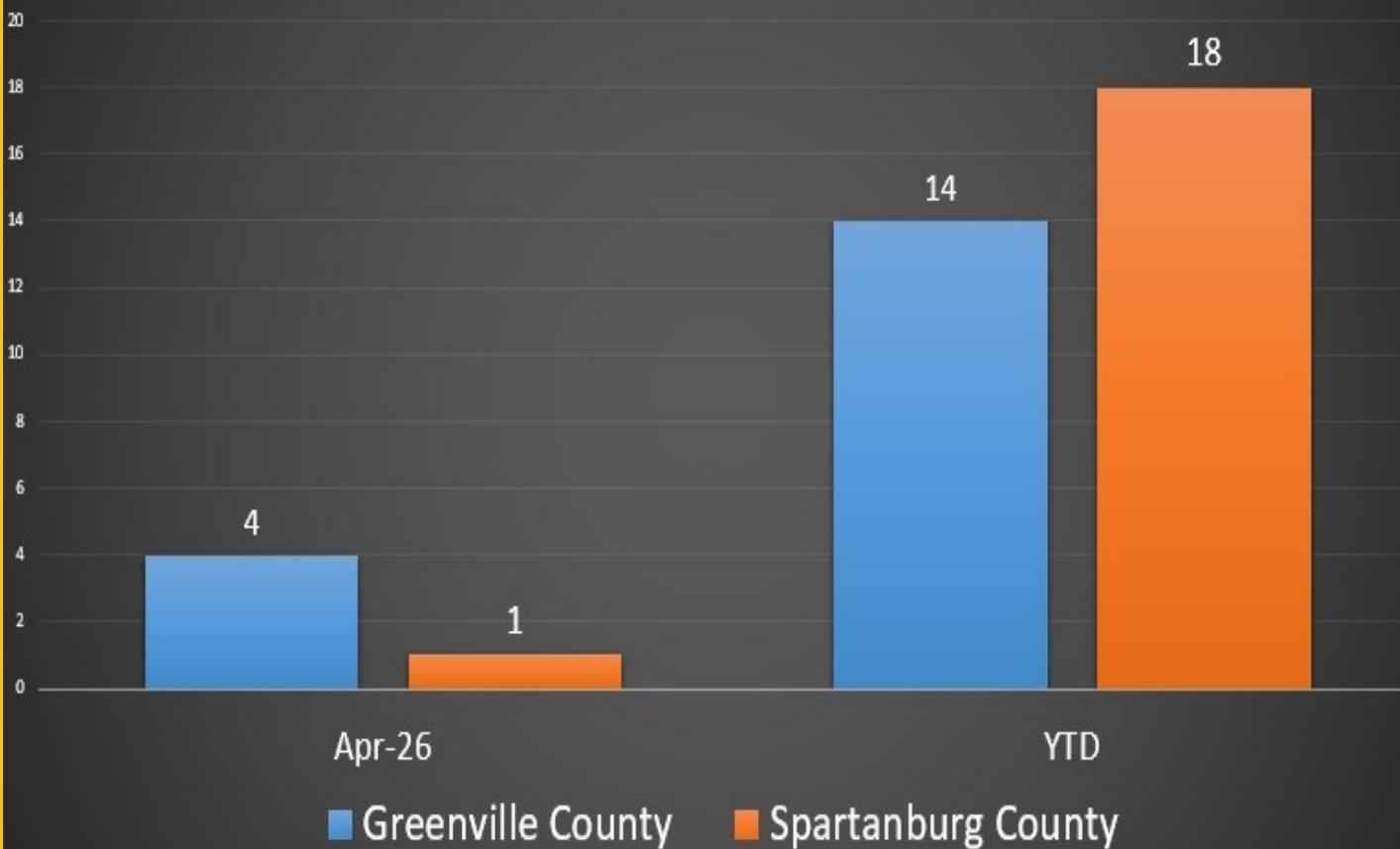
## Medications Administered



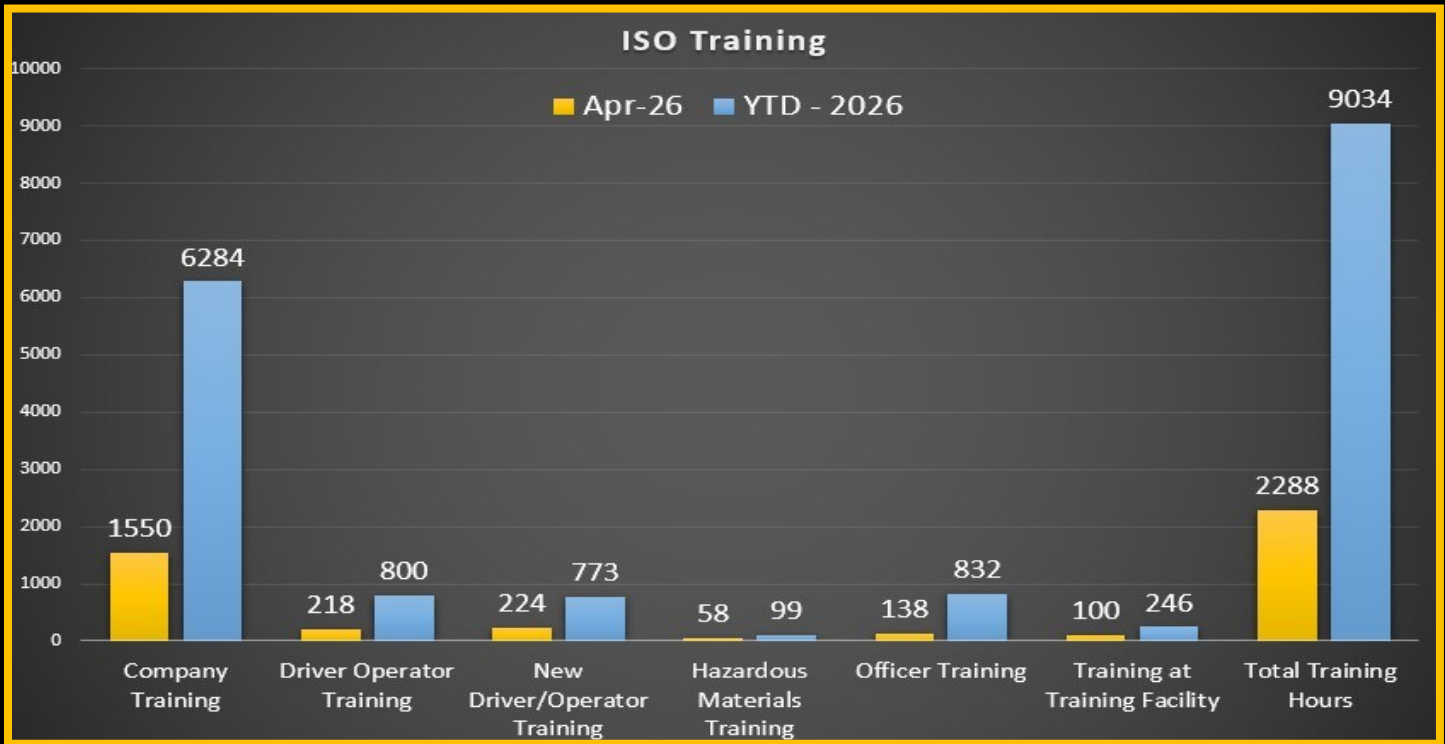
## EMS Transport Delays



## Provide ALS for Transport



# Division Of Training and Professional Standards

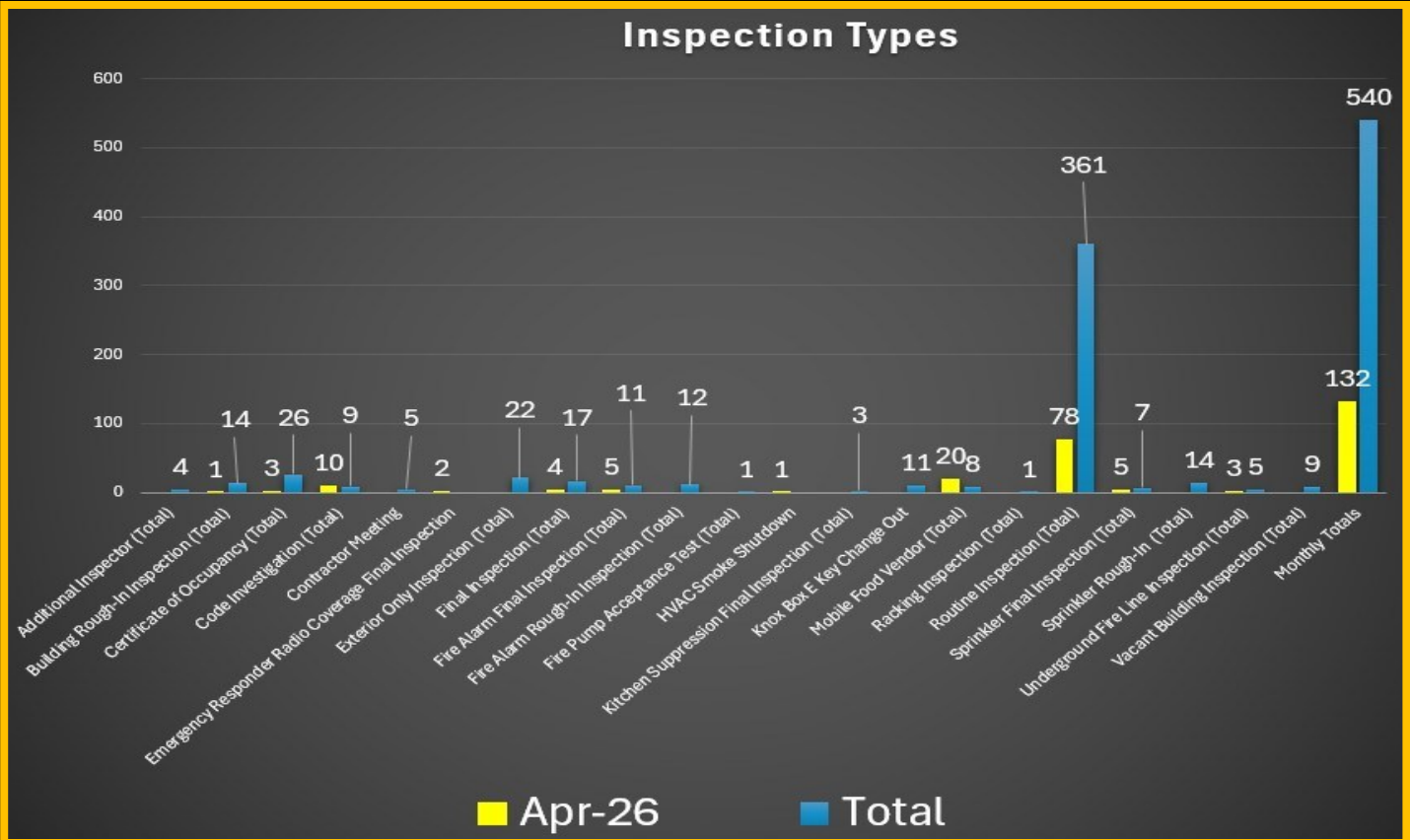
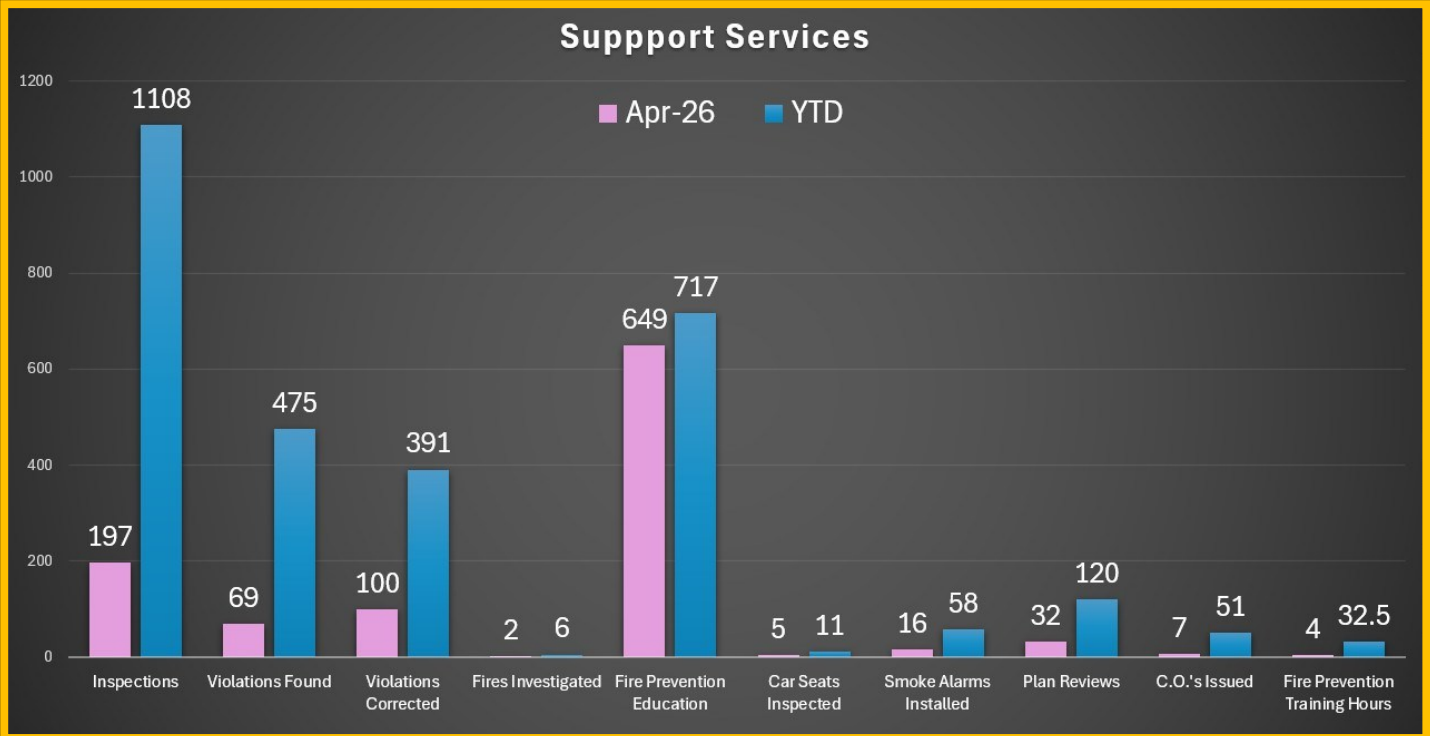




Medical CEP for April had both Lecture and Skills check-offs. All staff attended and enhanced their skills for responding to Allergic Reactions.



# Division Of Support Services



## Departmental Milestones for April 2026:

- Engineer Eric Carlson attended specialized Urban Search and Rescue training focused on rope rescue and structural collapse operations. This training enhances technical rescue capabilities and supports regional response readiness for complex incidents.
- Chief Means facilitated Leadership Greer for Public Safety Day at the fire department, providing participants with insight into fire service operations, training, and community risk reduction efforts.
- Chief Means spoke at the First Friday Lunch hosted by the Greer Chamber of Commerce and highlighted the new Public Safety Training Facility and its role in supporting regional training and preparedness. Quarterly Drills
  - ⇒ A 2nd 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 - April 2026  
**Date:** May 26, 2026  
**CC:**

**Summary:**

**Attachments:**

- 1. Municipal Court Activity Report - APRIL 2026



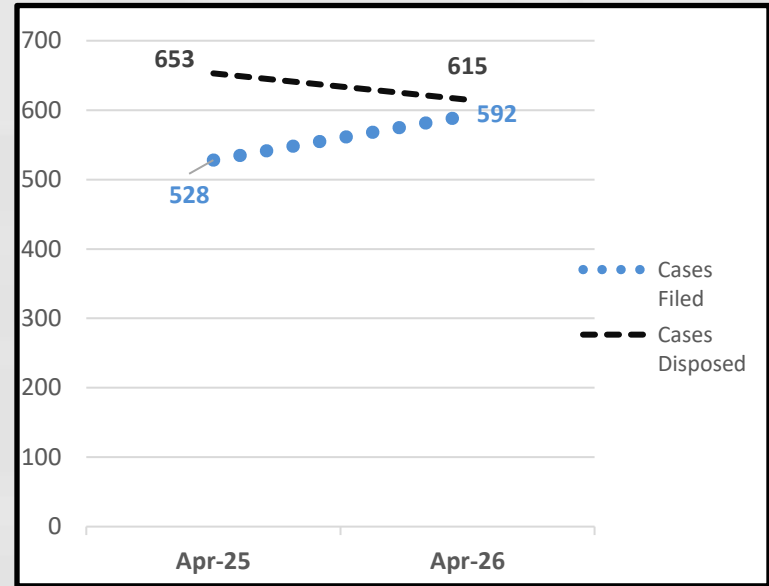
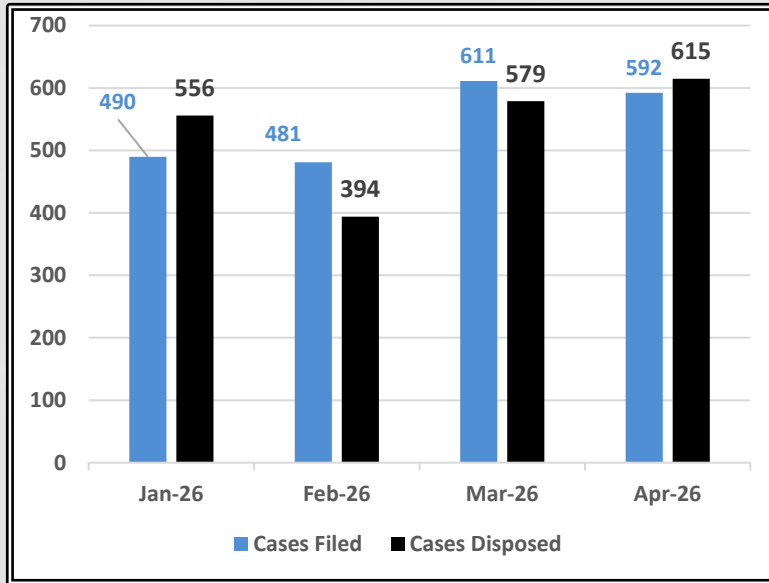
# **MUNICIPAL COURT**

**Monthly Report  
April 2026**

## Traffic, Criminal and City Ordinances

Total cases disposed: **615**

Total cases filed by officers: **592**

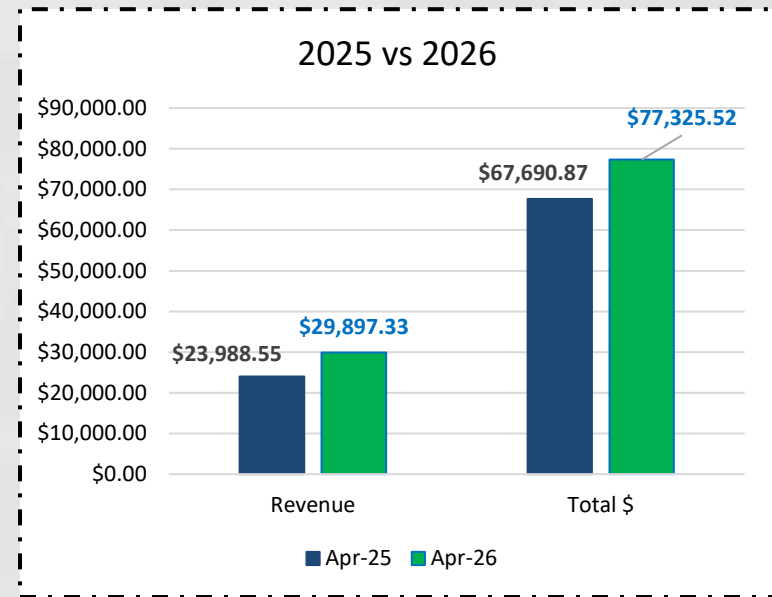
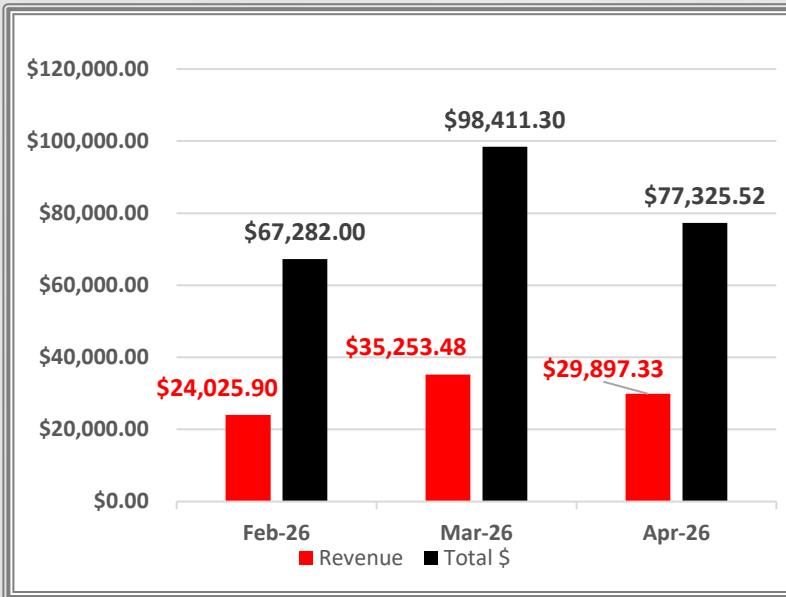


### Arrest Warrants, Bench Warrants & Search Warrants

Arrest Warrants issued	81
Arraignments-# of defendants	125
Arraignments-# of charges	224
Bench Warrants issued	17
Bench Warrants served	12
Search Warrants issued	12

## Revenue

Total Revenue	\$29,897.33
Sent to State Treasurer	\$43,029.14
Victim Assistance Funds	\$ 4,758.71
<b>Total Collected</b>	<b>\$77,325.52</b>



## ACTIVITY

- Traffic Court was held on the 1, 7, 8, 14, 15, 21, 22, 28 and 29.
- Preliminary Hearings were held on April 10.
- Domestic Violence Court was held on April 9.
- Pretrial Conferences were held on April 16.
- K Hiles & E Demko attend training on April 24 in Columbia.

Memorandum

**To:** City Council  
**From:**  
**Subject:** Parks, Recreation & Tourism Activity Report - April 2026  
**Date:** May 26, 2026  
**CC:**

**Summary:**

**Attachments:**

- 1. Parks Recreation and Tourism Activity Report - April 2026



**PLAY**  
**EXPLORE**  
**DISCOVER**

# MONTHLY REPORT

**APRIL 2026**



**GREER** Parks,  
 Recreation  
 & Tourism

# ADMINISTRATION

## CAPITAL PROJECTS:

- **Stevens Field:**
  - Wall Replacement: Construction and painting of the new wall is now complete. Remaining items are 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. Construction has begun to repair/renovate the lower entrance to Century Park. The project will address stormwater erosion issues in Kids Planet and the lower entrance, as well as repave the road leading to the ball fields.
  
- **Greer Golf:** All bridge construction is complete. Handrails were installed on April 24, along with grading, sodding, and landscaping. The bridge reopened on April 25, just in time for the Greater Greer Open. Construction on the new bridge at Hole #12 leading to the tee box began in September 2025.
  
- **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 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

- Ⓞ **Junior and High School Rugby Programming:** The Greer 76ers Varsity Boys all-star selections competed in the Friendship Cup in Nashville Tennessee going 2-1 on the weekend. Coaches and players are hopeful these results will mean an invite to nationals in Indiana. Only the top teams in the country can compete in this event. Greer 76ers Juniors staff are currently preparing for the 2026 summer flag rugby season.
- Ⓞ **Greer Baseball Club:** Regular season matchups are currently underway at Century Park, Country Club Park, and Little Turner Field. All Stevens Field matchups are currently postponed until completion of wall repair project. Pony teams are competing in all away games this season until Stevens Field project is completed.
- Ⓞ **American Legion Baseball:** Completed annual preseason meeting with Greer American Legion Post 115. The Legion will once again sponsor a Junior and Senior program. Athletic Director for the Legion and Senior Division Baseball Coach Kevin Donahoo is looking forward to a great season at Stevens Field throughout late spring and into the summer.
- Ⓞ **Foothills Soccer Club of Greer:** Our season is now underway. Athletes compete at Suber Road park throughout the week.
- Ⓞ **Foothills Soccer Club of Greer Academy:** The season is currently underway. High school age teams compete at Greer City Stadium and Suber Park.
- Ⓞ **Cheer for Greer:** Registration for the 2026 Fall Cheer for Greer season started today. Preseason meetings with Cheer for Greer director were completed. Preseason camp dates are set for the last week in July.
- Ⓞ **Greer Softball Club:** Greer Softball Club regular season matchups are currently underway at Big Turner Field and various municipal sites.
- Ⓞ **Lighting Audits/Repairs:** Athletics staff is working with the Lighting Company regarding routine spring maintenance checks. Currently, Century Park and Country Club Park are experiencing lighting issues. Staff is aware, and maintenance calls are scheduled.
- Ⓞ **Stevens Repairs:** Athletics staff is working with Greer Awning to complete press box and field entrance gate replacements.
- Ⓞ **2025-2026 Budget:** The Greer PRT athletics division is currently down to a few final items. Purchase order for new merchandisers at Country Club Park and Century Park was submitted. Staff is awaiting that purchase order back and that budget item will be complete. The final item on our list is the replacement of batting cages at Country Club Park.
- Ⓞ **2026-2027 Budgets:** All 2026-2027 athletics division budgets are submitted.
- Ⓞ **Concessions:** Greer PRT athletics division stands are up and running for the season. Stands are stocked multiple times a week.

# CULTURAL ARTS

- ✍ Staff worked on preparations and logistics for the International Festival, the Bing Davis art exhibition, Greer Idol, Tunes in the Park, and other upcoming programs. Each of the 10 crafts for International Festival are being prepared for a minimum of 300 children each.
- ✍ 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. Robin and Sara moved into Studio 5. Colin and the part time staff share the front office now.
- ✍ GCAC held auditions and callbacks on Saturday, April 4 for Junie B. Jones, the musical. The cast list will be posted Thursday, April 9.
- ✍ Auditions for Greer Idol and Greer Idol Jr were held on Tuesday, April 7.
- ✍ Staff put out a call for art to be displayed in the Wall Gallery to coincide with the International Festival.
- ✍ Fairis and Patti continued cutting out craft materials for the International Festival.
- ✍ Robin worked on the entertainment for the International Festival. There will be more than 30 groups performing on 3 different stages.
- ✍ Staff received and began hanging artwork by internationally acclaimed artist (and Greer native), Willis "Bing" Davis. Staff also worked on coordinating visits with local school art classes.
- ✍ Robin booked flights and a hotel stay for Bing Davis's visit to Greer from May 3–6. Bing visited several schools in Greer, and another school visited the Center for the Arts for a field trip. The reception for the exhibit was held on Tuesday, May 5, from 6–8 PM. Sara designed educational signage for the exhibit.
- ✍ The Greer Children's Theatre held the parent meeting for Junie B. Jones the Musical Jr. on Monday, April 13. Rehearsals were held at the Center for the Arts on Monday, Tuesday, and Thursday evenings and Saturday mornings.
- ✍ Clay classes continued Monday through Saturday.
- ✍ A new class, "Embodied Movement Through Egyptian Dance," started on April 15. Kayla Meirelles taught this beginner-friendly, all-ages belly dance class on Wednesday evenings at the Center for the Arts.
- ✍ Robin participated in Arts Day at Duncan Elementary School.
- ✍ Staff installed artwork by Jose Romero in the Wall Gallery at Greer City Hall.
- ✍ Robin, Sara, and Colin completed and submitted the 2027 Festivals Grant application to the South Carolina Arts Commission for the Day of the Dead Festival.
- ✍ On April 22, Robin and Sara met with Ann and Red to discuss a potential sculpture to be commissioned for the park at the Center for the Arts.

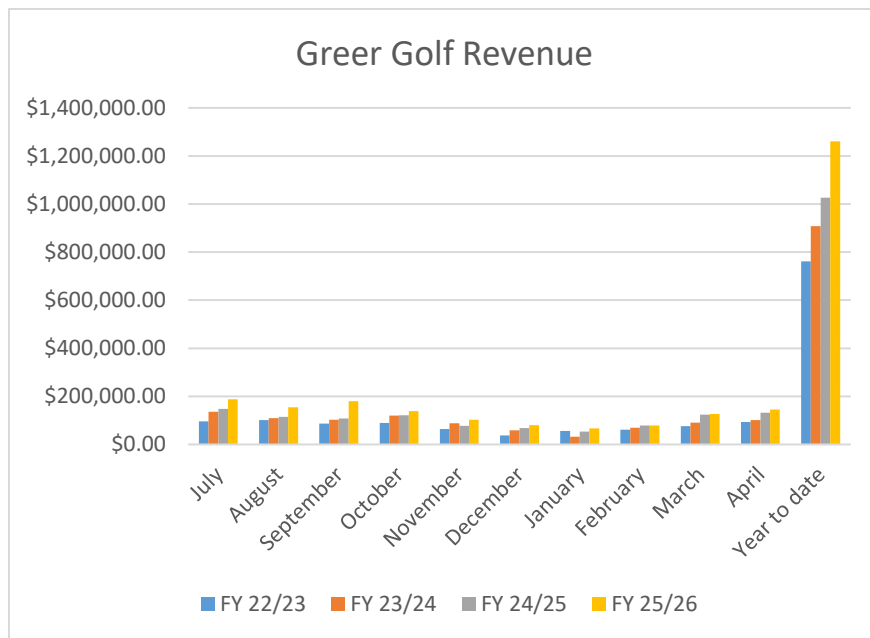
# EVENTS

- ✚ **Total events held in April: 29** (*Internal: 7, Rentals: 13, Special Events: 4, Weddings: 5*)
- ✚ The Events Division planned several events, including International Festival, Moonlight Movies, Greer Alive, and Freedom Blast. Staff finalized vendors, secured contracts, and purchased necessary items for each event.
- ✚ The Greer Farmers Market took place on Sunday, April 19, and Sunday, April 26, from 11:00 AM to 2:00 PM at Greer City Park. It featured over 60 farmers, makers, and bakers, including 16 farms that offered a wide variety of fresh local products. Attendees enjoyed live music by Dr. Don and Swamp Rabbit Bluegrass, a variety of food vendors, specialty flowers from Chanticleer Blooms, a community plant swap, and family-friendly activities such as a kids' program hosted by SC Children's Theater and a bounce house. The market also supported the community through SNAP benefits with Healthy Bucks incentives and a Healthy Kids program that provided vouchers for fresh food items.
- ✚ The Greer Goes Global International Festival took place on Saturday, April 25, 2026, from 11:00 AM to 5:00 PM at Greer City Park and drew thousands of attendees to a free community celebration of cultural diversity. The festival featured over 30 countries, more than 100 vendors, over 20 international food vendors, a global marketplace with more than 20 artisans, and nearly 30 live cultural performances throughout the day. It also included a Parade of Nations, interactive cultural exhibits, worldwide sports demonstrations, family-friendly activities, and opportunities to engage with more than 20 nonprofit organizations.
- ✚ The second Greer Alive took place on April 27, 2026, at Greer City Park from 5:00 pm – 8:00 pm and was a successful event with strong attendance. Big Radio provided live music, and six food trucks offered a variety of food options. Greer Relief partnered with the event to provide adult beverages.
- ✚ During April, the Ambassadors transported more than 300 passengers.





# GREER GOLF

- 🚩 The Gap Creek Club tournament was held on Saturday, April 4. They had 68 players.
- 🚩 We hosted the 48th Greater Greer Open on April 25 and 26. The field contained 96 players, the most since the City purchased the course. Connor Moore won the Championship Flight with an accumulative score of 6 under par, and Duff Wagner won the Senior Division with an accumulative score of 2 under par.
- 🚩 Our Driving Range has been closed due to an equipment issue with our Range Cart. It appears we are going to have to purchase a new one (originally requested in next fiscal year budget), and it'll take approximately 6 weeks to get here. In the meantime, our Public Services Department has stepped up and attached the ball-picker to a de-commissioned Gator that they had. That is a huge help to us and we sincerely appreciate the help!
- 🚩 Our Grounds Maintenance Division applied fungicide to putting greens and spring fertilizer to thin spots in the rough and installed landscaping around the new bridge constructed on hole #12.
- 🚩 Revenue for the month of March was \$127,168.16. This is \$4k more than March of last year. Year-to-date revenues total \$1,114,926.16, which is 83% of the budgeted revenue for the fiscal year through 75% of the year. We have collected \$221,300.01 more than the same period last fiscal year, and \$21,782.58 over current fiscal year expenditures.




# RECREATION

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

 **Recreation Updates:**

- Welcomed Heather Freeborn as a Full time Recreation Coordinator. Heather has extensive programming and rental operation experience.
- Held the USDGC Disc Golf Qualifier at Century Park on April 18th.

 **Recreation Programs:**

- SOAR
  - Hand and Foot card games were held on April 1, 8, 18, 22 and 29 with
  - Line dancing sessions were held on April 1, 15, 22 and 29, at the Cannon Centre.
  - Book Club meeting was held on April 21 at the Center for the Arts. Seniors read the book *The Diamond Eye*.
  - Bingo Days were held on April 2, 16 and 30 at City Hall.
  - Movie Day was held at City Hall on April 13. They watched Song Sung Blue.
  - Seniors visited The Pickens County Museum of Art & History on April 23. They stopped for lunch at Southern Weaving Food Hall. There were 24 participants.
- The Needmore Recreation Afterschool program continued at the Needmore Recreation Center, and the Creative Advancement afterschool program continued at the Tryon Recreation Center.

 **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

- ✈ The PRT intern, Hudson Hopper, concluded his time with the Tourism Division on April 9.
- ✈ The Merle State 5K Hunger Run/Walk took place on Saturday, April 11 (permitted event).
- ✈ Council awarded the Tourism Division Accommodations Tax Grant funding in the advertising category on Tuesday, April 14.
- ✈ Staff worked on updating the Greer Visitor Guide with assistance from the Communications Department and Cultural Arts Division. Once completed, the guide was made available in print and digital versions and was primarily funded through the FY 2025–2026 Accommodations Tax Grant.
- ✈ The BMW Charity Pro-Am Media Day took place on Friday, April 24. Tournament announcements included ParTee on Trade, which was scheduled to take place on Sunday, May 31 in Downtown Greer. Staff also interviewed Pro-Am representatives and used this content for festival promotions.
- ✈ The Greer Heritage Museum’s second Story of Greer event took place on Saturday, April 25 at the Greer Mill and focused on the textile era. Tourism staff provided Greer150 information and giveaways.
- ✈ The 2Slow4Boston Marathon & Half took place on Sunday, April 26 in the Turner Park neighborhood (permitted event) and had approximately 100 participants.

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

Memorandum

**To:** City Council  
**From:**  
**Subject:** Planning & Development Activity Report - April 2026  
**Date:** May 26, 2026  
**CC:**

**Summary:**

**Attachments:**

- 1. Planning and Development Activity Report - April 2026

# MONTHLY ACTIVITY REPORT | APRIL

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PLANNING & DEVELOPMENT  
DEPARTMENT | FY26



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# DEPARTMENT HIGHLIGHTS

## Departmental Highlights & Achievements

- Our new Community Compliance Officer (Tony Wright) began on May 4<sup>th</sup>. The department is excited to welcome him to the team.
- Debut of the Building Greer Together case dashboard that includes information about items under consideration by the Planning Commission, Board of Zoning Appeals, and Board of Architectural Review.

## Community Involvement

- Planner Andy Boyles tabled a Greer 150 event at Greer Mill with the Board of Architectural Review on April 25<sup>th</sup>.
- Community Compliance will be holding their first of four community engagement meetings on May 14<sup>th</sup> at 6 pm at Greer City Hall. These meetings will be geared towards apartment complexes, their tenants, and landlords.

# 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.

# KEY PROJECT UPDATES

## Building Greer Together Dashboard

- Debut of the Building Greer Together case dashboard that includes information about all items under consideration by the Planning Commission, Board of Zoning Appeals, and Board of Architectural Review.
- This dashboard provides information on pending rezonings, annexations, and other planning-related matters that are on the agendas of upcoming public meetings. Public comments will be welcomed at these meetings.
- This dashboard is designed to provide you with an easy-to-use, one-stop resource to help you stay informed of and engaged with what is going on in our city.

**Click on each case to zoom to it.**

**RZ 26-02 - 202 Ford St.**  
Rezoning Request  
A request to rezone one (1) parcel from Manufacturing and Logistics (ML) to Traditional Neighborhood (TN) in order to build single family homes.

**REV 26-01 - Ridge Crossing Dr.**  
Statement of Intent Major Revision  
A request to approve a major revision to the Blue Ridge Plantation statement of intent allowing for residential development in Zone VII-A and redistributing planned residential units from other zones accordingly.

**RZ 26-04 - Pine St. Ext.**  
Rezoning Request  
A request to rezone one (1) parcel on Pine St. Ext. from Medium Density Residential (MD) to Suburban Neighborhood (SN) in order to combine with an adjacent parcel and preserve the existing trees.

**Useful Links**

- [City of Greer Public Meeting & Agenda Portal](#)
- [City of Greer Boards & Commissions Website](#)
- [City of Greer Planning & Development Department Website](#)
- [City of Greer Unified Development Ordinance \(UDO\)](#)

For more information on each case, please contact the City of Greer's Planning Division by emailing [planning@cityofgreer.gov](mailto:planning@cityofgreer.gov) or by calling (864) 801-2009.

Las personas que necesitan asistencia lingüística para comprender este mapa pueden comunicarse con el Departamento de Planificación y Desarrollo al 864.848.2175 o por correo electrónico a [planning@cityofgreer.gov](mailto:planning@cityofgreer.gov) para solicitar servicios de traducción.

**Rezoning Request**

Zoom to Pan

Rezoning cases are requests to change the zoning classification of property already within the city limits. The Planning Commission holds a public hearing for each rezoning and makes a recommendation to City Council, which then holds two (2) readings of the rezoning and makes a final decision on the request.

Address/Location	202 Ford St.
Parcel Number(s)	G008000201200
Case Number	RZ 26-02
Ordinance Number	Ord 12-2026
Case Description	A request to rezone one (1) parcel from Manufacturing and Logistics (ML) to Traditional Neighborhood (TN) in order to build single family homes.
Planning Commission Meeting Information	04/13/2026, 6:30pm, Greer City Hall
City Council 1st Reading Information	04/28/2026, 6:30pm, Greer City Hall
City Council 2nd Reading Information	05/12/2026, 6:30pm, Greer City Hall

[Electronic Public Comment Option](#)



# DEPARTMENT STATISTIC DASHBOARD (YTD)

## PLANNING

- Planning Commission Reviews(YTD):**5**
- Board of Zoning Appeals (YTD):**1**
- Board of Architectural Review(YTD):**0**
- Planning Advisory Committee(YTD):**6**
- Administrative Plat(YTD):**59**
- Civil Plan Review(YTD):**36**
- Planning Advisory Committee Cases(YTD):**6**
- Final Plat Review(YTD):**13**
- Zoning Letters(YTD):**21**

## HOUSING & CONSTRUCTION

- Housing Starts (YTD): **57**
- Residential Cost (YTD):**\$18,093,813.46**
- Commercial Cost (YTD): **\$84,979,306.81**
- Total Construction Cost (YTD): **\$110,142,506**
- Building Inspections (YTD):**10,294**
- Building Permits (YTD):**881**
- Miscellaneous Permits Cost(YTD):**\$3,582,806**
- Accessory Dwelling Units (YTD):**1**

## COMMUNITY COMPLIANCE & STANDARDS

- Inspections (YTD): **824**
- Illegal Signs Removed (YTD): **121**
- Educational Conversations Held (YTD):**0**
- Current Condemnations (YTD): **30**

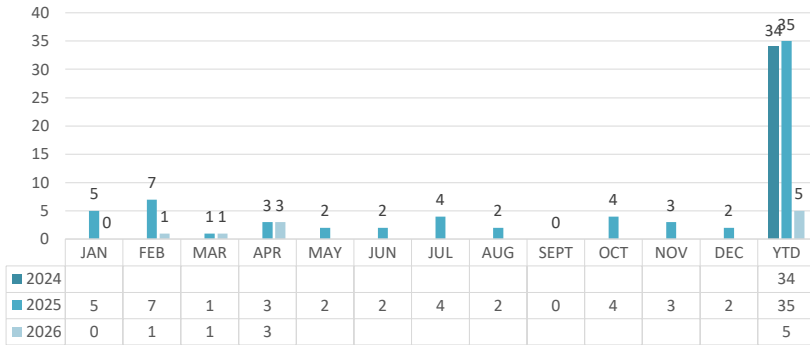
## IMPACT FEES (Residential & Commercial)

- Police: **\$968.00**(R) \$0(C)
- Fire: **\$2,088**(R) \$0(C)
- Public Safety: **\$2,742**(R) \$0(C)
- Parks & Rec: **\$4,670**

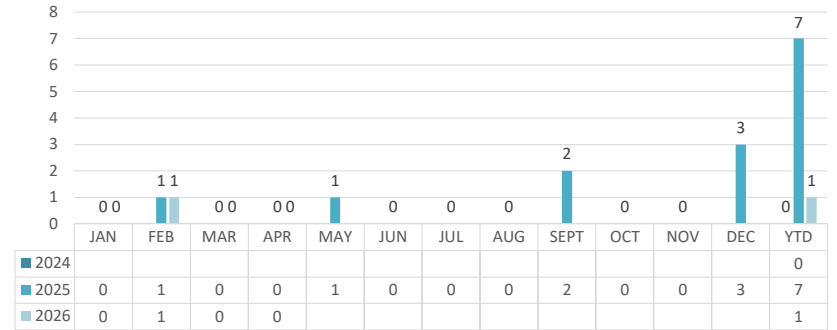
**Total: (YTD)\$74,220**

# PLANNING

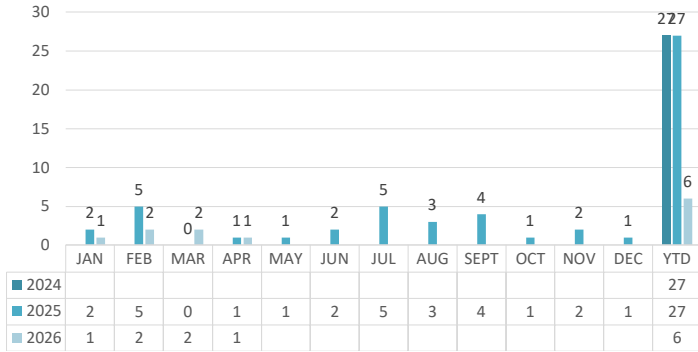
**Planning Commission**



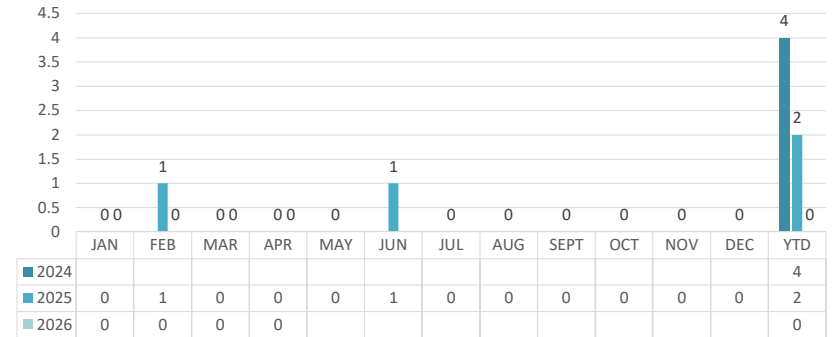
**Board of Zoning Appeals**



**Planning Advisory Committee**

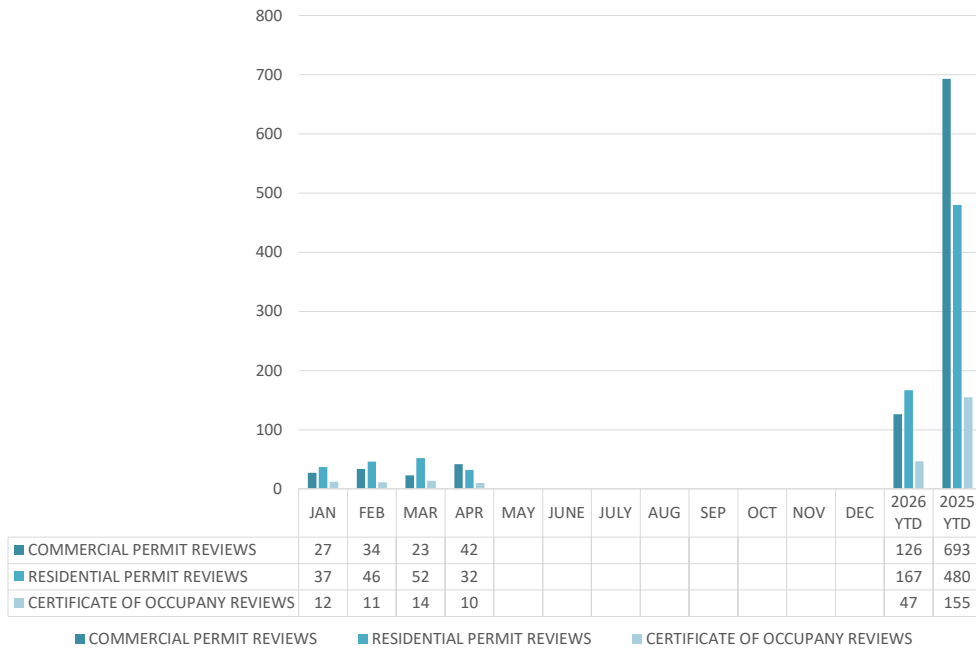


**Board of Architectural Review**

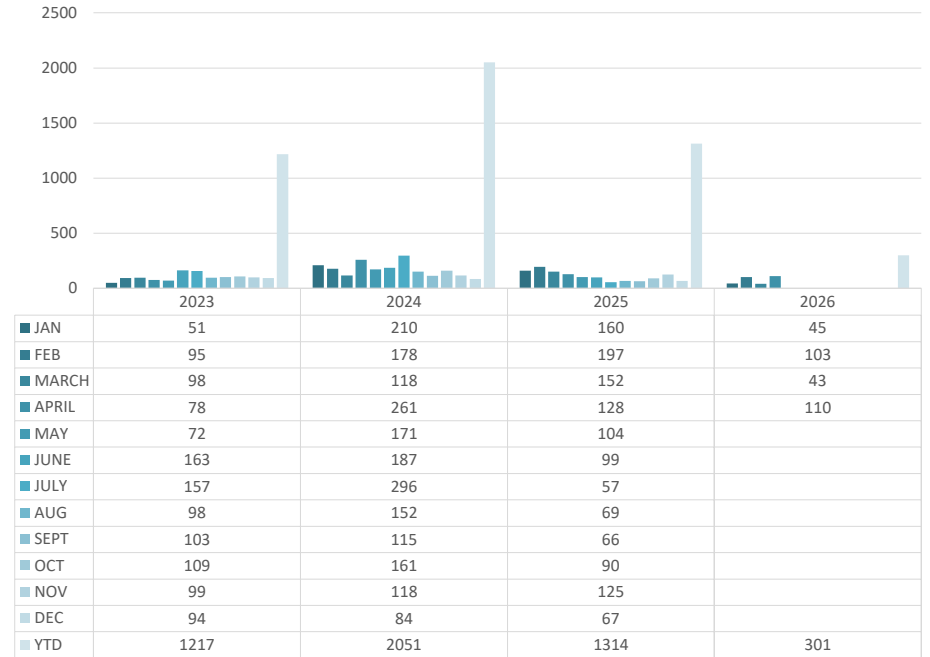


# PLANNING

**Zoning Review Breakdown**

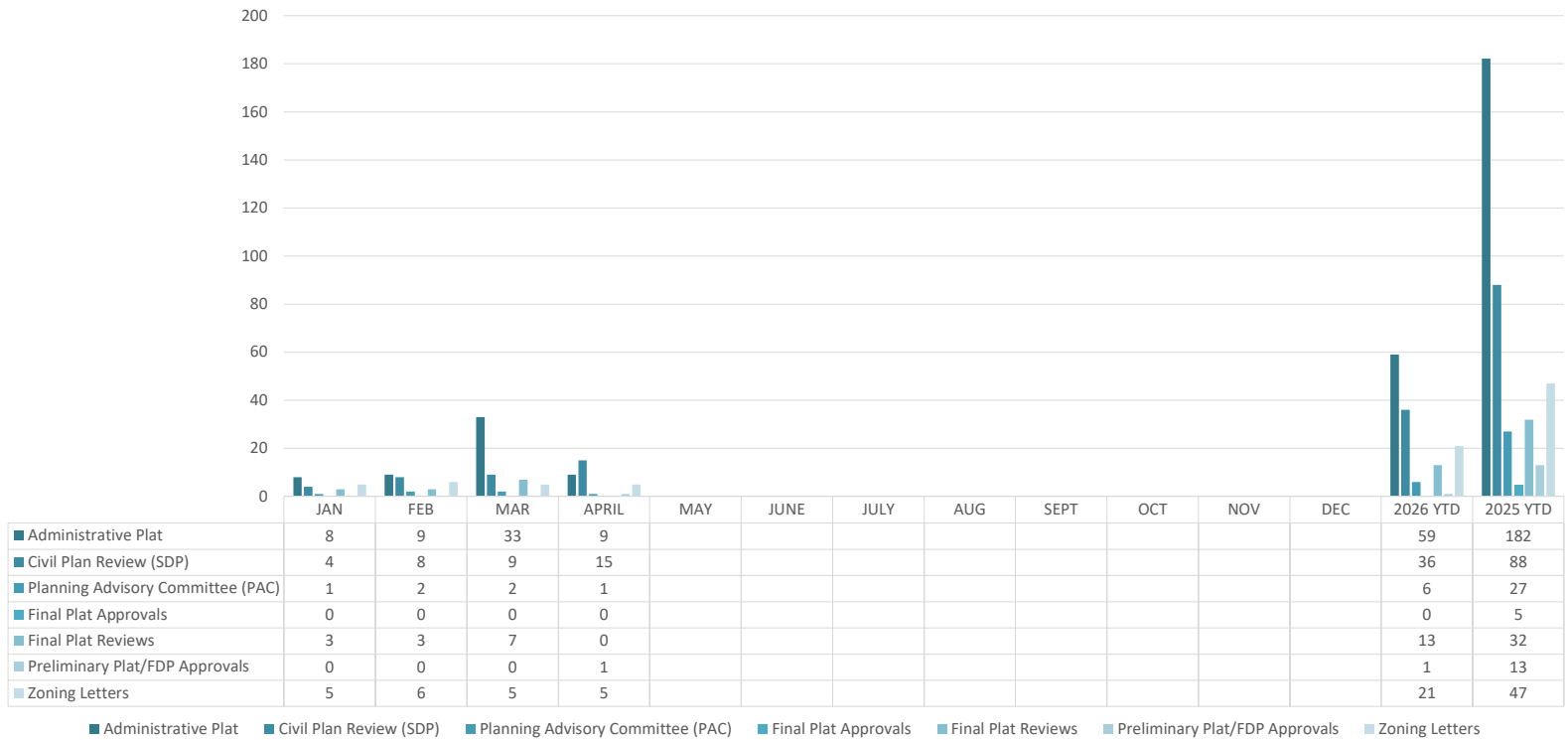


**Zoning Review Comparison**

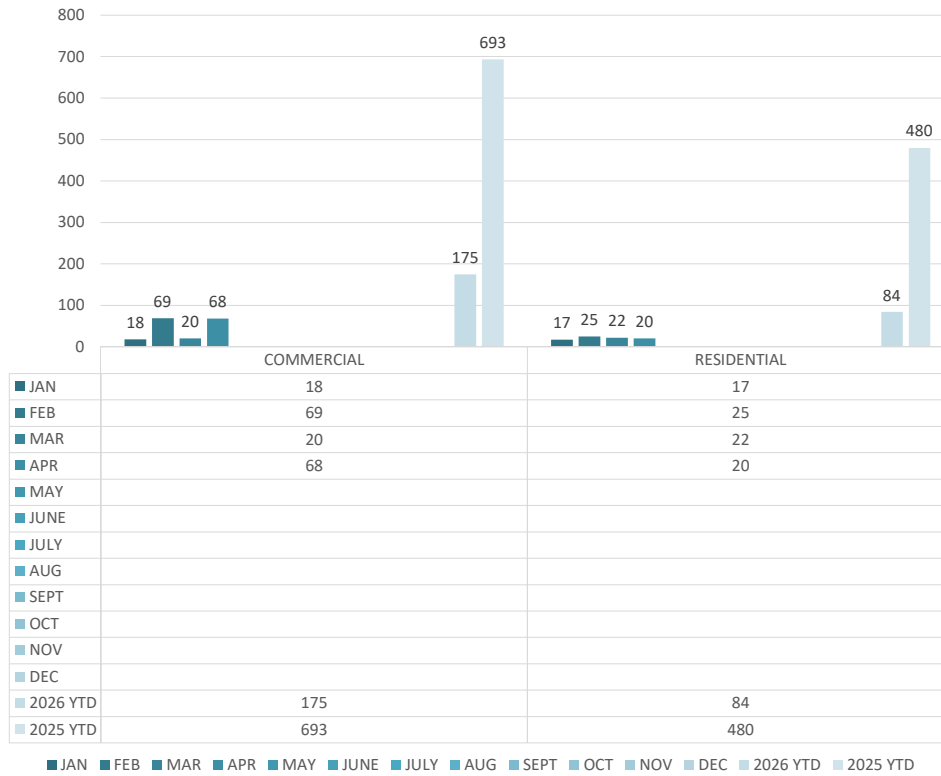


# PLANNING

## Other Planning Activity

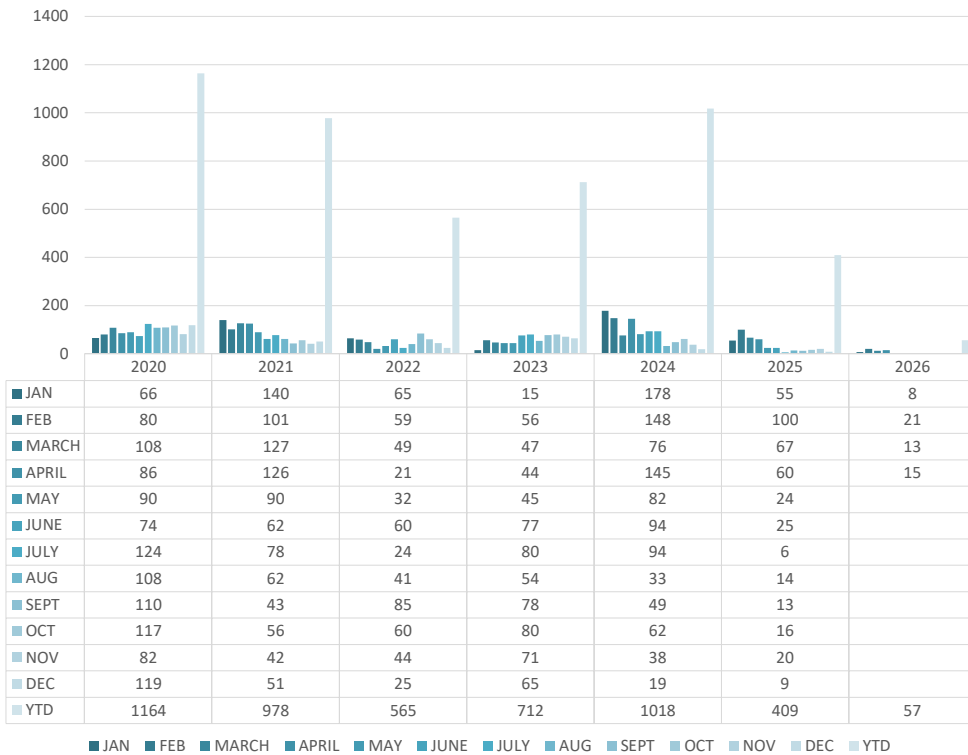


# COMMERCIAL PLAN REVIEWS

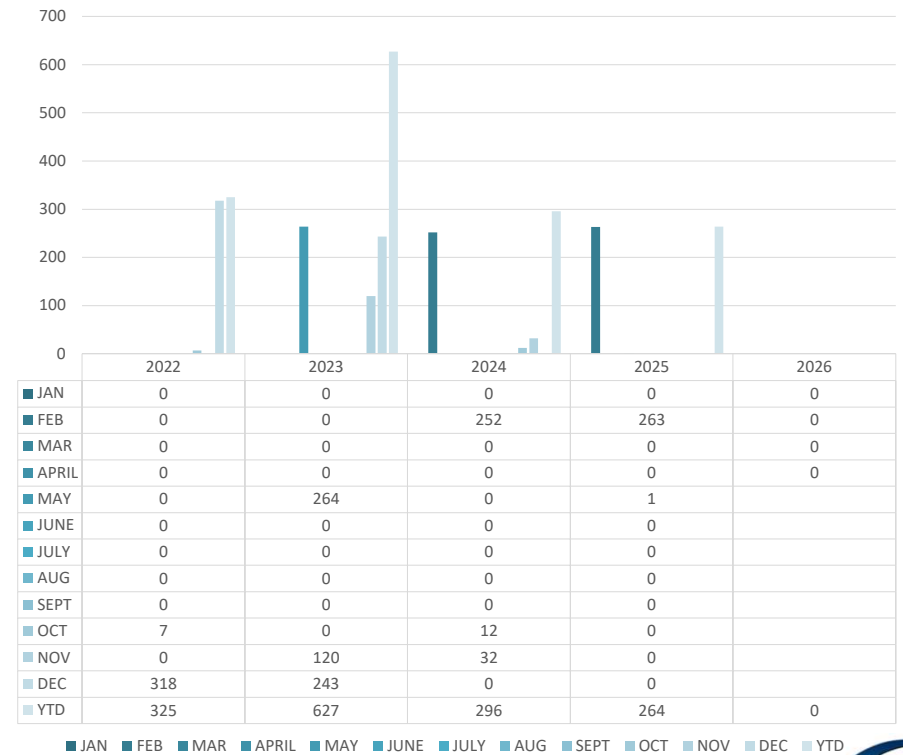


# HOUSING & CONSTRUCTION

## HOUSING STARTS

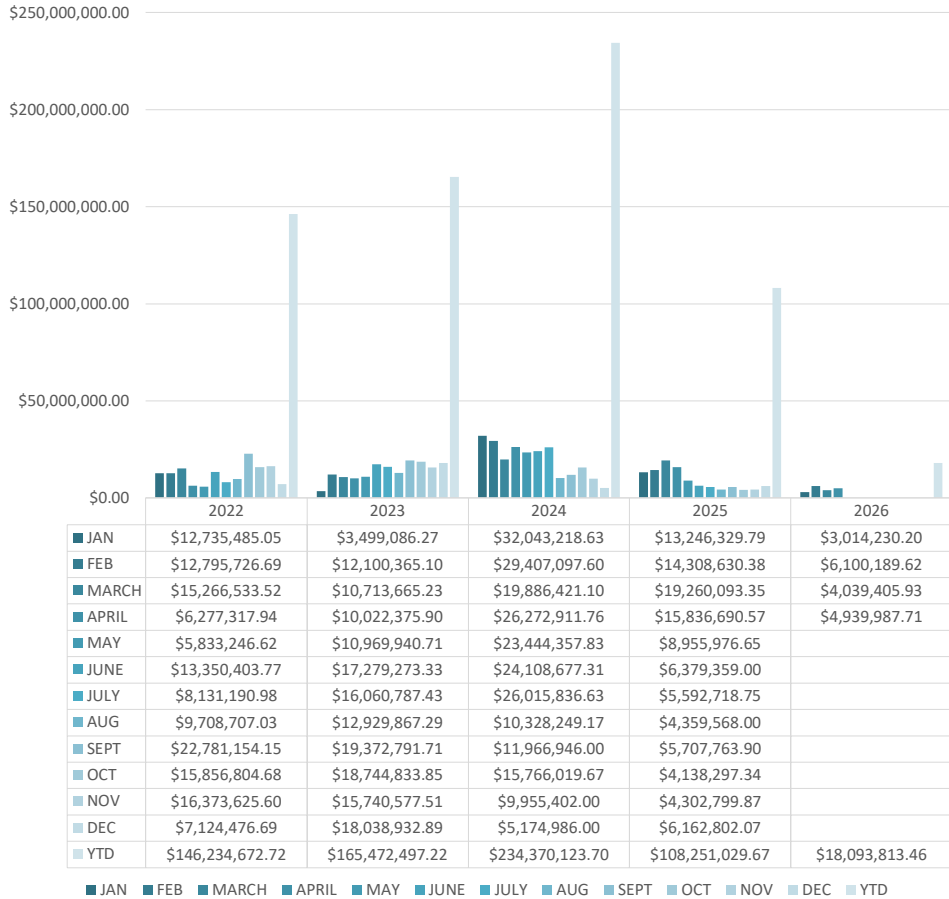


## MFA STARTS

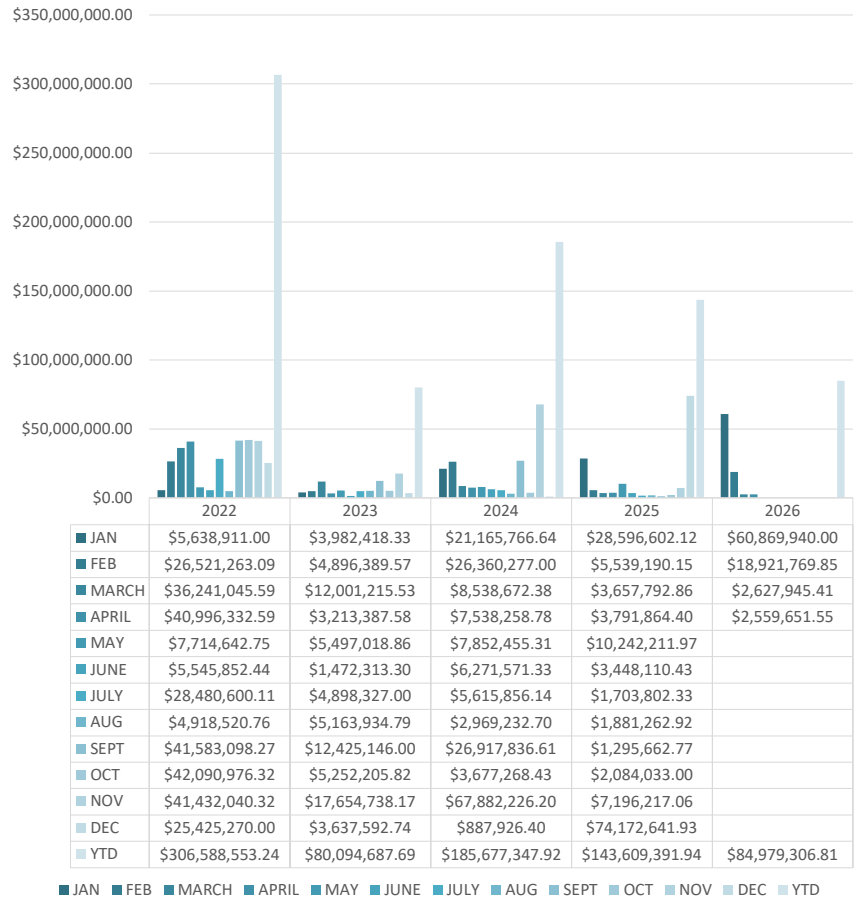


# HOUSING & CONSTRUCTION

## RESIDENTIAL CONSTRUCTION

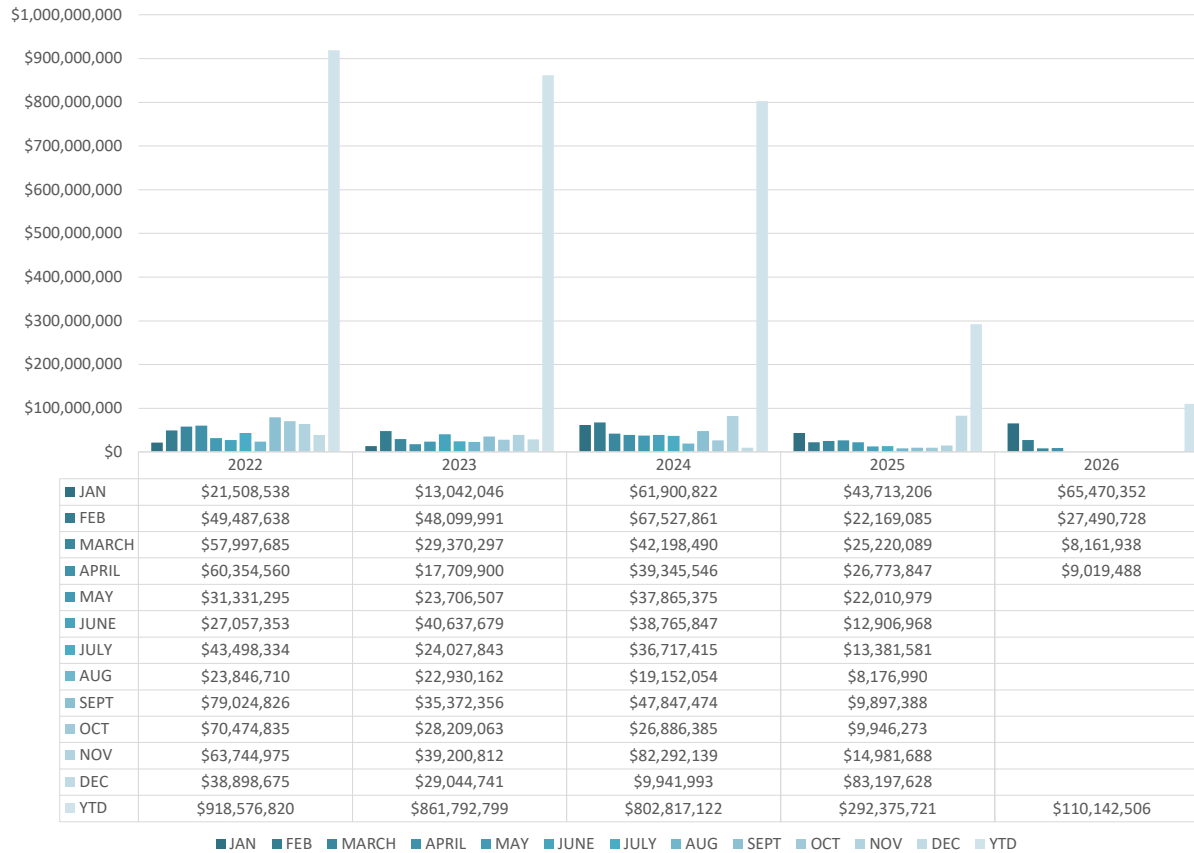


## COMMERCIAL CONSTRUCTION



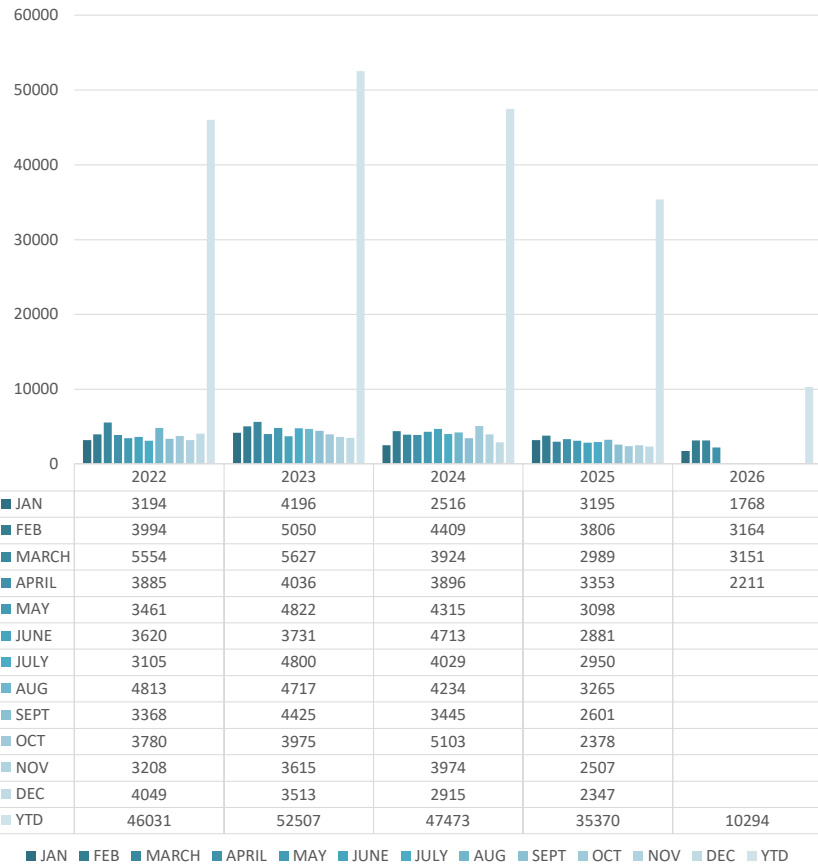
# HOUSING & CONSTRUCTION

## TOTAL CONSTRUCTION

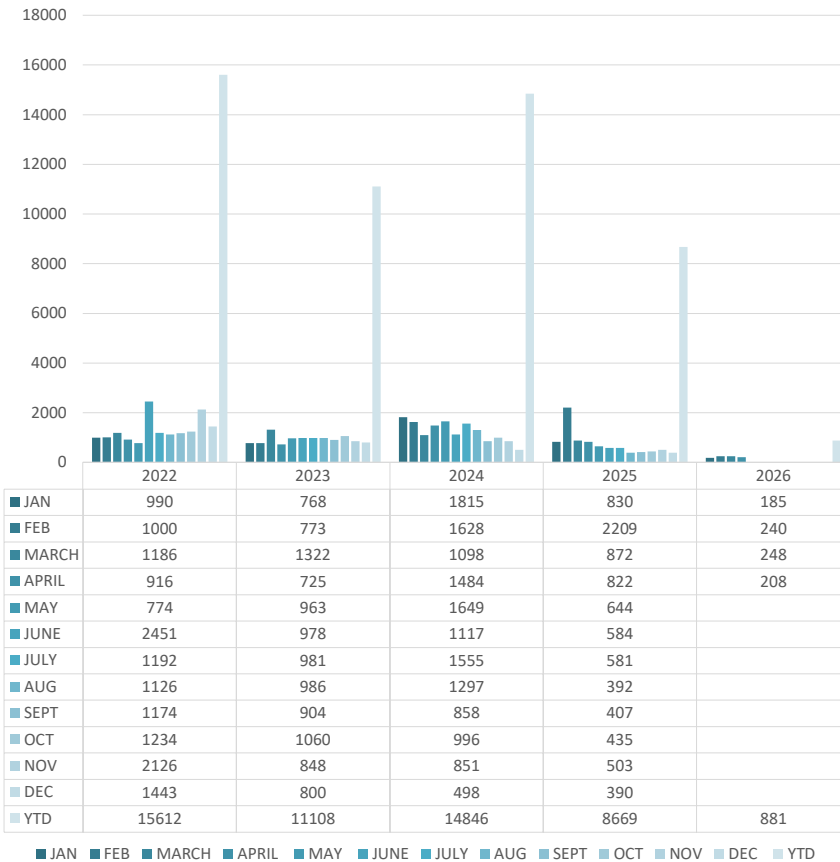


# HOUSING & CONSTRUCTION

## BUILDING INSPECTIONS

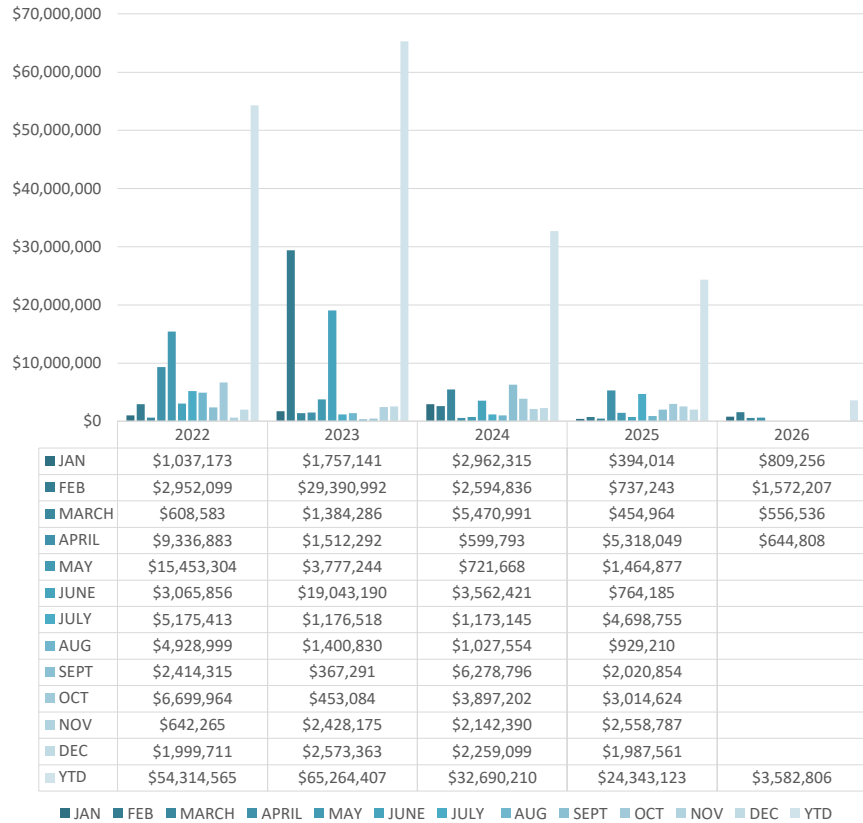


## BUILDING PERMITS

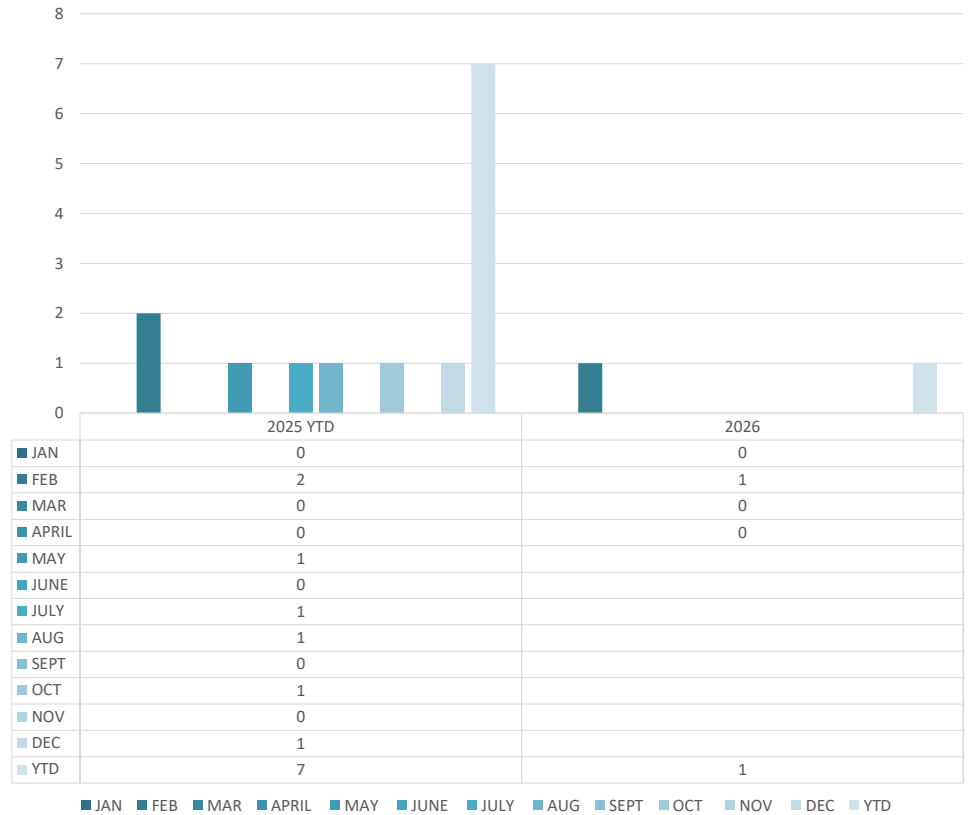


# HOUSING & CONSTRUCTION

## MISCELLANEOUS PERMITS

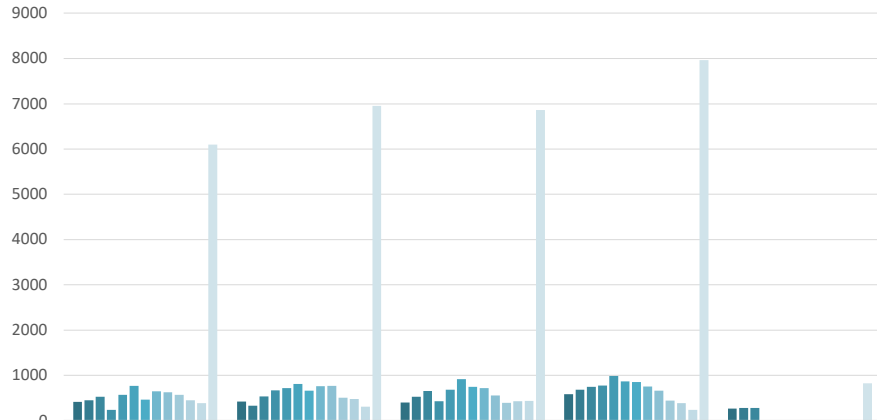


## ACCESSORY DWELLING UNITS (ADU)



# COMMUNITY COMPLIANCE

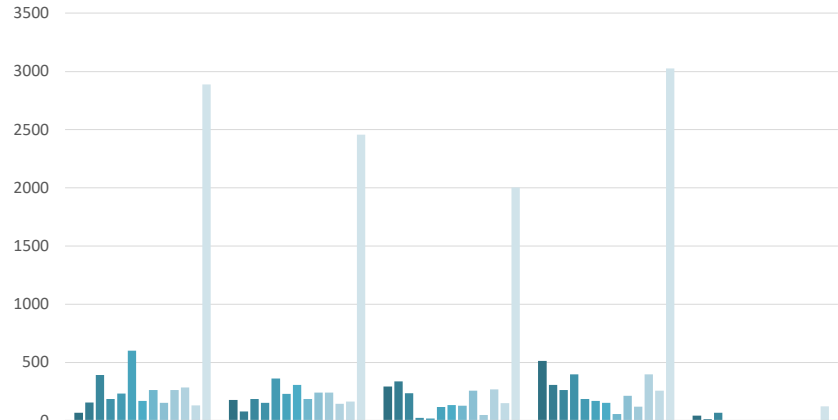
## INSPECTIONS



	2022	2023	2024	2025	2026
JAN	416	417	396	582	262
FEB	447	330	526	684	281
MARCH	529	533	651	745	281
APRIL	238	667	429	776	
MAY	570	716	680	987	
JUNE	765	812	915	863	
JULY	465	657	743	849	
AUG	645	758	716	752	
SEPT	622	767	552	663	
OCT	569	507	395	441	
NOV	449	480	426	387	
DEC	386	307	435	238	
YTD	6101	6951	6864	7967	824

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

## ILLEGAL SIGNS



	2022	2023	2024	2025	2026
JAN	66	176	293	513	42
FEB	156	77	337	306	11
MARCH	392	184	234	261	68
APRIL	184	153	23	396	
MAY	233	361	18	186	
JUNE	601	229	116	168	
JULY	168	305	133	152	
AUG	263	185	128	57	
SEPT	152	241	256	212	
OCT	261	240	48	120	
NOV	283	144	268	398	
DEC	131	163	149	256	
YTD	2890	2458	2003	3025	121

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



# COMMUNITY COMPLIANCE

## ACTIVE CONDEMNATIONS

Address	Reason for Condemnation	Current Status
510 MAPLEWOOD CIR	ACCESSORY STRUCTURE/UNLAWFUL OCCUPANCY	Demolition Order for small shed issued
4 FURWOOD CT	FIRE/TOTAL LOSS	Notice of Condemnation sent; 4/24/2026
511 POPLAR DR	ACCESSORY STRUCTURE/UNFIT	Compliant 4/15/2026
213 MASON ST	FIRE/ TOTAL LOSS	Property Boarded; 4/25/2026
201 GOLDSTRUM LN	VEHICLE VS RESIDENCE	Permits active for repair; issued 2/11/2026
311 CANNON AVE	DILAPIDATION/VACANT	Permit remodel applied 4/8/2026
113 RHETT ST	FIRE/ TOTAL LOSS	Permit for demolition issued 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; Boarded 4/25/2026
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
202 E CHURCH ST	UNSAFE/UNFIT	90-day extension granted; 4/20/2026
205 SPRINGDALE AVE	SANITATION/EGRESS	Demolition Order sent 4/27/2026
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	Completed 4/24/2026
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 extension granted for plan of action; 4/28/2026
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

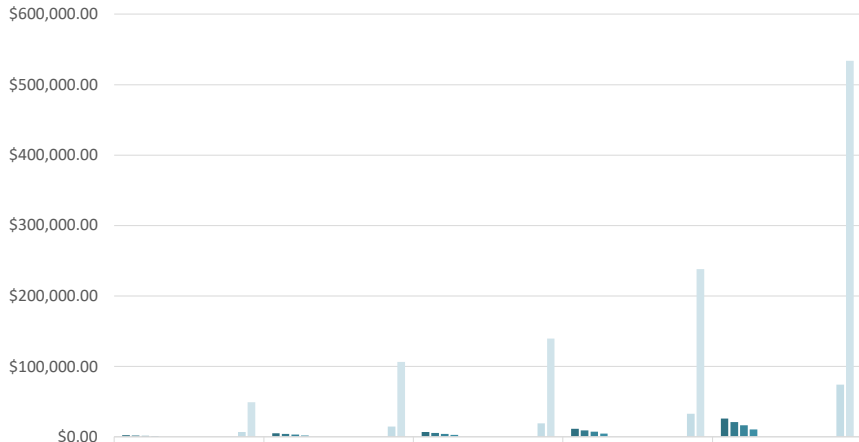
**Total 32**

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



# IMPACT FEES

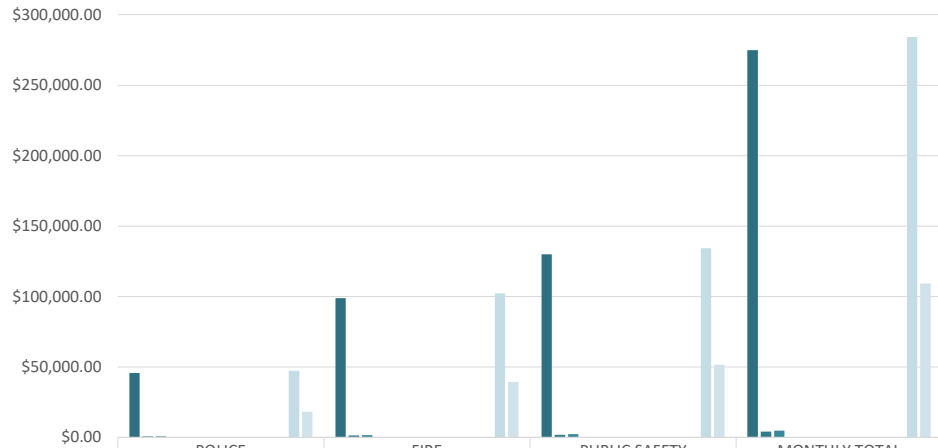
## RESIDENTIAL



	POLICE	FIRE	PUBLIC SAFETY	PARKS & REC	MONTHLY TOTAL
■ JAN	\$2,420.00	\$5,220.00	\$6,855.00	\$11,675.00	\$26,170.00
■ FEB	\$1,936.00	\$4,176.00	\$5,484.00	\$9,340.00	\$20,936.00
■ MAR	\$1,540.00	\$3,320.00	\$4,360.00	\$7,426.00	\$16,646.00
■ APRIL	\$968.00	\$2,088.00	\$2,742.00	\$4,670.00	\$10,468.00
■ MAY					
■ JUNE					
■ JULY					
■ AUG					
■ SEPT					
■ OCT					
■ NOV					
■ DEC					
■ 2026 YTD	\$6,864.00	\$14,804.00	\$19,441.00	\$33,111.00	\$74,220.00
■ 2025	\$49,346.00	\$106,436.00	\$139,774.00	\$238,055.00	\$533,611.00

■ JAN ■ FEB ■ MAR ■ APRIL ■ MAY ■ JUNE ■ JULY ■ AUG ■ SEPT ■ OCT ■ NOV ■ DEC ■ 2026 YTD ■ 2025

## COMMERCIAL



	POLICE	FIRE	PUBLIC SAFETY	MONTHLY TOTAL
■ JAN	\$45,844.84	\$98,908.92	\$129,946.64	\$274,700.40
■ FEB	\$715.44	\$1,543.08	\$2,027.52	\$4,286.04
■ MAR	\$837.02	\$1,805.95	\$2,370.03	\$5,013.00
■ APR	\$0.00	\$0.00	\$0.00	\$0.00
■ MAY				
■ JUNE				
■ JULY				
■ AUG				
■ SEPT				
■ OCT				
■ NOV				
■ DEC				
■ 2026 YTD	\$47,397.30	\$102,257.95	\$134,344.19	\$283,999.44
■ 2025	\$18,276.82	\$39,427.76	\$51,771.32	\$109,475.90

■ JAN ■ FEB ■ MAR ■ APR ■ MAY ■ JUNE ■ JULY ■ AUG ■ SEPT ■ OCT ■ NOV ■ DEC ■ 2026 YTD ■ 2025



Memorandum

**To:** City Council  
**From:**  
**Subject:** Police Department Activity Report - April 2026  
**Date:** May 26, 2026  
**CC:**

**Summary:**

**Attachments:**

- 1. Police Department Activity Report- April 2026

# Greer Police Department Monthly Report

## April 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/MILITARY LEAVE	POSITIONS TO FILL
SWORN OFFICERS	75 FT/1 PT	71 FT/0 PT	1	4 FT/1 PT
COMMUNICATIONS	14 FT	10 FT	0	4 FT
DETENTION	9 FT	9 FT	0	0 FT
ADMINISTRATIVE	10 FT	8 FT	0	2 FT
ANIMAL CONTROL	1 FT	1 FT	0	0
TOTAL	109 FT/1 PT	99 FT/1 PT	1	10 FT/1 PT

## Monthly Records and Data Entry

REPORTS CODED	357
TRAFFIC CITATIONS ENTERED IN DATABASE	582
RECORDS REQUESTS/FOIA	250
INCIDENT/SUPPLEMENTAL REPORTS ENTERED/COPIED OVER	610
EXPUNGEMENTS RECEIVED	86
EXPUNGEMENTS RESEARCHED/COMPLETED/SEALED	128
TOTAL EXPUNGEMENTS	3691
CRIMINAL HISTORY CHECKS	10
SLED SUBMITTAL	1

# MONTHLY STATISTICS

## Volunteer Hours

**29.5**

# OF VOLUNTEER  
HOURS THIS MONTH

**364.75**

# OF VOLUNTEER  
HOURS YTD

## Training

**3**

# OF CLASSES THIS  
MONTH

**10**

# OF CLASSES YTD

**32**

# OF STUDENTS THIS  
MONTH

**112**

# OF STUDENTS YTD

**16.5**

# OF CLASS HOURS  
THIS MONTH

**98.5**

# 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	44
Individual Meetings with Students	86
Phone Conferences with Parents	14
Conferences with Parents	7
School Events	19
Classroom Visits	3
Code 5's	6
Follow Ups	3
BTAM's	2

## School Coverage

Total Hours Covered: **146.8**

- BY PATROL: 34.2
- BY GALLI: 27.2
- BY WONG: 25.65
- BY COZZOLI: 17.1
- BY BLACKWELL: 6.0
- BY WRIGHT: 28.1
- UNCOVERED: 8.55



# School Resource Officers Report

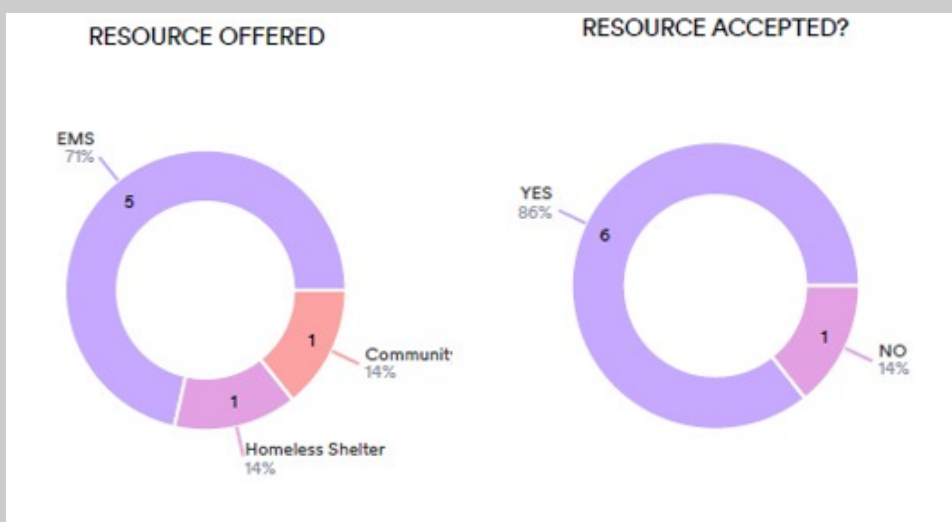
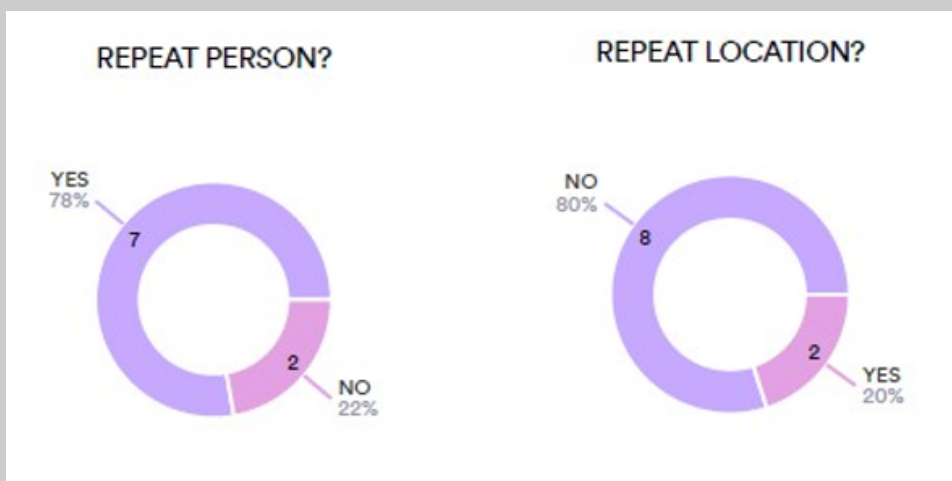
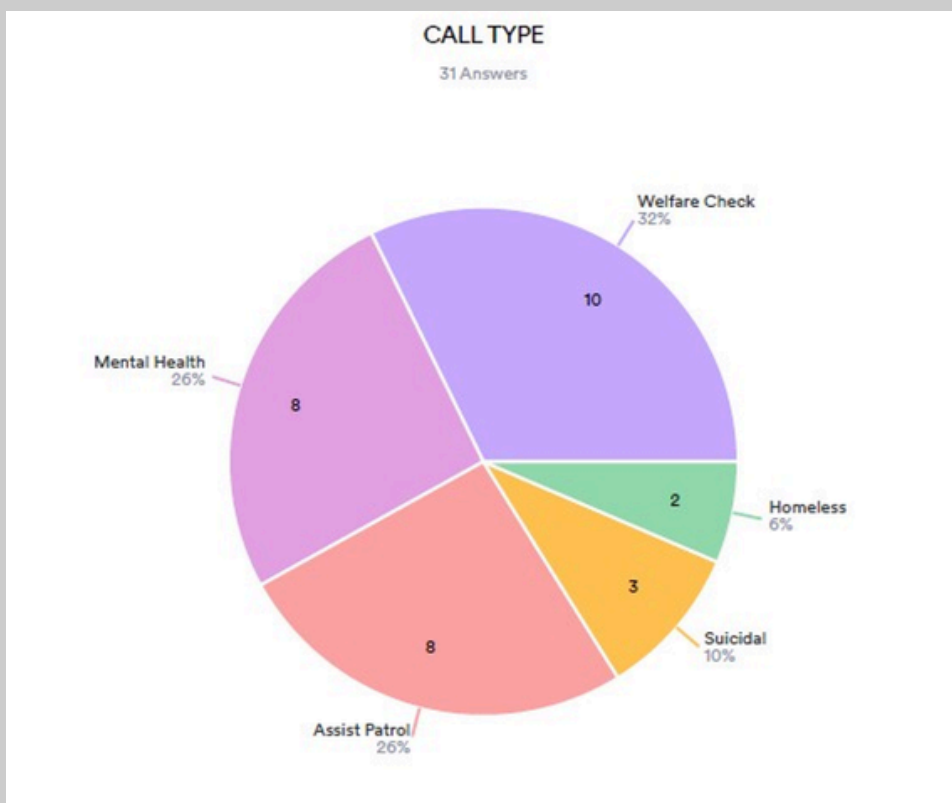
Charge	Sex	Race	Age	Grade	School
Assault and Battery	M	B	15	10	GHS
Poss Sch 1	M	W	15	9	RHS
Poss Sch 1	M	B	13	8	GMS

## COMMUNITY ENGAGEMENT TEAM ACTIVITY

- SRO Broome, SRO Wong, CETO Cozzoli, NETO Chambers, and Sgt. Wright participated in Transportation Day at Dunbar CDC.
- The Crisis Negotiations Team held interviews for new team members on 4/6. We added Det. Westermeier, DTO Medlin, and Sgt. Richards to the team.
- SRO Broome and NETO Grimstad grand marshalled the Book Float Parade at Chandler Creek Elementary.
- Sgt. Wright covered the metal detector for City Court on 4/8.
- CET assisted our GMCCHS intern with her Senior Showcase. She was amazing!
- We held Fist Bump Friday at Woodland Elementary! The WES mascots and cheerleaders came out and helped us wrap up their school spirit week. They also gave us delicious cookies.
- CETO Cozzoli attended a two-day interview and interrogation course in Lexington, SC.
- NETO Chambers and Grimstad attended CPTED and Advanced CPTED training in Greenville.
- Sgt. Wright and SRO Broome participated in the Sting Fling at Crestview.
- Sgt. Wright spoke to the Girls Club at Greer Middle School about being a woman in law enforcement.
- CETO Cozzoli worked a drug take back event on the City's Spring Clean Up day. 7 pounds of prescription drugs were turned in for destruction.

# Administrative Division Activity

## Crisis Intervention



# Administrative Division Activity

## Recruiting

### Recruiting Events Attended in APRIL: FOUR

April 7th: Vintage Saddle for Coffee and careers

April 8th: Crunch Fitness

April 23rd: Spartanburg Methodist College Apex and Networking Event with Yair

April 28th: NGU Mock Interviews for Criminal Justice Students



- Scheduled 15 ride alongs with potential candidates
- Arranged for the Comms Team to take action photos of our officers (two officers accomplished thus far)- these photos will be used for recruiting, reports, social media, etc
- Trained on Guardian Alliance (the background investigation platform) and began working through two UPO background investigations
- Completed two certified UPO candidate interviews (outside the regularly scheduled testing dates)

# Operational Support Division

## Communications Center

DISPATCH AND CALL FREQUENCY	MAR-26	APR-26	% CHANGE FROM PREVIOUS MONTH	YEAR TO DATE 2025	YEAR TO DATE 2026	% CHANGE FROM PREVIOUS YEAR
NUMBER OF 911 CALLS	1,545	1,625	5.2%	6,500	6,140	-5.5%
INCOMING 7-DIGIT LINE CALLS	4,308	4,419	2.6%	17,683	16,808	-4.9%
POLICE CALLS FOR SERVICE	3,483	3,368	-3.3%	13,179	12,913	-2.0%
FIRE CALLS FOR SERVICE	1,100	1,171	6.5%	4,659	4,565	-2.0%
TOTAL DISPATCHED CALLS	4,583	4,539	-1.0%	17838	17,478	-2.0%

## Detention Center

INMATE AND PROCESS TOTAL	MAR-26	APR-26	% CHANGE FROM PREVIOUS MONTH	YEAR TO DATE 2025	YEAR TO DATE 2026	% CHANGE FROM PREVIOUS YEAR
NUMBER OF ADULTS PROCESSED	121	130	7.4%	498	479	-3.8%
TRANSPORTED TO GREENVILLE	27	31	14.8%	76	104	36.8%
TRANSPORTED TO SPARTANBURG	14	17	21.4%	65	64	-1.5%
INMATES TRANSPORT BY 600	4	10	150.0%	29	34	17.2%

# Animal Control Services

ANIMAL CONTROL ACTIVITY	MAR-26	APR-26	% CHANGE FROM PREVIOUS MONTH	YEAR TO DATE 2025	YEAR TO DATE 2026	% CHANGE FROM PREVIOUS YEAR
CALLS FOR SERVICE	0	54	N/A	361	54	-85%
LIVE DOGS PICKED UP	0	16	N/A	21	16	-24%
LIVE CATS PICKED UP	0	0	N/A	0	0	N/A
TRAPS DELIVERED	0	2	N/A	3	2	-33%
FOLLOW UP CALLS	0	0	N/A	13	0	-100%
CITATIONS ISSUED	0	1	N/A	0	1	N/A
DOGS TAKEN TO COUNTY SHELTER	0	8	N/A	16	12	-25%
CATS TAKEN TO COUNTY SHELTER	0	0	N/A	0	0	N/A

# Property and Evidence/Court Security

EVIDENCE & TIME MANAGEMENT	MAR-26	APR-26	% CHANGE FROM PREVIOUS MONTH	YEAR TO DATE 2025	YEAR TO DATE 2026	% CHANGE FROM PREVIOUS YEAR
TOTAL ITEMS ENTERED	100	128	28.0%	738	436	-40.9%
NEW ITEMS ENTERED	100	128	28.0%	670	403	-39.9%
ITEMS PURGED	25	21	-16.0%	409	89	-78.2%
ITEMS RELEASED	11	9	-18.2%	25	30	20.0%
CASES SENT TO CO 23 LAB	0	0	N/A	8	20	150.0%
CASES SENT TO CO 42 LAB	0	25	N/A	22	45	104.5%
HOURS SPENT AT LABS	0	2	N/A	6.5	6	-7.7%
HOURS SPENT IN COURT	43	39	-9.3%	140	152.5	8.9%

# Patrol Division

POLICE PATROL ACTIVITY	APR- 25	APR- 26	% CHANGE	LAST YTD	YTD	% CHANGE
CITATIONS ISSUED	474	524	10.55%	2163	1951	-9.80%
ARRESTS	130	145	11.54%	497	519	4.43%
INCIDENT REPORTS	341	305	-10.56%	1320	1214	-8.03%
COLLISION REPORTS	118	139	17.80%	500	515	3.00%
WARNING CITATIONS	466	591	26.82%	2435	2233	-8.30%
PATROL MILES	51164	52347	2.31%	209893	209751	-0.07%
WARRANTS SERVED	66	85	28.79%	211	304	44.08%

# Patrol Division

## Proactive Efforts

DUI ARRESTS	DRUG CHARGES	DRIVING UNDER SUSPENSION	GENERAL SESSIONS CHARGES	WARRANTS OBTAINED
15	27	67	41	58

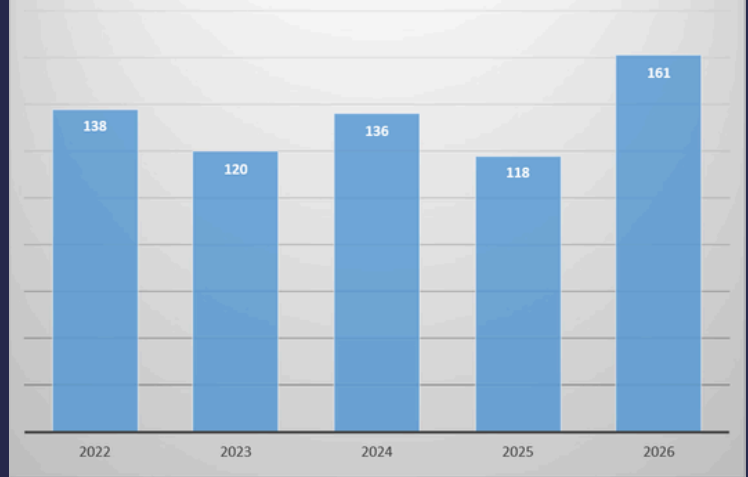
## Shift Drug Weights

DRUG TYPE	WEIGHT
MARIJUANA	63.5 GRAMS
COCAINE	1.26 GRAMS
CRACK	3.1 GRAMS
FENTANYL	26.12 GRAMS
METH	18.1 GRAMS
HEROIN	0 GRAMS
SCHEDULED PRESCRIPTION PILLS	0
OTHER	SUBOXONE- 2 UNITS

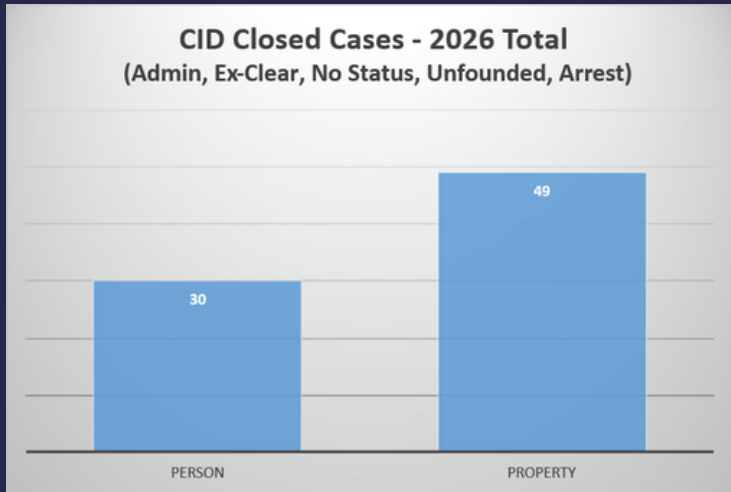


# Criminal Investigations Division

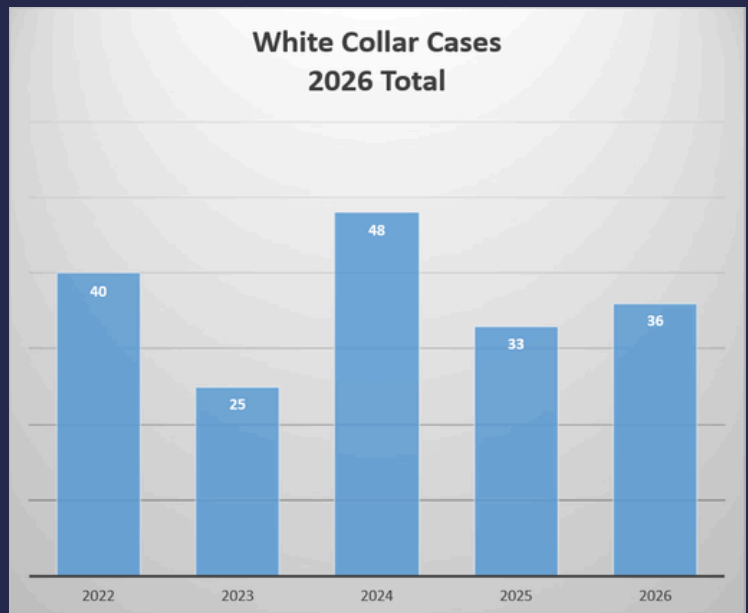
### CID Assigned Cases 2026 Total YTD



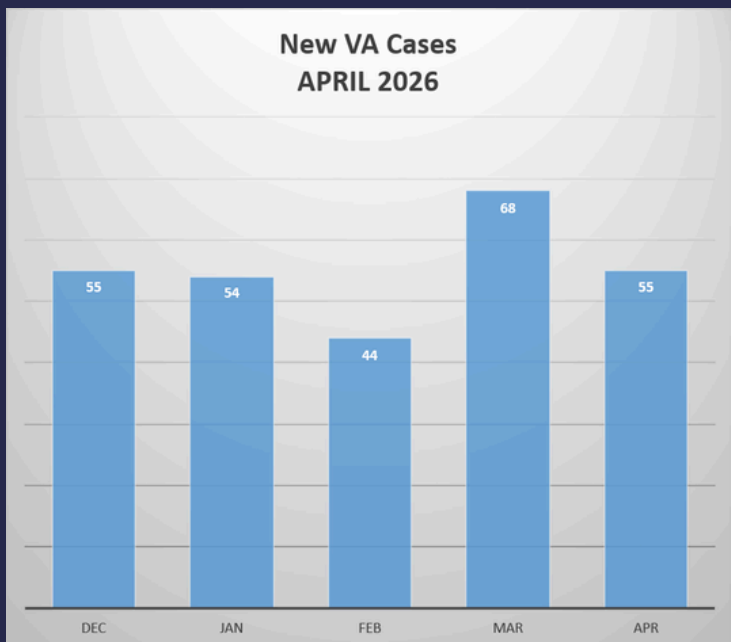
### CID Closed Cases - 2026 Total (Admin, Ex-Clear, No Status, Unfounded, Arrest)



### White Collar Cases 2026 Total



### New VA Cases APRIL 2026



# Criminal Investigations Division

## NARCOTIC TIPS

- *132 Country Cove Lane - The caller stated that he believes Wilkins is selling Marijuana. He has seen a lot of in and out traffic in the afternoon and night. Brian Wilkins and Markia Mitchell live at the residence.*
  - *The tip was passed along to Vice/Narcotics.*

# Criminal Investigations Division

## Project Safe Neighborhoods Action Plan

### Community Engagement

- Delivered an informative presentation to the Leadership Greer group
- Discussed options for community events with Ofc. Grimstad
- Disseminated gang awareness brochure to a juvenile visiting the Greer Police Department
- Traveled around in the Area 2 community and spoke with two residents about complaints and issues in their area

### Collaboration with Law Enforcement Partners

- Attended the South Carolina Gang Investigator Association meeting at Greenville Police Department.
- Provided Greenville Police Department Intel personnel with intel and data from a phone extraction on current gang member

### NIBINS

- Fired 10 firearms at Greer PD range for NIBINS analysis

### Gang Member Intel Database

- Entered first subject into NCIC / Gangnet as a documented gang member. Subject admitted membership to Greer Detention Officer during incarceration.

### Chronic Violent Offender (CVO)

- Checked 1 subject for consideration to be added to the list.

**Memorandum**

**To:** City Council  
**From:**  
**Subject:** Public Services Activity Report - April 2026  
**Date:** May 26, 2026  
**CC:**

**Summary:**

**Attachments:**

- 1. Public Services Activity Report - April 2026



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

**FROM:** Public Services Department

**SUBJECT:** April 2026 Activity Report

**DATE:** May 14, 2026

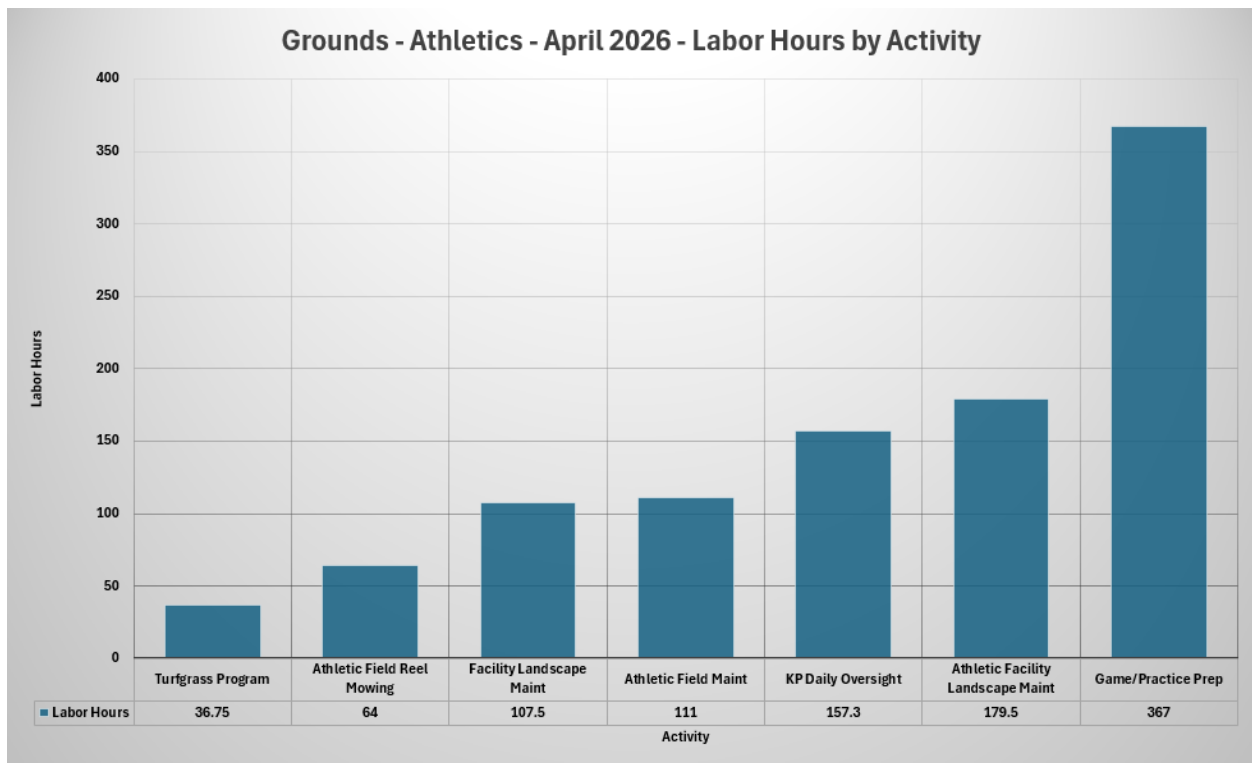
### *Department Involved Events*

- International Fest
  - 17 employees worked at the event
  - 216 labor hours
- Spring Cleaning Day
  - 6 employees worked at the event
  - 39 labor hours

### *Grounds Maintenance Division*

- Irrigation/Spray Tech:
  - Applied fertilizer to athletic fields at City Stadium, Country Club Rd Park fields, South Suber Rd Complex fields
  - Performed aerification to City Park, City Stadium, Stevens Field, South Suber Rd Complex, Country Club Rd Park, Turner Complex, Century Park Field 1
  - Repaired wires in an irrigation box at Stevens Field

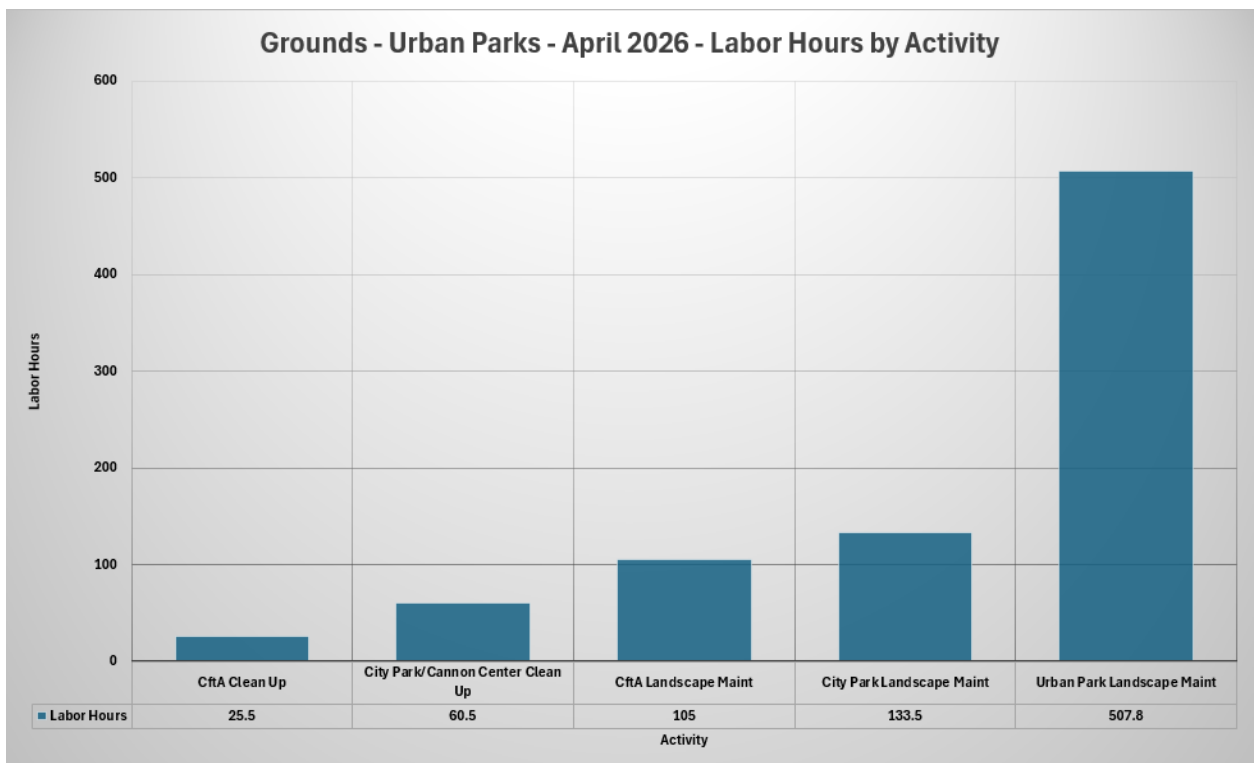
- Staff prepared Country Club Rd Park for rugby tournament on April 10.
- Staff continued weekly reel mowing of athletic fields at County Club Soccer, City Stadium, and Suber Fields 1 -2
- Staff continue to prepare athletic fields for all sports practices and games
- Staff continue weekly landscaping 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 training:
  - Four [4] employees certified in spill containment on April 14
  - Five [5] employees attended City defensive driving course on April 14



### *Urban Parks Division*

- City Park events:
  - Staff prepared City Park for Farmers Market on April 12, 19, and 26.
  - Staff prepared City Park for Greer Alive on April 17.
  - Staff prepared the City Park Gazebo for rentals on April 18 and 19.

- Staff installed, and removed, the International Fest banner in City Park during the month of April
- Staff installed 180' of metal landscape bed edging around landscape bed areas at Center for the Arts.
- Staff installed new artist banner on the Center for the Arts building.
- Staff continued daily routine maintenance of City Park, Downtown Urban Parks, Center for the Arts, neighborhood parks, recreation centers, and Veterans Park
- Staff training:
  - Four [4] staff members certified in spill containment on April 14.



### *Street Maintenance Division*

- Hauled ten [10] loads of construction material to the landfill
- Hauled two [2] loads of e-waste to the landfill
- Brush truck utilized four [4] days through the City collection yard waste from roadsides
- Ran sweeper truck eleven [11] days for a total of 195 miles

- Road/curbside weed spraying in the truck for two [2] days for a total of 22 miles
- Roadside and ROW mowing for 26 hours in April
- Staff performed roadside tree cutbacks at the Maplewood subdivision entrance [4 staff, 15 labor hours].
- Two staff members continue daily clean-up at the Convenience Center (26 days - 230 hours)
- Sidewalk repair/replacement
  - 214-216 E Fairview St
    - 160LF, 5 days, 7 staff, 124 labor hours, 9cu yds of concrete
  - Pelham Street
    - ADA ramp installs and sidewalk replacement
      - 160LF, 3 ADA mats, 10 staff, 131 labor hours, 7cu yds of concrete
- Staff training:
  - Four [4] staff members certified in spill containment on April 14.

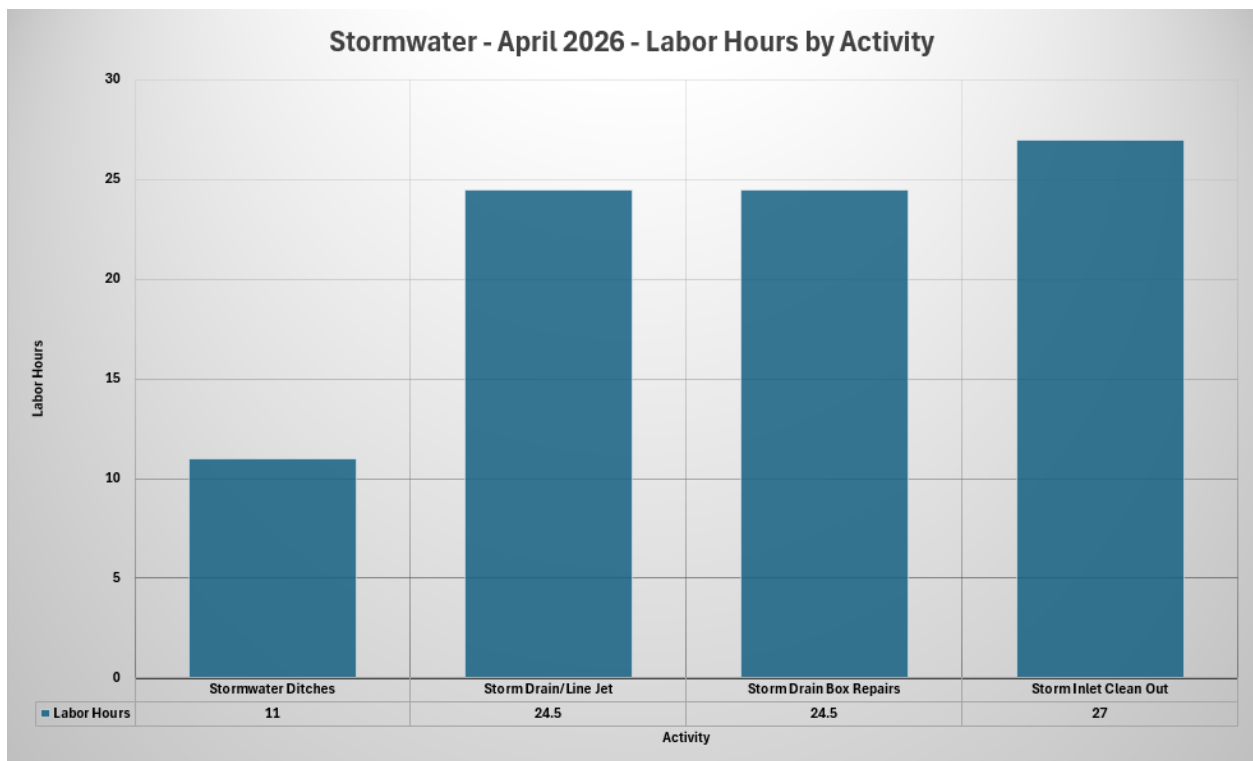
### *Signs Repaired/Replaced/New*

- Staff repaired/replaced/set seven [7] street signs:
  - Stop sign at Highland Dr/Memorial Dr Ext
  - Stop sign at Oneal Church Rd/Hwy 101



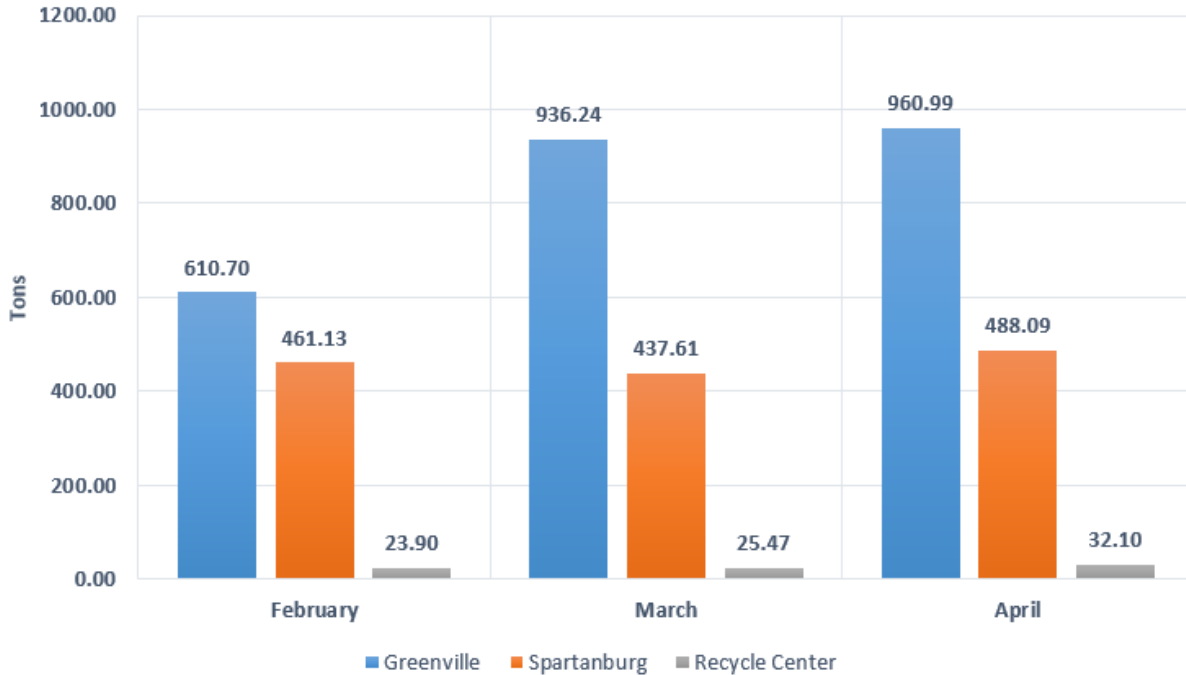
## Stormwater Division

- Storm water ditch cleaned up at Mt. View Cemetery
  - 100LF, 2 staff, 10 labor hours
- Reset storm drain lids at Wards Creek Park and Morgan St/Paul St
  - 2 staff, 10 labor hours
- Cleaned drains at 27<sup>th</sup> Street, Hubert St, Chestnut Ave
  - 2 staff, 16 labor hours



## Solid Waste Division

### GARBAGE/RECYCLING COLLECTION



YTD Fiscal Year Totals: Greenville 9,079.87 + Spartanburg 4,286.55 = **13,366.42**

## Bins & Carts Delivered

NEW HOME TRASH CARTS: **37** REPAIRED TRASH CARTS: **14**

YARD WASTE CARTS: **9** REPLACED TRASH CARTS: **32**

2<sup>nd</sup> TRASH CART DELIVERED: **11** PURCHASED REPLACEMENT TRASH CARTS: **3**

ADA LID INSTALL: **2** AT-THE-HOUSE LETTERS DELIVERED: **2**

# Memorandum

**To:** City Council

**From:**

**Subject:** Social Media & Website Activity Report - April 2026

**Date:** May 26, 2026

**CC:**

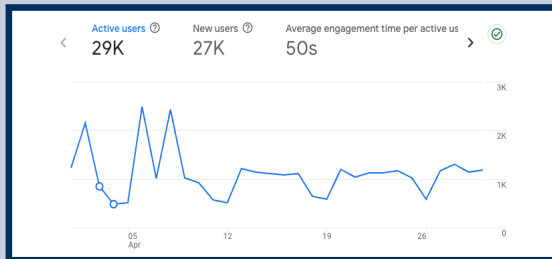
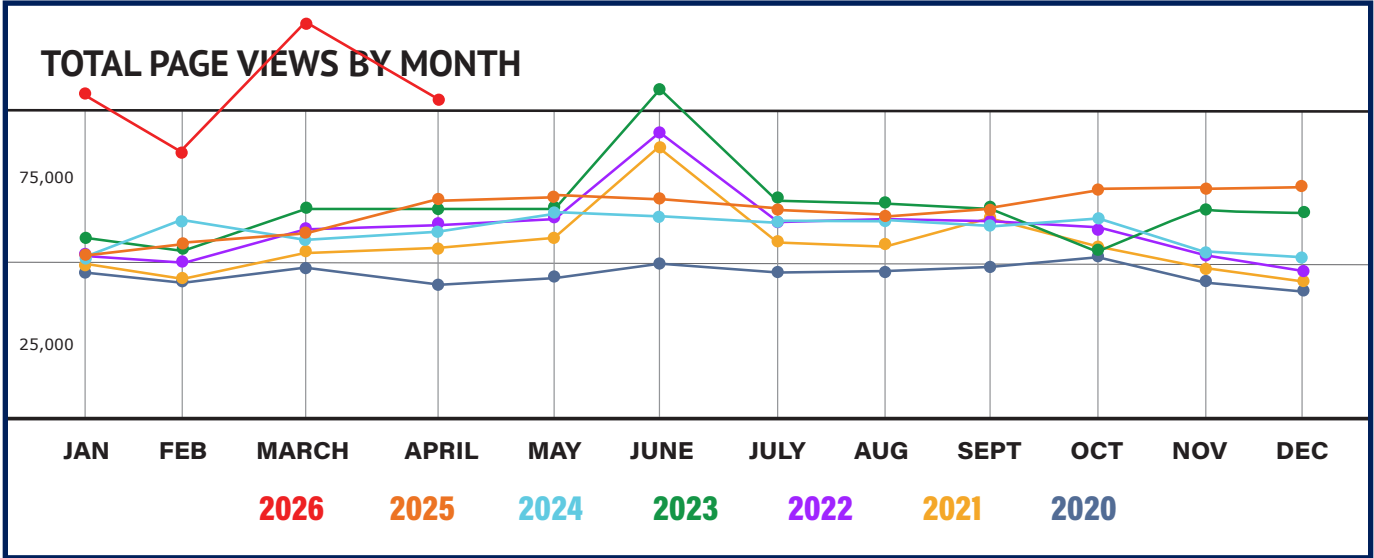
**Summary:**

**Attachments:**

1. Social Media and Website Activity Report - April 2026

# WEBSITE REPORT

APRIL 1 - APRIL 30, 2026



## VISITORS TO CITYOFGREERSC.GOV

Total Users: 29,213  
New Users: 26,621

First user prim. Channel Group	Total users	New users	Returning users	Average engagement time per active user
Total	29,213 (100% of total)	26,621 (100% of total)	6,799 (100% of total)	50s (Avg 0%)
1 Direct	12,895 (44.14%)	12,430 (46.69%)	2,154 (31.87%)	31s
2 Organic Search	12,043 (41.22%)	10,382 (39%)	3,413 (50.5%)	58s
3 Referral	3,329 (11.4%)	2,844 (10.68%)	978 (14.47%)	1m 29s
4 Organic Social	512 (1.75%)	479 (1.8%)	39 (0.58%)	23s
5 Paid Search	480 (1.64%)	418 (1.57%)	142 (2.1%)	1m 30s

## RETENTION

MONTHLY PAGE VIEWS: 95,884  
Avg. Page Views Per Session: 3.34

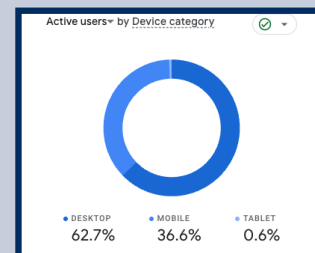
## TOP USERS BY LOCATION

Greer, SC - 6,831 Users  
Atlanta, GA - 3,002 Users  
Phoenix - 1,708 Users



## MOST VIEWED WEBSITE PAGES

- Home
- Events Calendar
- Staff Directory
- PD/Records & Reports
- Find Your Career in Greer
- PRT/Youth Athletics/Youth Baseball
- Parks, Trails & Facilities
- PD/Records & Reports/Specific Report
- GIS
- PD Home Page
- Facility Rentals
- PRT/Youth Athletics
- Apply
- PRT Home Page
- Planning & Development Department Home Page

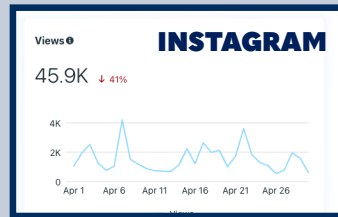
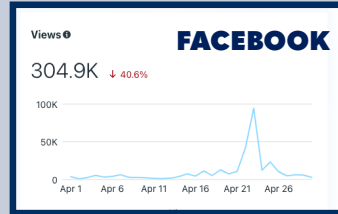
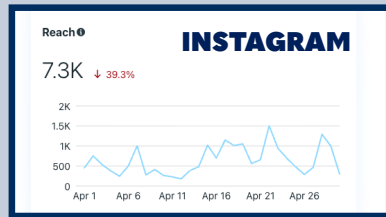


# SOCIAL MEDIA REPORT

APRIL 1 - APRIL 30, 2026

## TOTAL REACH

Facebook: 133.5k  
Instagram: 7.3k

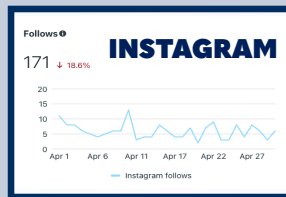
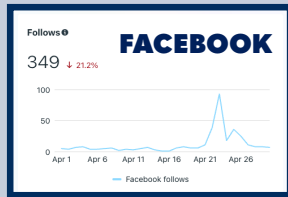


## TOTAL VIEWS

Facebook: 304.9k  
Instagram: 45.9k

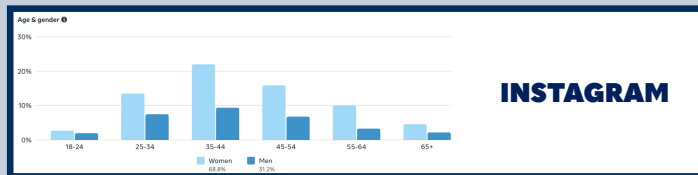
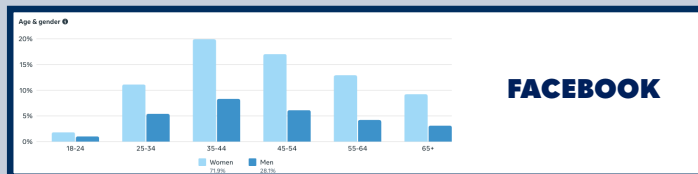
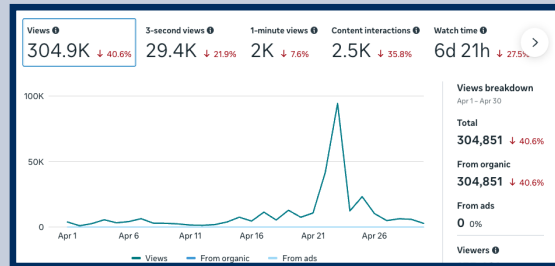
## NEW FOLLOWERS

Facebook: 349  
Instagram: 171



## VIDEO PERFORMANCE

Time Viewed: 6 days 21 hours (9,900 minutes)  
Interactions: 2.5k



## AUDIENCE METRICS

**Top Views by City (Facebook)**  
Greer (30.1%) (same as last month)  
Greenville (6.9%) (down from 7.7% last month)  
Taylors (6.7%) (same as last month)

**Top Views by City (Instagram)**  
Greer (26.6%) (up from 25.8% last month)  
Taylors (9.5%) (down from 9.6% last month)  
Greenville (5.5%) (down from 6.1% last month)

2.5k Content Interactions on FB 16,843 FB Followers Highest Engagement Days on FB: Highest Engagement Days on IG:  
1.2k Content Interactions on IG 10,698 IG Followers April 22 & 23 April 7 & 22



**CITY OF GREER  
BOARD OF ARCHITECTURAL REVIEW  
3 Year Terms**

	<b>DATE OF APPOINTMENT</b>	<b>TERM EXPIRATION</b>
<p><b>David Langley</b> 106 Sandy Creek Court Greer, SC 29650 Residence 244-6899 Business 968-0224 Email <a href="mailto:dlangley@la-architects.com">dlangley@la-architects.com</a></p>	<p>May 13, 2025 June 28, 2022 May 14, 2019 June 28, 2016 June 11, 2013 April 13, 2010</p>	<p><b>June 30, 2028</b> June 30, 2025 June 30, 2022 June 30, 2019 June 30, 2016 June 30, 2013</p>
<p><b>Eddie Burch</b> 116 Vandiventer Dr. Greer, SC 29650 Cell 864-608-9991</p>	<p>May 28, 2024 May 25, 2021 August 13, 2019</p>	<p><b>June 30, 2027</b> June 30, 2024 June 30, 2021</p>
	Fax 864-404-2174	Email <a href="mailto:eburch@cdanjoyner.com">eburch@cdanjoyner.com</a>
<p><b>Brandon Price</b> 124 Vandiventer Drive Greer, SC 29650 Residence 877-7341 Business 877-6525 Email <a href="mailto:Brandon@smithandjames.com">Brandon@smithandjames.com</a></p>	<p>May 28, 2024 June 8, 2021 June 12, 2018 June 9, 2015 June 26, 2012</p>	<p><b>June 30, 2027</b> June 30, 2024 June 30, 2021 June 30, 2018 June 30, 2015</p>
<p><b>Linda Wood</b> 243 Cannon Street Greer, SC 29651 Residence 877-9463 Cell 864-905-5244 Email <a href="mailto:Lwood9@aol.com">Lwood9@aol.com</a></p>	<p>May 23, 2023 May 26, 2020 July 11, 2017 June 24, 2014 June 14, 2011</p>	<p><b>June 30, 2026</b> June 30, 2023 June 30, 2020 June 30, 2017 June 30, 2014</p>
<p><b>Betsy Potter</b> 116 W. Church Street Greer, SC 29650 Residence 848-3385</p>	<p>May 23, 2023 May 26, 2020</p>	<p><b>June 30, 2026</b> June 30, 2023</p>
	Cell 864-787-3422	Email <a href="mailto:potterb@charter.net">potterb@charter.net</a>

Sec. 2-188. The Board of Architectural Review shall be subject to all provision of this article except for the seven-member requirement.

Updated: May 14, 2025



**CITY OF GREER BOARD OF ZONING APPEALS**

**Three Year Terms**

			<b>TERM EXPIRES</b>	<b>CERTIFICATION DATE</b>
<b>DISTRICT 1</b>	<b>Emily Tsesmeloglou</b>	5/23/2023	<b>June 30, 2026</b>	
	111 Westfield Avenue, 29651	5/26/2020	June 30, 2023	
	Cell 864-630-0630	10/9/2018	June 30, 2020	
	Email <a href="mailto:Emily.tses@gmail.com">Emily.tses@gmail.com</a>			
<b>DISTRICT 2</b>	<b>Dawn Akerman ZaBelle</b>	1/13/26	<b>June 30, 2027</b>	
	123 Morningside Drive, 29651			
	Cell Phone 850-554-0211			
	Email <a href="mailto:dawnzabelle@gmail.com">dawnzabelle@gmail.com</a>			
<b>DISTRICT 3</b>	<b>Nick Uva</b>	3/25/2025	<b>June 30, 2026</b>	
	622 Cartmel Street, Greer 29651			
	Cell 719-304-1125			
	Email <a href="mailto:dominickuva@gmail.com">dominickuva@gmail.com</a>			
<b>DISTRICT 4</b>	<b>Mike Norris</b>	5/28/2024	<b>June 30, 2027</b>	
	301 Hillside Drive	7/13/2021	June 30, 2024	
	Greer, SC 29651			
	Cell 864-569-1025			
	Email <a href="mailto:michaeldavidnorris@gmail.com">michaeldavidnorris@gmail.com</a>			
<b>DISTRICT 5</b>	<b>William Crosby</b>	5/28/2024	<b>June 30, 2027</b>	
	213 North Main Street, 29650	6/8/2021	June 30, 2024	
	Cell 912-844-1920	9/22/2020	June 30, 2021	
	Business 864-887-0217			
	Email <a href="mailto:wcrosbyconsulting@gmail.com">wcrosbyconsulting@gmail.com</a>			
<b>DISTRICT 6</b>	<b>Steve Griffin</b>	5/23/2023	<b>June 30, 2026</b>	
	207 Brushy Meadows Dr. 29650	5/26/2020	June 30, 2023	
	Residence 877-1190	1/9/2018	June 30, 2020	
	Cell 864-901-2310			
	Email <a href="mailto:stevegriffin1@hotmail.com">stevegriffin1@hotmail.com</a>			
<b>AT LARGE</b>	<b>Monica Y. Ragin Hughey</b>	5/28/2024	<b>June 30, 2027</b>	
	111 Meritage Street, 29651	6/8/2021	June 30, 2024	
	Cell 864-907-8124	6/12/2018	June 30, 2021	
		7/14/2015	June 30, 2018	
	Email <a href="mailto:monicayragin@gmail.com">monicayragin@gmail.com</a>			

Updated: January 14, 2026



**CITY OF GREER APPOINTEES TO THE  
GREENVILLE-SPARTANBURG  
INTERNATIONAL AIRPORT  
ENVIRONS PLANNING COMMISSION**

**Two Year Terms**

**DATE OF APPOINTMENT    TERM EXPIRES**

**SPARTANBURG COUNTY REPRESENTATIVE**

Miles Nason	May 28, 2024	June 30, 2026
250 Faye Court	June 28, 2022	June 30, 2024
Greer, SC 29651	July 28, 2020	June 30, 2022
Cell 864-350-7054	July 24, 2018	June 30, 2020
Business 864-848-9070	July 24, 2016	June 30, 2018
E-mail <a href="mailto:miles@nasonsc.com">miles@nasonsc.com</a>	July 23, 2014	June 30, 2016
	July 23, 2013	June 30, 2014

**GREENVILLE COUNTY REPRESENTATIVE**

William A. (Andy) Burleigh	May 27, 2025	June 30, 2027
205 North Miller Street	May 23, 2023	June 30, 2025
Greer, South Carolina 29650-1929	June 8, 2021	June 30, 2023
Residence 864-848-0084	June 25, 2019	June 30, 2021
Cell 404-625-5321	June 27, 2017	June 30, 2019
E-mail <a href="mailto:andyburleigh@gmail.com">andyburleigh@gmail.com</a>	May 26, 2015	June 30, 2017
	July 23, 2013	June 30, 2015

Updated: May 28, 2025

# Memorandum

**To:** City Council

**From:**

**Subject:** First and Final Reading of Resolution Number 13-2026  
A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF GREER,  
SOUTH CAROLINA, ADOPTING THE CITY OF GREER HOUSING  
ASSESSMENT AND STRATEGY REPORT AND ENDORSING THE  
STRATEGIC RECOMMENDATIONS CONTAINED THEREIN.  
Alexander D. Cahill, AICP | Planning & Development Director

**Date:** May 26, 2026

**CC:**

**Summary:**

**Attachments:**

1. Res 13-2026 Memo to Council
2. Res 13-2026 Resolution Adopting Housing Assessment (1)
3. Res 13-2026 Greer 2026 Housing Assessment & Strategy Report
4. Res 13-2026 Greer Housing Recommendations Presentation

# Memorandum

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

**From:** Alexander D. Cahill, Director, Planning and Development

**Subject:** Resolution Number 13-2026

**Date:** April 28, 2026

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

## PURPOSE

City Council is asked to adopt the City of Greer Housing Assessment and Strategy Report, prepared by Civitas, LLC, as an official planning and housing policy document and to endorse the eight strategic recommendations therein as guiding priorities for the City's housing program going forward.

## BACKGROUND

The Transforming Greer 2030 Comprehensive Plan directed city staff to undertake a housing needs study to better understand existing market gaps and inform future policy decisions. In response, staff developed a Request for Proposals (RFP), solicited competitive bids, and selected a qualified consultant through a formal evaluation process. Civitas, LLC was ultimately engaged to carry out the study.

As part of this effort, Civitas conducted community surveys, stakeholder interviews, and extensive market research to assess current housing conditions and future demand. The firm then synthesized these findings to identify key challenges and opportunities within Greer's housing landscape. Based on this analysis, Civitas developed forward-thinking, actionable recommendations designed to help the City proactively address housing needs and stay ahead of the growing affordability crisis.

## KEY FINDINGS

The report demonstrates several key findings, including:

- Greer's population grew 146.6% since 2000 (16,843 → 41,536) and is projected to reach approximately 51,916 by 2030.

- The City will need an estimated 2,802 additional housing units by 2030 — 2,037 owner-occupied and 765 rental units.
- The median single-family sales price reached \$346,590 in 2025; the price-to-income ratio for first-time buyers exceeds 5.6x, well above the 3x affordability benchmark.
- 41.9% of renter households are cost-burdened (spending more than 30% of income on housing); lowest-income renters face a shortage of approximately 408 affordable units.
- The housing occupancy rate is 92.8%, reflecting strong, sustained demand across all housing types.
- The City has proactively maintained housing supply ahead of demand, helping to mitigate the impacts of state and national housing shortages compared to other jurisdictions.
- The data reveals a K- or barbell-shaped distribution of housing need—additional housing supply is needed at both the very high and very low ends of the income spectrum.

## **STRATEGIC RECOMMENDATIONS**

The report identifies eight actions within the City's authority:

1. Enact a Rental Housing Registration and Inspection Ordinance
2. Develop a Communications and Community Engagement Strategy on Affordable Housing
3. Evaluate pursuit of Federal CDBG Entitlement Recipient status
4. Revise the UDO to enhance the development review process
5. Establish a Greer Housing Trust Fund
6. Leverage City-owned land for affordable housing
7. Expand affordable housing through public and nonprofit partnerships
8. Add value to the capital stack through financial tools and incentives

## **RECOMMENDED ACTION**

Staff recommends City Council adopt the attached resolution formally accepting the Housing Assessment and Strategy Report as City policy.

**RESOLUTION NUMBER 13-2026**

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF GREER,  
SOUTH CAROLINA, ADOPTING THE CITY OF GREER HOUSING  
ASSESSMENT AND STRATEGY REPORT AND ENDORSING THE  
STRATEGIC RECOMMENDATIONS CONTAINED THEREIN.**

**WHEREAS**, the City of Greer is one of the fastest-growing municipalities in the Greenville–Spartanburg region, with the city's population increasing from 16,843 residents in 2000 to an estimated 41,536 residents in 2024, representing a growth rate of approximately 146.6% over that period; and

**WHEREAS**, the City of Greer's Comprehensive Plan, Transforming Greer 2030, adopted in 2021 and updated in 2025, establishes multiple housing goals and explicitly recommended that the City conduct a study of housing affordability and needs, and determine gaps in the local housing market; and

**WHEREAS**, in furtherance of the objectives of Transforming Greer 2030, the City retained Civitas, LLC to prepare a comprehensive Housing Assessment and Strategy Report (the "Report") analyzing housing market conditions, demographic trends, affordability, housing supply and demand, and strategic actions necessary to address current and projected housing needs; and

**WHEREAS**, the Report finds that Greer's population is projected to grow to approximately 51,916 residents by 2030, generating a demand for an estimated 2,802 additional housing units over the remainder of the decade, including approximately 2,037 owner-occupied single-family and townhome units and approximately 765 multifamily rental and single-family rent-to-own units; and

**WHEREAS**, the Report finds that the median sales price for a single-family home in Greer reached \$346,590 in 2025, creating affordability barriers for moderate-income households and resulting in a price-to-income ratio for prospective first-time buyers that exceeds 5.6 times — well above the conventional three-time affordability benchmark; and

**WHEREAS**, the Report further finds that approximately 41.9% of renter households in Greer pay more than 30% of their income toward housing costs, representing a significant level of cost burden, and that the lowest-income renters face an estimated shortage of approximately 408 affordable units relative to the number of households in that income range; and

**WHEREAS**, the Report identifies eight strategic recommendations within the City's authority to address housing needs; and

**WHEREAS**, City Council has reviewed and considered the Report, including its findings, data analyses, and strategic recommendations, and finds that the adoption of the Report serves the public health, safety, welfare, and economic interests of the residents of the City of Greer.

**NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF GREER, SOUTH CAROLINA, AS FOLLOWS:**

**Section 1.** The foregoing recitals are hereby incorporated into this Resolution by reference as if fully set forth herein.

**Section 2.** The City Council of the City of Greer hereby formally adopts the City of Greer Housing Assessment and Strategy Report, prepared by Civitas, LLC, as an official policy document of the City, and directs that a copy of the Report be maintained on file with the City Clerk and made available for public inspection.

**Section 3.** The City Council hereby endorses the eight strategic recommendations, as funding permits, set forth in Section VII of the Report as guiding priorities for the City's housing policy and program development and affirms the City's commitment to advancing housing affordability and expanding housing opportunities for all income levels.

**Section 4.** The City Council further directs staff to use the Report as an evidentiary basis to support future applications for state and federal funding, including Community Development Block Grant (CDBG) entitlement status, housing trust fund capitalization, and other grant or partnership opportunities that may advance the City's housing goals.

**Section 5.** This Resolution shall take effect immediately upon its adoption by City Council.

ADOPTED by the City Council of the City of Greer, South Carolina, at a duly noticed regular meeting of the City Council, on the 26<sup>th</sup> day of May 2026.

**CITY OF GREER, SOUTH CAROLINA**

---

Richard W. Danner, Mayor, City of Greer

**ATTEST:**

---

Tammela Duncan, Municipal Clerk, City of Greer

APPROVED AS TO FORM:

---

Daniel R. Hughes, City Attorney, City of Greer



# City of Greer

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## Housing Needs Assessment & Strategy Report

APRIL 21, 2026

DEVELOPED IN PARTNERSHIP WITH CIVITAS, LLC



City of Greer  
Planning & Development  
301 E. Poinsett St.  
Greer, SC 29651

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## Executive Summary

The Housing Assessment and Strategy Report is intended to analyze the housing market, identify key opportunities, and forecast the demand and most common housing needs in Greer. The assessment identifies specific policies, zoning and financial actions and related programs that may be applied to achieve these objectives and are detailed in Section VII of this housing assessment. This Housing Assessment and Strategy Report serves to inform policymaking, funding opportunities, and housing sector collaboration to address housing challenges across Greer’s existing and future population.

Continued population growth is outpacing the availability of affordable housing at lower price points and income levels and rising home prices and rental rates have placed increasing pressure on many existing and future households with a disproportionate impact to low- and moderate-income residents. The rising cost of new single family and townhomes continues to impact the city’s housing supply and affordability levels.

### Market Trends

Greer’s housing market is experiencing strong demand driven by rapid population, in-migration, and employment growth. The city’s population increased from 16,843 in 2000 to 41,536 in 2024, a 146.6% increase, making Greer one of the fastest-growing communities in the Greenville–Spartanburg region. Continued growth is projected to increase the population to approximately 51,916 residents by 2030, generating demand for an estimated 2,802 additional housing units over the remainder of the decade. The city’s internal estimates project the current population to be slightly above 50,000.

Housing construction has expanded to respond to this growth, with more than 800 housing units built annually on average since 2020, reflecting a significant increase in development activity. Despite this construction activity, housing affordability pressures are emerging. The median home value reached \$288,700 in 2024, while the median sales price for a single-family home rose to \$346,590 in 2025, placing homeownership beyond the reach of many moderate-income households.

The rental housing market shows similar pressures. The median monthly rent in 2024 was \$1,198, and approximately 41.9% of renter households pay more than 30% of income toward housing costs, indicating a significant level of cost burden. At the same time, the city’s housing stock remains highly utilized, with a 92.8% occupancy rate, reflecting continued demand across all housing types and price points.

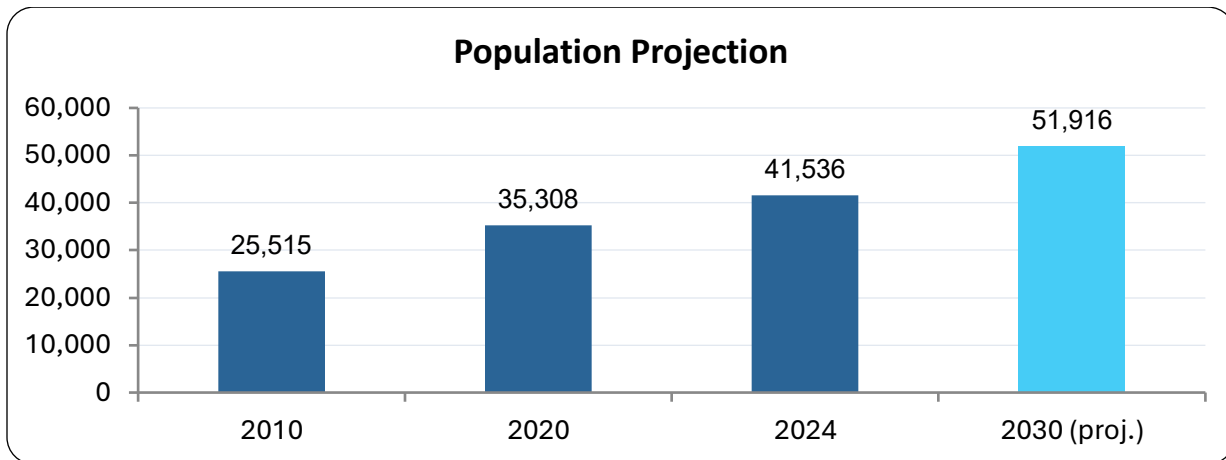
Together, these trends indicate a strong and expanding housing market in Greer, but one where continued housing production—across ownership and rental markets and across multiple price points—will be necessary to keep pace with population growth and maintain housing affordability for current and future residents.

#### Greer Housing Market Snapshot

- **Population growth:** +146.6% since 2000 (16,843 → 41,536)
- **Projected population:** 51,916 by 2030
- **Housing demand:** 2,802 additional units needed by 2030
- **Median home price:** \$346,590 single-family (2025)
- **Rental cost burden:** 41.9% of renters pay >30% of income for housing
- **Housing occupancy:** 92.8% of housing units occupied

## Key Findings

This assessment finds that Greer has a projected total demand for an estimated **2,802 new housing units through 2030**. This housing demand includes 2,037 single-family and townhome units for owner-occupied households and a demand for an additional 765 multifamily rental and single-family rent-to-own units through 2030 as presented in Table 20: “Greer Housing Demand Analysis.” These projections identify the mismatch in supply and demand by household income and for those households seeking home ownership and or households requiring more affordable rental housing.

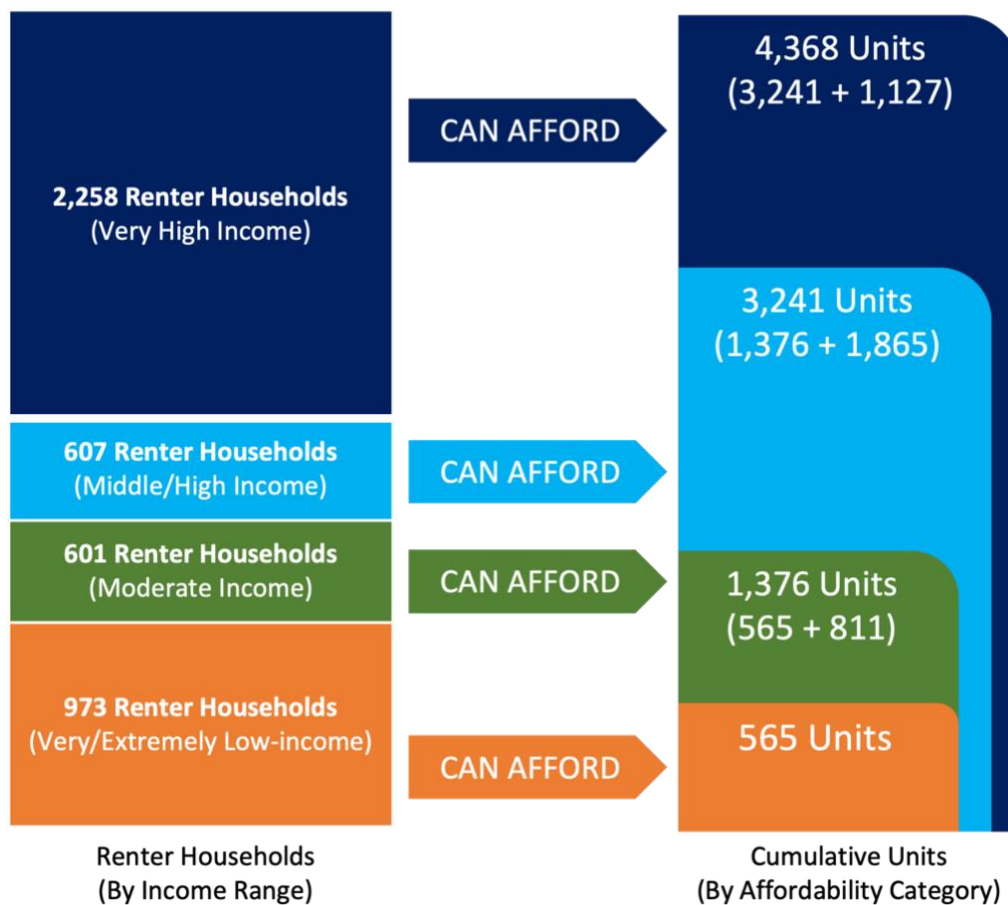


Home ownership assessment found that at a 2024 median home value of \$288,700, the price-to-income ratio for prospective first-time buyers currently in the renter market exceeds 5.6 times — well above the conventional three-time affordability benchmark — pointing to a meaningful barrier to homeownership access for moderate-income households seeking to transition from renting to owning.

**2,802**  
Additional Units Needed  
2026 through 2030

The rental housing assessment reveals that the lowest-income renters (below 50% of median household income) face the sharpest shortage, with an estimated gap of approximately 408 affordable units relative to the number of households in that range. Higher-income renters (above 120% MHI) also show a nominal unit shortfall at their price tier, though their greater purchasing power affords more flexibility. The middle-income tiers (50% to 120% MHI) reflect a relative surplus of units priced within reach, suggesting the rental market is comparatively well-served at moderate income levels. This analysis is presented in detail by income levels in this assessment.

**RENTAL UNITS AND RENTERS, MATCHED BY AFFORDABILITY AND INCOME CATEGORIES**



## **Strategic Recommendations**

Greer’s ability to directly influence housing outcomes is limited by broader market forces; however, the city plays a critical role in shaping the local development environment and strategically leveraging partnerships and resources to expand housing opportunities. The recommendations that follow focus on actions within the city’s control—policy alignment, process improvements, and targeted incentives—to support both rental and homeownership opportunities and improve affordability for lower- and moderate-income households.

A variety of strategies are proposed to be implemented by the City of Greer to address renter and home owner needs and housing demand. Key recommendations and proposed timing to achieve the city’s housing goals are discussed in detail in Section VII of this report include:

- 1. Enact a Rental Housing Registration & Inspection Ordinance.**
- 2. Develop a Communications and Community Engagement Strategy Around Affordable Housing**
- 3. Revise the Unified Development Ordinance to Further Streamline the Development Process**
- 4. Add Value to the Capital Stack**
- 5. Establish A Greer Housing Trust Fund.**
- 6. Evaluate and Potentially Seek to Establish the City of Greer as a Federal Entitlement Recipient**
- 7. Expand and Preserve Affordable Housing Through Public and Nonprofit Partnerships**
- 8. Leverage City-Owned Land**
- 9. Hire Staff to Support This Plan**

# I. Introduction

## Background and Context

The Greer Comprehensive Plan, Transforming Greer 2030, was adopted in 2021 and updated in 2025. The Plan includes multiple housing goals to guide Greer's elected and appointed officials through 2030. Transforming Greer 2030 recommended that the city conduct this study of housing affordability and needs and determine gaps in the Greer housing market. The proposed strategies, implementation actions, and the city's ability to address housing needs are consistent with the adopted housing policies approved in Transforming Greer 2030. Included in the 2030 plan's adopted housing goals and policies are:

- Balance existing single-family detached housing with new products that meet the demands of evolving market needs, such as smaller units, townhomes, stacked flats, and live/work opportunities.
- Permit and encourage the development of housing types that address the "missing middle," including apartment developments of less than twenty units, products such as duplexes and townhomes, live/work units, etc.
- Encourage higher densities in compact developments by providing for mixed-uses, accessory dwellings, etc.
- Enact incentives for private developers to encourage both single and multifamily rental. Use creative tools such as housing trust funds, density bonuses in zoning, land banking, reduced permit fees, rehabilitation grants, etc.

Despite the city's proactive housing policies, broader market forces continue to affect housing affordability and development feasibility. According to the National Association of Home Builders (NAHB), government regulations accounted for 24.3% of the final price of a new single-family home based on its 2016 regulatory cost study. Applying this methodology locally, the Home Builders Association of Greenville estimated that regulatory compliance added approximately \$67,424 to the cost of a new home in the Greater Greenville area at that time. NAHB's most recent regulatory cost study (2021) indicates that regulations continue to account for roughly 24% of new home prices nationally, underscoring the ongoing cost impact of regulatory requirements on housing affordability. Their study states that the source of those regulatory costs fall in two areas:

1. Regulatory costs during development of the building lot (60% for each new home)
2. Regulatory costs during construction of the home (40% for each new home).

The findings presented in this Housing Needs Assessment build upon these broader market considerations. This report quantifies local housing needs and identifies policy adjustments, where appropriate, to encourage the market provision of needed housing and reduce the share of existing and future renter and owner households experiencing housing cost burden.

## Methodology

Civitas, LLC utilized a variety of major sources of data for the quantitative analyses in this assessment and incorporates the most recent housing data from the U.S. Census 2024 American Community Survey (ACS). This report relies primarily on U.S. Census and ACS estimates to describe long-term demographic and housing trends and to develop population, household, and housing demand forecasts. These federal datasets provide a consistent, comparable basis across years and geographies, even though they are sample-based and subject to margins of error.

In several places, the analysis also references housing unit counts and development activity reported by the City of Greer Planning and Development Department, which reflect more current, on-the-ground conditions. Because ACS estimates and local administrative data use different methods and reference dates, their figures will not always match; throughout the report, care is taken not to blend these sources in a single calculation and to interpret each within its own context.

The analysis also utilizes supplementary data sources that offer certain current economic and housing data. Below is a list of the primary data sources Civitas, LLC employed:

- American Community Survey five-year estimates 2020 - 2024
- 2000, 2010, 2020 and 2025 U.S. Census
- Zillow, Redfin and Apartments.com real estate websites
- U.S. Department of Housing and Urban Development (HUD)
- U.S. Bureau of Labor Statistics
- South Carolina Department of Employment and Workforce
- City of Greer Planning and Development Department.

This assessment evaluates existing housing market conditions in Greer, including trends in tenure, housing type, age and condition of units, home prices, and rents, and uses these data to complete a housing supply–demand gap analysis by income level. The analysis also considers new, planned, and under-construction single-family, townhome, and multifamily developments to understand the near-term pipeline. Building on these existing-conditions findings, the report prepares forecasts of future households and housing unit needs in Greer based on projected population growth and regional employment trends. Tables and graphs are included to illustrate key conditions and findings. All data sources are cited and/or referenced.

## Projections

Forecasts of future household and housing unit growth in Greer is based on upward trends of population growth and regional job growth. The 2030 projected population uses the Share of Growth (also called the ratio or proportional share) method, a widely used technique that projects a sub-area's population as a proportion of a larger control geography. This larger control is typically a county, metropolitan area, or region for which independent, peer-reviewed projections are available. The method is explicitly recommended in the HUD Community Development Block Grant (CDBG) needs assessment guidance, the American Planning Association's Housing Policy Handbook, and the Urban Land Institute's Housing Needs Assessment primer. It is commonly employed when a municipality has been growing faster or slower than its surrounding county, and analysts expect that differential to continue in a trend-consistent way.

## II. Demographic Profile and Projections

The following section provides a profile of the key demographic, economic, and employment trends in Greer through 2030. Population trends, household size, household income levels, and housing availability all contribute to shaping the Greer housing market and the affordability of housing for residents.

Greer still contains a large amount of vacant land; unincorporated residential land adjoining property is commonly annexed into the City of Greer at the request of landowners. This contributes to the ability for the city to successfully accommodate population and employment growth over the next five years and beyond.

### Population

Greer has experienced rapid population growth, especially since 2000. This trend is expected to continue over the next five years (See Table 1- Greer and Area Cities Population Growth 2000 – 2024). Greer’s population was estimated to be 41,536 by the 2024 U.S. Census American Community Survey. The city’s population grew by 11,008 since 2020. The 2020 census reported 25,587 persons of this total, 72.5% resided in Greenville County and 9,721 persons, or 27.5% of the city’s population resided in Spartanburg County.

Greer’s population growth has been the highest in Greenville County in both the number of persons and percentage, adding 24,693 persons and increasing by more than 146% since 2000. While Greenville and Spartanburg Counties are among the fastest growing counties in South Carolina, the nearby City of Spartanburg’s population has remained stagnant since 2000.

Table 1: Greer and Area Cities Population Growth 2000 – 2024

Municipality	2000 Decennial	2020 Decennial	2024 ACS 5-Year	2000 – 2024 Net Change	2000 – 2024 Percent Change
<b>Greer</b>	<b>16,843</b>	<b>35,308</b>	<b>41,536</b>	<b>24,693</b>	<b>146.6%</b>
Fountain Inn	6,017	10,416	12,020	6,003	99.8%
Travelers Rest	4,099	7,788	8,370	4,271	104.2%
Simpsonville	14,352	25,272	26,144	11,792	82.2%
Mauldin	15,524	25,562	27,055	11,531	74.3%
City of Greenville	56,002	72,227	72,935	16,933	30.2%
City of Spartanburg	39,673	37,732	38,910	-763	-1.9%

Source: 2000, 2020 U.S. Census; American Community Survey (ACS) 5-Year Estimates 2020-2024.

The city’s recent and ongoing population growth corresponds with expansion of its housing stock and reflects Greer’s position as an attractive residential community within Greenville and Spartanburg Counties, supported by continued regional employment growth. Given the South Carolina and national trends reflecting a decline in household sizes, the types of housing units in demand favor a mix of single-family homes, townhomes and multi-unit dwellings to cater to diverse household compositions.

Greer’s projected growth will likely have direct implications for housing demand, infrastructure development, and municipal services in Greer. The City of Greer will need to continue to plan accordingly to accommodate this expansion, ensuring sustainable development and maintaining the quality of life that has made the city an attractive destination for new residents.

Greer’s population is projected to reach 51,916 by 2030, creating a continued demand for new housing as presented in Section V.

For the City of Greer, Greenville County serves as the control geography. The South Carolina Office of Revenue and Fiscal Affairs publishes county-level population projections, and independent demographic research consistently projects Greenville County at an approximate 1.25% to 1.4% compound annual growth rate through 2030. This projection is anchored to in-migration from the Northeast and Midwest U.S. and continued expansion of the I-85 manufacturing and logistics corridor. Greer's share of Greenville County's population has been increasing, reflecting the city's disproportionately high development activity relative to the broader county. This approach applies a conservative growth assumption by tying Greer's projections to the county-level control total and not assuming that the recent post-pandemic surge in in-migration will persist through the forecast period.

*Table 2: Projected Greer Population and Household Types 2010 – 2030*

Factor	2010	2020	2024	2020 – 2024 Net Change	PROJECTED 2030
<b>Population</b>	25,515	35,308	41,536	6,228	51,916
<b>Owners Households</b>	5,737	11,097	11,846	749	15,097
<b>Percent of Owners</b>	52.5%	72.4%	72.7%	0%	72.7%
<b>Renter Households</b>	4,310	4,230	4,439	208	5,669
<b>Percent of Renters</b>	39.3%	27.6%	27.3%	0%	27.3%
<b>Total Households</b>	<b>10,012</b>	<b>15,327</b>	<b>16,285</b>	<b>958</b>	<b>20,766</b>

*Source: 2010,2020, 2024 American Community Survey; Civitas LLC.*

More than 49.8% of Greer’s households are married couples, including 36.9% with children. Female households without a partner make up 30.1% and male households without a partner represent 15% of the city’s households. The 2020 U.S. Census also reported that 288 residents live beyond single-family and rental housing in group quarters.

### Age

The median age of Greer residents in 2024 was 36 years. Although the median age has increased by 2.3 years since 2000, this median age remains lower in Greer than the Greenville and Spartanburg Counties and statewide median ages (see Table 3 - Median Age 2000 – 2024). This younger median age reflects a higher number of children in the city’s households.

Only 13.1% of Greer’s population is 65 years and over compared to a statewide 19.8% and 17.4% in Greenville County for the same age group reflecting Greer’s high percentage of family households. While housing for seniors aged 65 years and above is a growing need in many communities across South Carolina and the country, this younger population suggests that an emphasis on senior housing is less significant in Greer in the next five years than elsewhere.

*Table 3: Median Age 2000 – 2024*

<b>Area</b>	<b>2000</b>	<b>2020</b>	<b>2024</b>	<b>2020 – 2024 Net Change</b>
<b>Greer</b>	<b>33.7 years</b>	<b>37.3 years</b>	<b>36.0 years</b>	<b>-1.3 years</b>
Greenville County	35.5 years	37.8 years	38.4 years	0.8 years
Spartanburg County	35.5 years	37.9 years	37.8 years	-0.1 years
South Carolina	35.4 years	40.1 years	40.7 years	0.7 years

*Source: U.S. Census 2000, 2020, 2024.*

In summary, Greer’s housing market is shaped by a combination of growing population levels, slightly aging though lower than either Greenville or Spartanburg Counties, an increase in the number of households, and expected continued growth in household incomes. Nevertheless, the continued pressure on housing affordability, especially for low- and moderate-income residents, as well as the need to address homelessness, requires focused attention and policy responses to ensure that all residents have access to safe and quality housing.

## Employment And Income

Employment in Greer grew by 34.4% since 2020 from 15,596 to 22,503 persons in August 2025. The city’s 2025 unemployment rate of 4.1% unemployment rate is lower than Greenville County’s 4.4% and 4.9% in Spartanburg County reflecting a strong local economy. Local jobs starting from 2020 added an average of 1,381 jobs per year (See Table 4 - Greer Employment 2020 – 2025). The city’s unemployment rate has ranged between a healthy 2.8% and 4.1% since 2020. An analysis U.S. Census data indicates that around 70% of Greer’s population in the labor force commute beyond the city’s borders. This commute pattern for the Greer workforce is common among workers across the cities in Greenville and Spartanburg Counties.

Table 4: Greer Employment 2020 – 2025

Year	Total Employment	Unemployment Rate
2020	15,596	N / A (COVID)
2021	16,748	3.9%
2022	17,851	3.3%
2023	18,409	2.8%
2024	22,307	4.0%
2025 (August)	22,503	4.1%
<b>Net Change</b>	<b>6,907 jobs</b>	<b>0.2%</b>
<b>Average Annual Change</b>	<b>1,381 new jobs per year</b>	

Source: South Carolina Department of Employment and Workforce.

Greer’s employment has grown at a higher rate than the Greenville metropolitan area or Spartanburg County. Greer’s commercial demands and manufacturing employment bases continue to grow to meet the growing population contributing to the demand for new housing (See Table 5 – “Greer Area Employment 2020 – 2025”). Greer’s 2030 employment is expected to continue according to the U.S. Bureau of Labor Statistics projections for the Greenville-Anderson-Greer metropolitan statistical area.

Table 5: Greer Area Employment 2020 – 2025

Area	2020	2025	2025 Unemployment Rate (Nov.)	2020 – 2025 Net Change
Greer Employment	15,596	22,503	N / A	6,907 +44.3%
Greenville-Anderson-Greer MSA Employment	424,625	474,611	4.6%	49,986; +11.8%
Spartanburg County Employment	145,208	178,092	4.9%	32,884; +22.6%

Source: South Carolina Department of Employment and Workforce; Bureau of Labor Statistics.

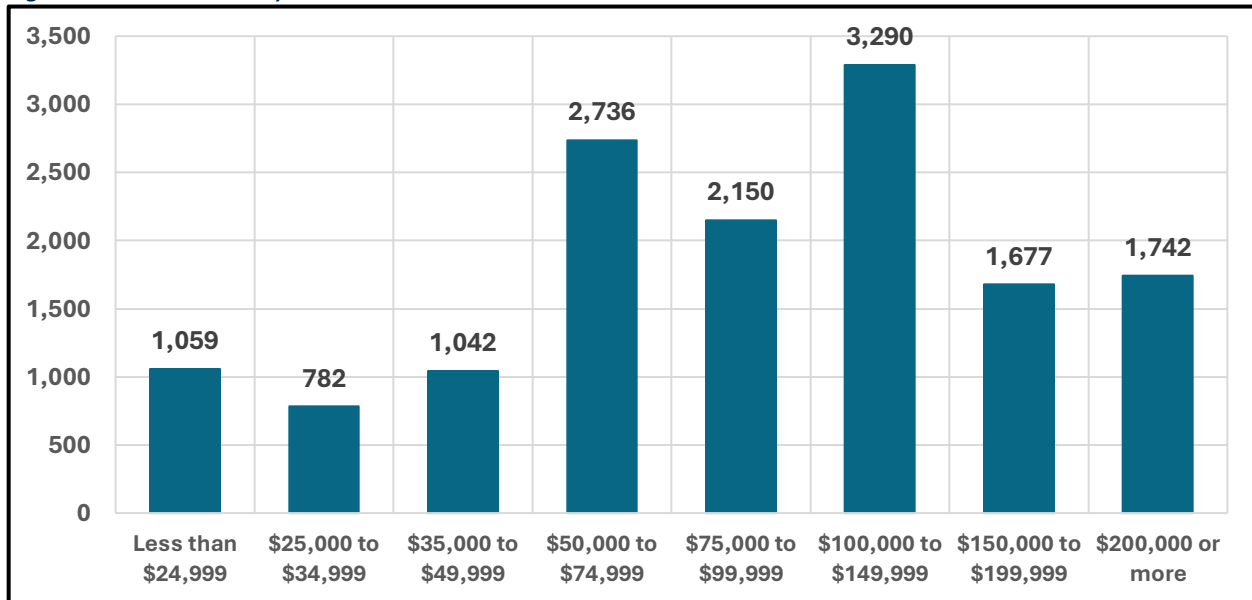
Table 6 (“Household Income Distribution 2024”) displays the household income ranges reported in 2024 by the U.S. Census. An analysis of household income offers insight into the capacity of residents of varying economic status to afford housing. Greer’s area median household income in 2024 was \$82,626 (ACS). The below table also documents how Greer’s household income distribution in eight household income brackets. Renter median household income is approximately one-half of households in owner-occupied units. The median household income for owner-occupied households is \$100,894 compared to a median household income for households residing in apartments of \$51,578.

*Table 6: Household Income Distribution, 2024*

Household Income Range	Number of Households	Percent of Total Households
Less than \$24,999	1,059	6.5%
\$25,000 to \$34,999	782	4.8%
\$35,000 to \$49,999	1,042	6.4%
\$50,000 to \$74,999	2,736	16.8%
\$75,000 to \$99,999	2,150	13.2%
\$100,000 to \$149,999	3,290	20.2%
\$150,000 to \$199,999	1,677	10.3%
\$200,000 or more	1,742	10.7%
<b>Total Households / 2024 Median Household Income</b>	<b>16,285 \$82,626</b>	<b>100%</b>

Source: American Community Survey 2024. B19001

*Figure 1: Households by Income*



Source: American Community Survey 2024

The 2024 U.S. Census reported that 10.1% of the city’s population live below the poverty line. This percentage is lower than the South Carolina statewide poverty rate of 14.2% and the national poverty rate of 12.4%.

### III. Housing Supply & Development Pipeline

Assessing Greer’s housing needs involves understanding the balance of supply and demand, while also accounting for key factors that drive changes in both. According to local records, Greer had 19,636 housing units in 2024 adding 413 new units in 2025 to reach 20,049. These numbers represent a more updated estimate on stock than the ACS trends analyzed in the sections below. More than 76% of the city’s units were single-family homes reflecting the city’s suburban character.

#### Housing Stock Characteristics

##### Residential Structure Types

Single-family houses dominate the city’s unit types with over 70% of the citywide limit falling in this category. Only 1,378 units are in buildings with 10 or more units, or 7.9% of the housing market. Greer has 512 mobile homes or recreational vehicles which are usually a more naturally occurring affordable housing option. There were 1,266 vacant units reported by the U.S. Census in 2024 reflecting a vacancy rate of 1.4% of the owner-occupied units and 8.8% of the city’s rental housing market.

Table 7: Greer Housing Profile 2024

Housing Property Type	2024 Housing Units	Percent of Housing Units
1 unit, detached	12,386	70.6%
1 unit, attached	2,004	11.4%
2 units	239	1.4%
3 - 4 units	475	2.7%
5 – 9 unit structures	557	3.2%
10 to 19 units	561	3.2%
20 units or more structures	817	4.7%
Mobile home	490	2.8%
RV, van or other	22	0.1%
Vacant Housing Units / Vacancy Rate	1,266	Homeowner vacancy: 1.4% Rental vacancy rate: 8.8%
Totals	17,551	100%

Source: American Community Survey 2024; City of Greer Planning and Development Services 2025.

##### Age of Housing

Greer has a relatively new housing stock. Nearly 60% of Greer’s housing has been constructed since 2000 including 1,164 units in 2020, 978 in 2021, 565 in 2022, 712 in 2023, 1,108 in 2024 and 413 in 2025 or a record average of more than 800 units per year, reflecting a boom in housing production. Information from area home builders and local planners indicate that this construction pace is not sustainable, despite the number of units in Greer’s planning pipeline.

A total of 3,286 housing units of Greer’s housing units, or only 25.5%, are 45 years or older constructed prior to 1980. As these homes continue to age, maintaining safe and code compliant structures becomes

increasingly important, particularly for low-income households. Financial constraints can prevent these residents from making essential home repairs, leading to code violations and potential health or safety hazards. Addressing these code issues are essential for preserving the older housing stock and ensuring long-term livability for residents.

*Table 8: Annual Housing Unit Production*

Years	Number of New Units Built	Percent of Total Units	Annual Average Units Built
Built 2020 to 2021	2,169	12.0%	542
Built 2010 to 2019	3,933	22.4%	393
Built 2000 to 2009	4,043	23.0%	404
Built 1990 to 1999	2,155	12.3%	216
Built 1980 to 1989	781	4.4%	78
Built 1970 to 1979	1,046	6.0%	105
Built 1960 to 1969	1,375	7.8%	138
Built 1950 to 1959	792	4.5%	79
Built 1940 to 1949	559	3.2%	56
Built 1939 or earlier	698	4.0%	N / A
<b>Totals</b>	<b>17,751 units</b>	<b>100%</b>	<b>N / A</b>

Source: U.S. Census American Community Survey 2024; City of Greer Planning and Development Services 2025.

**Occupancy Rates**

Greer’s housing stock is highly utilized, with 92.8% of the city’s 17,551 housing units occupied and a relatively modest 7.2% vacancy rate. The homeowner vacancy rate of 1.4% indicates a very tight ownership market, while the 8.8% rental vacancy rate suggests comparatively greater turnover and availability within the rental sector.

*Table 9: Greer Housing by Occupancy 2024*

Housing Occupancy	Estimate	Percent of Total Units
<b>Total housing units</b>	17,551	100%
<b>Occupied housing units</b>	16,285	92.8%
<b>Vacant housing units</b>	1,266	7.2%
<b>Homeowner vacancy rate</b>	1.4%	(X)
<b>Rental vacancy rate</b>	8.8%	(X)

Source: U.S. Census American Community Survey 2024

## Development Capacity

### Zoning Inventory

The City of Greer covers over 28.83 square miles as of 2025, based on city staff estimates reflecting ongoing annexation activity. Nearly one-third of Greer, approximately 31%, or more than nine square miles, are zoned for residential use (see Table 10 – “Greer by Residential Zoning Classifications”). More than 91% of this residential land is currently zoned for single-family housing. According to the 2021 Comprehensive Plan, the last official published land use breakdown, the total amount of residentially zoned land (5,889 acres) includes:

- 5,398 acres of single-family residential, or 91.7% of the residential zoned land
- 164 acres of multifamily, or 2.8% of total

Greer and immediately adjacent unincorporated areas have a large amount of vacant land available to accommodate future residential and employment growth. There are an appropriate range of zoning categories to accommodate housing currently in five residential districts in the Unified Development Ordinance. The residential zoning districts in the most recently updated UDO range from Rural Residential (RR) with a minimum lot size of 20,000 square feet to High Density (HD) with a minimum lot size of 2,500 square feet allowing from 25 up to 40 units per acre. The majority of new single-family homes are being constructed in subdivisions on lots ranging from 7,500 to 10,000 square feet.

Each zoning district has specific development standards and setbacks to ensure a compatible pattern of land use throughout the city. Although all private property is zoned and guided by the policies of the Transforming Greer 2030 Comprehensive Plan, rezoning of land and/or plan amendments beyond their current land use designation requires a public process. In addition, the city has approved annexation petition requests for new residential development that brings both additional land, and the additional provision of public services, under the city’s purview.

Table 10: Greer by Residential Zoning Classifications

Zoning Classification	Zoned Acres	Square Miles	Percent of Residential Land	Percent of Land in City
Single-Family Residential	5,398	8.43	91.7%	33%
Multi-Family Residential	164	0.26	2.8%	1%
Mobile home zoning	327	0.51	5.5%	2%
All other zoning classifications, lakes or public lands	10,469	16.36	0%	64%
<b>TOTALS</b>	<b>16,358 Acres</b>	<b>25.59 Square Miles</b>	<b>100%</b>	<b>100%</b>

Source: Transforming Greer 2021.

Note: Acreage and percentage figures are derived from the Transforming Greer 2030 Comprehensive Plan (2021), which remains the last officially published parcel-based land use breakdown. The total city area at the time of the plan was approximately 25.59 square miles (16,358 acres). The current city boundary has expanded to approximately 28.83 square miles (~18,451 acres) as of 2025.

The City of Greer has taken a proactive approach to maintaining housing supply, with a development pipeline that positions the city to stay ahead of demand and moderate upward pressure on housing costs. As of December 2025, there were 546 housing units under construction in Greer, including 405 multi-family apartments according to the Greer Planning & Development Department. In addition, there are 415 housing units approved but not yet under construction. It is important to note that more than 50% of these new units are multifamily apartments and 29.6% are townhomes. These increases contribute to the competitiveness of the Greer market and serve to slow the rate of price and rental rate increases. Together, these 961 units represent nearly a two-year supply to serve the community. In addition, there are ten residential subdivisions under review that are planning for another 930 housing units.

*Table 11: Housing Units Under Construction and Approved 2025*

Status of Housing Unit / Lot	Single Family Units	Townhomes	Multi-Family Apartments	Total Units
<b>Units Under Construction</b>	46	95	405	<b>546 units</b>
<b>Vacant Residential Lots / Units Approved but Not Permitted</b>	142	191	82	<b>415 units</b>
<b>Percent of Total Units</b>	19.6%	29.8%	50.7%	<b>100%</b>
<b>Total Units</b>	<b>188</b>	<b>286</b>	<b>487</b>	<b>961 units</b>

*Source: City of Greer Planning & Development Services.*

The year end 2025 list of active subdivisions documents 31 active single-family and townhome subdivisions with a combined inventory of 2,909 lots including 831 approved lots. The gap between platted lots and active construction is an important measure of near-term potential supply. These 831 lots represent inventory that could become available for construction relatively quickly as builders absorb existing completions. The rate of absorption of this inventory is driven by local job growth in Greer that remains high and home loan interest rates which have been gradually in decline in the last year.

Given the number of homes for sale in Greer in fall 2025, the number of housing units under construction, the units in various stages of planning and the amount of vacant land in the city, Greer has laid a foundation to support housing growth across multiple types in the near future; however, fully addressing the demand — particularly for affordable and workforce housing — will remain a challenge given current market pressures and resource constraints.

### Infrastructure Constraints

Greer has been able to successfully provide adequate infrastructure to keep pace with the city's rapid housing and commercial growth. Future growth boundaries are strongly dictated by the Greer Commission of Public Works (CPW) sanitary sewer and water line extensions and the Commission's service boundaries.

The most expressed infrastructure issue from interviews conducted as part of this housing assessment is streets and their capacity to manage increased traffic. This challenge is compounded by the fact that the South Carolina Department of Transportation is responsible for several of the major arterials in Greer including U.S. Highway 29 and SC State Highways 14, 101 and 290. There is no public transportation serving Greer which results in employees depending on automobiles with 75% of workers drive alone, 6.8% carpooling and less than 1% of Greer workers walk or bike to work.

### Housing Conditions

Community Compliance activity is a key housing needs indicator of trends in development and neighborhood upkeep. Increases may signal construction issues or maintenance challenges in older areas. Community Compliance cases in Greer totaled 6,314 in 2021, 6,101 in 2022, 6,951 in 2023 and 6,864. In 2025, the city inspected 7,967 cases, representing a 21% increase over the average since 2021 and the highest pace in the five-year period.

This upward trend has implications for service capacity, as increased code enforcement activity may require additional staffing and resources to ensure timely response, support ongoing maintenance of the existing housing stock, and help preserve neighborhood quality and affordability. A projected 32 percent increase in community compliance cases represents a material operational and quality-of-life concern. If not met with commensurate staffing and process investment, it may lead to neighborhood deterioration and reduced resident satisfaction in a city whose growth depends on sustained demand.

## IV. Housing Market Profile

### National Housing Trends

To assess the Greer housing market, it is useful to understand some of the recent national and state housing market trends. Six major housing industry trends that are relevant to Greer are as follows:

**1. Smaller Single-Family Homes Reflect Affordability Preferences.**

Despite a national increase in home ownership over the past decade, the average home size has been gradually declining, especially since 2019. South Carolina home ownership trend has followed this trend increasing from 68.9% to 71.4% in 2024.

According to housing real estate experts at the California University School of Law, “More than 60 percent of prospective buyers are expressing interest in smaller homes as pathways to affordability.”

*Table 12: Ownership Trends*

Year	Average Size Single-Family Square Feet	U.S. Home Ownership Rate	South Carolina Home Ownership Rate
2017	1,976	63.9%	72.8%
2018	1,985	64.4%	72.6%
2019	1,991	64.8%	72.6%
2020	1,964	67.4%	73.6%
2021	1,827	65.4%	73.2%
2022	1,880	66.0%	74.7%
2023	1,914	66.0%	73.0%
2024	1,860	65.6%	71.4%
2025	1,852	65.3%	N / A
<b>Net Change 2017 - 2025</b>	<b>(124 square feet)</b>	<b>1.4%</b>	<b>(1.4%)</b>

*Source: Federal Reserve Bank of St. Louis.*

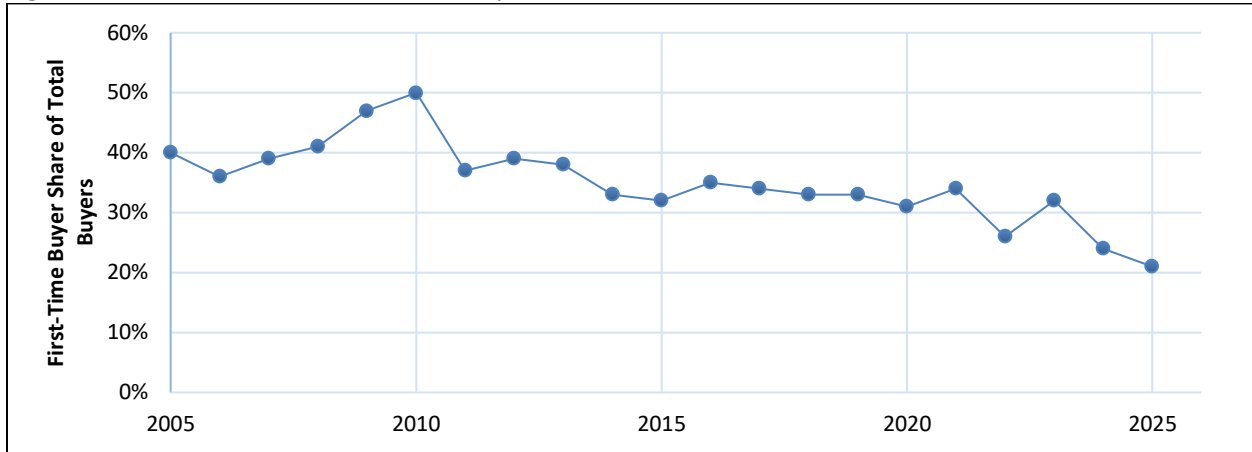
**2. New homes are incorporating multifunctional spaces designed for supporting remote work.**

The number of persons working from home has more than doubled since 2020 necessitating the incorporation of workspaces into homes. In February 2020, just before the pandemic, the national work from home rate was 5%. In May 2020 during the pandemic, this rate rose to 32% and has since gradually declined to 12% in 2024. In Greer, 11% of the labor force indicated that they worked from home in 2024.

**3. The percentage of first-time home buyers is declining.**

Nationally, the share of first-time home buyers has declined from 50% of home buyers in 2010 and 32% in 2022 to just 21% in 2025. This decline is attributed to several factors, according to the National Association of Realtors (NAR). These include a combination of rising home prices elevated mortgage rates, and shifting generational attitudes. Younger generations, particularly Gen Z persons born between 1997 and 2012, are increasingly viewing home ownerships as less desirable, preferring renting as a more flexible option. The most recent national survey also found that 61% of recent buyers were married couples, 30% were singles, and 6% were unmarried couples. Nationally, 25% of all buyers had children under the age of 18 living at home. This compares to Greer’s 36.9% of the city’s households with children indicating a preference for housing with more bedrooms for larger households than the national average.

Figure 2: Distribution First-Time Home Buyers, 2005–2025



Source: National Association of REALTORS® 2025 Profile of Home Buyers and Sellers

**4. Home Price Is the Primary Trade-Off for Buyers.**

Findings from the 2025 National Association of Realtors Profile of Home Buyers and Sellers indicate that recent homebuyers often made trade-offs when selecting a home, most commonly related to purchase price (30%) and condition (24%), while 30% reported no compromises. These results reinforce that price remains the primary factor influencing purchase decisions. The top five factors shaping homebuyer decisions are ranked as follows:

1. Price of home 30%
2. Condition of home 24%
3. Size of home 20%
4. Style of home 17%
5. Lot size 14%

First-time homebuyers had a higher rate (37%) of compromising on price, highlighting the growing gap between entry-level home prices and the incomes of prospective buyers.

**5. Built-to-rent single-family homes are increasing in popularity.**

Build-to-rent (BTR) housing operates similarly to apartment buildings under property management companies while offering a single-family home living experience. They provide households with a single-family home living experience—more space, privacy, yards, and community amenities—without the upfront costs of homeownership such as a down payment or closing costs. This model offers greater financial flexibility for families who want single-family living but are not yet ready or able to buy. Though the scale remains relatively small in Greer, the city is experiencing this trend locally. An example is Overton Park, a FirstKey Homes community of new-construction single-family rental homes in Greer that delivers modern finishes, professional maintenance, and suburban appeal in the Upstate region.

**6. HOA’s are increasingly routine.**

Homeowners' associations account for more than 30% of the U.S. housing stock, reports the Foundation for Community Association Research in 2024. Their research indicates that 82.4% of new homes sold in 2023 were part of HOA communities, highlighting their prevalence in housing developments. A clean and attractive neighborhood continues to be the main benefit for homeowner association members. Paying dues has become the least favorable part of belonging to a community association. Community amenities with features like dog parks, biking trails and communal outdoor areas are becoming essential, routinely necessitating an HOA.

## Greer’s Owner Occupied Housing

In 2024, the citywide median value of owner-occupied homes was \$288,700 according to the American Community Survey. Recent sales data allow a comparison to these broad, time lagging census trends. The 2025 median sales price for a single-family home in Greer was \$346,590, according to the real estate source Redfin —slightly below Greenville (\$351,695) and notably higher than Spartanburg (\$294,652).

Townhomes provide a more naturally affordable choice for homebuyers and homeowners. The average sale price of a townhome in 2025 was \$238,277, approximately 70% (or \$108,300 less) of the median detached single-family home (See Table 13 – “Single Family Home Value by Price Range 2024 and 2025”).

The average home prices are projected to rise another 3.1% across the Greenville-Anderson-Mauldin Metropolitan Area according to a 2026 housing forecast by Realtor.com which published estimates for the 100 largest U.S. metro locations. Though not mentioned in the report, forecasts for increased home prices in Spartanburg are estimated to be at a similar rate.

Table 13: Single Family Home Value by Price Range 2024 and 2025

Home Value Range	2024 (ACS Estimates)		2025 (Zillow Estimates)			
	Owner Occupied Homes	Percent of Total Units	Single Family Units For Sale	Percent of Single Family Units For Sale	Townhome Units For Sale	Percent of Townhome Units For Sale
Less than \$99,999	831	7.0%	0	0%	0	0%
\$100,000 to \$149,999	194	1.6%	4	1.0%	0	0%
\$150,000 to \$199,999	1,328	11.2%	5	1.3%	3	2.1%
\$200,000 to \$299,999	4,058	34.3%	40	10.4%	125	86.2%
\$300,000 to \$499,999	4,440	37.5%	157	40.7%	16	11.1%
\$500,000 or more	995	8.4%	180	46.6%	1	0.7%
<b>TOTAL</b>	<b>11,846</b>	<b>100%</b>	<b>386</b>	<b>100%</b>	<b>145</b>	<b>100%</b>
<b>Median Value</b>	<b>\$288,700</b>	<b>-</b>	<b>\$346,590</b>	<b>-</b>	<b>\$238,277</b>	<b>-</b>

Source: American Community Survey 2024; Redfin December 2025.

Affordable homeownership opportunities in Greer are supported in part through the Greenville County Redevelopment Authority (GCRA), which has partnered with the City of Greer on multiple projects aimed at ensuring that rapid growth does not leave lower- and moderate-income residents without pathways to homeownership. The newest affordable for-sale project is East Fairview Townhomes — a 33-unit development on a formerly blighted 3.1-acre property in the Sunnyside neighborhood, built through the GCRA-City of Greer partnership. Phase 1's 14 units, targeting families earning up to 80% AMI, were completed in 2024 with monthly payments starting around \$1,250. Phase 2 will add 19 units for families earning 80% to 100% AMI. GCRA has described the project as addressing the "missing middle" between subsidized rental housing and market-rate homeownership, while also helping to stabilize an established neighborhood against displacement.

Despite the increase in home values, Greer homeowners receive more value in square footage for their home investment based on housing costs per square foot than nearby cities and the Greenville and Spartanburg Countywide average value per square foot. This enhances Greer as an attractive investment for home buyers.

*Table 14: Average Home Value and Price per Square Foot 2025*

Jurisdiction	Home Average Value Per Square Foot	Average Single-Family Home 2025
Spartanburg County	\$153	\$296,000
Simpsonville	\$165	\$346,500
<b>Greer</b>	<b>\$166</b>	<b>\$346,590</b>
Mauldin	\$166	\$366,450
Fountain Inn	\$168	\$365,000
Greenville County	\$189	\$365,000

*Source: Redfin October 2025.*

### Greer’s Renter Occupied Housing

The median gross rent was \$1,198 in 2024 compared to the countywide average of \$1,295 for Greenville County. The hourly wage needed to afford a two-bedroom apartment in Greer is \$22.84 per hour or \$46,594 per year, and according to 2020 census data 22.4% of the city’s households earn less than this amount. According to Transforming Greer 2030, approximately 42.5% of renters are cost burdened, paying 30% or more of their income to housing costs.

The Greer Housing Authority operates 186 public housing units and manages 290 housing vouchers for area landlords. Public housing programs and units in Greer are also available through the Greer Housing Authority and a cooperative agreement with the Greenville County Redevelopment Authority. The Greenville Housing Authority operates the Housing Choice Voucher and public housing programs for Greer. There are 1,328 affordable rental units in ten multifamily projects, including projects managed by the Greer Housing Authority. (These include Avalon Chase; Berkshire Place; Beverly Apartments; Bradford Apartments; Chandler Creek Village; Chandler Ridge; Creekside Landing; Oakland Place; and Snow Street Apartments). Within these rental projects, two-bedroom unit rental rates range from \$1,095 to \$1,480 per month.

The most common rental rates in Greer in 2024 ranged from \$1,000 to \$1,500 per month. The median rental rate in 2024 was \$1,198 requiring an annual median household income of \$64,560. The 2000 – 2024 American Community Survey reported 41.9% of 1,743 renter households pay more than 30% of income for rent reflecting a significant affordability challenge.

Table 15: Greer Monthly Rental Rates 2024 and 2025

Monthly Gross Rental Rate Range	2024 Occupied Units Paying Rent	Household Income Required	2024 Percent of Renter Units	2025 Units Offered For Rent	2025 Percent of Units For Rent
Less than \$1,000	1,376	Up to \$40,000	31.5%	9	1.8%
\$1,000 - \$1,499	1,865	\$40,000 - \$60,000	42.7%	185	37.4%
\$1,500 - \$1,999	855	\$60,000 - \$80,000	19.6%	243	49.2%
\$2,000 - \$2,499	150	\$80,000 - \$100,000	3.4%	35	7.1%
\$2,500 or more	122	\$100,000 or more	2.7%	22	4.4%
No cash rent	71	N / A	1.6%	0	0%
<b>Totals</b>	<b>4,368 units</b>	-	<b>100%</b>	<b>494 units</b>	<b>100%</b>
<b>Median Monthly Rental Rate</b>	<b>\$1,198</b>	<b>\$64,560</b>	-	-	-

Source: American Community Survey 2024 DP04; Apartments.com

Two-bedroom units are the most common multifamily units in Greer followed by three-bedroom units. The 2026 fair market rents (FMR) are defined by HUD as the estimate of the 40<sup>th</sup> percentile gross rents for standard quality units within a metropolitan area. These rates are used to determine payments for housing assistance programs. Studio units are most affordable in Greer, and the average monthly rental rate for one-to-four-bedroom units are slightly higher in Greer than the Greenville County fair market rents. Greer’s rent prices are moderately higher than the Spartanburg County fair market rents, with the major increases at the three- and four-bedroom unit prices.

Table 16. Monthly Rental Rate by Unit Size and Fair Market Rents

Rental Unit Size	2025 Average Greer Monthly Rental Rate	2023 Greer Rental Units	Percent of Rental Units	2026 Greenville County FMR	2026 Spartanburg County FMR
Studio	\$1,099	99	2.3%	\$1,166	\$1,034
One Bedroom	\$1,263	927	22.0%	\$1,221	\$1,083
Two Bedrooms	\$1,509	1,770	41.9%	\$1,339	\$1,187
Three Bedrooms	\$1,844	1,131	26.8%	\$1,612	\$1,439
Four Bedrooms or more	\$2,260	296	7.0%	\$1,943	\$1,661
<b>Median Rent / Total</b>	<b>\$1,198</b>	<b>4,223 units</b>	<b>100%</b>	-	-

Source 2024 ACS. HUD 2025

## V. Housing Affordability and Market Demand

### Housing Affordability

The standard measurement of housing affordability compares household income to housing costs. According to the U.S. Department of Housing and Urban Development, households paying in excess of 30% of their monthly household income toward housing costs are considered "cost burdened." To analyze the impact of cost burden on Greer residents, the population is examined separately by housing tenure: homeowners and renters.

The cost of housing in Greer for both homeowners and renters, including current home values and rental rates are crucial for understanding the housing market's impact on residents and identifying challenges and opportunities in Greer. In Greer in 2024, the largest share of single-family homes (37.5%) were valued at between \$300,000 and \$500,000, followed by homes valued between \$200,000 and \$300,000. Only 7% of the homes in the city are valued under \$100,000, indicating a limited supply of lower-cost ownership options.

Data from the 2020–2024 American Community Survey five-year estimates indicates that Greer's median household income across all tenures is \$82,626. Owner-occupied households report a median household income of \$100,894, while renter households report a median of \$51,578, indicating the typical Greer renter household earns approximately 51% of what the typical owner household earns. This income gap between tenure types reflects broader national patterns and has direct implications for housing cost burden exposure, as lower-income households have less financial cushion to absorb housing costs above the 30% threshold.

Affordable housing is routinely defined as serving households earning up to 80% of the area median household income, while workforce housing is defined as serving households earning between 80% and 120% of the community's median household income. The analysis that follows applies these thresholds to examine how well Greer's existing owner and rental housing stock aligns with the income distribution of its resident households at each income tier.

### Owner Affordability Analysis

This analysis examines the alignment between owner household incomes and the availability of owner-occupied units with monthly costs within each income group's affordability threshold, defined as no more than 30% of gross household income devoted to Selected Monthly Owner Costs (SMOC) which include mortgage payments, property taxes, insurance, and utilities. The goal is not to suggest that all owners occupy units priced exactly at their affordability ceiling, but to identify where the ownership market is well-matched to household needs and where structural mismatches exist.

When a significant share of households in a given income range lacks access to units priced within their affordability window, cost burden risk becomes a structural condition rather than a matter of individual choice with the greatest consequences falling on those with the least financial flexibility.

In Greer, the owner affordability picture differs notably from the rental market. Lower- and middle-income owner households (below 120% of owner MHI) show apparent surpluses of units within their affordable cost range, driven in large part by the share of non-mortgaged owners whose monthly carrying costs are substantially lower than those of mortgaged households. This dynamic warrants careful

interpretation, as these units reflect the cost profile of long-term, mortgage-free owners and do not represent accessible inventory for new buyers at those income levels.

The most notable structural observation is the concentration of owner households at higher income levels. Over half of Greer's owner households (6,007 in total) earn above 120% of owner MHI, yet the supply of units with monthly costs at the corresponding affordability threshold is limited. While higher-income households retain considerable flexibility to occupy units across price ranges, this pattern underscores a broader concern. At a median home value of \$288,700, the price-to-income ratio for prospective first-time buyers currently in the renter market exceeds 5.6 times, well above the conventional three times affordability benchmark pointing to a meaningful barrier to homeownership access for moderate-income households seeking to transition from renting to owning.

Table 17: Owner Occupied Housing Supply and Demand

Owner Household Income Range	Total Owner Households	Affordable Monthly Owner Costs	Units Within Affordability Window	Gap / Surplus (Units – Households)
0–50% MHI (\$0 – \$50,447)	2,493	\$0 – \$1,261	7,295	4,802 Surplus
50%–80% MHI (\$50,447 – \$80,715)	1,936	\$1,261 – \$2,018	2,510	574 Surplus
80%–120% MHI (\$80,715 – \$121,073)	1,410	\$2,018 – \$3,027	1,454	44 Surplus
120%+ MHI (\$121,073+)	6,007	\$3,027+	587	-5,420 Shortage
<b>TOTALs</b>	<b>11,846 HH</b>	—	<b>11,846 Units</b>	—

Source: ACS B25119 (Owner Household Income), B25087 | 30% Cost Burden Threshold Applied | 2020–2024 ACS Estimates

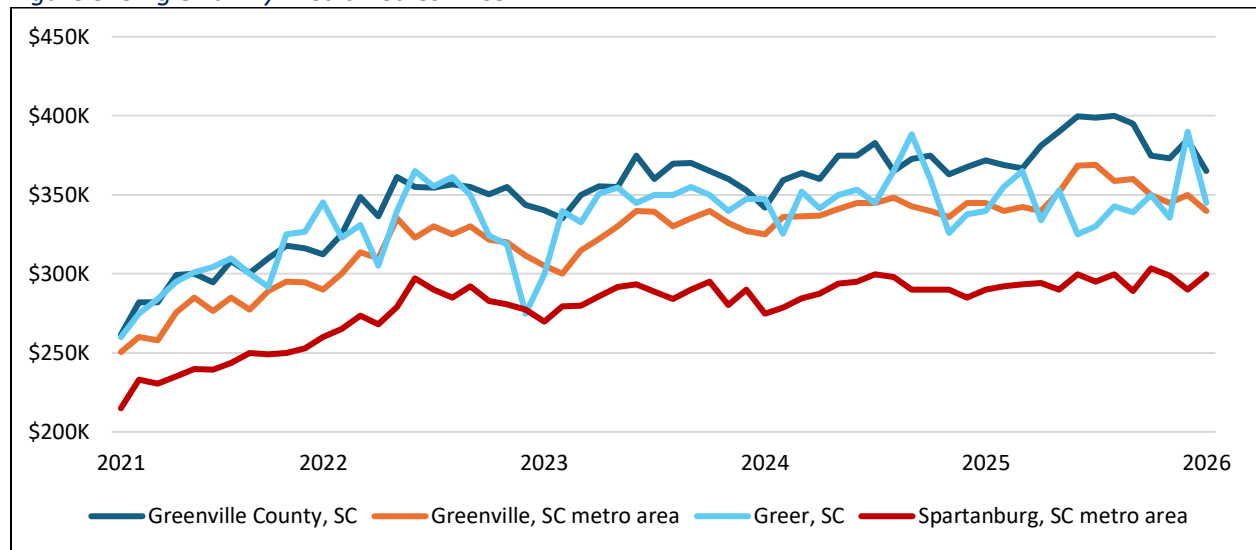
Notes:

- Affordable monthly owner costs defined as ≤ 30% of gross monthly household income (HUD standard cost burden threshold).
- Income tier thresholds based on Owner Median Household Income (MHI = \$100,894):
- Selected Monthly Owner Costs (SMOC) include mortgage payments, taxes, insurance, utilities, and HOA fees where applicable.
- SMOC data combined across mortgaged and non-mortgaged units; bracket midpoints used for tier assignment.
- The 120%+ MHI tier shows a large apparent shortage (-5,420), but high-income owners have substantial flexibility to occupy lower-cost units by choice.
- Citywide MHI (all tenures) is \$82,626; owner MHI (\$100,894) is higher than renter MHI (\$51,578), reflecting typical tenure income stratification.
- Totals may not sum precisely due to bracket midpoint approximations inherent in ACS grouped data.

## Affordability of New Single-Family and Townhome Units

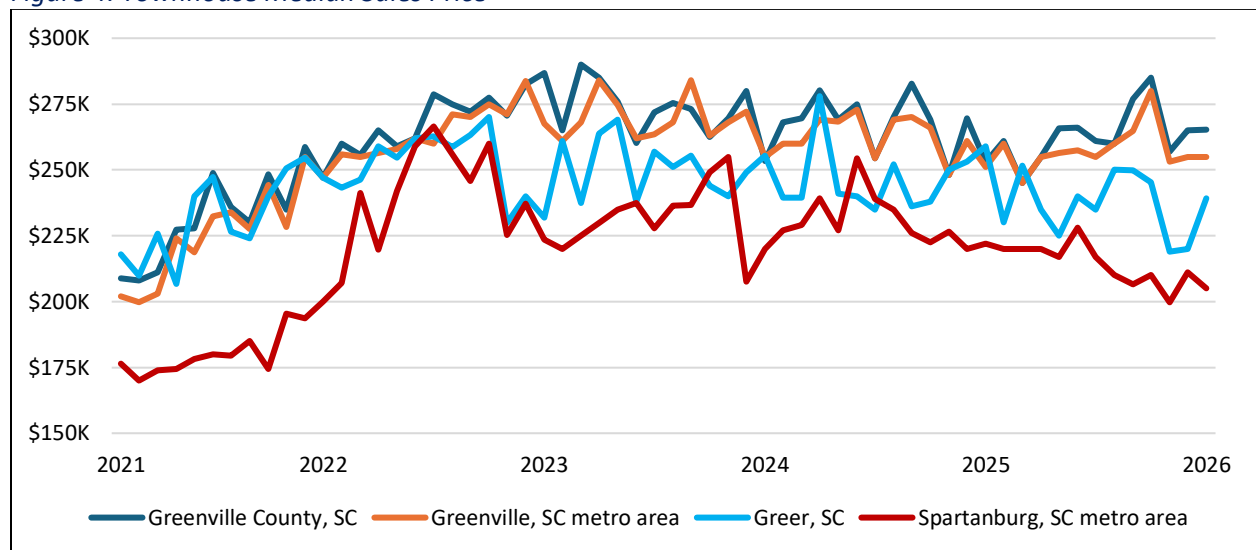
To assess affordability of the new single-family and townhome units in Greer, this assessment utilizes city average household income categories as reported by the 2024 ACS and recent median sales data. As shown in the figures below, single-family median sale prices in Greer have appreciated substantially since 2021, rising from approximately \$275,000 to a range of \$350,000–\$375,000 by early 2026, tracking closely with Greenville County and consistently outpacing the broader Greenville metro area. Townhome median sale prices, while more volatile month-to-month, have followed a similar upward trend — climbing from roughly \$210,000 in 2021 to approximately \$225,000–\$275,000 by early 2026 — and remain meaningfully below single-family prices, reinforcing townhomes as the more attainable path to homeownership for a larger share of Greer households.

Figure 3: Single Family Median Sales Price



Source: Redfin 2026

Figure 4: Townhouse Median Sales Price



Source: Redfin 2026

Based on a 2025 average median sale price of \$346,590 for single-family homes and \$238,277 for townhomes — assuming a 6.0% interest rate, 20% down payment, and estimated property taxes and insurance — total monthly housing costs are estimated at \$1,930 and \$1,327, respectively. Under the standard cost burden threshold of 30% of household income, a household must earn at least \$77,183 annually to afford the median single-family home, and \$53,083 annually to afford the median townhome. Greer's 2024 citywide median household income of \$82,626 exceeds both thresholds; however, purchasing a median-priced single-family home remains a challenge for 45.15% of the city's households. By contrast, approximately 69.1% of Greer households can afford the median townhome — 15 percentage points more than can access single-family homeownership. An emphasis on constructing townhomes will meaningfully expand homeownership opportunities for current and future Greer households.

Although current market conditions (including elevated inventory and longer absorption times in 2025–2026) may limit near-term developer interest in for-sale townhomes, Greer's existing policy tools and recommended policy updates will position the city to respond as market conditions improve. In the interim, encouraging a mix of built-to-rent townhome and single-family communities can expand housing options quickly while Greer works toward broader homeownership opportunities for current and future households.

*Table 18: Housing Purchase Affordability Analysis*

Housing Purchase Variable	Single Family Home	Townhome Unit
Home Mortgage Rate	6.0%	6.0%
Greer Median Home Sale Price (2025 Average)	\$346,590	\$238,277
Loan-to-Value Ratio	80%	80%
Down Payment (20% of Home Value)	\$69,318	\$47,655
Estimated Monthly Property Tax*	\$159	\$109
Estimated Monthly Homeowner's Insurance**	\$108	\$75
Monthly Mortgage Payment — P&I Only (30-yr)	\$1,662	\$1,143
<b>TOTAL Estimated Monthly Housing Cost</b>	<b>\$1,930</b>	<b>\$1,327</b>
<b>Annual Household Income Required (≤30% Cost Burden)</b>	<b>\$77,183</b>	<b>\$53,083</b>
Monthly Household Income Required (≤30% Cost Burden)	\$6,432	\$4,424
<b>Median Household Income Comparison</b>		
Citywide Median Household Income (2024)	\$82,626	\$82,626
Citywide Median Monthly Household Income (2024)	\$6,886	\$6,886
<b>Median Income Exceeds Required Income?</b>	<b>✓ YES (+\$5,443/yr)</b>	<b>✓ YES (+\$29,543/yr)</b>
<b>Households Able to Afford Home Purchase</b>	54.1%	69.1%
<b>Households Unable to Afford Home Purchase</b>	45.9%	31.9%

Source: ACS 2020-2024, Redfin 2025, Civitas estimates and analysis

*Notes & Assumptions*

\*Property tax estimates 0.55% of annual home value (Greer/Greenville County effective rate for owner-occupied primary home).

\*\* Homeowner's insurance estimated at \$1,300/yr for SFH and \$900/yr for townhome (Greer, SC market average).

Indications from local home builders are that 2026 is expected to reflect a slower construction rate as well as the housing data websites Redfin and Zillow. Because there is a large stock of new homes already built and others still under construction in Greer, builders are expected to hold back on starting new projects.

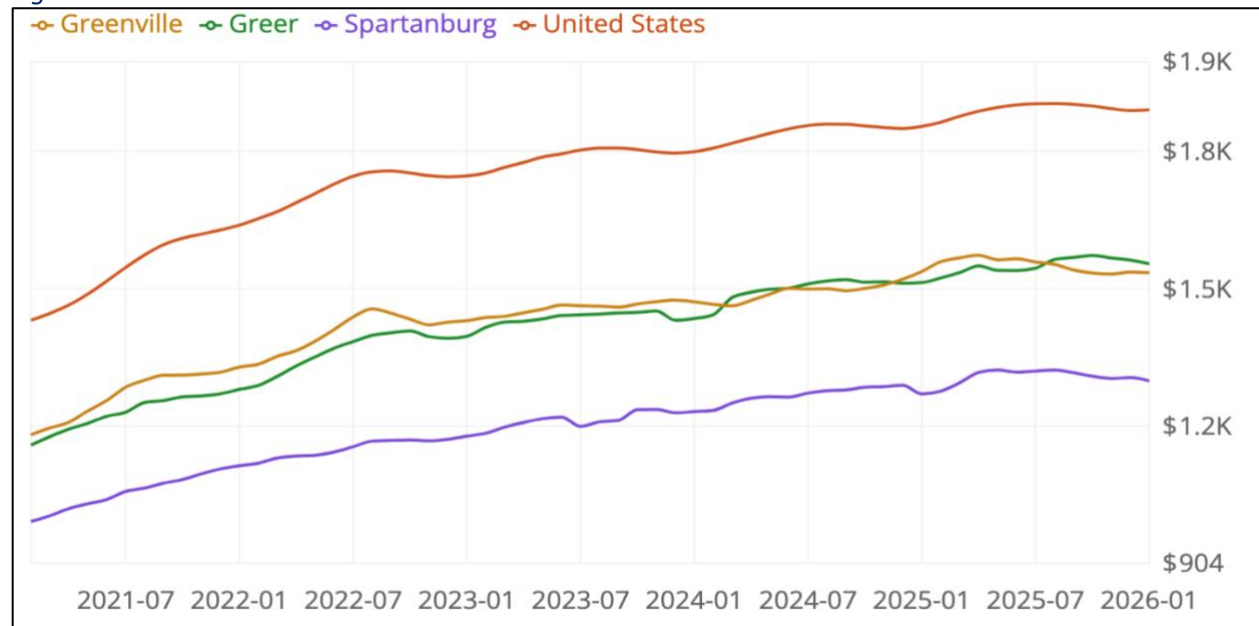
## Renter Affordability Analysis

This analysis examines the alignment between renter household incomes and the availability of rental units priced within each income group's affordability threshold defined as no more than 30% of gross household income devoted to housing costs. The goal is to identify where the local rental housing market is well-matched to household needs and where structural mismatches exist.

Individual renters make varied choices. Some may willingly pay above 30% of income to access preferred locations, unit size, or amenities; others may occupy units priced well below their means. These decisions reflect personal preference and circumstance. However, when a significant share of households in a given income range faces a shortage of units priced within their affordability window, the risk of cost burden becomes a market-wide condition rather than an individual choice limiting housing options and financial stability for those with the fewest alternatives.

As of January 2026, the average rent in Greer stands at \$1,558 per month — roughly 18% below the national average of \$1,895 — reflecting the city's relative affordability in the rental market. Rents have increased modestly year-over-year at 2.7%, with a slight month-over-month dip of 0.5%, suggesting a stabilizing rental market rather than the rapid escalation seen in many comparable metros.

Figure 5: Rental Market Trends



Source: Zillow 2026

In Greer, the supply/gap analysis reveals that the lowest-income renters (below 50% of median household income) face the sharpest shortage, with an estimated gap of approximately 408 affordable units relative to the number of households in that range. Higher-income renters (above 120% MHI) also show a nominal unit shortfall at their price tier, though their greater purchasing power affords more flexibility. The middle-income tiers (50% to 120% MHI) reflect a relative surplus of units priced within reach, suggesting the rental market is comparatively well-served at moderate income levels.

Taken together, this snapshot points to a need for continued investment in deeply affordable housing stock to better serve Greer's lowest-income renters, the population for whom cost burden carries the greatest consequences. While this analysis groups households earning below 50 percent of AMI to illustrate overall need, the most severe cost burdens are concentrated among extremely low-income renters (≤30% AMI). At these income levels, rents affordable to these households are typically not supported by market conditions alone, reinforcing the need for rental subsidies, preservation of existing affordable units, and targeted public investment.

Table 19: Rental Occupied Supply and Demand Analysis 2025.

Renter Household Income Range	Total Renter Households	Affordable Monthly Rent Range	Rental Units Within Affordability Window	Gap / Surplus (Units – Households)
0–50% MHI (\$0 – \$25,789)	973	\$0 – \$645	565	-408 Shortage
50%–80% MHI (\$25,789 – \$41,262)	601	\$645 – \$1,032	811	210 Surplus
80%–120% MHI (\$41,262 – \$61,894)	607	\$1,032 – \$1,547	1,865	1,258 Surplus
120%+ MHI (\$61,894+)	2,258	\$1,547+	1,127	-1,131 Shortage
<b>TOTALs</b>	<b>4,439 HH</b>	—	<b>4,368 Units</b>	<b>-71 Shortage</b>

Source: ACS B25119 (Renter Household Income), B25063 (Gross Rent) | 30% Cost Burden Threshold Applied

Notes:

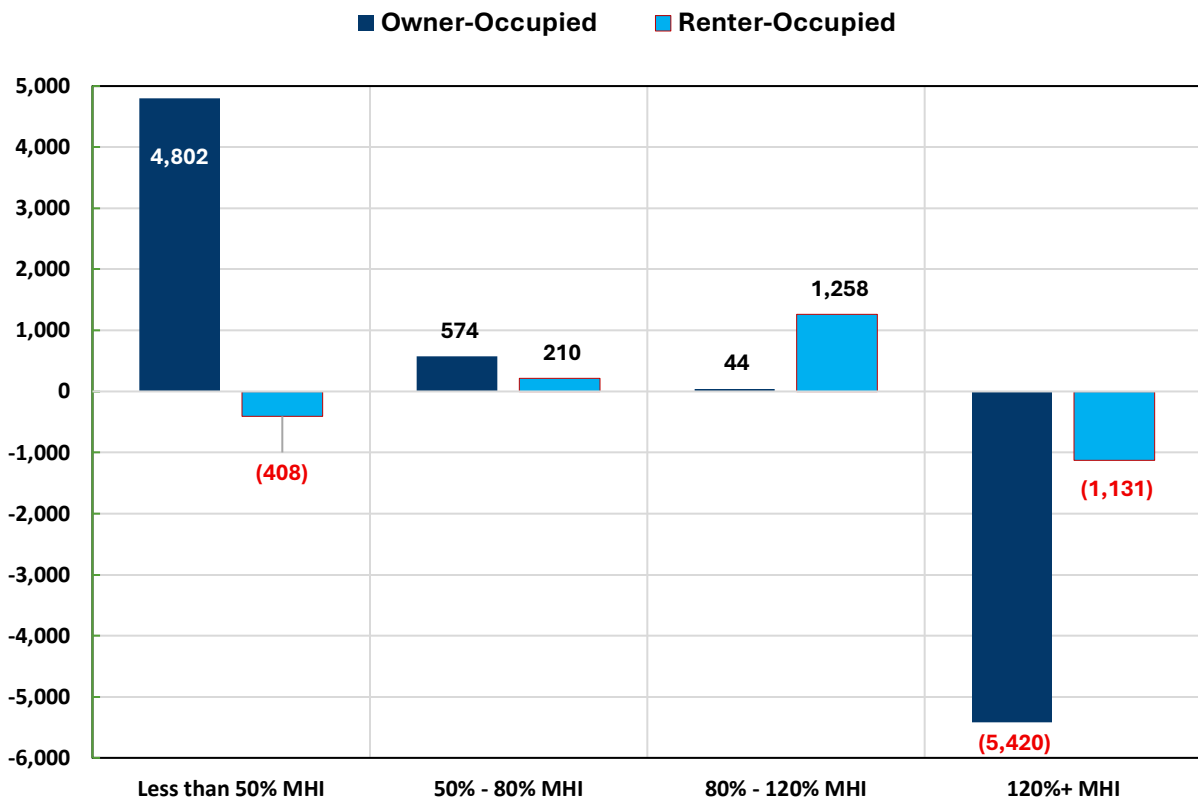
- Median Renter Household Income (MHI): \$51,578
- Affordable rent defined as ≤ 30% of gross monthly household income (HUD standard cost burden threshold).
- Household income ranges from ACS B25119 assigned to tiers using bracket midpoints.
- Rental units (B25063) counted within each tier's affordable rent range using rent category midpoints.
- Totals may not sum perfectly due to bracket midpoint approximations inherent in ACS grouped data.

The below figure visualizes the housing gaps and surpluses for household income tiers according to the analysis estimates defined above. The gap for higher priced housing units should not be diminished, especially in rental units. Housing supply gaps at higher income levels can have cascading impacts across the broader housing market. When sufficient housing is not available for middle- and higher-income households, those households often occupy units that would otherwise be affordable to lower-income renters. While these units may still be considered “affordable” relative to the higher-income household’s earnings, their occupancy effectively removes them from the pool of housing available to lower-income residents. As a result, households with the lowest incomes must compete not only with peers but with

households at all higher income levels for a limited number of lower-cost units, making the effective shortage of affordable housing greater than the raw supply figures might suggest.

At the same time, this dynamic also highlights the role of Naturally Occurring Affordable Housing (NOAH). NOAH refers to rental housing that remains affordable without public subsidy, typically because properties are older, smaller, or have fewer amenities than newer developments. As new housing is built—particularly market-rate or higher-priced rental units—higher-income households tend to move into these newer units, freeing older units that then become available to middle-income renters, and eventually to lower-income households. This “filtering” process gradually expands the supply of more affordable housing over time. For this reason, increasing overall housing production—including higher-end rental units—can play an important role in stabilizing rents and preserving the city’s stock of naturally occurring affordable housing while helping align housing supply with the full range of household incomes.

Figure 6: Housing Surplus / Gap by Median Household Income



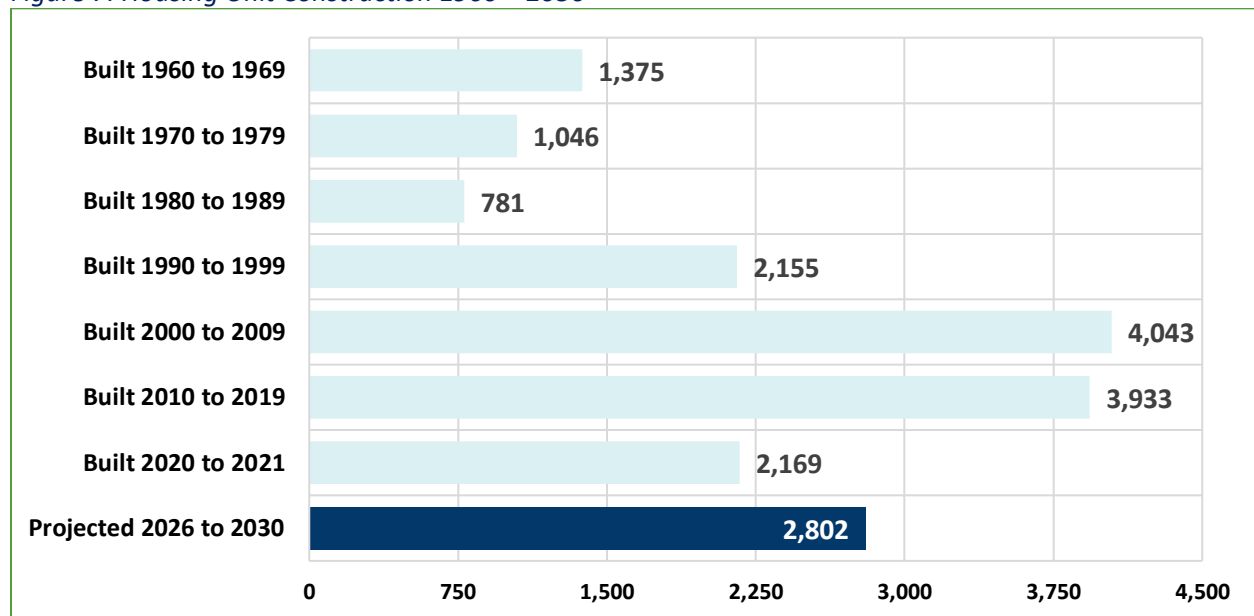
Source: ACS 2020-2024; Civitas analysis

## Demand Forecast

Housing demand for single-family, townhomes and multifamily rental housing depend on a wide range of demographic, location, and market factors. A housing demand forecast to 2030 has been prepared as part of this report (See Table 20 – “Greer Housing Demand Analysis”). This housing demand forecast for Greer is based on a projected population and continued employment growth within and surrounding the city (See Tables 2 - “Projected Greer Population and Household Types 2010 – 2030” and Table 5 – “Greer Area Employment 2020 – 2025”).

**Greer has a projected demand for 2,802 additional housing units from 2026 through 2030.** This housing demand includes 2,037 single-family and townhome units for owner-occupied households and a demand for an additional 765 multifamily rental units through 2030 as presented in Table 20 - “Greer Year Housing Demand Analysis.”

Figure 7: Housing Unit Construction 1960 – 2030



Source: ACS 2020-2024; Civitas analysis

This housing demand projection also assumes that the ratio of owner-occupied (72.7%) to renter-occupied units remains comparable throughout the projection period. While the mix of for-sale single-family units and the multifamily rental units demand is based on the existing mix of owner- and renter-occupied housing, this mix may be influenced by the extent of the city offering affordable housing incentives and implementing recommendations presented in the Section VII of this report. In summary, it is important for city officials to actively implement its affordable housing goals as adopted in the comprehensive plan Transforming Greer 2030.

To assess the potential market for the new single-family and multifamily rental housing units in Greer, this analysis utilizes existing City of Greer 2024 household income categories reported by the U.S. Census. Greer’s population, housing construction and household growth are projected at a higher housing construction rate than 2000, or an average of 560 units per year, but less than the amount of new housing construction rate since 2020.

*Table 20: Greer Housing Demand Analysis*

<b>Year / Housing Demand Factor</b>	<b>Population</b>	<b>Households / Housing Units</b>
<b>2020 U.S. Census</b>	35,308	15,327
<b>2024 U.S. Census</b>	41,536	16,285
<b>2025 Units Built</b>	N / A	413
<b>Projected 2030 (a)</b>	51,916	20,766
<b>Projected Net Change 2026 – 2030 (b)</b>	10,380	2,802
<b>Total PROJECTED HOUSING UNIT DEMAND (2026 – 2030)</b>		<b>2,802 units</b>
<b>Total Owner Occupied Units Demand x 72.7%</b>		<b>2,037 units</b>
<b>Total Renter Occupied Units Demand x 27.3%</b>		<b>765 units</b>

*Source: American Community Survey 2024; Civitas, LLC.*

*(a) At 2.53 persons per household*

*(b) Based on share of Greenville County projected growth.*

## **Key Findings: Housing Affordability and Market Demand**

Greer faces a growing and multi-layered housing affordability challenge that cuts across both tenure types and income levels. On the ownership side, the most significant barrier is access for moderate-income households seeking to enter the market: at a median home value of \$346,590, purchasing a single-family home requires an annual income of at least \$77,183 — beyond the reach of nearly half (45.9%) of Greer households. Townhomes offer a more attainable path to ownership, with 69.1% of households able to afford the median townhome price of \$238,277, making expanded townhome construction a high-priority strategy for broadening homeownership access. For renters, the sharpest gap falls on the city’s lowest-income households: those earning below 50% of renter median household income face a shortage of approximately 408 affordable units, while middle-income renters are comparatively well served by the existing stock. Looking ahead, Greer is projected to need 2,802 additional housing units between 2026 and 2030 — 2,037 for owner-occupied households and 765 for renters in order to maintain current affordability levels and balance of housing occupancy. This forecast underscores the importance of aligning new construction with the full spectrum of household income levels. Affordable housing strategies outlined in Section VII will assist the city in meeting these goals.

## VI. Key Housing Insights and Community Perspectives

This section brings together two complementary sources of qualitative input gathered as part of the City of Greer Housing Needs Assessment: confidential interviews with elected officials and planning leadership, and a structured survey of housing stakeholders from across the community. Together, these perspectives help illuminate local priorities, perceived barriers, and opportunities for action—grounding the broader data analysis in the voices of those most engaged in Greer’s housing landscape. It is important to note that the findings below reflect the perceptions and opinions expressed by participants and may not represent a unanimous view or an objective characterization of conditions.

### City Council Feedback

As part of the City of Greer’s housing needs assessment, confidential interviews were conducted with the Mayor, members of the Greer City Council, and the Chairperson of the Greer Planning Commission. These discussions provided valuable insights into the city’s housing strengths, challenges, and opportunities for future development.

The feedback recognized that Greer’s core housing challenges extend beyond affordability, reflecting a complex interplay of market conditions, community preferences, and infrastructure constraints. Greer’s recognized strengths included local jobs, professional staff, walkable downtown, and developable land near the core. Interviewees perceived a strong community preference for traditional single-family homes. Based on their observations, the primary gaps appear to be at the entry-level and high-end markets, rather than the “missing middle.” It should be noted that perspectives on affordable housing needs at lower income levels (below 80% AMI) were not prominently reflected in these interviews. Housing needs or gaps identified, as perceived by interviewees, included a shortage of workforce/entry-level homes and high-end homes. The preferred higher residential density amenities are pools, dog parks, and passive recreation (such as picnic shelters, fire pits).

Many interviewees acknowledged need for entry-level homeownership, workforce housing and some rental production, though there was not unanimous agreement on the extent of that need or the appropriate city response. A majority of Council members favor a market-driven approach and are hesitant to mandate or subsidize workforce or affordable housing. Furthermore, there is limited city funding for housing initiatives as the CDBG provides only \$300,000 to \$400,000 annually.

City Council members believe there are multiple barriers and cost pressures impacting the rapid rise in housing costs in recent years and usually beyond the city’s ability to address these challenges. It is commonly recognized that land costs have risen sharply across Greer, Greenville and Spartanburg Counties that account for an increasing percentage of the total home construction cost and value. Added to the decline in housing affordability are the increases in infrastructure costs, utility connection fees and development impact fees. Furthermore, banks and mortgage companies often require higher interest rates for affordable housing, and many of those households needing affordable housing face difficult qualification standards with many applicants but unable to qualify. Members felt that there is currently an adequate supply of multifamily housing though there is a concern that rents are high.

Interviewees also noted some community pushback on ADUs, townhomes, built-to-rent, and smaller lots. The city’s growth has been shaped by a mix of migration patterns, including families, retirees, job transferees. Looking ahead, utility service boundaries—largely determined by CPW—will play an important role in shaping where future growth occurs. Notably, CPW has shifted its focus from system expansion to maintaining existing infrastructure, making early coordination with CPW on housing planning

increasingly important. Future residential expansion and new development are expected to focus primarily on the areas east and south of I-85.

Homelessness is recognized as a significant and increasing concern. Unofficial estimates of homelessness have increased from a handful to 40 or more persons perceived as spillover from elsewhere in Greenville and Spartanburg Counties. Many of these homeless persons are found camping on vacant residential sites.

They recognize that there are opportunities to revitalize older housing and mill villages. However, there has been some community resistance around redevelopment and demographic transition in established neighborhoods. Council members expressed confidence in the city's building inspection and code enforcement processes. However, there was also a growing concern about maintaining quality and long-term durability of new housing.

Feedback and insight about potential housing policy ranged from discounting or waiving development impact fees for affordable housing (which is currently allowed), establishing an infrastructure grant/fee reduction fund, creating a Greer housing advisory council to raise awareness and address issues and developing a sustainable housing fund. Members of the council were open to the use of incentives although they were not interested in the city directly funding housing with a clear emphasis on the city not "picking winners and losers" preferring the market to function, but with planning guardrails.

There were multiple expressions of concern about density and development standards, and several were of the opinion that some recent housing development is either too dense, lacks sufficient parking or setbacks are too limited. There was definitive interest in improving the design and materials of new housing. Suggestions included eliminating vinyl siding, adding and/or requiring brick on portions of home exteriors, designing higher-quality townhomes and adding more custom or enhancements to housing tract builder standards.

Views on residential density indicated that a majority are comfortable with density in the right locations, specifically where roads and infrastructure can adequately manage and support the density. There was no interest in approving any high-rise housing, or "going vertical" like Greenville. However, there was support for mixing single family and townhomes in new developments and encouraging larger single-family lots.

These interviews underscore that housing is recognized as an important and evolving issue for the City of Greer. While affordability challenges persist, the city's leadership is committed to fostering balanced, quality growth guided by market forces and sound planning principles. By leveraging Greer's strengths—such as community character, available land, and professional staff—Greer can continue to pursue a thoughtful approach to housing that addresses both current and emerging needs while preserving the city's distinctive identity.

### **Stakeholder Survey Synopsis: Perspectives On Housing In Greer**

As part of the City of Greer Housing Needs Assessment, a stakeholder survey was conducted to gather qualitative and quantitative insights from individuals and organizations actively involved in or affected by the local housing landscape. The survey received 20 responses from a diverse group, including local government officials, planning commissioners, housing developers, a housing authority representative, a conservation organization, and community service providers. This synopsis summarizes the key findings, highlighting areas of consensus, divergent viewpoints, and critical takeaways to inform the city's housing strategy.

### 1. Defining the Need: Affordability and Target Populations

Defining "Affordable Housing": There is a notable split in how stakeholders define affordability. A significant portion of respondents (approximately 40%) use technical, income-based definitions aligned with HUD standards, referencing metrics like 30% of gross income or percentages of Area Median Income (AMI). Conversely, an equally vocal group defines affordability in more qualitative, relatable terms, such as "housing a 27-year-old with a full-time job can afford," "affordable on one full-time salary," or housing for "entry-level workforce" like police officers and nurses. This indicates a need for the city to clearly communicate its technical definition while acknowledging the public's perception of affordability as it relates to local wages and essential workers.

Populations Most in Need: Stakeholders clearly identified the groups they perceive as facing the greatest housing challenges. The most frequently cited populations were single-parent households (72% of respondents) and low-income households (80% AMI or less) (72%). This was closely followed by severely low-income households (50% AMI or less) (50%) and individuals over aged 62 (44%). This feedback points to a consensus that the core need is for housing affordable to families and individuals with modest incomes, particularly those led by a single parent, as well as a growing need for senior housing options. (Note, given the data citing Greer's younger demographic profile, senior housing — while a growing need statewide — is a comparatively lower near-term priority than in many other South Carolina communities.) In contrast, upper-income households (150%+ AMI) were seen as the least in need (11%), reinforcing that the affordability gap is concentrated at the lower end of the income spectrum.

### 2. Housing Preferences and Community Vision

Desired Housing Types: When asked what types of housing they would like to see, respondents strongly favored a mix of housing types over large, uniform developments. The top preferences were Single Family Homes (83%), Townhouses (72%), and Senior Living (67%). This preference for single-family homes, however, exists alongside significant support for Multi-family Homes (61%) and Small Apartment Complexes (56%). This suggests that while the traditional single-family home remains an ideal, stakeholders recognize the need for and accept a diversity of housing types, including higher-density options, to meet the community's varied needs. Support for larger apartment complexes (71+ units) was very low (11%), indicating a preference for smaller-scale, integrated density.

Most Important Development Features: When evaluating potential housing developments, stakeholders prioritized practical, location-based features over amenities. The single most important cluster of features was Proximity to Job Opportunities (78%), followed closely by Proximity to Grocery Stores/Shopping (72%) and Proximity to Schools (61%). This "proximity triad" underscores a desire for housing that is integrated into the fabric of the community, reducing commute times and supporting local businesses. In open-ended responses, the importance of mixed-income housing and mixed-use development was repeatedly emphasized as a way to create vibrant, sustainable neighborhoods rather than isolated subdivisions.

### 3. Barriers and Challenges to Development

Stakeholders were asked to identify the primary obstacles to new residential development. The results reveal a meaningful and consistent theme.

Biggest Impediments: When asked to select their top three challenges, the free-form responses to Question 11 were remarkably consistent, despite a technical issue with the survey tool. The overwhelming consensus pointed to a combination of three factors:

1. **Land Cost & Shortage of Land:** This was the most frequently cited barrier. Respondents noted that finding suitable, affordable sites for development—especially infill lots—is a primary hurdle.
2. **NIMBYism (Not In My Backyard):** Community opposition to new, especially higher-density, housing was identified as a significant and persistent challenge.
3. **Developer Financing:** Securing the capital to build, particularly for projects with an affordable component, remains a major obstacle.

This triad of challenges — expensive land, community resistance, and difficult financing — creates a perfect storm that stifles the creation of new housing, particularly for the workforce and low-income populations identified earlier. This is reinforced by responses to Question 12, where Cost of Housing Development (56%) and Lack of Affordable Housing Stock (50%) were seen as the biggest challenges to achieving more housing opportunities.

#### 4. Strengths, Opportunities, and Recommended Actions

**City Strengths:** Despite the challenges, the city's development review process was widely praised. In Question 14, respondents consistently described the approval process for single-family lots as fast ("less than 2 weeks") and noted that for larger projects, the process is collaborative and straightforward. One respondent stated, "Greer is a leader in moving housing projects through the pipeline quickly." This is a significant asset and a competitive advantage for the city.

**Success Stories:** When asked about exciting residential projects (Question 8), stakeholders highlighted developments that embody the principles they value. Hope Corner, projects in partnership with the GCRA (Greenville County Redevelopment Agency), and the redevelopment of the Greer Mill were cited as successful examples of collaboration and adaptive reuse. The Lively at Victor Park and LEO Jamestown were praised for introducing density, mixed-use elements, and new rental housing options to the downtown core.

**Recommended Actions:** When asked about specific policy ideas (Question 13), stakeholder support coalesced around two primary strategies:

1. **Programs to support homeowners (67%):** This includes initiatives like down payment assistance and home repair programs, indicating a desire to help residents stay and invest in their homes.
2. **Establish a Housing Fund (33%) and Programs to support renters (33%):** There is clear support for the city to play a more active financial role, whether through a dedicated fund to support affordable housing development or through direct assistance for renters.

The stakeholder survey paints a picture of a city at a crossroads. There is broad recognition of the need for more diverse, affordable housing options, particularly for single-parent and low-income households. While the city's efficient development review process is a clear strength, it is undermined by external factors: high land costs, community opposition, and financing gaps. Stakeholders are not calling for a radical overhaul of regulations, but for targeted investments—like a housing fund and homeowner/renter support programs—and a continued commitment to fostering the kind of thoughtful, mixed-use, and mixed-income developments that have been celebrated as recent successes. The challenge for Greer is to leverage its administrative strengths to proactively address the market and social barriers that are making it difficult for a growing segment of its community to find a place to call home.

## VII. Strategic Actions to Satisfy Greer Housing Needs

As stated in the purpose of this report, Greer seeks to address the city's housing challenges through a range of affordable housing policies. This objective is supported by continued demand for new housing, driven by projected population and employment growth as well as Greer's competitive market position, quality of life, and community amenities. However, Greer officials recognize that important steps are required to meet the housing needs of the community.

To address the city's housing needs through 2030, a variety programs and of strategies are recommended to be implemented by the city. The proposed programs and strategies and Greer's ability to address these housing needs are based on a combination of the following:

- a. Enacting specific affordable housing policies and programs that address the housing goals in Transforming Greer 2030;
- b. Insights and feedback from Greer City Council members, housing stakeholders, and appointed officials interviewed and surveyed as part of this Housing Assessment; and
- c. Implementing best housing practices from other cities in South Carolina and comparable sized cities around the nation as described and referenced below.

Therefore, the following nine recommendations address housing goals through actions and programs that support or expand residential investments aligned with the city's housing goals. These recommendations target the households by income level most likely to benefit from these strategies including:

- **HI** Higher income households that earn above 120% of the median household income (MHI);
- **MI** Middle-income owner earning between 80% and 120% of the MHI;
- **LMI** Low- to moderate-income households earning less than 80% of the MHI.

Table 21: Summary of Recommendations and Proposed Timing

Housing Strategies & Recommendations	Proposed Timing	Rental Housing	Owner Housing	Target Household Incomes
<b>Evidence-Based &amp; Short-Term Implementation Strategies</b>				
<b>1. Enact a rental registration and inspection ordinance</b>	2027-2028	✓	✓	LMI, MI
<b>2. Develop a communications and community engagement strategy around affordable housing</b>	2027-2028			All Levels
<b>3. Revise the Unified Development Ordinance to Further Streamline the Development Process</b> a. Revise residential densities in rural areas and along major road corridors b. Revise UDO to allow more innovation in housing types c. Increase the floor area ratio d. Adjust the amount of required off-street parking e. Reduce residential lot sizes by incorporating a narrow lot housing type to promote infill development of affordable homes	2027-2028	✓	✓	All Levels
<b>4. Add Value to the Capital Stack</b> a. Participate in the State of South Carolina Housing Finance Programs b. Align development with Commercial Lending Opportunities c. Incorporate targeted financial incentives to housing developers, including use or transfer of land d. Engage in the QAP process and apply for LIHTC e. Leverage corporate philanthropy in workforce housing strategies f. Seek direct allocation of CDBG entitlement funding	Ongoing	✓	✓	All Levels
<b>5. Establish a Greer Housing Trust Fund</b>	2028–2029	✓	✓	LMI, MI
<b>Innovative &amp; Long-Term Implementation Strategies</b>				
<b>6. Evaluate and potentially seek to establish the City of Greer as a federal entitlement recipient</b>	2029–2030	✓	✓	LMI
<b>7. Expand and Preserve Affordable Housing Through Public and Nonprofit Partnerships</b>	Ongoing			LMI
<b>8. Leverage City-Owned Land</b> a. Pilot an Unzoned Mixed-Use, Housing-Focused Development b. Expand use of ground leases c. Inventory and Convey Surplus Land	Ongoing	✓	✓	LMI, MI
<b>9. Hire staff to support this plan</b> a. Housing Coordinator b. Housing Planner c. Program Manager d. Housing Inspector	2027–2030			All Levels

Recommendations one through five can be enacted earlier with limited new funding, while recommendations six through nine are recommended to be considered and incorporated into the future City of Greer budgetary processes. Given the City Council's commitment to address housing needs and implement these recommendations, an increase in the professional housing staff is warranted.

### Evidence-Based & Short-Term Implementation Strategies

#### **1. Enact a Rental Housing Registration & Inspection Ordinance.**

With both the increase in the number of multifamily rental units, a concern about maintaining quality housing and gradual aging of housing units in Greer, it is recommended that the city adopt a rental inspection program. This program will serve to ensure and maintain quality housing stock. This strategy has been adopted elsewhere in South Carolina cities and is consistent with the South Carolina Landlord and Tenant Act. For example, the City of Rock Hill's rental inspection ordinance encourages landlords and tenants to maintain habitable housing and establishes clear lines of communication between the city, rental property owners and managers. Rock Hill also offers a self-inspection form for tenants to use upon their initial occupancy.

The City of Florence adopted a Residential Rental Registration Registry (Ordinance No. 2020-35), for all rental properties. All property owners, whether a person, firm, corporation, or other legal entity, which operates residential rental unit(s) within the City of Florence are required to obtain a rental permit each year. The ordinance encourages landlords and tenants to maintain habitable housing and establishes clear lines of communication between the city and property owners and managers.

The owner certifies that all of their owned rental units meet basic livability standards as listed on the inspection checklist. The Florence ordinance requires building exteriors to be maintained in good repair and sanitary so as not to pose a threat to public health, safety, or welfare; roofs and drainage are not damaged or leaking; doors and deadbolts properly perform their intended function; and addresses other features to ensure windows, water heating, HVAC, smoke alarms and electrical outlet safety are satisfactory.

#### **2. Develop a Communications and Community Engagement Strategy Around Affordable Housing**

One of the most significant barriers to expanding affordable and workforce housing is public perception. Greer should develop a proactive communications and community engagement strategy that builds broad public understanding and support for affordable housing initiatives. This strategy should address the common misperceptions that often fuel opposition to affordable housing development and instead position affordability as essential to Greer's economic vitality and community character.

Key components of this strategy should include:

- Destigmatizing affordable housing by sharing data, success stories, and examples of well-designed, well-managed affordable and mixed-income developments in comparable communities across South Carolina and the Southeast.
- Integrating affordable housing goals and site considerations into small area planning processes, neighborhood plans, and corridor studies — ensuring that housing is discussed alongside land use, transportation, and infrastructure at the neighborhood level.
- Engaging residents, faith communities, employers, and civic organizations through forums, surveys, and planning workshops to gather input and build shared ownership of Greer's housing agenda.

- Developing clear, accessible public-facing materials — including a dedicated housing page on the city’s website — that explain housing programs, eligibility, available assistance, and how residents can engage.

### 3. Revise the Unified Development Ordinance to Further Streamline the Development Process

The City of Greer has recently updated the Unified Development Code consolidating residential zoning and development regulations into a single document. However, there remain opportunities to further streamline and update the UDO to unlock a broader range of housing types, facilitate infill development, and remove regulatory barriers to affordability. For example, the suburban City of Thornton, Colorado has streamlined its planning process to reduce unnecessary costs associated with housing development by allowing the Planning Director to authorize minor amendments to approved plans, provided those changes do not alter the basic relationship of the proposed development to adjacent property, increase the floor area ratio, adjust the amount of required off-street parking, or reduce the minimum setbacks at the site boundary ([thorntonco.gov/media/file/administrative-amendment](http://thorntonco.gov/media/file/administrative-amendment)).

The following targeted revisions are recommended:

- a. Revise residential densities in rural areas and along major road corridors. It is recommended to increase the amount of land zoned for multifamily rental and townhomes, and/or increase allowable density in existing land along major corridors. Consideration should be given to density bonuses where proposed residential projects incorporate affordable housing units. Building more townhomes and multifamily rental will position Greer to increase entry-level housing affordability.
- b. Revise the UDO to allow more innovation in housing types. The current code should be reviewed to ensure it accommodates missing middle housing — duplexes, triplexes, courtyard apartments, cottage clusters, and similar housing forms — that can expand supply without significantly altering neighborhood character.
- c. Increase the floor area ratio (FAR) in strategic locations to allow more efficiently designed housing on existing parcels, particularly along commercial corridors and near transit nodes.
- d. Adjust required off-street parking minimums, particularly for multifamily and mixed-use developments. Reducing parking requirements lowers construction costs and land consumption, allowing more units to be built on the same footprint.
- e. Reduce residential lot sizes by incorporating a narrow lot housing type to promote infill development of affordable homes. Allowing narrower lots — in the range of 25 to 40 feet — enables the development of attached and detached single-family homes on smaller parcels in established neighborhoods, improving housing affordability while revitalizing underutilized land.

### 4. Add Value to the Capital Stack

A primary barrier to the development of affordable and workforce housing in Greer is the gap between what market-rate development can financially support and the actual cost of producing a unit. Closing this “capital stack gap” requires the city to layer multiple public financing tools and incentives that together make affordable projects financially feasible. The following strategies should be pursued in combination:

- a. **Participate in the State of South Carolina Housing Finance Programs.** Greer should take full advantage of programs administered by SC Housing. Specifically, the Made it Home! Program encourages home builders and city governments to address housing needs through innovative

solutions, providing incentives to address rising land, construction, and utility costs. The program serves individuals and families earning up to 150% of the area median income. SC Housing provides eligible home buyers with \$25,000 in forgivable down payment and closing cost assistance. Home builders are awarded a \$12,500 cost-offset for each completed three-bedroom home of at least 1,200 square feet. The city should formally participate and publicize this program to local builders and prospective buyers.

- b. **Align Development with Commercial Lending Opportunities.** The city should work with local banks, credit unions, and Community Development Financial Institutions (CDFIs) to create accessible lending pathways for affordable housing developers. This includes identifying lenders active in the Greer market who offer construction and permanent financing for affordable projects, facilitating introductions between nonprofit developers and mission-aligned lenders, and supporting applications to USDA rural development programs where applicable.

It is recommended that the city also promote the availability of mortgage credit certificates (MCC) to major lenders active in Greer and to the public. The MCC is a federal income tax credit that helps lower-income first-time homebuyers a “dollar for dollar” tax credit worth up to \$2,000 of their annual mortgage interest paid on their home loan. MCC recipients adjust their federal income tax withholding, which increases their take-home pay, making monthly mortgage payments more affordable. All major housing lenders active in Greer should encourage their availability to prospective lower income home buyers to utilize the program. The use of this program can contribute to increasing home ownership opportunities for households that may not have otherwise qualified for a home loan.

- c. **Incorporate Targeted Financial Incentives to Housing Developers, Including Use or Transfer of Land.** Financial incentives should also include working with Greer CPW and utility providers to reduce or offset connection fees for affordable housing projects. The Greer CPW has already established a precedent for incentive programs, including \$250 grants for electric vehicle charging installations. Extending similar incentive logic to water, sewer, and electric connection fees for affordable units would be a meaningful and innovative contribution. Additional incentives may include discounting or rebating business license fees, permit fees, or building permits for qualifying projects.
- d. **Engage in the QAP Process and Apply for LIHTC.** The federal Low-Income Housing Tax Credit (LIHTC) program is the nation’s primary financing vehicle for affordable rental housing. Credits are awarded annually by the South Carolina State Housing Finance and Development Authority through a Qualified Allocation Plan (QAP) scoring process. Greer should actively engage in this process by formally endorsing developer applications, providing letters of local government support, and considering financial contributions (such as land or gap financing from the Housing Trust Fund) that can strengthen applications and improve scoring. The city should also actively endorse housing developer applications seeking Low Income Housing Tax Credits for rental housing.
- e. **Leverage Corporate Philanthropy in Workforce Housing Strategies.** Greer is home to major employers, including international automotive and advanced manufacturing firms, whose ability to recruit and retain a workforce depends in part on the availability of affordable housing near their facilities. The city should engage these employers — through the Greater Greer Chamber of Commerce and the Upstate SC Alliance — in a dialogue about employer-assisted housing programs. Options include employer contributions to a local housing trust fund, partnerships with

developers to finance workforce housing near employment centers, and employer-sponsored down payment assistance programs for employees.

### **5. Establish A Greer Housing Trust Fund.**

Greer should establish a Housing Trust Fund to set aside annual funds and land for projects that achieve immediate impact and strengthen development of affordable housing. The fund would serve as a flexible financing tool that can be deployed in ways that federal and state programs cannot — filling gaps in development financing, acquiring land for affordable housing, and supporting housing preservation.

In lieu of its own fund, Greer should actively contribute and participate in the Greenville Housing Fund, which is open to serve throughout Greenville County. The Greenville Housing Fund has three goals: serve as an advocate and champion for affordable housing, invest in affordable housing development and preservation and acquire land to facilitate affordable housing development opportunities. The fund finances the production and preservation of affordable and workforce housing units, both for-sale and rental, through new construction, substantial rehabilitation of vacant units, or conversion of non-residential buildings to residential use. The Greenville Housing Fund has a Land Bank Program designed to help stabilize property values, and the elimination of blighted properties. The Homeowner Preservation Program assists low- and moderate-income homeowners in repairing their owner-occupied homes. The goal is to preserve affordable homeownership for existing residents. ([Greenvillehousingfund.com](http://Greenvillehousingfund.com))

A complementary model is Columbia, South Carolina City Lender Uplift Program that helps residents become homeowners through down payments, closing cost assistance, and financial support for buyers with low credit scores. Columbia's Lender Program is a homeownership initiative aimed at removing barriers to owning a home designed for city residents who work locally. The proposed trust fund would also include offering subordinate financing for projects utilizing Low-Income Housing Tax Credits or financing the purchase of private land or buildings to be developed into affordable housing

## ***Innovative & Long-Term Implementation Strategies***

### **6. Evaluate and Potentially Seek to Establish the City of Greer as a Federal Entitlement Recipient**

Upon federal certification of the city's population reaching 50,000, Greer officials recognize the financial and housing policy benefits by becoming an entitlement city under the CDBG program. Eligibility will increase the amount of direct housing resources to further address various housing needs, with a focus on low- to moderate-income households. Eligibility for participation as an entitlement community is based on population data provided by the U.S. Census Bureau and published by the Office of Management and Budget. HUD determines each entitlement grantee's annual funding by a statutory dual formula which uses several objective measures of community needs, including the extent of poverty, population, housing overcrowding, age of housing and population growth lag in relationship to other metropolitan areas.

### **7. Expand and Preserve Affordable Housing Through Public and Nonprofit Partnerships**

The Greer Housing Authority plays a critical role in providing deeply affordable housing for Greer's lowest-income residents. The city should strengthen its partnership with the GHA and with the GCRA to identify prospective sites for new and infill housing development and to support the rehabilitation of aging public housing stock.

Greer's nonprofit housing ecosystem also includes the Greer Relief and Resources Agency, Nehemiah Community Revitalization, and Habitat for Humanity — all of which deliver meaningful housing services. The city should explore expanded financial support to these organizations, including funding commitments through the proposed Housing Trust Fund, technical assistance, and surplus land conveyances. Habitat for Humanity serves families in Greer through home building and rehabilitation

programs, and through a collaborative program with volunteers and Furman’s Shi Center for Sustainability, 25 to 35 families annually receive repairs and weatherization services.

The city should also work proactively with the GHA to explore HUD programs — such as the Rental Assistance Demonstration (RAD) program — that enable the conversion and revitalization of public housing assets through private investment, allowing for significant rehabilitation without loss of affordable units.

### 8. Leverage City-Owned Land

One of Greer’s most powerful tools to advance affordable and workforce housing is strategic use of city-owned land. By making surplus or underutilized publicly-owned properties available for housing development — through sale, donation, or long-term ground lease — the city can substantially reduce land acquisition costs for developers, enabling projects that would otherwise be financially infeasible. The city’s past donation of land to the Greenville County Redevelopment Agency (GCRA) on Spring Street for affordable housing is an excellent precedent for this approach.

Recommended strategies for leveraging city land include:

- a. **Pilot an Unzoned Mixed-Use, Housing-Focused Development.** Identify one or more city-owned parcels suitable for a pilot project that removes traditional zoning constraints and allows a housing-first, mixed-use development to be shaped through a community engagement and design process. This approach — sometimes called a “zoning-free” or “form-based” pilot — can attract innovative developers and demonstrate new housing models for Greer.
- b. **Expand use of ground leases.** Rather than selling city land outright, ground leases allow the city to retain ownership while conveying the right to develop and occupy the property for an extended term (typically 75– 99 years). This keeps land permanently in the affordable housing supply, reduces the developer’s upfront cost, and allows the city to establish ongoing affordability requirements as a condition of the lease.
- c. **Inventory and Convey Surplus Land.** Another meaningful strategy is to convey land for affordable or workforce housing. The City of Greer should inventory and convey surplus city property, where feasible, for the development of affordable housing. This may include ground leases, as well. Once completed, the city should maintain and make available a vacant residential parcel map and database for non-profit housing developers or area developers. Non-profit housing organizations, including the Greer Housing Authority and the Greenville County Redevelopment Agency, should be given priority on the utilization of these properties for new housing. A vacant residential parcel map and database should be maintained and made publicly available to assist nonprofit and private developers in identifying infill opportunities. This approach has been successful in the City of Spartanburg where the City Council approved a property sale from the city in downtown Spartanburg to a private developer for affordable housing apartments.

### 9. Hire Staff to Support This Plan

Implementation of the recommendations in this Housing Study will require sustained organizational capacity within city government. Greer currently lacks dedicated housing planning staff, which creates a gap in the city’s ability to pursue funding opportunities, manage programs, coordinate with housing partners, and provide consistent leadership on housing policy. As housing needs grow and the recommendations in this plan are advanced, the city should consider investment in the following positions:

- a. **Housing Coordinator** — to serve as the primary point of contact for housing programs, manage relationships with housing partners and developers, and coordinate implementation of this plan.
- b. **Housing Planner** — to provide planning, policy, and regulatory support for housing-related initiatives, including UDO amendments, small area plans, and housing program design.
- c. **Program Manager** — to oversee grant administration, track program outcomes, manage budgets, and ensure compliance with federal and state housing program requirements.
- d. **Housing Inspector** — to implement and enforce the rental registration and inspection ordinance (Recommendation 1) and support the maintenance of quality housing stock citywide.

In conclusion, implementation of these strategies and recommendations will achieve the goal of producing a more balanced housing market and maintaining a high level of homeownership. While each of these strategies is not a complete solution to fulfilling Greer’s housing goals, the combined impact will be substantial and contribute to more diverse housing opportunities and a meaningful reduction in the city’s housing needs. Success will require sustained commitment, ongoing investment in staff capacity, and active coordination among the city, its housing partners, the development community, and Greer’s residents.

# Appendix

## Glossary of Housing Terms

This glossary explains key housing terms used throughout the Greer Housing Needs Assessment in plain language. It is designed to help residents, community members, and anyone interested in Greer's housing future understand the concepts, programs, and data behind the analysis — no technical background required.

Term	Definition
<b>ACS – American Community Survey</b>	An ongoing survey conducted by the U.S. Census Bureau that collects detailed data on housing, population, income, and other community characteristics. The ACS provides estimates between the 10-year decennial census and is a primary data source for housing needs assessments like this one.
<b>Adaptive Reuse</b>	Converting an existing building originally built for one purpose into a new use. In housing, this often means turning old warehouses, factories, schools, or office buildings into apartments or condominiums. Greer's mill village redevelopment projects are examples of adaptive reuse.
<b>ADU – Accessory Dwelling Unit</b>	A smaller, secondary home built on the same lot as a single-family house. ADUs can be attached to the main home (like a basement apartment or garage conversion) or a separate small structure in the backyard. They are sometimes called "granny flats," "in-law suites," or "carriage houses." ADUs are often seen as an affordable, lower-impact way to add housing in existing neighborhoods.
<b>Affordable Housing</b>	Housing that costs no more than 30% of a household's gross (before-tax) income, including rent or mortgage, utilities, and related fees. In federal programs, this typically refers to housing for households earning 80% of the Area Median Income (AMI) or below.
<b>AMI – Area Median Income</b>	The midpoint household income in a given region, as calculated annually by the U.S. Department of Housing and Urban Development (HUD). Half of all households in the area earn more than the AMI, and half earn less. Many housing programs use AMI as a benchmark — for example, "affordable housing" often serves households earning 80% AMI or below, while "workforce housing" typically targets households earning between 80% and 120% AMI.
<b>Built-to-Rent (BTR)</b>	Single-family homes or townhomes that are built specifically to be rented rather than sold. Built-to-rent communities look similar to traditional subdivisions but are professionally managed as rentals, often with shared amenities. They are an emerging alternative for households who want the feel of a house but prefer or need to rent.
<b>CDBG – Community Development Block Grant</b>	A federal grant program administered by HUD that provides funding to local governments for a wide range of community development activities, including affordable housing improvements, neighborhood revitalization, and services for low- and moderate-income residents. The City of Greer is not yet a direct recipient and currently participates with the Greenville County CDBG program.
<b>Comprehensive Plan</b>	A long-range planning document adopted by a local government that sets the vision and goals for how a community should grow and develop over the next 10–20 years. It typically addresses land use, transportation, housing, economic development, and public services. Greer's current plan is called Transforming Greer 2030.
<b>Cost Burden</b>	When a household spends more than 30% of its gross monthly income on housing costs (rent or mortgage, plus utilities). Households spending more than 50% are considered "severely cost burdened." Cost-burdened families have less money left for food, healthcare, transportation, and other basic needs.

<b>CPW – City Public Works (Greer Commission of Public Works)</b>	The utility authority that provides water, sewer, natural gas, and electric services in the Greer area. CPW's service boundaries and infrastructure capacity play a significant role in shaping where new housing development can occur in and around Greer.
<b>Density / Density Bonus</b>	Density refers to how many housing units are built on a given piece of land. A density bonus is an incentive offered to developers — allowing them to build more units than zoning normally permits — in exchange for including affordable units in their project.
<b>Down Payment Assistance</b>	A program that helps homebuyers cover the upfront down payment required when purchasing a home. Assistance may be provided as a grant, a forgivable loan, or a low-interest loan. These programs help lower- and moderate-income buyers who have stable income but have not been able to save a large lump sum.
<b>FMR – Fair Market Rent</b>	An estimate published annually by HUD of the cost to rent a modestly priced home of a given size in a particular area. FMRs are used to set the maximum amounts paid under the Housing Choice Voucher (Section 8) program. They serve as a general benchmark for what is considered affordable in a rental market.
<b>GCRA – Greenville County Redevelopment Authority</b>	A public agency that works to revitalize underserved communities in Greenville County through housing development, neighborhood improvement, and community investment programs. GCRA has been a partner in several affordable housing projects in the Greer area.
<b>GRAPI – Gross Rent as a Percentage of Income</b>	A measure of rental affordability that shows what share of a household's income goes toward rent. Higher GRAPI values indicate that renters are spending a larger share of their income on housing, leaving less for other needs. Households with a GRAPI above 30% are considered cost burdened.
<b>HOA – Homeowners Association</b>	An organization in a residential community that enforces rules and maintains shared spaces (like parks, pools, or common areas). HOA membership is often mandatory for buyers in planned developments, and monthly HOA fees are included in monthly owner costs.
<b>Housing Choice Voucher (Section 8)</b>	A federal rental assistance program that helps low-income households afford housing in the private market. Eligible families receive a voucher that covers the difference between what they can afford (typically 30% of their income) and the actual rent. Landlords who participate in the program receive the subsidy directly from the housing authority.
<b>Housing Trust Fund</b>	A dedicated pool of public money set aside to fund affordable housing activities, such as building new affordable units, rehabilitating existing housing, or providing down payment assistance. Housing trust funds can be funded by a variety of sources, including developer fees, general tax revenue, or state and federal grants.
<b>HUD – U.S. Department of Housing and Urban Development</b>	The federal agency responsible for national housing policy. HUD administers programs such as the Housing Choice Voucher (Section 8) program, Community Development Block Grants (CDBG), and Fair Market Rent calculations. HUD also sets income limits used to determine eligibility for most affordable housing programs.
<b>Impact Fee</b>	A one-time charge that local governments assess on new development to help pay for the public infrastructure (such as roads, water lines, sewer systems, and parks) needed to serve new homes and businesses. Impact fees add to the cost of new housing construction and can affect affordability.
<b>Inclusionary Zoning</b>	A local policy that requires (or encourages) developers to include a certain percentage of affordable units in new residential developments. For example, a city might require that 10–15% of units in a new apartment complex be priced affordably for low- or moderate-income households.
<b>Infill Development</b>	Building new homes or other structures on vacant, underused, or previously developed land within an already-built-up area, rather than expanding outward into undeveloped land. Infill development can help revitalize neighborhoods and make better use of existing roads, water, and sewer systems.

<b>Land Banking</b>	A strategy in which a government or nonprofit organization acquires and holds vacant or underutilized land for future affordable housing or community development purposes. By controlling land, the entity can reduce costs for future affordable housing projects.
<b>LMI – Low-to-Moderate Income</b>	A designation used in federal housing and community development programs for households earning 80% of the AMI or below. Many CDBG and other HUD-funded programs require that their activities primarily benefit LMI households.
<b>Market-Rate Housing</b>	Housing that is rented or sold at prices set by supply and demand in the open market, without government subsidies or income restrictions. Market-rate housing is not restricted to households at any particular income level.
<b>MHI – Median Household Income</b>	The income level at the midpoint of all households in an area — half of households earn more, and half earn less. MHI is a common measure used to gauge the affordability of housing relative to local wages. In Greer, the citywide MHI is approximately \$82,626 (2024 ACS estimate).
<b>Mill Village</b>	Historic neighborhoods in the Upstate South Carolina region that were originally built by textile mill companies to house their workers. Many of Greer's older residential areas originated as mill villages. These neighborhoods often feature smaller, older homes on modest lots and present both preservation challenges and affordable housing opportunities.
<b>Missing Middle Housing</b>	A range of housing types that fall between a single-family home and a large apartment complex — such as duplexes, triplexes, townhomes, cottage clusters, and small apartment buildings. These housing types have largely disappeared from new construction in many communities, creating a "missing" middle in the range of housing options available.
<b>Mixed-Income Housing</b>	A housing development or neighborhood that includes homes at different price points, serving households across a range of income levels — from low-income to market-rate. The goal is to avoid concentrations of poverty and create more integrated, economically diverse communities.
<b>Mixed-Use Development</b>	A building or neighborhood that combines different types of uses — such as homes, shops, offices, and restaurants — in the same area or building. A typical example is an apartment building with retail stores on the ground floor. Mixed-use development encourages walkability and reduces the need to drive for everyday needs.
<b>MSA – Metropolitan Statistical Area</b>	A geographic region defined by the U.S. Office of Management and Budget that includes a major urban center and the surrounding communities that are economically connected to it. Greer is part of the Greenville-Spartanburg MSA, which is used as the basis for calculating AMI and other regional benchmarks.
<b>NIMBY (Not In My Backyard)</b>	A term used to describe community opposition to new development — particularly affordable housing, higher-density housing, or shelters — in one's own neighborhood. NIMBYism can slow or prevent housing construction even when there is broad agreement on the need for more housing.
<b>NOAH – Naturally Occurring Affordable Housing</b>	Older rental housing that is affordable to lower-income households because of its age, size, or condition — not because of a government subsidy or affordability requirement. NOAH units are an important part of the affordable housing supply but are vulnerable to being lost when they are purchased and renovated at higher rents.
<b>Point-in-Time Count</b>	An annual one-night count of people experiencing homelessness in a community, conducted on a single night in January. The count is required by HUD for communities receiving federal homeless assistance funding and provides a snapshot of the local homeless population.
<b>Setback</b>	The minimum required distance between a building and the edge of a property, the street, or neighboring lots. Setback requirements are set by local zoning rules and help determine how densely land can be developed.

<b>SFH – Single-Family Home</b>	A detached residential structure designed for occupancy by one household, typically on its own lot. Single-family homes are the most common housing type in Greer and are strongly preferred by many residents and community leaders.
<b>SMOC – Selected Monthly Owner Costs</b>	The total monthly cost of owning a home, including mortgage payments, property taxes, homeowner’s insurance, homeowner association (HOA) fees, and utilities. SMOC is used by the U.S. Census Bureau to measure housing affordability for homeowners.
<b>UDO – Unified Development Ordinance</b>	A local government document that combines all land use and development regulations into one place. The UDO sets the rules for how land can be used in Greer — including what types of buildings are allowed in each area, how large they can be, how far they must sit from the street or neighboring properties, and how much parking is required.
<b>Workforce Housing</b>	Housing that is affordable to working households — typically those earning between 80% and 120% of the Area Median Income (AMI). This includes essential workers such as teachers, police officers, nurses, and retail employees who may earn too much to qualify for subsidized housing but still struggle to afford market-rate homes.
<b>Zoning</b>	A system of rules, set by local government, that divides land into different categories (zones) and specifies what can be built or done in each area. For example, some zones allow only single-family homes, while others allow apartments, businesses, or a mix of uses. Zoning shapes the character of neighborhoods and determines where different types of housing can be built.

*Sources: U.S. Department of Housing and Urban Development (HUD); U.S. Census Bureau American Community Survey (ACS); City of Greer Unified Development Ordinance; City of Greer Housing Needs Assessment, March 2024.*

## Additional Data Tables

### Housing Related

ROOMS	Estimate	Percent
Total housing units	17,551	100%
1 room	176	1.0%
2 rooms	312	1.8%
3 rooms	753	4.3%
4 rooms	2,610	14.9%
5 rooms	4,236	24.1%
6 rooms	2,943	16.8%
7 rooms	2,211	12.6%
8 rooms	1,863	10.6%
9 rooms or more	2,447	13.9%
Median rooms	5.7	(X)

BEDROOMS	Estimate	Percent
Total housing units	17,551	100%
No bedroom	176	1.0%
1 bedroom	1,046	6.0%
2 bedrooms	3,939	22.4%
3 bedrooms	8,188	46.7%
4 bedrooms	2,908	16.6%
5 or more bedrooms	1,294	7.4%

YEAR HOUSEHOLDER MOVED INTO UNIT	Estimate	Percent
Occupied housing units	16,285	100%
Moved in 2023 or later	845	5.2%
Moved in 2020 to 2022	4,976	30.6%
Moved in 2010 to 2019	6,795	41.7%
Moved in 2000 to 2009	2,292	14.1%
Moved in 1990 to 1999	815	5.0%
Moved in 1989 and earlier	562	3.5%

**Cost Related**

<b>MORTGAGE STATUS</b>	<b>Estimate</b>	<b>Percent</b>
Owner-occupied units	11,846	100%
Housing units with a mortgage	8,433	71.2%
Housing units without a mortgage	3,413	28.8%

<b>SELECTED MONTHLY OWNER COSTS (SMOC)</b>	<b>Estimate</b>	<b>Percent</b>
<b>Housing units with a mortgage</b>	<b>8,433</b>	<b>100%</b>
Less than \$500	31	0.4%
\$500 to \$999	1,203	14.3%
\$1,000 to \$1,499	2,648	31.4%
\$1,500 to \$1,999	2,510	29.8%
\$2,000 to \$2,499	1,022	12.1%
\$2,500 to \$2,999	432	5.1%
\$3,000 or more	587	7.0%
Median (dollars)	\$1,553	(X)
<b>Housing units without a mortgage</b>	<b>3,413</b>	<b>100%</b>
Less than \$250	132	3.9%
\$250 to \$399	814	23.8%
\$400 to \$599	856	25.1%
\$600 to \$799	937	27.5%
\$800 to \$999	554	16.2%
\$1,000 or more	120	3.5%
Median (dollars)	\$570	(X)

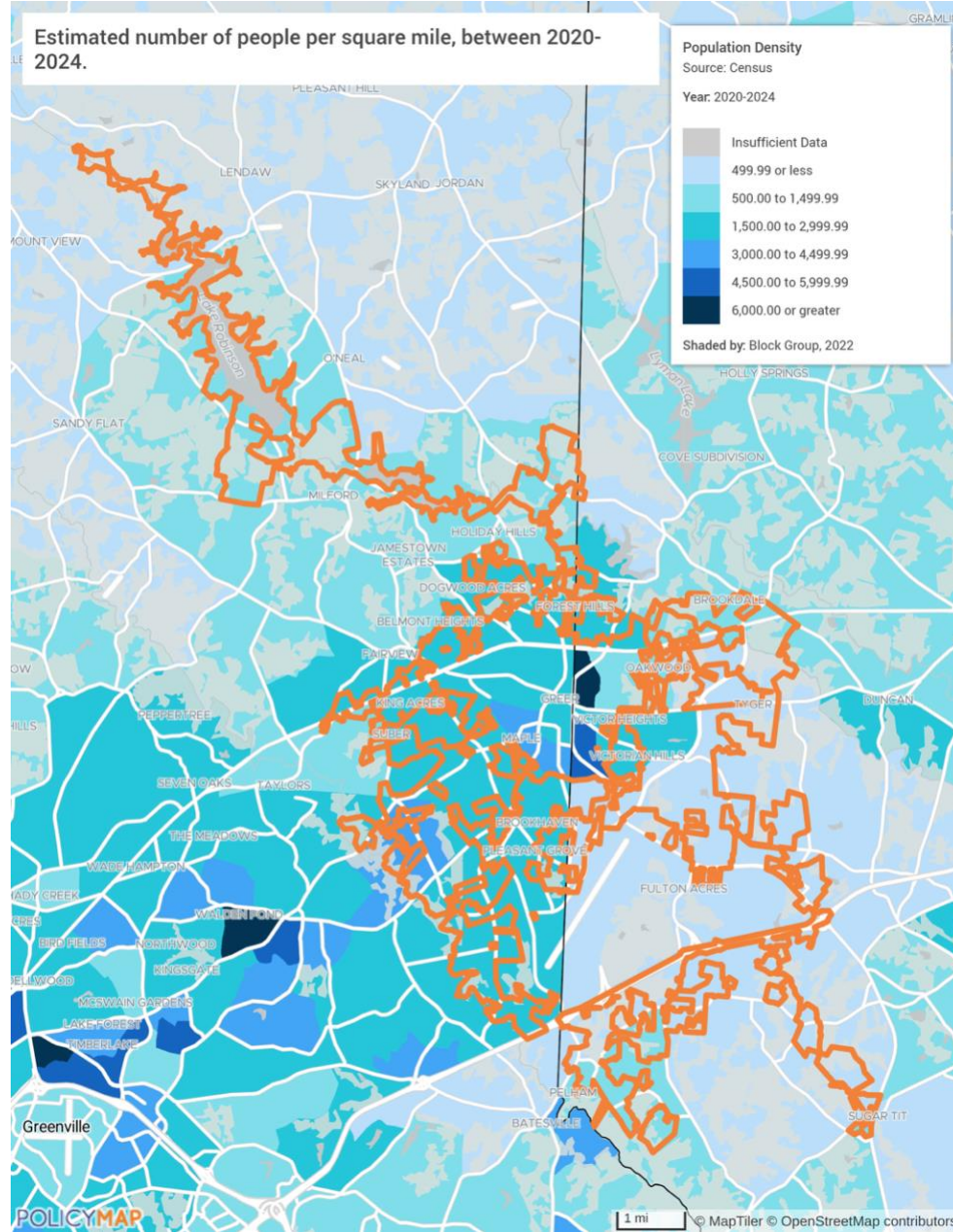
<b>SELECTED MONTHLY OWNER COSTS AS A PERCENTAGE OF HOUSEHOLD INCOME</b>	<b>Estimate</b>	<b>Percent</b>
Housing units with a mortgage (excluding units where SMOCAPL cannot be computed)	8,433	100%
Less than 20.0 percent	4,781	56.7%
20.0 to 24.9 percent	1,146	13.6%
25.0 to 29.9 percent	498	5.9%
30.0 to 34.9 percent	755	9.0%
35.0 percent or more	1,253	14.9%
Not computed	0	(X)

<b>Housing unit without a mortgage (excluding units where SMOCAPI cannot be computed)</b>	<b>3,387</b>	<b>100%</b>
Less than 10.0 percent	1,875	55.4%
10.0 to 14.9 percent	623	18.4%
15.0 to 19.9 percent	284	8.4%
20.0 to 24.9 percent	158	4.7%
25.0 to 29.9 percent	82	2.4%
30.0 to 34.9 percent	31	0.9%
35.0 percent or more	334	9.9%
Not computed	26	(X)

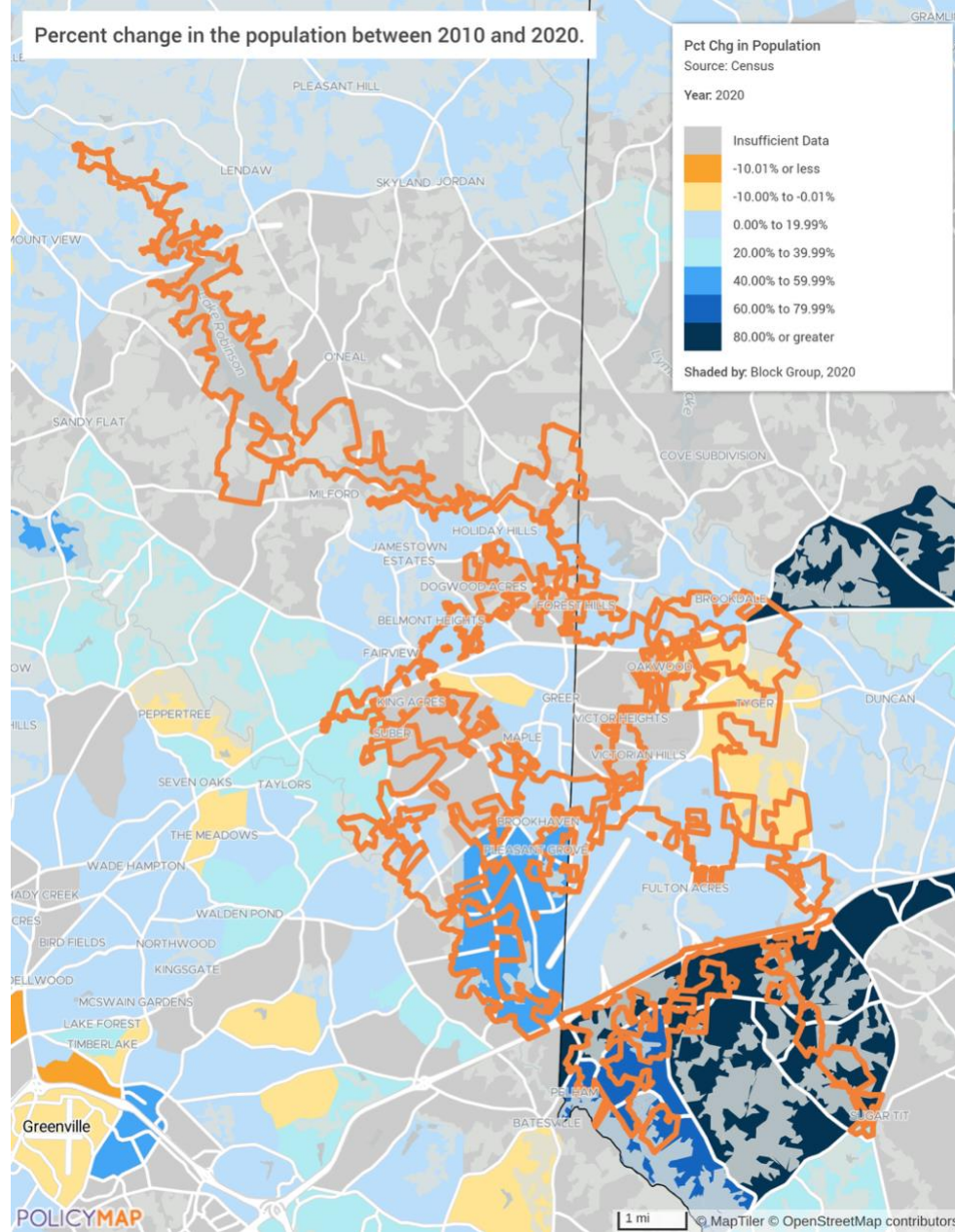
<b>GROSS RENT AS A PERCENTAGE OF HOUSEHOLD INCOME (GRAPI)</b>	<b>Estimate</b>	<b>Percent</b>
Occupied units paying rent (excluding units where GRAPI cannot be computed)	4,349	100%
Less than 15.0 percent	427	9.8%
15.0 to 19.9 percent	870	20.0%
20.0 to 24.9 percent	762	17.5%
25.0 to 29.9 percent	547	12.6%
30.0 to 34.9 percent	312	7.2%
35.0 percent or more	1,431	32.9%
Not computed	90	(X)

## Maps

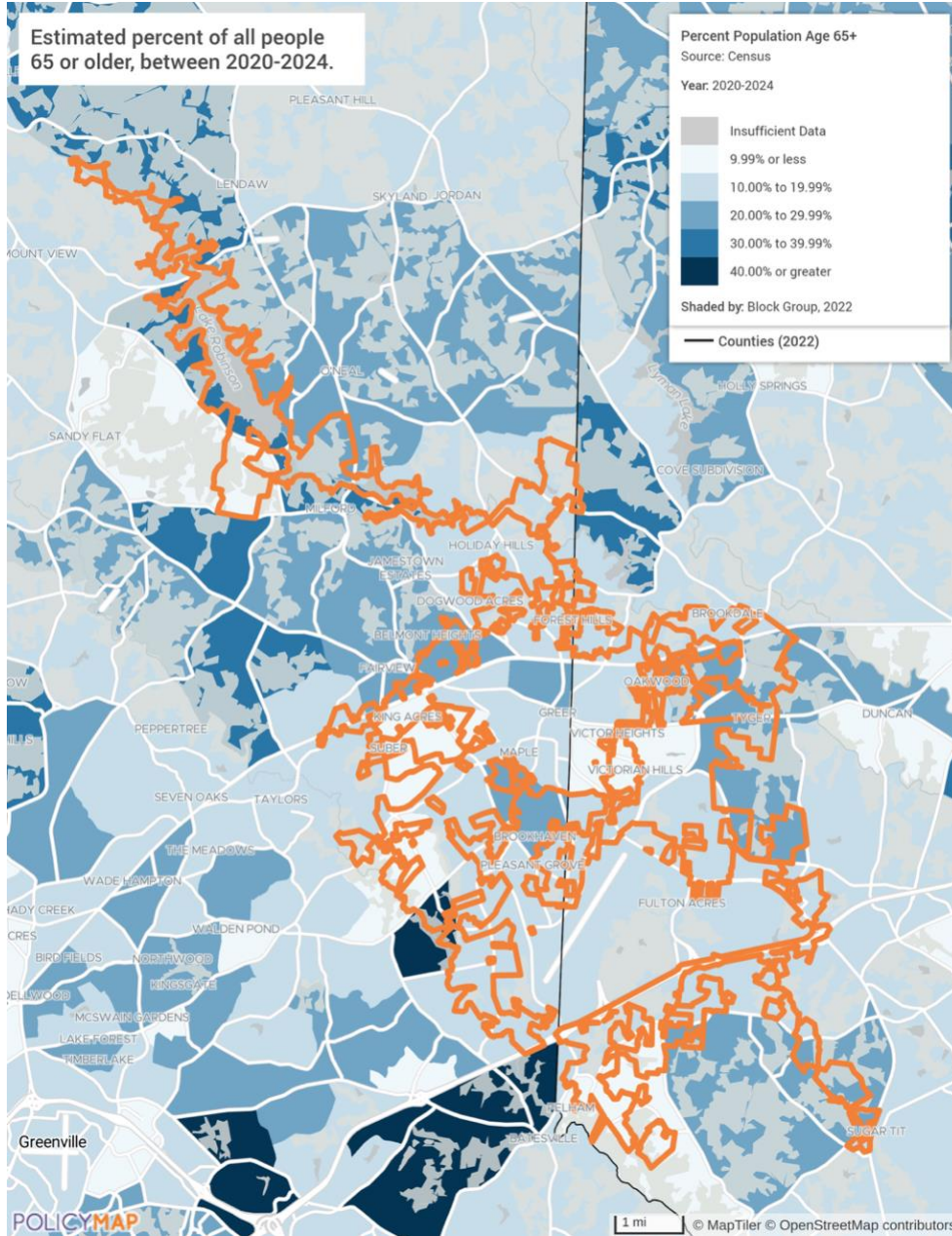
Map: Population Density by Block Group



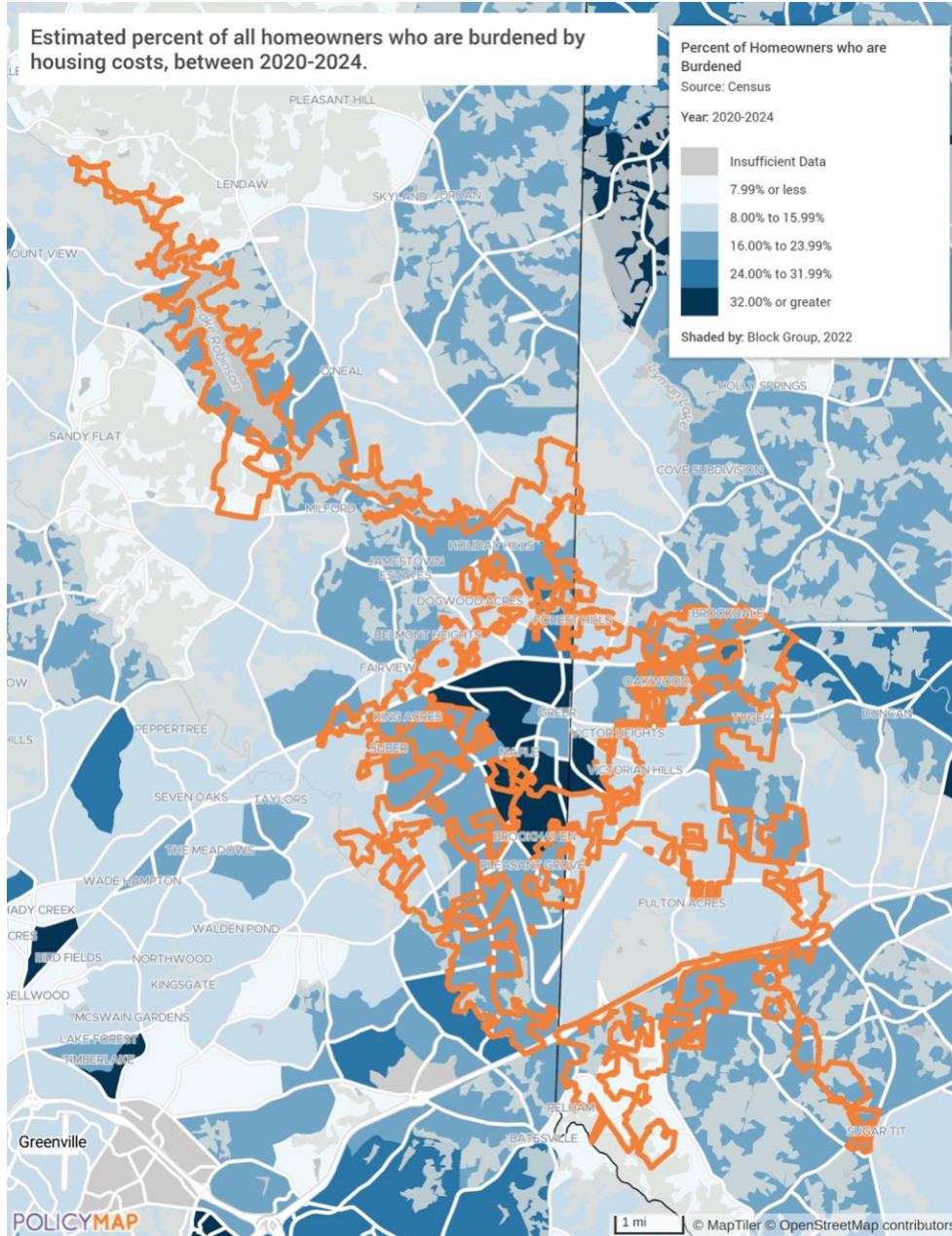
Map: Population Change by Block Group



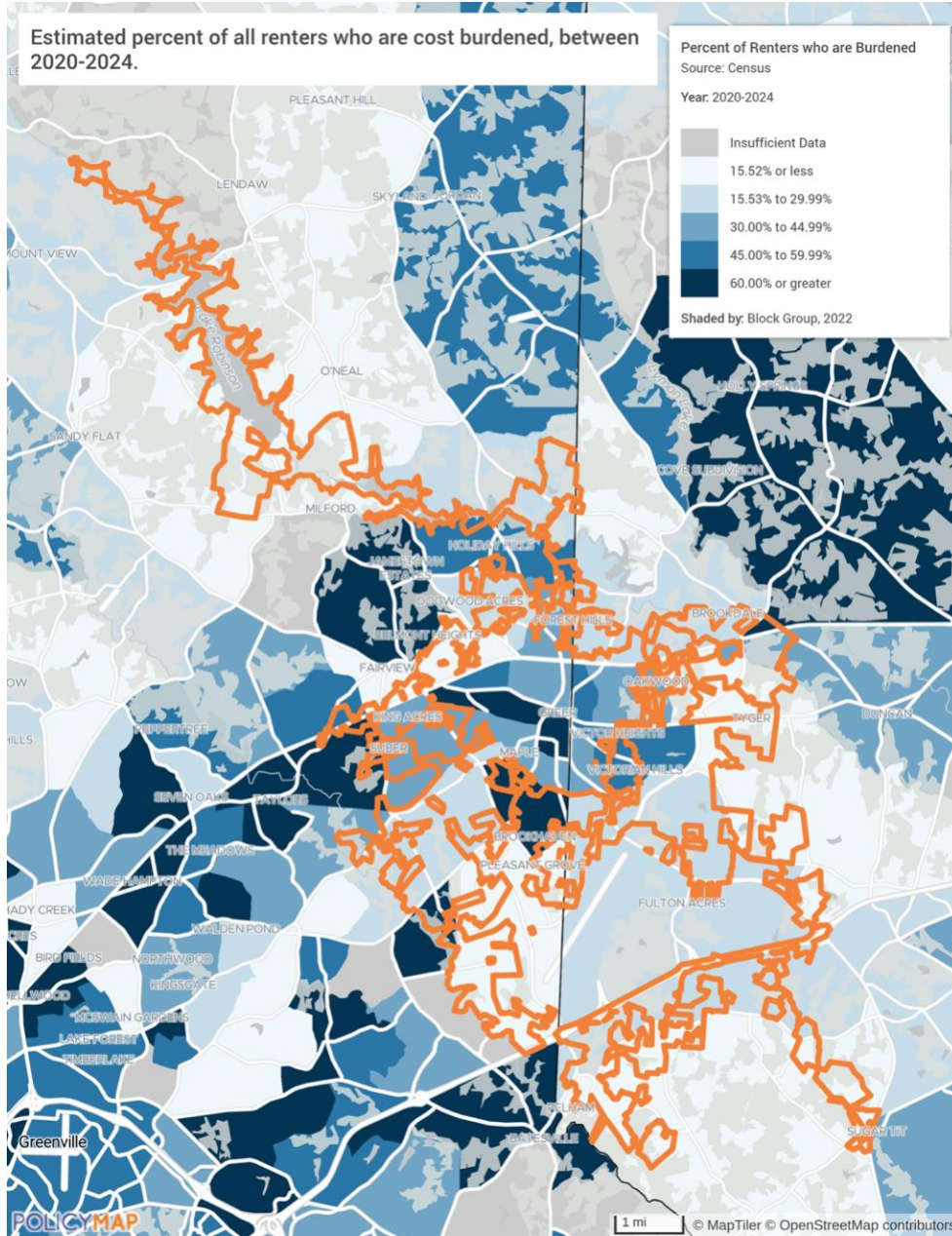
Map: Senior Households by Block Group



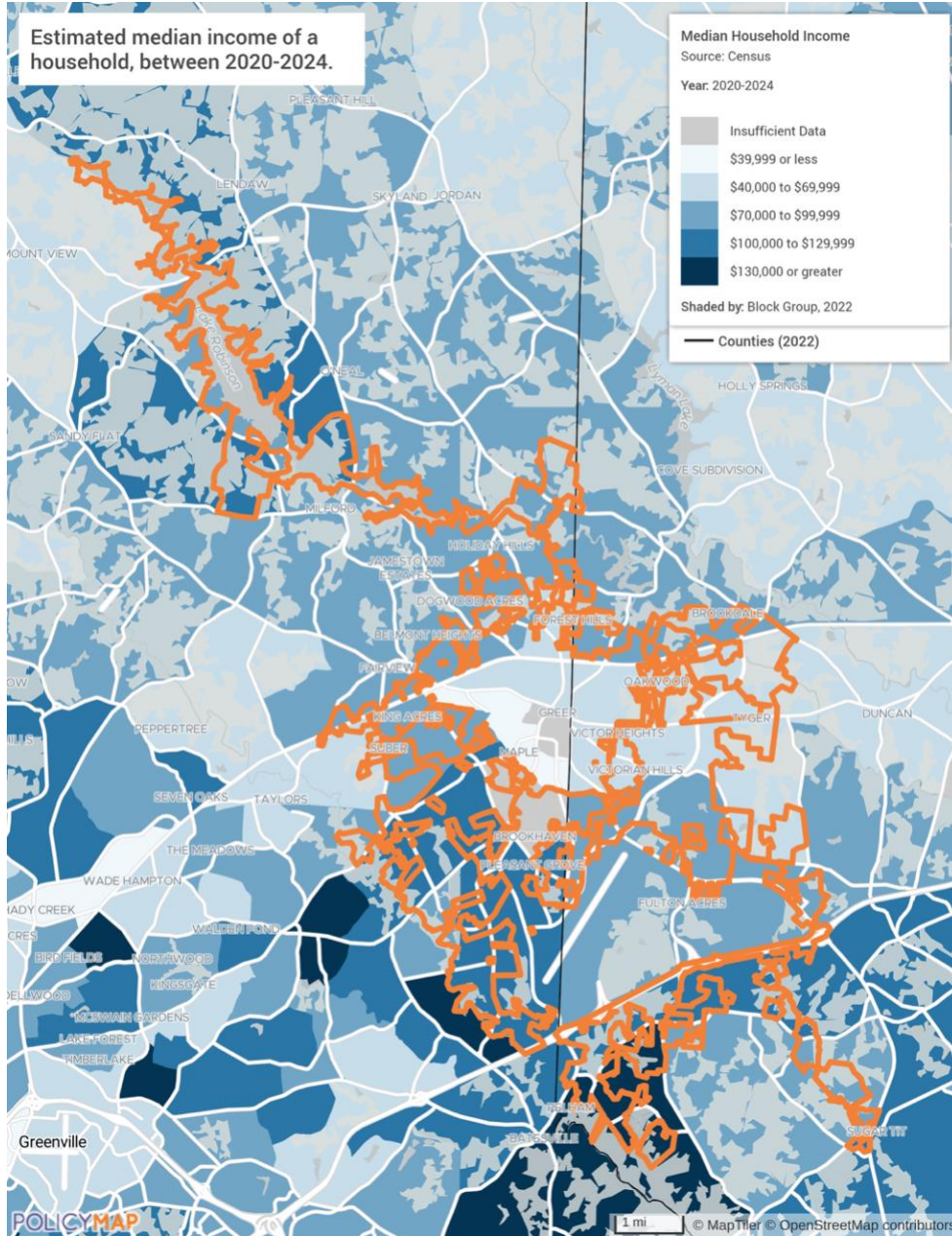
Map: Cost Burdened Homeowners by Block Group



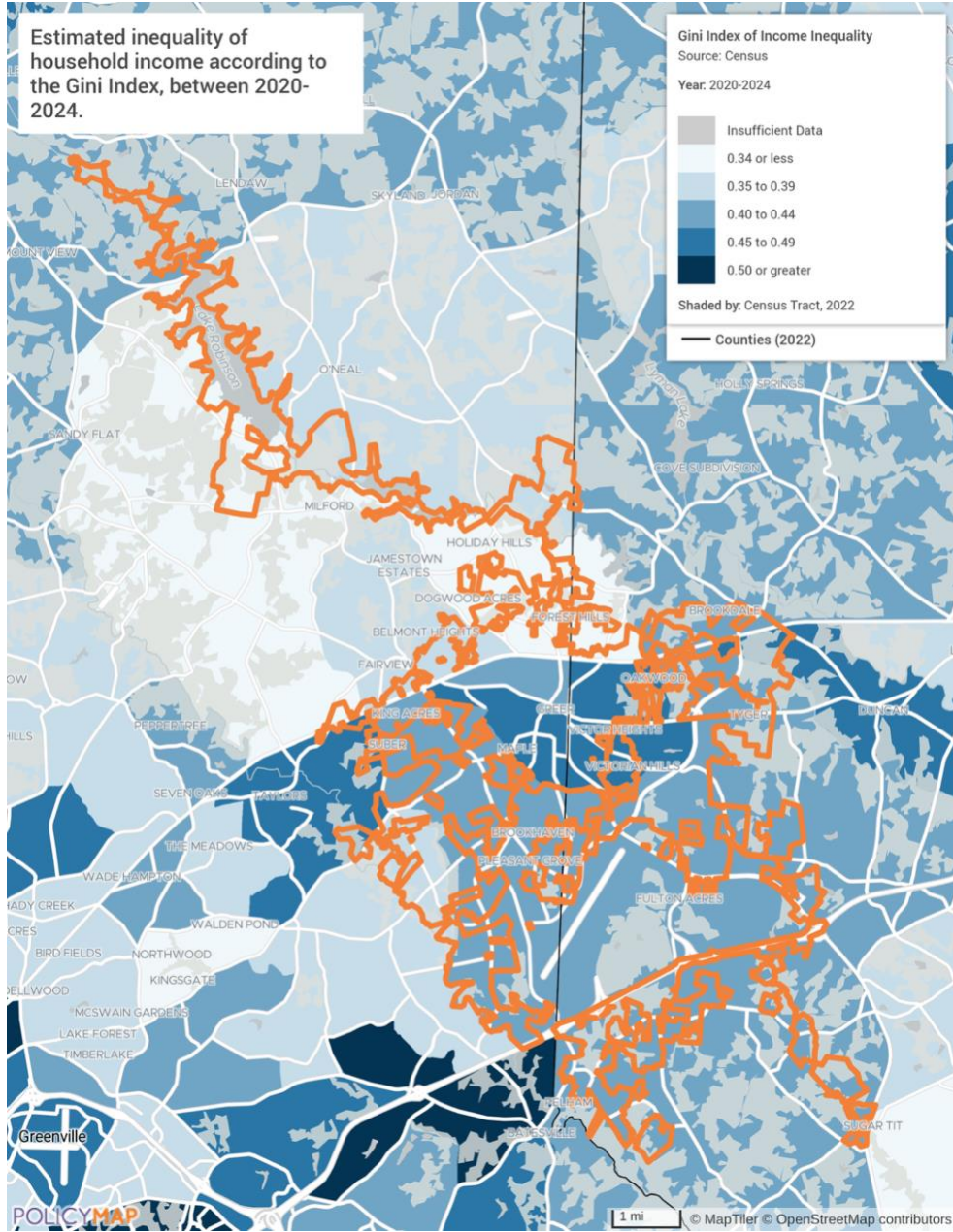
Map: Cost Burdened Renters by Block Group



Map: Household Median Income by Block Group



Map: Gini Index by Census Tract



# STRATEGIC HOUSING RECOMMENDATIONS

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9 Actions Within the City's Control

# Why We Are Recommending Adoption of This Report

## WHY ADOPT?

01

Establishes an evidence-based housing policy framework grounded in demographic data, market analysis, and stakeholder input.

02

Signals the city's commitment — a prerequisite for many state and federal grant programs and partner engagement.

03

Provides staff with a clear, Council-endorsed direction to coordinate with partners and explore policy tools.

04

Positions Greer to respond proactively to housing challenges as population growth exceeds 50,000.

## WHAT ADOPTION DOES NOT DO

### **Adopting this report creates no financial commitments.**

No new programs are funded by this action.

No budget appropriations are authorized by this action.

Any future program with a budgetary implication arising from these recommendations will return to Council for consideration.

# The Three-Pronged Approach to Housing

Grounded in researcher Shane Phillips' *The Affordable City* (2022) | No single tool solves or prevents the housing crisis. Lasting affordability requires action on all three fronts.

## SUPPLY

### Build more homes.

Affordability is fundamentally a supply problem. When cities restrict housing production, prices rise and households at every income level get squeezed down the ladder.

**Greer tools:** UDO reform, missing middle housing, infill zoning, density along corridors

## SUBSIDY

### Target resources to projects the market won't serve.

Supply alone cannot reach low-income households. Public investment—through trust funds, LIHTC, CDBG, and capital stack support—bridges the gap between cost and affordability. Subsidy can be provided by any organization.

**Greer tools:** Housing Trust Fund, capital stack participation, public land disposition, CDBG entitlement

## STABILITY

### Protect people in the homes they have.

New supply takes years. Existing residents need protection now—from unsafe conditions, displacement, tangled titles, and cost increases that outpace income growth.

**Greer tools:** Rental registration & inspection ordinance, community engagement strategy, nonprofit preservation partnerships

# Enact a Rental Housing Registration & Inspection Ordinance

Adopt a rental permit & inspection program (modeled on Rock Hill, Florence, SC) to maintain housing quality as stock ages and multifamily units increase.

**Goal:** Stability of existing housing stock and tenant quality of life. Housing Inspector would be proposed with this program and offset by rental registration fee.



TIMELINE **2027–2028**

TARGET **LMI, MI**

## Revise the UDO to Accommodate Housing Typologies

Update zoning to allow missing-middle housing types; increase density along key corridors; research parking requirement implications; incorporate narrow lot provisions for infill, explore DRD or a new zoning designation to capture new housing typologies.

**Goal:** Continue to ensure UDO supports and encourages high-quality, Greerified development that enables housing.

TIMELINE **2027–2028**

TARGET **All Levels**



## Add Value to the Capital Stack

Layer SC Housing programs (Made It Home!), LIHTC/QAP engagement, loans, bonds, tax credits, mortgage credit certificates, fee offsets, and corporate employer partnerships.

**Goal:** Support the gap in funding. It takes 6-13 layers of funding to make affordable housing work. The city as a partner can alleviate the risk for commercial lenders.

TIMELINE **Ongoing**

TARGET **All Levels**



## Establish a Greer Housing Trust Fund

Create a flexible financing tool to fill development gaps, acquire land, and fund housing preservation. Alternatively, actively participate in the Greenville Housing Fund.

**Note:** There are two types of Housing Trust Funds – as a gap/bridge or as a developer/CDFI. Either may have a land banking component.

TIMELINE **2028–2029**

TARGET **LMI, MI**



## Evaluate Federal Entitlement Recipient Status

Upon Census certification of 50,000 population, pursue CDBG entitlement status to unlock direct federal housing funding beyond the current \$300–\$400K/yr from Greenville County.

**Goal:** Begin research now; prepare to make decision at 50,000 population threshold.

TIMELINE **2028–2029**

TARGET **LMI**



6

# Expand & Preserve Affordable Housing via Public/Nonprofit Partnerships

Strengthen partnerships with Greer Housing Authority, LISC, Homes for Hope, Rebuild Upstate, Habitat for Humanity, faith-based housing programs, and other housing stakeholders.

Explore tangled title programs.

Tie home repair programs & lien forgiveness to compliance.

**Goal:** Support community partners and create alignment.



TIMELINE **Ongoing**

TARGET **LMI**

# Leverage City-Owned Land for Affordable Development

Inventory surplus city parcels; use ground leases (75–99 yr) to keep land permanently affordable; pilot a 'zoning-free' mixed-use, housing-focused development on city land.

**Goal:** Innovate. Pilot. Test. Prove.



TIMELINE **Ongoing**

TARGET **LMI, MI**

# Develop a Communications & Community Engagement Strategy

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Counter misconceptions about affordable housing through data-driven public outreach, forums, and neighborhood-level planning integration.

**Goal:** Identify community-level needs and priorities for housing. Educate community on what affordable housing is and isn't.



TIMELINE **Ongoing**

TARGET **All Levels**

# Hire Staff Dedicated to Housing Plan Implementation

Invest in positions such as a Housing Coordinator, Housing Planner, Program Manager, and/or Housing Inspector

**Goal:** Most positions would be recommended with entitlement status; 10% of federal entitlement funds can be used to cover staff and labor.



TIMELINE **Ongoing**

TARGET **All Levels**

# Staff is requesting the following:

01

## Prioritize the Recommendations

Tell us which recommendations to pursue first or in tandem. Your direction will drive the workplan staff uses to sequence implementation.

02

## Add to or Edit the Recommendations

Propose changes — additions or edits — so the final list reflects Council's priorities and the community's needs. Staff is proposing a three-pronged approach instead of near-term/long-term.

03

## Adopt the Study

Vote to adopt the 2026 Housing Needs Assessment & Strategy Report as an official policy framework for the City of Greer.

**ORDINANCE NUMBER 15-2026**

**AN ORDINANCE TO CHANGE THE ZONING CLASSIFICATION OF CERTAIN PROPERTIES OWNED BY TSANALI PROPERTY LLC LOCATED ON EAST GAP CREEK ROAD FROM DESIGN REVIEW DISTRICT (DRD) TO OFFICE PROFESSIONAL (OP)**

The City Council of Greer makes the following findings:

This ordinance pertains to certain properties owned by Tsanali Property LLC located on East Gap Creek Road and more clearly identified by the attached City of Greer Map specifying Greenville County Parcel Numbers 0536010104100 and 0631040101708 containing approximately 23.72 +/- 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 properties and has shown the need for such use to the Greer Planning Commission at a public hearing held on May 18, 2026.
2. To accomplish the desired change in use in the most effective manner, the zoning classification should be changed to Office Professional (OP).
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 properties located on East Gap Creek Road more particularly identified by the attached City of Greer Map specifying Greenville County

Parcel Number 0536010104100 and 0631040101708 containing approximately 23.72 +/- acres attached hereto marked as Exhibit A shall be changed from Design Review District (DRD) to Office Professional (OP).

This ordinance shall be effective upon second reading approval thereof.

**CITY OF GREER, SOUTH CAROLINA**

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Richard W. Danner, Mayor

**ATTEST:**

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Tammela Duncan, Municipal Clerk

Introduced by:

First Reading: May 26, 2026

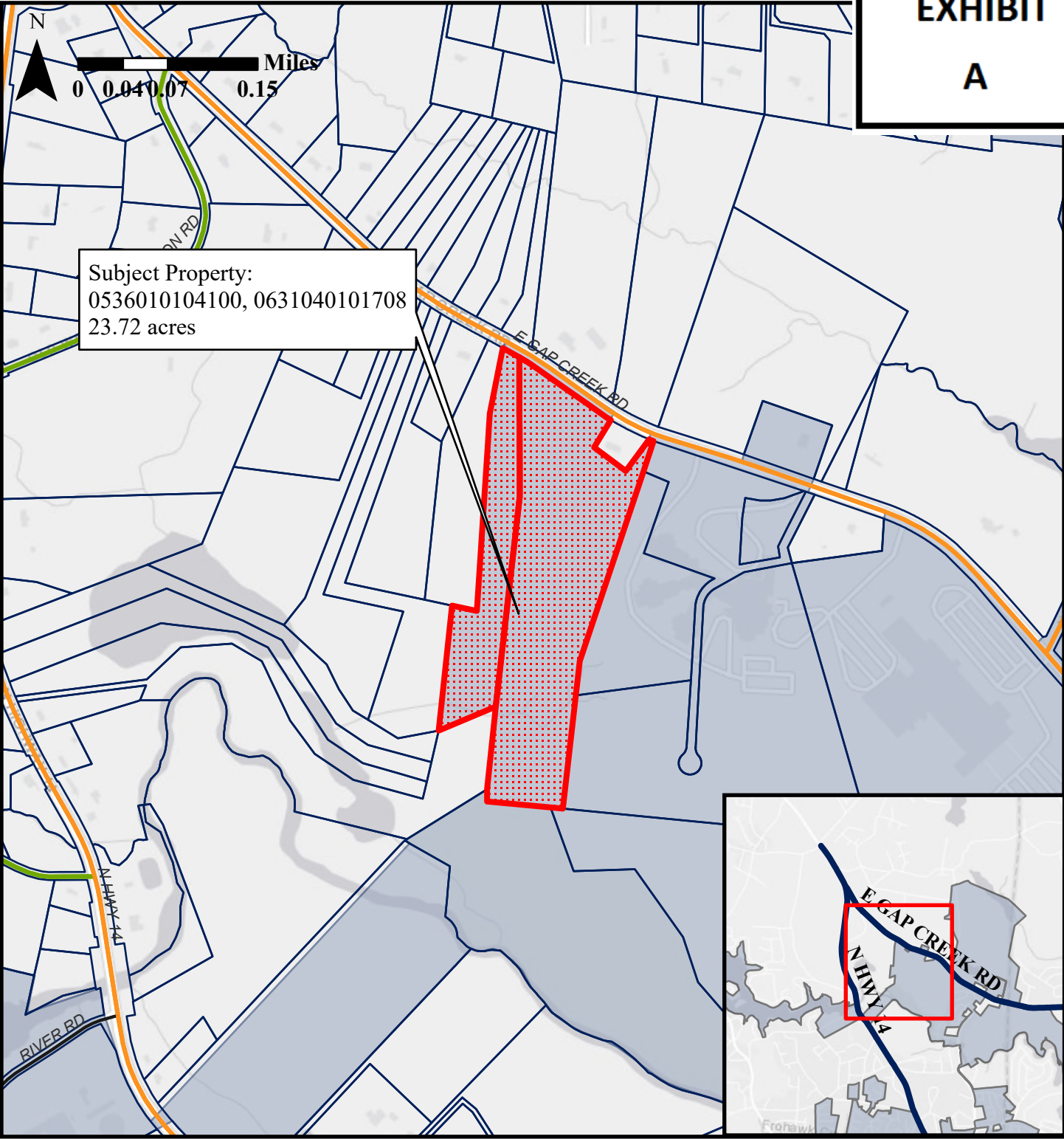
Second and  
Final Reading: June 9, 2026

Approved as to Form:

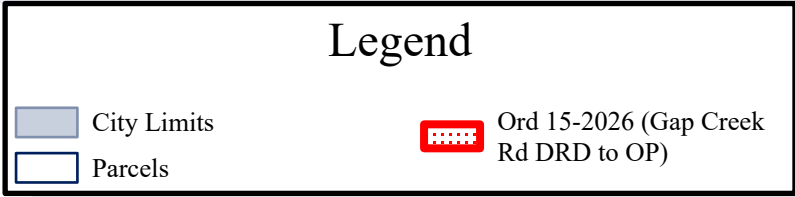
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Daniel R. Hughes, City Attorney

**EXHIBIT  
A**



**Location Map:  
Ordinance 15-2026**  
Case Number: RZ 26-03



Created by the City of Greer Planning & Development Department: 4/27/2026 4:00 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.*






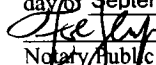


PERSONALLY appeared before me the undersigned, who being duly sworn, deposes and says:

1. I have read the information on this affidavit and I understand such information.
2. The property being transferred is located at E. Gap Road, Greer, SC TMS 0536010104100 and 0631040101708, bearing Greenville County Tax Map Number above, was transferred by PAKT Divine, LLC to Tsanali Property, LLC on September 12, 2025.
3. Check one of the following: The deed is
  - (a)  subject to the deed recording fee as a transfer for consideration paid or to be paid in money or money's worth.
  - (b) \_\_\_\_\_ subject to the deed recording fee as a transfer between a corporation, a partnership, or other entity and a stockholder, partner, or owner of the entity, or is a transfer to a trust or as a distribution to a trust beneficiary.
  - (c) \_\_\_\_\_ exempt from the deed recording fee because (see information section of affidavit): \_\_\_\_\_ (If exempt, please skip items 4 – 7 and go to item 8 of this affidavit.)
4. Check one of the following if either item 3(a) or item 3(b) above has been checked (see information section of this affidavit):
  - (a) \_\_\_\_\_ The fee is computed on the consideration paid or to be paid in money or money's worth in the amount of \$686,223.21.
  - (b) \_\_\_\_\_ The fee is computed on the fair market value of the realty which is \_\_\_\_\_.
  - (c) \_\_\_\_\_ The fee is computed on the fair market value of the realty as established for property tax purposes which is \_\_\_\_\_.
5. Check Yes \_\_\_\_\_ or No  to the following: A lien or encumbrance existed on the land, tenement, or realty before the transfer and remained on the land, tenement, or realty after the transfer. If "yes" the amount of the outstanding balance of this lien or encumbrance is: \_\_\_\_\_.
6. The deed recording fee is computed as follows:
  - (a) Place the amount listed in item 4 above here: \$686,223.21
  - (b) Place the amount listed in item 5 above here: \_\_\_\_\_  
(If no amount is listed, place zero here)
  - (c) Subtract line 6(b) from line 6(a) and place result here: \$686,223.21
7. The deed recording fee due is based on the amount listed on line 6(c) above and the deed recording fee due is : \$2,541.90.
8. As required by Code Section 12-24-70, I state that I am a responsible person who was connected with the transaction as: Closing attorney.
9. I understand that a person required to furnish this affidavit who willfully furnishes a false or fraudulent affidavit is guilty of a misdemeanor and, upon conviction, must be fined not more than one thousand dollars or imprisoned not more than one year, or both.

  
Responsible Person Connected with the Transaction

Matthew H. Henrikson  
Print or Type Name Here

SWORN to before me this 12th  
day of September 2025  
  
Notary Public for South Carolina  
My Commission Expires: 8-4-2035  
Zoe R. Henrikson

## INFORMATION

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

Exempted from the fee are deeds:

- (1) transferring realty in which the value of the realty, as defined in Code Section 12-24-30, is equal to or less than one hundred dollars;
- (2) transferring realty to the federal government or to a state, its agencies and departments, and its political subdivisions, including school districts;
- (3) that are otherwise exempted under the laws and Constitution of this State or of the United States;
- (4) transferring realty in which no gain or loss is recognized by reason of Section 1041 of the Internal Revenue Code as defined in Section 12-6-40(A);
- (5) transferring realty in order to partition realty as long as no consideration is paid for the transfer other than the interests in the realty that are being exchanged in order to partition the realty;
- (6) transferring an individual grave space at a cemetery owned by a cemetery company licensed under Chapter 55 of Title 39;
- (7) that constitute a contract for the sale of timber to be cut;
- (8) transferring realty to a corporation, a partnership, or a trust in order to become, or as, a stockholder, partner, or trust beneficiary of the entity provided no consideration is paid for the transfer other than stock in the corporation, interest in the partnership, beneficiary interest in the trust, or the increase in value in such stock or interest held by the grantor. However, the transfer of realty from a corporation, a partnership, or a trust to a stockholder, partner, or trust beneficiary of the entity is subject to the fee even if the realty is transferred to another corporation, a partnership, or trust;
- (9) transferring realty from a family partnership to a partner or from a family trust to a beneficiary, provided no consideration is paid for the transfer other than a reduction in the grantee's interest in the partnership or trust. A "family partnership" is a partnership whose partners are all members of the same family. A "family trust" is a trust, in which the beneficiaries are all members of the same family. The beneficiaries of a family trust may also include charitable entities. "Family" means the grantor and the grantor's spouse, parents, grandparents, sisters, brothers, children, stepchildren, grandchildren, and the spouses and lineal descendants of any of the above. A "charitable entity" means an entity which may receive deductible contributions under section 170 of the Internal Revenue Code as defined in Section 12-6-40(A);
- (10) transferring realty in a statutory merger or consolidation from a constituent corporation to the continuing or new corporation;
- (11) transferring realty in a merger or consolidation from a constituent partnership to the continuing or new partnership; and
- (12) that constitute a corrective deed or a quitclaim deed used to confirm title already vested in the grantee, provided that no consideration of any kind is paid or is to be paid under the corrective or quitclaim deed;
- (13) transferring realty subject to a mortgage to the mortgagee whether by a deed in lieu of foreclosure executed by the mortgagor or deed executed pursuant to foreclosure proceedings;
- (14) transferring realty from an agent to the agent's principal in which the realty was purchased with funds of the principal, provided that a notarized document is also filed with the deed that establishes the fact that the agent and principal relationship existed at the time of the original purchase as well as for the purpose of purchasing the realty;
- (15) transferring title to facilities for transmitting electricity that is transferred, sold, or exchanged by electrical utilities, municipalities, electric cooperatives, or political subdivisions to a limited liability company which is subject to regulation under the Federal Power Act (16 U.S.C. Section 791(a)) and which is formed to operate or to take functional control of electric transmission assets as defined in the Federal Power Act.





**ZONING MAP AMENDMENT APPLICATION  
(REZONING)**

Date 02/24/26

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

Tax Map Number(s) 0536010104100, 0631040101708

Property Address(s) E GAP CREEK RD

Acreage of Properties 24.09 County GREENVILLE

**Applicant Information**

Name ALLEN STINE (AGENT)  
 Address 360 PACKS MOUNTAIN RIDER RD, TAYLERS SC 29687  
 Contact Number [REDACTED]  
 Email [REDACTED]  
 Business Name \_\_\_\_\_

**Property Owner Information**  
*(If multiple owners, see back of sheet)*

Name YUNSHUI CHEN  
 Address 3148 E GAP CREEK RD, GREER SC 29651  
 Contact Number [REDACTED]  
 Email \_\_\_\_\_  
 Business Name [REDACTED]

*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 DESIGN REVIEW DISTRICT(DRD) to OFFICE PROFESSIONAL(OP).

Existing Use: DRD Proposed Use: OP

Signature(s)   
ALLEN E. STINE

All zoning classifications, permitted uses and fees are available at [www.cityofgreer.org](http://www.cityofgreer.org)

See Reverse

**ZONING REPORT**  
**STAFF REPORT TO THE GREER PLANNING COMMISSION**  
**Monday, May 18, 2026**

---

**DOCKET:** RZ 26-03

**APPLICANT:** Tsanali Property LLC

**PROPERTY LOCATION:** E Gap Creek Rd

**TAX MAP NUMBER:** 0536010104100, 0631040101708

**EXISTING ZONING:** Design Review District (DRD)

**REQUEST:** Rezone to Office Professional (OP)

**SIZE:** 23.72 Acres

**COMPREHENSIVE PLAN:** Suburban Neighborhood

**ANALYSIS:** **RZ 26-03**

---

**RZ 26-03** is a rezoning request for two parcels located on E Gap Creek Road with a total acreage of 23.72 acres. The request is to rezone the parcels to Office Professional (OP) and the intent is to build a museum/event center on the property.

Surrounding land uses and zoning include:

- North: Unincorporated Greenville County – residential, undeveloped
- East: Rural Residential (RR) – Greer Middle School & Greer High School
- South: Rural Residential (RR), unincorporated Greenville County – undeveloped
- West: Unincorporated Greenville County – undeveloped

Suburban Neighborhoods are generally shaped by residential subdivisions of medium-lot homes with relatively uniform housing types and densities. Local streets are often designed in a curvilinear pattern with occasional cul-de-sacs to respond to and protect natural features. New single-family subdivisions should be designed with sidewalks, street trees, neighborhood parks, trails, and interconnected community open space.

- **Primary Uses:** Single-family attached and detached residential, townhomes, senior housing, parks
- **Secondary Uses:** Small-scale apartment buildings, civic and institutional facilities (e.g., places of worship), small-scale neighborhood commercial uses

This request is compatible with the existing institutional uses in the area (schools). It is also in-line with the Comprehensive Plan and Future Land Use Map. Therefore, staff recommends approval.

**Staff Recommendation: Approval**

**Planning Commission Recommendation: Approval, 5-0**

**ORDINANCE NUMBER 16-2026**

**AN ORDINANCE TO CHANGE THE ZONING CLASSIFICATION OF A CERTAIN PROPERTY OWNED BY JERMIN FUENTES LOCATED AT 111 ALBERT STREET FROM COMMERCIAL GENERAL (CG) TO TRADITIONAL NEIGHBORHOOD (TN) AND REMOVE THE DOWNTOWN ENTRYWAY OVERLAY**

The City Council of Greer makes the following findings:

This ordinance pertains to a certain property owned by Jermin Fuentes located at 111 Albert Street and more clearly identified by the attached City of Greer Map specifying Greenville County Parcel Number G001000300601 containing approximately 0.124 +/- acres attached hereto marked as Exhibit A, Quit Claim Deed attached hereto marked as Exhibit B; and the Survey attached hereto marked at Exhibit C.

1. The owner desires to change the zoning classification of his property and has shown the need for such use to the Greer Planning Commission at a public hearing held on May 18, 2026.
2. To accomplish the desired change in use in the most effective manner, the zoning classification should be changed to Traditional Neighborhood (TN) and removal from the Downtown Entryway Overlay.
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 111 Albert Street more particularly identified by the attached City of Greer Map specifying Greenville County Parcel Number G001000300601 containing approximately 0.124 +/- acres attached hereto marked as Exhibit A shall be changed from Commercial General (CG) to Traditional Neighborhood (TN) and removed from the Downtown Entryway Overlay.

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: May 26, 2026

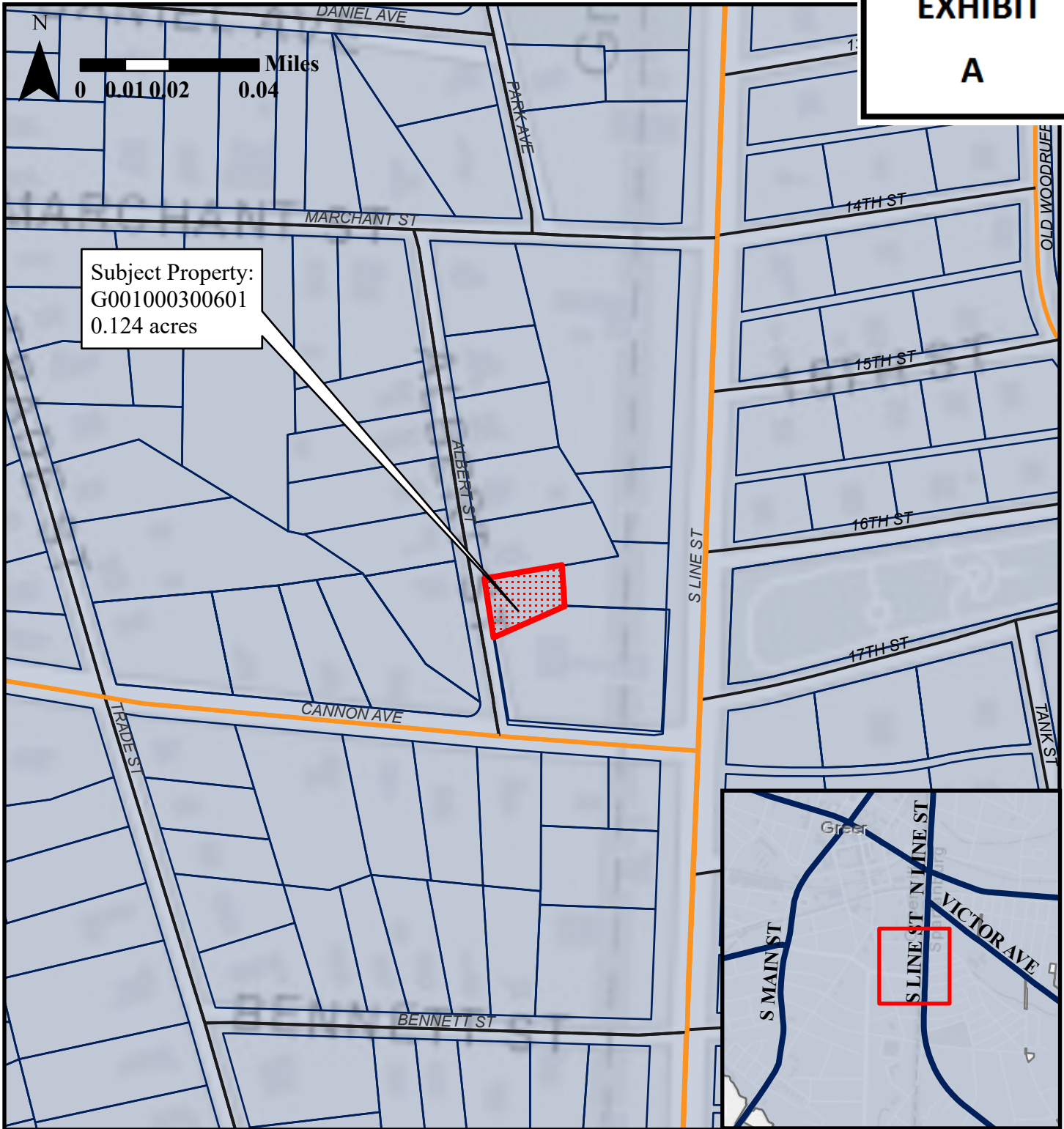
Second and  
Final Reading: June 9, 2026

Approved as to Form:

---

Daniel R. Hughes, City Attorney

**EXHIBIT  
A**






Subject Property:  
G001000300601  
0.124 acres

**Location Map:  
Ordinance 16-2026**

Case Number: RZ 26-05

**Legend**

	City Limits		Ord 16-2026 (Albert St CG to TN)
	Parcels		

Created by the City of Greer Planning & Development Department: 5/7/2026 4:20 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.





State of South Carolina

)

County of Greenville

)

)

ACKNOWLEDGMENT

The foregoing instrument was acknowledged before me this <sup>24<sup>th</sup></sup> April 17, 2026 by **Maria Espinal** and acknowledged the execution of the herein deed.

Sworn to before me this the <sup>24<sup>th</sup></sup> 17<sup>th</sup> day  
of April, 2026.

Kelly L. Meilinger (SEAL)  
Notary Public for South Carolina, Greenville County  
Notary Name: Kelly L. Meilinger  
My Commission Expires: 03/19/2031

KELLY L. MEILINGER  
Notary Public, State of South Carolina  
Notary ID # 10308669  
My Commission Expires March 19, 2031

**EXHIBIT A**

All that certain piece, parcel or lot of land situate, lying and being in the State of South Carolina, County of Greenville, being shown and designated as Tract A, containing 0.124 acres, more or less, on a plat entitled "Jermin Fuentes", prepared by Eric A. Walcher. dated February 16, 2026 and recorded on March 31, 2026 in the Office of the Register of Deeds for Greenville County, South Carolina in Plat Book 1540 at Page 57.

( Derivation for Informational Purposes Only)

This being that same property conveyed to Elvin Rivera by deed of Roy Lee Cooper, Jr. dated May 15, 2017 and recorded on May 16, 2017 in the Office of the Register of Deeds for Greenville County, South Carolina in Book 2512 at Page 4409. Subsequently, Elvin Rivera conveyed his interest to Maria Espinal dated August 18, 2021 and recorded on August 18, 2021 in the Office of the Register of Deeds for Greenville County, South Carolina in Book 2633 at Page 0487.

TMS# G001.00-03-006.01 out of G001.00-03-006.00

STATE OF SOUTH CAROLINA )  
COUNTY OF GREENVILLE )

AFFIDAVIT

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

1. I have read the information on this Affidavit and I understand such information.

The property being transferred is known as: 111 Albert Street, Greer, SC 29651, bearing Greenville County Tax Map Number G001.00-03-006.01, was transferred by Maria Espinal to Jermin Fuentes on April <sup>17</sup>/<sub>24</sub> 2026.

1. Check one of the following. The deed is:

- (a) \_\_\_\_\_ subject to the deed recording fee as a transfer for consideration paid or to be paid in money or money's worth.
- (b) \_\_\_\_\_ subject to the deed recording fee as a transfer between a corporation, partnership, or other entity and a stockholder, partner, or owner of the entity, or is a transfer to a trust or as a distribution to a trust beneficiary.
- (c)   x   exempt from the deed recording fee because (See Information section of affidavit);1

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

4. Check one of the following if either item 3(a) or item 3(b) above has been checked (See Information section of this affidavit);

- (a) \_\_\_\_\_ The fee is computed on the consideration paid or to be paid in money or money's worth in the amount of \$ \_\_\_\_\_.
- (b) \_\_\_\_\_ The fee is computed on the fair market value of the realty which is \_\_\_\_\_.
- (c) \_\_\_\_\_ The fee is computed on the fair market value of the realty as established for property tax purposes which is \_\_\_\_\_.

5. Check Yes \_\_\_ or No   x   to the following: A lien or encumbrance existed on the land, tenement, or realty before the transfer and remained on the land, tenement, or realty after the transfer. If "Yes," the amount of the outstanding balance of this lien or encumbrance is: \_\_\_\_\_.

6. The deed recording fee is computed as follows:

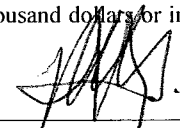
- (a) Place the amount listed in item 4 above here: \$ 0.00
- (b) Place the amount listed in item 5 above here: \$   0.00
- (c) Subtract Line 6(b) from Line 6(a) and place result here: \$ 0.00

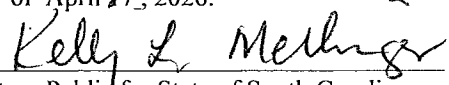
7. The deed recording fee is \$0.00.

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

9. I understand that a person required to furnish this affidavit who willfully furnishes a false or fraudulent affidavit is guilty of a misdemeanor and, upon conviction, must be fined not more than one thousand dollars or imprisoned not more than one year, or both.

SWORN to before me this <sup>24<sup>th</sup></sup> ~~17~~<sup>th</sup> day of April ~~17~~<sup>th</sup>, 2026.

  
\_\_\_\_\_  
Maria Espinal

  
\_\_\_\_\_  
Notary Public for State of South Carolina  
My Commission Expires: 3-19-31

KELLY L. MEILINGER  
Notary Public, State of South Carolina  
Notary ID # 10308669  
My Commission Expires March 19, 2031

## INFORMATION

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

Exempted from the fee are deeds:

- (1) transferring realty in which the value of the realty, as defined in Code Section 12-24-30, is equal to or less than one hundred dollars;
- (2) transferring realty to the federal government or to a state, its agencies and departments, and its political subdivisions, including school districts;
- (3) that are otherwise exempted under the laws and Constitution of this State or of the United States;
- (4) transferring realty in which no gain or loss is recognized by reason of Section 1041 of the Internal Revenue Code as defined in Section 12-6-40(A);
- (5) transferring realty in order to partition realty as long as no consideration is paid for the transfer other than the interests in the realty that are being exchanged in order to partition the realty;
- (6) transferring an individual grave space at a cemetery owned by a cemetery company licensed under Chapter 55 of Title 39;
- (7) that constitute a contract for the sale of timber to be cut;
- (8) transferring realty to a corporation, a partnership, or a trust in order to become, or as, a stockholder, partner, or trust beneficiary of the entity provided no consideration is paid for the transfer other than stock in the corporation, interest in the trust, or the increase in value in such stock or interest held by the grantor. However, the transfer of realty from a corporation, a partnership, or a trust to a stockholder, partner, or trust beneficiary of the entity is subject to the fee even if the realty is transferred to another corporation, a partnership, or trust;
- (9) transferring realty from a family partnership to a partner or from a family trust to a beneficiary, provided no consideration is paid for the transfer other than a reduction in the grantee's interest in the partnership or trust. A "family partnership" is a partnership whose partners are all members of the same family. A "family trust" is a trust, in which the beneficiaries are all members of the same family. The beneficiaries of a family trust may also include charitable entities. "Family" means the grantor and the grantor's spouse, parents, grandparents, sisters, brothers, children, stepchildren, grandchildren, and the spouses and lineal descendants of any of the above. A "charitable entity" means an entity which may receive deductible contributions under Section 170 of the Internal Revenue Code as defined in Section 12-6-40(A);
- (10) transferring realty in a statutory merger or consolidation from a constituent corporation to the continuing or new corporation;
- (11) transferring realty in a merger or consolidation from a constituent partnership to the continuing or new partnership; and,
- (12) that constitute a corrective deed or a quitclaim deed used to confirm title already vested in the grantee, provided that no consideration of any kind is paid or is to be paid under the corrective or quitclaim deed.
- (13) transferring realty subject to a mortgage to the mortgagee whether by a deed in lieu of foreclosure executed by the mortgagee or deed pursuant to foreclosure proceedings.
- (14) Transferring realty from an agent to the agent's principal in which the realty was purchased with funds of the principal, provided that a notarized document is also filed with the deed that establishes the fact that the agent and principal relationship existed at the time of the original purchase as well as for the purpose of purchasing the realty.
- (15) Transferring title to facilities for transmitting electricity that is transferred, sold, or exchanged by electrical utilities, municipalities, electric cooperatives, or political subdivisions to a limited liability company which is subject to regulation under the Federal Power Act (16 U.S.C. Section 791(a) and which is formed to operate or to take functional control of electric transmission assets as defined in the Federal Power Act.

E.A. WALCHER

E.A. WALCHER  
104 RAMBLE  
SIMPSONVILLE,  
TEL. (864) 9

EMAIL: [eawalchersurveying@yahoo.com](mailto:eawalchersurveying@yahoo.com)

DRAWN: EW PARTY CHIEF: EW CHECKED: EW

REF. PLAT BOOK: C, PGS. 196 & 197 9-C, PG. 88

REF. DEED BOOK: 2633, PG. 487

TAX MAP: G001000300600

DATE OF SURVEY: FEBRUARY 16, 2026

DRAWING NO: ALBERT-ST-111-FUENTES-2026

DATE OF LAST REVISION:  
3-4-26 SETBACKS REVISED 3-23-26 REVISED SETBACKS



SCALE: 1" = 30'

1) 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. THIS PROPERTY IS NOT LOCATED WITHIN A DESIGNATED FEMA 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 OR NOT OF RECORD, INCLUDING SETBACKS.

3) THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY SURVEYOR.



PLS: ERIC A. WALCHER  
NO: 28591

3-23-26

STATE OF SOUTH CAROLINA  
GREENVILLE COUNTY  
CITY OF GREER

BOUNDARY SURVEY  
DIVISION OF LANDS

AS REQUESTED BY

JERMIN FUENTES

SITE ADDRESS:  
ALBERT ST & S. LINE ST  
GREER, SC 29651

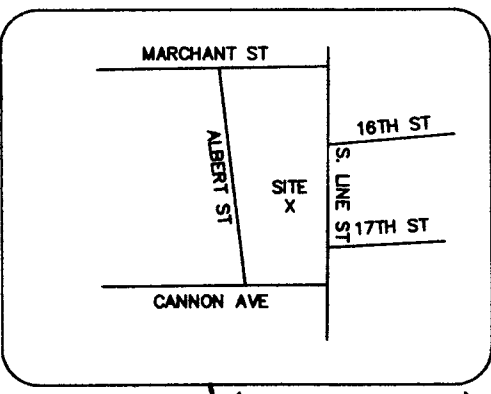
LEGEND

- IPS IRON PIN SET #4 REBAR
- IPF IRON PIN FOUND
- ▲ CALCULATED POINT
- R/W RIGHT-OF-WAY
- B/L BUILDING SETBACK LINE
- X-X-X- FENCE
- PP POWER POLE
- OE OVERHEAD ELECTRIC LINE
- ☆ LP LIGHT POLE
- OT- OVERHEAD TELEPHONE LINE

PART  
TMS G001000300600  
TRACT A  
0.124 ACRES±

REMAINDER  
TMS G001000300600  
TRACT B  
0.197 ACRES±  
(INCLUSIVE OF ANY R/W)

TOTAL  
0.322 ACRES±  
(INCLUSIVE OF ANY R/W)



VICINITY MAP (NOT TO SCALE)

TMS G001000300400  
UNITED INSURANCE AGENCY, LLC  
D.B. 2665, PG. 5010  
P.B. 6-S, PG. 55

TMS G001000300700  
BROOKE A. BRAMLETT  
"LOT NO. 27"  
D.B. 2574, PG. 2755  
P.B. C, PGS. 196 & 197

REMAINDER  
TMS G001000300600  
TRACT B  
0.197 ACRES±  
(INCLUSIVE OF ANY R/W)

TMS G001000300401  
GPM SOUTHEAST, LLC  
"LOT NO. 29"  
D.B. 2452, PG. 397  
P.B. C, PGS. 196 & 197  
P.B. 1189, PG. 19

PER THE SCLLR AND THE SOUTH CAROLINA BOARD OF ENGINEERS & LAND SURVEYORS GUIDELINES FOR SURVEY PLAT USES; INFORMATION OUTSIDE THE SCOPE OF A SURVEY SUCH AS BUT NOT LIMITED TO DEVELOPMENTAL RESTRICTIONS ARE NOT TO BE PLACED ON A SURVEY.

THE FOLLOWING INFORMATION HAS BEEN PREPARED BY OTHERS AND IS NOT CERTIFIED OR VERIFIED IN ANY WAY BY THE SURVEYOR. THIS INFORMATION IS BEING PROVIDED FOR INFORMATION ONLY. THIS INFORMATION IS BEING SHOWN IN A SEPARATE SECTION OF THE SURVEY PER SAID ORDER.

PER REQUEST OF THE CITY OF GREER THE SETBACKS ARE AS SHOWN HEREON PER THE CITY OF GREER. TYPICAL 5' SIDE SETBACK REQUIRED IN THE COMMERCIAL GENERAL ZONING DISTRICTS INCREASES TO 15' WHERE ADJACENT TO RESIDENTIAL ZONING DISTRICTS PER NOTE 1 IN THE CITY OF GREER UDO TABLE 2.2.2.

2026020413  
1 Pgs  
SCGRID NAD83(2011)  
PLAT/SM Book: PL 1540 Page: 0057 - 0057  
March 31, 2026 02:14:04 PM  
Rec: \$25.00  
FILED IN GREENVILLE COUNTY, SC  
FEBRUARY 16, 2026

APPROVED BY CITY OF GREER  
Approved for Recording  
*John B. ...* 03/31/2026  
Planning and Zoning Official

LINE	BEARING	DISTANCE
L1	N 24°16'27" W	19.03'
L2	S 66°16'38" W	1.76'
L3	S 03°52'43" E	48.82'



**ZONING MAP AMENDMENT APPLICATION  
(REZONING)**

Date 4-28-26

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

Tax Map Number(s) 6001000300601

Property Address(s) 111 Albert St Greer SC 29651

Acreage of Properties 0.124 County Greenville

**Applicant Information**

Name Termin Alejandro Fuentes

Address 116 Cliffside Dr  
Greer SC 29651

Contact Number [REDACTED]

Email [REDACTED]

Business Name Haze Hardscapes

**Property Owner Information**  
*(If multiple owners, see back of sheet)*

Name Termin Alejandro Fuentes

Address 116 Cliffside Dr  
Greer SC 29651

Contact Number [REDACTED]

Email [REDACTED]

Business Name Haze Hardscapes

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 Commercial to Residential.

Existing Use: N/A Proposed Use: Single Family Home

Signature(s) [Signature]

All zoning classifications, permitted uses and fees are available at [www.cityofgreer.org](http://www.cityofgreer.org)

**Complete the section below if multiple property owners**

**Name** \_\_\_\_\_  
**Business Name** \_\_\_\_\_  
**Address** \_\_\_\_\_  
**Contact Number** \_\_\_\_\_  
**Signature** \_\_\_\_\_

**Name** \_\_\_\_\_  
**Business Name** \_\_\_\_\_  
**Address** \_\_\_\_\_  
**Contact Number** \_\_\_\_\_  
**Signature** \_\_\_\_\_

**Name** \_\_\_\_\_  
**Business Name** \_\_\_\_\_  
**Address** \_\_\_\_\_  
**Contact Number** \_\_\_\_\_  
**Signature** \_\_\_\_\_

**Name** \_\_\_\_\_  
**Business Name** \_\_\_\_\_  
**Address** \_\_\_\_\_  
**Contact Number** \_\_\_\_\_  
**Signature** \_\_\_\_\_

**Name** \_\_\_\_\_  
**Business Name** \_\_\_\_\_  
**Address** \_\_\_\_\_  
**Contact Number** \_\_\_\_\_  
**Signature** \_\_\_\_\_

**Name** \_\_\_\_\_  
**Business Name** \_\_\_\_\_  
**Address** \_\_\_\_\_  
**Contact Number** \_\_\_\_\_  
**Signature** \_\_\_\_\_

**ZONING REPORT**  
**STAFF REPORT TO THE GREER PLANNING COMMISSION**  
**Monday, May 18, 2026**

---

**DOCKET:** RZ 26-05

**APPLICANT:** Jermin Fuentes

**PROPERTY LOCATION:** 111 Albert St

**TAX MAP NUMBER:** G001000300601

**EXISTING ZONING:** Commercial General (CG)

**REQUEST:** Rezone to Traditional Neighborhood (TN) and remove Entryway Overlay

**SIZE:** 0.124 acres

**COMPREHENSIVE PLAN:** Traditional Neighborhood

**ANALYSIS:** **RZ 26-05**

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**RZ 26-05** is a rezoning request for one parcel located at 111 Albert St. with a total acreage of 0.124 acres. The request is to rezone the parcel to Traditional Neighborhood (TN) and the intent is to build a home on the property. This zoning map amendment will also remove the Entryway Overlay as this parcel was recently subdivided from its parent parcel with frontage on S Line.

Surrounding land uses and zoning include:

- North: Suburban Neighborhood (SN) – residential
- East: Commercial General (CG) – retail (food truck)
- South: Commercial General – retail (gas station)
- West: Suburban Neighborhood (SN) – residential

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

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

This request is compatible with adjacent residential uses. It is also in line with Comprehensive Plan recommendations and Future Land Use Map. Therefore, staff recommends approval.

**Staff Recommendation: Approval**

**Planning Commission Recommendation: Approval, 5-0**

**ORDINANCE NUMBER 17-2026**

**AN ORDINANCE APPROVING A MAJOR CHANGE TO A PLANNED DEVELOPMENT (PD) OF CERTAIN REAL PROPERTY IN THE CITY OF GREER RELATED TO THE BLUE RIDGE PLANTATION DEVELOPMENT**

**WHEREAS**, Blue Ridge Plantation Development and ECS Development are the owners of properties located on Milford Church Rd and Ridge Crossing Dr, identified as Greenville County Parcel Numbers 0633010101600 and 0633010101607; and,

**WHEREAS**, the properties are within a Planned Development (PD) zoning district and governed by Chapter 2.4.1 of the City of Greer’s Unified Development Ordinance; and,

**WHEREAS**, the City of Greer initially approved the zoning of the parcel in 2002 and has undergone major changes in 2006 and 2021, for a mixed-use development of up to 1,347 residential units and 18.62 acres designated for non-residential uses of commercial and amenity (Ordinance 50-2021) pursuant to a Statement of Intent dated September 2, 2021, attached hereto as Exhibit B. The Owners now desires to 1) allow for amenity space to be located in Zone 7B, 2) allow for residential units to be located in Zone 7A and 3) residential units to be redistributed among other zones not to exceed the maximum, as defined by an updated Statement of Intent, attached hereto as Exhibit A; and,

**WHEREAS**, pursuant to Chapter 2.1.4.D any change which the Building and Development Director or designee determines would significantly alter the basic concept and general characteristics of the PD district is considered a “Major Change” that must be approved by City Council; and,

**WHEREAS**, on May 18, 2026, the Greer Planning Commission held a public hearing and made a recommendation to Greer City Council to deny the major change request as sought by the Owners; and,

**WHEREAS**, pursuant to Chapter 1.2.2.6 of the City of Greer Unified Development Ordinance, the City Council may reject the Planning Commission’s recommendation to deny only by a vote of two-thirds (2/3) of the members of Council who are present and voting; and,

**WHEREAS**, after consideration of the Statement of Intent, the proposed amendment to the Statement of Intent, the City’s Comprehensive Plan, and the impact of the amendment upon surrounding properties, the Mayor and City Council find that it is in the best interest of the City of Greer to approve the requested change to the PD zoning.

**NOW, THEREFORE, BE IT ORDAINED**, by the Mayor and Council of the City of Greer, South Carolina that the PD zoning of the property is modified to amend the Statement of Intent.

This ordinance shall be effective immediately upon second reading approval.

**CITY OF GREER, SOUTH CAROLINA**

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

**ATTEST:**

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

Introduced by:

First Reading: May 26, 2026

Second and  
Final Reading: June 9, 2026

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

# STATEMENT OF INTENT MAJOR CHANGE

For The  
MILFORD CHURCH ROAD at GROCE MEADOW  
Planned Development  
Known As  
**BLUE RIDGE PLANTATION**  
Greer, SC

Site Design Inc. Job # S201114

September 2, 2021

## 1.0 PURPOSE

The Planned Development District known as The Blue Ridge Plantation (BRP) was initially approved in January 2002, with changes to the project in February 2006 and again in September 2006. The original Statement of Intent was dated January 25, 2002, with an Addendum to the Statement of Intent submitted on February 24, 2006. Since that time only the original Zones I, II, and IX have been fully built out, with Zone XIV (aka Lakeside) being partially constructed. At this time the subdivision plat of the single-family portion of Lakeside has been recorded while the remaining multi-family portion of this zone has been submitted to The City of Greer Planning Commission for Final Development Plan (FDP) Approval.

On advice of the City of Greer, because none of the remaining zones have been started or have had an FDP approved, the original statement of intent should be considered expired. With this in mind this **major change to the statement of intent** should serve as the controlling document moving forward as it pertains to the undeveloped areas within The Blue Ridge Plantation. Each of the remaining undeveloped zones will require an FDP be submitted to the city to show general compliance with this new scheme.

## 2.0 PROJECT BACKGROUND

Zones I, II, and IX have been fully built out. Zone I, consisting of 23.22 +/- acres was approved for 200 single family units. Only 110 single family detached homes were constructed in this fully built-out zone. Zone II, consisting of 27.68 +/- acres was approved for 95 single family units. Only 85 single family detached homes were constructed in this fully built-out zone. Zone IX, consisting of 25.48 +/- acres, was approved for 100 single family units. Only 88 single family detached homes were constructed in this fully built-out zone. Moving forward these zones will be considered completed and will not be covered by this new statement of intent.

Existing Zone XII, consisting of 2.82 +/- acres, was previously proposed to contain a climate controlled mini storage facility. This zone will no longer be a part of this statement of intent. Any future development on this parcel will require approval by The City of Greer's Planning Commission. In addition, this zone will be removed from the updated Proposed Development Site Plan that is to be used in tandem with this document.

Currently the main roadway, Ridge Crossing Drive, also referred to as the 'spine road', runs north to south generally through the middle of the development. Ridge Crossing Drive provides access to the development via Groce Meadow Road from the north and Milford Church Road from the south. There are a series of large traffic circles that have currently been constructed along Ridge Crossing Drive. The north/south directions of the traffic circles are generally completed, while the east/west directions of the traffic circles have been stubbed out for future roads to access the various undeveloped zones. Although previously planned, only portions of the public sidewalks along the spine road have been installed. This is also the case with the required street trees. The final surface course of asphalt has recently been paved and the construction of the existing storm drain inlets have either been completed or repaired and are now in their final configuration. The portions of Ridge Crossing Drive not currently within a public Right of Way will require dedication to the City of Greer.

Zones VIII and XIII previously contained the open areas, recreational areas, amenities, playgrounds, pools, Ridge Crossing Drive, powerline easements, etc. Zone VIII appeared to include these areas south of Beaver Dam Creek and Zone XIII the areas to the north. These zones also included the 25-foot external property buffers and the 25-foot-wide internal buffers between each zone.

The overall approved units across the entire Blue Ridge Plantation, including Lakeside, currently exists at 1,347 units for a density of 3.00 acres.

### 3.0 DEVELOPMENT SCHEME

Zones III-VI, X, & XI are proposed to be developed as single-family residential subdivisions.

Zone VII is proposed to be split into two nearly equal in area distinct subzones denoted as VII-A & VII-B. Zone VII-A will consist of additional amenities and/or commercial components. Zone VII-B will consist of single-family detached units.

Zone VIII will remain the undeveloped areas, amenities, open space areas, the before mentioned buffers, utility right of ways, flood plains, and/or recreational areas. Zone XIII is to include the existing spine road and the unnamed road right-of-way. The re-defining of these two zones have been done mainly for simplicity in this report.

The single-family zones within the BRP must have a variety of elevations and types of products. No more than two houses with the same elevation will be allowed in a row. The houses must utilize at least two accent materials and be at least 1,200 minimum square feet in size. The following materials are approved for use: Brick, Manufactured Stone, Hardie Board Siding, and 46mm Vinyl Siding. The general density of the single-family zones shall comply with R-10 zoning (4.36 units/ acre); however, the specific density of each zone will be further defined below. As the majority of open and recreational space will be in Zone VIII, each individual residential zone should achieve 20% usable open space.

Uses within Zone VII-A will generally comply with the O-D, C-1, and C-2 zoning districts within The City of Greer Zoning Ordinance. The commercial areas shall be screened from the spine road and Milford Church Road with “Heavy Landscaping” and fence/wall on a 25’ wide raised berm. Any commercial areas along the spine road must front the spine road and have parking situated on the side and/or rear of the principal structure.

The approved uses are as follows:

Accountant  
Advertising agency  
Antique shop  
Apparel store  
Art store  
Bank/Savings and Loan  
Brokerage house  
Bakery  
Bank  
Barber shop  
Beauty shop  
Book store  
Cafeteria  
Camera shop  
Candy store  
Dance studio  
Delicatessen  
Doctor and dentist office  
Drug store  
Dry goods store  
Dry cleaning establishment  
Employment agency  
Fire station  
Florist shop  
Frame shop  
Fraternal and civic club rooms  
Grocery store  
Hardware store  
Hobby shop  
Insurance agency  
Interior decorating shop  
Jewelry store  
Key shop  
Loan company  
Music store

Newsstand  
Nursing Home/Assisted Living Facility  
Office, business and professional  
Office supplies and equipment store  
Optical goods sales  
Pharmacy  
Photography studio  
Printing shop  
Professional offices  
Public utility building and use  
Realtor / Real Estate  
Restaurant  
Savings and loan company  
Shoe store and repair shop  
Sporting goods store  
Stationery store  
Tailor  
Temporary building, incidental to construction of buildings  
Theater (walk-in)  
Tire Repair and Replacement\* (Must be located in the rear of the zone,  
and may not have frontage on the Spine Rd or Milford Church Rd)  
Toy store  
Transportation and utility easement and right-of-way  
Travel bureau  
Uses and structures customarily accessory to permitted uses  
Other uses which are considered to be compatible with the  
aforementioned uses  
Accessory buildings and uses customarily incidental to the above uses  
Other uses which are considered to be compatible with the  
aforementioned uses

Development triggers will be put in place in order to determine when certain amenities need to be constructed. The individual pocket parks or other amenities located specifically within each zone shall be completed at the time the zone is completed and will be required at 50% buildout of each individual zone. The full development amenities such as a clubhouse and additional pools should be completed at 50%

zone buildout while the development trail system should be completed at 67% of the entire Blue Ridge Planation buildout.

The specific outline of each individual zone is as follows:

ZONE III:

Zone III, consisting of 41.10 +/- acres, will contain 180 single family detached homes. Each housing unit in Zone III will be a minimum square footage of 1,200 square feet, with up to an allowable 20% of the total homes at this minimum. The maximum density of this zone will be 4.4 units/acre.

ZONE IV:

Zone IV, consisting of 21.09 +/- acres, was previously approved for 65 units. This zone will contain up to 97 single family detached homes. Each housing unit in Zone IV will be a minimum square footage of 1,200 square feet, with up to an allowable 20% of the total homes at this minimum. The maximum density of this zone will be 4.6 units/acre.

ZONE V:

Zone V, consisting of 23.41 +/- acres, was previously approved for 75 units. This zone will contain 79 single family detached homes. Each housing unit in Zone III will be a minimum square footage of 1,200 square feet, with up to an allowable 5% of the total homes at this minimum. The maximum density of this zone will be 3.4units/acre.

ZONE VI:

Zone VI, consisting of 50.61 +/- acres, was previously approved for 125 units. This zone will contain up to 166 single family detached homes. Each housing unit in Zone III will be a minimum square footage of 1,200 square feet, with up to an allowable 50% of the total homes at

this minimum. The maximum density of this zone will be 3.4 units/acre.

#### ZONE VII:

Zone VII, consisting of 37.51 +/- acres, will be split into two zones, Zone VII-A and Zone VII-B. Zone VII-A consisting of 18.62 +/- acres, shall contain any of the approved uses outlined above, in addition to an approx. 3,000 sf Clubhouse with an Olympic Sized pool amenity for use of Blue Ridge Plantation homeowners. In lieu of a single Olympic sized pool, a smaller pool will be built for each of the following zone combinations: Zones III & IV, Zones V & VI, and Zones XI & XII. Additional amenities within Zone VII-A can consists of cabanas in the pool lounging area for rent. Zone VII-B, consisting of 18.89 +/- acres will consist of up to 151 single family attached homes. Each housing unit in Zone VII-B will be a minimum square footage of 1,200 square feet, with up to an allowable 50% of the total homes at this minimum. The maximum density of this zone will be 8.0 units/acre. Pedestrian connectivity will be provided between Zones VII-A & Zone VII-A.

#### ZONE VIII:

Zone VIII is approximately 87.72 +/- acres in size and will consist of the areas outside of the two main road rights-of-way not deemed for a named zone found within this statement of intent. Zone VIII will serve as common area consisting of the following: Natural walking trails, pocket parks with seating, natural flood plains, utility easements, and signage for mile markers and directions. Zone VIII will also consist of a 25' buffer along the exterior of all named Zones. Whereas if two zones are adjacent, the 25' buffer will be shared between said zones with 12.5' buffers per zone. This zone also consists of 2.015 +/- acres, Tax Map ID # 0633010101204, which contains the existing pool house and pool amenity for use of Blue Ridge Plantation homeowners.

### ZONE X:

Zone X, consisting of 22.14 +/- acres, was previously approved for 90 units. This zone will contain up to 100 single family detached homes. Each housing unit in Zone X will be a minimum square footage of 1,200 square feet, with up to an allowable 50% of the total homes at this minimum. The maximum density of this zone will be 4.5 units/acre.

### ZONE XI:

Zone XI, consisting of 21.73 +/- acres, was previously approved for 65 units. This addendum will increase the unit count to will contain 114 single family detached homes. Each housing unit in Zone XI will be a minimum square footage of 1,200 square feet, with up to an allowable 50% of the total homes at this minimum. The maximum density of this zone will be 5.3 units/acre.

### ZONE XIII:

Zone XIII is approximately 16.94 +/- acres in size and consist of the existing and proposed two main road rights-of-way. This includes the pavements, curbs and gutters, sidewalks, curb lawns, open spaces, street trees, and any other amenity associated with these items that would be present in the right of way. This does not include the 25-foot buffers between the right-of-way and the individual zones. These are contained within Zone VIII. When combined with Zone VIII the sum of the two areas within these two zones will equal 104.66 +/- acres, which is generally consistent with the original statement of intent.

Including the single family detached and the multi-family townhomes in the Lakeside Development (Zone XIV), the total units proposed, including the existing units within Zones I, II, and IX is 1,344 units. This provides a density of 3.0 units/acre across the entire 449 +/- acre planned development. This remains consistent with the previously approved 3.0 units/acre.

# Blue Ridge Plantation

**±455.69-Acre Single Family Detached Development (PD Zoning)  
Ridge Crossing Drive – Greer, SC**

## Statement of Intent

March 25, 2026

### Background

The Planned Development District known as The Blue Ridge Plantation (BRP) was initially approved in January 2002, with changes to the project in February 2006 and again in September 2006. The original Statement of Intent was dated January 25, 2002, with an Addendum to the Statement of Intent submitted on February 24, 2006. Since that time only the original Zones I, II, IX and XIV have been fully built out, with Zone III being partially constructed. At this time the subdivision plat of a portion of Zone III and all of Zone V have been submitted to The City of Greer Planning Commission for Final Development Plan (FDP) Approval.

A minor change to the original statement of intent was approved in 2025 which serves as the governing document in regards to the Blue Ridge Plantation Planned Development. Each of the remaining undeveloped zones will require an FDP be submitted to the city to show general compliance with this new scheme.

### Major Change – 3/25/2026

A major revision is being proposed to the Statement of Intent to allow a portion of Zone VII-A to be developed as residential. Under the currently approved Statement of Intent, Zone VII-A is designated strictly for commercial use, including the development's amenity. This request seeks to introduce flexibility by permitting a portion of Zone VII-A to include residential units. The development will continue to provide an amenity for the Blue Ridge Plantation Planned Development; however, this revision allows the amenity to be located within either Zone VII-A or Zone VII-B, providing flexibility to achieve a more centralized and accessible location for residents.

In conjunction with this revision, unit counts have been redistributed among Zones 5, 6, 7A, 7B, 10, and 11 to more accurately reflect the proposed phasing plan. Zone 5 has decreased from 81 units (3.46 units per acre) to 62 units (2.65 units per acre). Zone 6 has increased from 166 units (3.28 units per acre) to 181 units (3.58 units per acre). Zone 7A, previously designated solely for commercial use with no residential units, is now proposed to accommodate up to 121 residential units (6.49 units per acre), in addition to commercial and amenity space. Zone 7B has decreased from 177 units (7.88 units per acre) to 118 units (5.25 units per acre). Zone 10 has decreased from 100 units (4.52 units per acre) to 64 units (2.89 units per acre), and Zone 11 has decreased from 114 units (5.25 units per acre) to 92 units (4.23 units per acre).

Overall, this reallocation represents a one-to-one redistribution of units and does not result in any increase to the total number of units or the overall density of the Planned Development.

**Blue Ridge Plantation Zone Unit Density Table**

Zone	Acreage	Units	Density	Use
1	26.00 +/-	110	4.23	Single family detached homes 1,200 sf min.
2	26.18 +/-	85	3.25	Single family detached homes 1,200 sf min.
3	41.10 +/-	166	4.04	Single family detached homes 1,200 sf min.
4	21.09 +/-	77	3.65	Single family detached homes 1,200 sf min.
5	23.41 +/-	62	2.65	Single family detached homes 1,200 sf min.
6	50.61 +/-	181	3.58	Single family detached homes 850 sf min.
7a	18.62 +/-	121	6.49	Single family attached and pool house with pool
7b	22.47 +/-	118	5.25	Single family attached and detached homes 1,200 sf min.
8	94.66 +/-	0	0	Recreation / open space
9	29.18 +/-	88	3.02	Single family detached homes 1,200 sf min.
10	22.14 +/-	64	2.89	Single family detached homes 1,200 sf min.
11	21.73 +/-	92	4.23	Single family detached homes 1,200 sf min.
13	16.94 +/-	-	-	Open space taken up by roads and right of ways
14	41.56 +/-	180	4.33	Single family attached and detached homes 1,200 sf min.
Total Units:		1344	1344	
Existing Units:		629	# of actual built units. Zone 1, 2, 3, 9 & 14	
Proposed Units:		715		
Density		2.9		

### **Project Overview**

Zones I, II, IX and XIV have been fully built out. Zone I, consisting of 23.22 +/- acres was approved for 200 single family units. Only 110 single family detached homes were constructed in this fully built -out zone. Zone II, consisting of 27.68 +/- acres was approved for 95 single family units. Only 85 single family detached homes were constructed in this fully built -out zone. Zone IX, consisting of 25.48 +/- acres, was approved for 100 single family units. Only 88 single family detached homes were constructed in this fully built -out zone. Moving forward these zones will be considered completed and will not be covered by this new statement of intent.

Existing Zone XII, consisting of 2.82 +/- acres, was previously proposed to contain a climate controlled mini storage facility. This zone will no longer be a part of this statement of intent. Any future development on this parcel will require approval by The City of Greer's Planning Commission. In addition, this zone will be removed from the updated Proposed Development Site Plan that is to be used in tandem with this document.

Currently the main roadway, Ridge Crossing Drive, also referred to as the 'spine road', runs north to south generally through the middle of the development. Ridge Crossing Drive provides access to the development via Groce Meadow Road from the north and Milford Church Road from the south. There are a series of large traffic circles that have currently been constructed along Ridge Crossing Drive. The north/south directions of the traffic circles are generally completed, while the east/west directions of the traffic circles have been stubbed out for future roads to access the various undeveloped zones. Although previously planned, only portions of the public sidewalks along the spine road have been installed. This is also the case with the required street trees. The final surface course of asphalt has recently been paved and the construction of the existing storm drain inlets have either been completed or repaired and are now in the final configuration. The portions of Ridge Crossing Drive not currently within a public Right of Way will require dedication to the City of Greer.

Zones VIII and XIII previously contained the open areas, recreational areas, amenities, playgrounds, pools, Ridge Crossing Drive, powerline easements, etc. Zone VIII appeared to include these areas south of Beaver Dam Creek and Zone XIII the areas to the north. These zones also included the 25 -foot external property buffers and the 25 -foot-wide internal buffers between each zone.

The overall approved units across the entire Blue Ridge Plantation, including Lakeside, currently exists at 1,344 units for a density of 2.9 acres.

## Development Scheme

Zones III -VI, X, & XI are proposed to be developed as single -family residential subdivisions.

Zone VII is proposed to be divided into two distinct subzones, identified as Zone VII-A and Zone VII-B. **Zone VII-A will consist of a mix of amenities, single-family attached and/or detached residential units, and may also include commercial uses.**

Uses within Zone VII-A will generally comply with the OP (Office Professional), GS (Greer Station Downtown), and CG (Commercial General) zoning districts of the City of Greer Unified Development Ordinance. Commercial areas shall be screened from the spine road and Milford Church Road with heavy landscaping and a fence and/or wall located on a 25-foot-wide raised berm. Any commercial uses along the spine road shall front the spine road, with parking located to the side and/or rear of the principal structure.

The approved uses are as follows:

Accountant  
Advertising agency  
Antique shop  
Apparel store  
Art store  
Bank/Savings and Loan  
Brokerage house  
Bakery  
Bank  
Barber shop  
Beauty shop  
Book store  
Cafeteria  
Camera shop  
Candy store  
Dance studio  
Delicatessen  
Doctor and dentist office  
Drug store  
Dry goods store  
Dry cleaning establishment  
Employment agency  
Fire station  
Florist shop  
Frame shop  
Fraternal and civic club rooms  
Grocery store  
Hardware store  
Hobby shop  
Insurance agency  
Interior decorating shop  
Jewelry store  
Key shop

Loan company  
 Music store  
 Newsstand  
 Nursing Home/Assisted Living Facility  
 Office, business and professional  
 Office supplies and equipment store  
 Optical goods sales  
 Pharmacy  
 Photography studio  
 Printing shop  
 Professional offices  
 Public utility building and use  
 Realtor / Real Estate  
 Restaurant  
 Savings and loan company  
 Shoe store and repair shop  
 Single Family Attached Housing  
 Single Family Detached Housing  
 Sporting goods store  
 Stationery store  
 Tailor  
 Temporary building, incidental to construction of buildings  
 Theater (walk -in)  
 Tire Repair and Replacement \* (Must be located in the rear of the zone, and may not have frontage on the Spine Rd or Milford Church Rd)  
 Toy store  
 Transportation and utility easement and right -of-way  
 Travel bureau  
 Uses and structures customarily accessory to permitted uses  
 Other uses which are considered to be compatible with the aforementioned uses  
 Accessory buildings and uses customarily incidental to the above uses  
 Other uses which are considered to be compatible with the aforementioned uses

Zone VII-B will consist of single-family attached and/or detached residential units and may include the development's amenity.

Zone VIII will remain the undeveloped areas, amenities, open space areas, the before mentioned buffers, utility right of ways, flood plains, and/or recreational areas. Zone XIII is to include the existing spine road and the unnamed road right -of-way. The re-defining of these two zones have been done mainly for simplicity in this report.

Development triggers will be put in place in order to determine when certain amenities need to be constructed. The individual pocket parks or other amenities located specifically within each zone shall be completed at the time the zone is completed and will be required at 50% buildout of each individual zone. The full development amenities such as a clubhouse and additional pools should be completed at 50% zone buildout while the development trail system should be completed at 67% of the entire Blue Ridge Planation buildout.

The single-family zones within the BRP must have a variety of elevations and types of products. No more than two houses with the same elevation will be allowed in a row. The houses must utilize at least two accent materials and be at least 1,200 minimum square feet in size. The following materials are approved for use: Brick, Manufactured Stone, Hardie Board Siding, and 46mm Vinyl Siding. The general density of the single-family zones shall comply with R -10 zoning (4.36 units/ acre); however, the specific density of each zone will be further defined below. As the majority of open and recreational space will be in Zone VIII, each individual residential zone should achieve 20% usable open space.

### **Individual Zone Details**

#### **ZONE III:**

Zone III, consisting of 41.10 +/- acres, will contain 166 single family detached homes. Each housing unit in Zone III will be a minimum square footage of 1,200 square feet, with up to an allowable 20% of the total homes at this minimum. The maximum density of this zone will be 4.04 units/acre. A front setback reduction on up to 50% of the lots is allowed in this Zone.

#### **ZONE IV:**

Zone IV, consisting of 21.09 +/- acres, was previously approved for 65 units. This zone will contain up to 77 single family detached homes. Each housing unit in Zone IV will be a minimum square footage of 1,200 square feet, with up to an allowable 20% of the total homes at this minimum. The maximum density of this zone will be 3.65 units/acre. A front setback reduction on up to 50% of the lots is allowed in this Zone. (see setback section of this SOI)

#### **ZONE V:**

Zone V, consisting of 23.41 +/- acres, was previously approved for 75 units. This zone will contain 62 single family detached homes. Each housing unit in Zone V will be a minimum square footage of 1,200 square feet, with up to an allowable 5% of the total homes at this minimum. The maximum density of this zone will be 2.65 units/acre. A front setback reduction on up to 50% of the lots is allowed in this Zone. (see setback section of this SOI)

#### **ZONE VI:**

Zone VI, consisting of 50.61 +/- acres, was previously approved for 148 units. This zone will contain up to 181 single family detached homes. Each housing unit in Zone VI will be a minimum square footage of 850 square feet, with up to an allowable 50% of the total homes at this minimum. The maximum density of this zone will be 3.58 units/acre. A front setback reduction on up to 50% of the lots is allowed in this Zone. (see setback section of this SOI)

#### **ZONE VII:**

Zone VII, consisting of 41.09 +/- acres, will be split into two zones, Zone VII -A and Zone VII -B. **Zone VII-A consisting of 18.62 +/- acres, shall contain single family attached and/or detached units & commercial businesses. In addition a approx. 3,000 sf Clubhouse with an Olympic Sized pool amenity for use of Blue Ridge Plantation homeowners may be constructed in either Zone VII-A or VII-B.** In lieu of a single Olympic sized pool, a smaller pool may be built for each of the following zone combinations: Zones III & IV, Zones V & VI, and Zones XI & XII. Additional amenities within Zone VII -A can consists of cabanas in the pool lounging area for rent. **Additionally Zone VII-A will contain up to 121 single family attached and detached homes. The maximum density of this zone will be 6.49 units/acre. Zone VII -B, consisting of 22.47 +/- acres, was previously approved for 195 single family attached and detached homes. This zone will now contain up to 118 single family attached and detached homes.** Each housing unit in

Zone VIIB will be a minimum square footage of 1,200 square feet, with up to an allowable 50% of the total homes at this minimum. **The maximum density of this zone will be 5.29 units/acre.** A front setback reduction on up to 50% of the lots is allowed in this Zone. (see setback section of this SOI)

Pedestrian connectivity will be provided between Zone VII -A & Zone VII-B.

#### ZONE VIII:

Zone VIII is approximately 92.64 +/- acres in size and will consist of the areas outside of the two main road rights -of-way not deemed for a named zone found within this statement of intent. Zone VIII will serve as common area consisting of the following: Natural walking trails, pocket parks with seating, natural flood plains, utility easements, and signage for mile markers and directions. Zone VIII will also consist of a 25' buffer along the exterior of all named Zones. Whereas if two zones are adjacent, the 25' buffer will be shared between said zones with 12.5' buffers per zone. This zone also consists of 2.015 +/- acres, Tax Map ID # 063301010204, which contains the existing pool house and pool amenity for use of Blue Ridge Plantation homeowners.

#### ZONE X:

**Zone X, consisting of 22.14 +/- acres, was previously approved for 90 units. This zone will contain up to 64 single family detached homes.** Each housing unit in Zone X will be a minimum square footage of 1,200 square feet, with up to an allowable 50% of the total homes at this minimum. **The maximum density of this zone will be 2.89 units/acre.** A front setback reduction on up to 50% of the lots is allowed in this Zone. (see setback section of this SOI)

#### ZONE XI:

**Zone XI, consisting of 21.73 +/- acres, was previously approved for 65 units. This addendum will increase the unit count to will contain 92 single family detached homes.** Each housing unit in Zone XI will be a minimum square footage of 1,200 square feet, with up to an allowable 50% of the total homes at this minimum. **The maximum density of this zone will be 4.23 units/acre.** A front setback reduction on up to 50% of the lots is allowed in this Zone. (see setback section of this SOI)

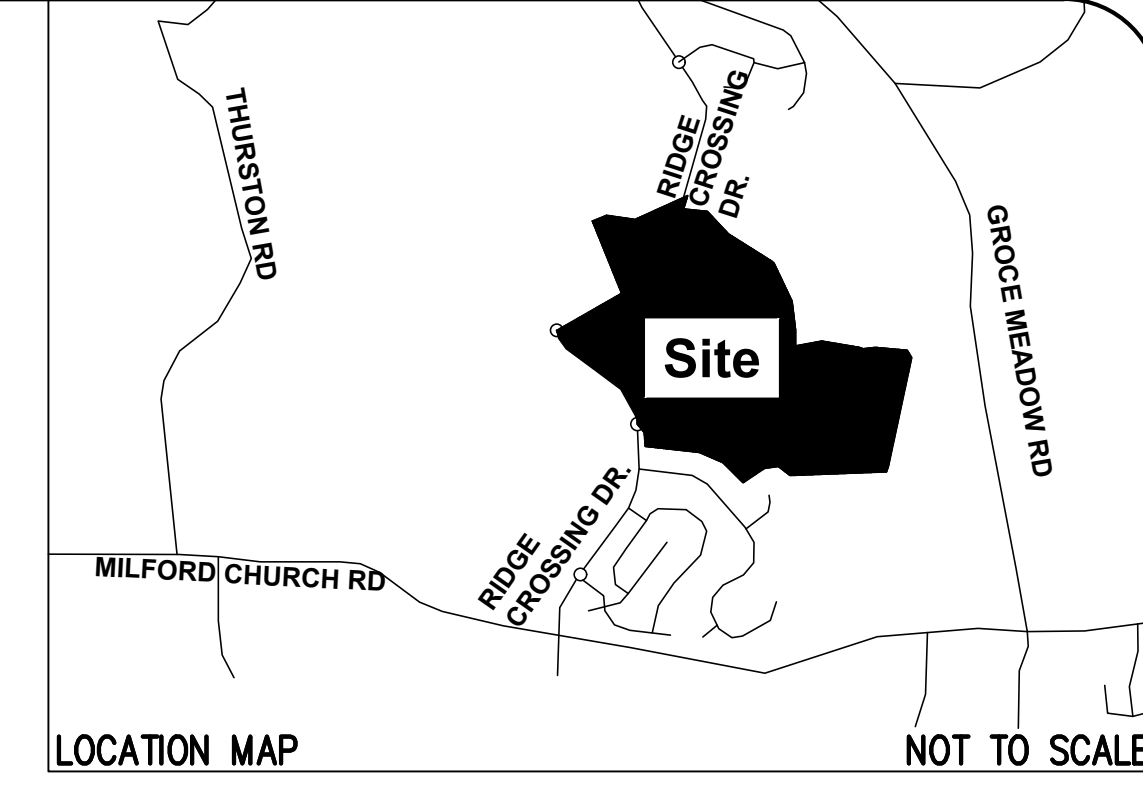
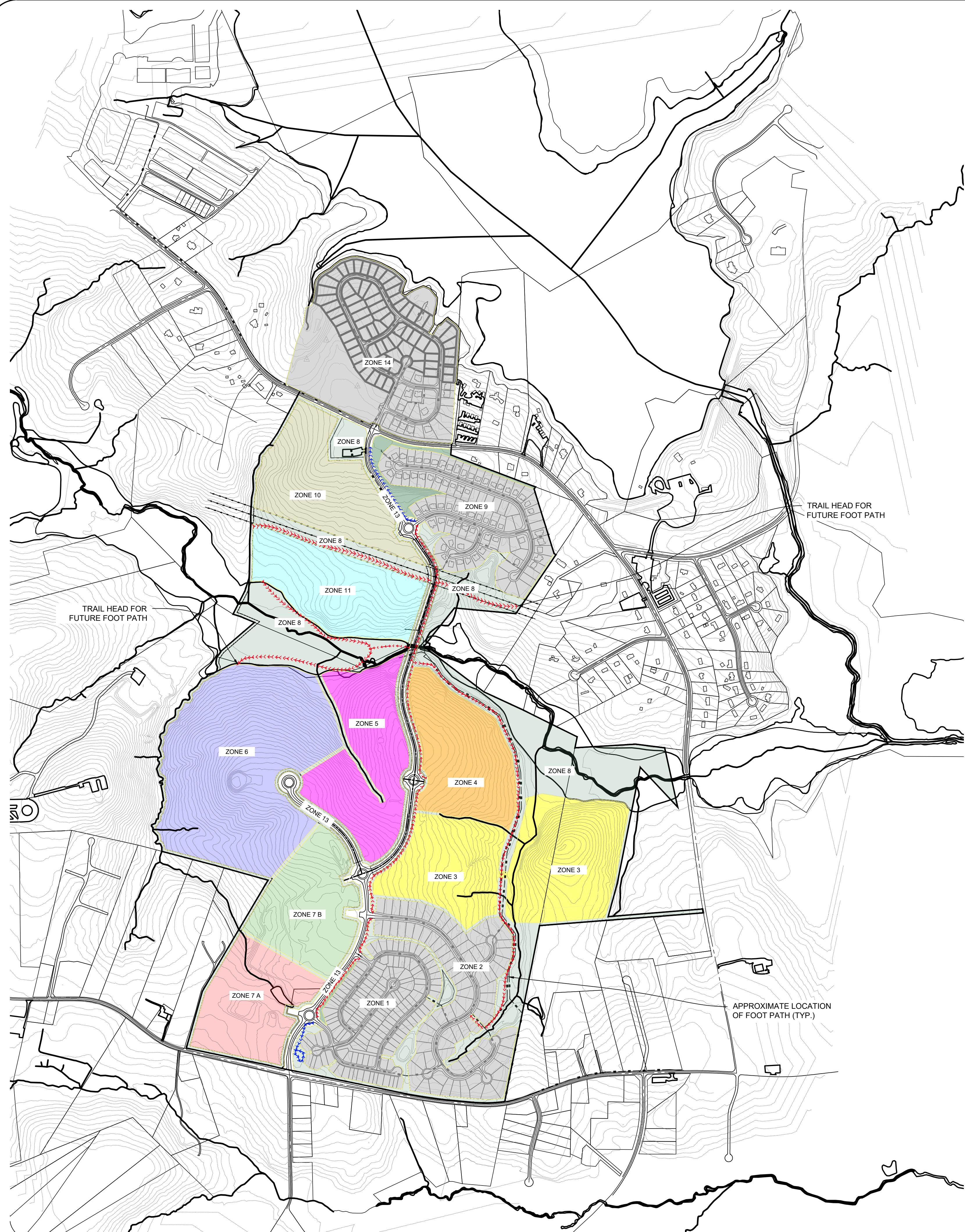
#### ZONE XIII:

Zone XIII is approximately 16.94 +/- acres in size and consist of the existing and proposed two main road rights -of-way. This includes the pavements, curbs and gutters, sidewalks, curb lawns, open spaces, street trees, and any other amenity associated with these items that would be present in the right of way. This does not include the 25 -foot buffers between the right -of-way and the individual zones. These are contained within Zone VIII. When combined with Zone VIII the sum of the two areas within these two zones will equal 111.60 +/- acres, which is generally consistent with the original statement of intent.

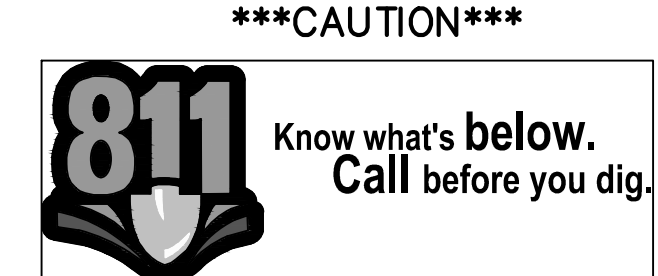
Including the single family detached and the multi -family townhomes in the Lakeside Development (Zone XIV), the total units proposed, including the existing units within Zones I, II, and IX is 1, 344 units. This provides a density of 2.9 units /acre across the entire 449 +/- acre planned development. This remains consistent with the previously approved 3.0 units /acre

#### **Setbacks & Buffers**

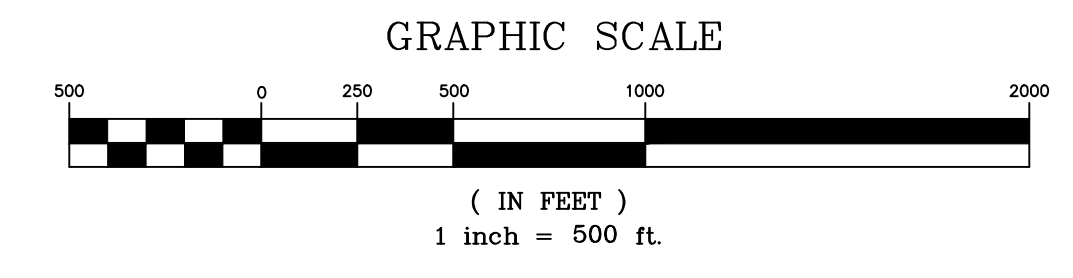
In Zones III, IV, V, VI, VIIB, X and XI, a reduction to the front setback of up to 50% of the lots is allowed. All such lots will be required to maintain a 20' minimum length driveway. The minimum setback will be twenty feet measured either from the back of curb or back of sidewalk to the face of the garage.



Blue Ridge Plantation - 2021 STATEMENT OF INTENT				
ZONE	ACREAGE	UNITS	DENSITY	USE
1	26.00 +/-	110	4.23	SINGLE FAMILY DETACHED HOMES 1,200 SF MIN.
2	26.18 +/-	85	3.25	SINGLE FAMILY DETACHED HOMES 1,200 SF MIN.
3	41.10 +/-	180	4.38	SINGLE FAMILY DETACHED HOMES 1,200 SF MIN.
4	21.09 +/-	97	4.60	SINGLE FAMILY DETACHED HOMES 1,200 SF MIN.
5	23.41 +/-	79	3.37	SINGLE FAMILY DETACHED HOMES 1,200 SF MIN.
6	50.61 +/-	166	3.28	SINGLE FAMILY DETACHED HOMES 1,200 SF MIN.
7A	18.62 +/-	-	-	RETAIL SHOPS, OFFICES, AND POOL HOUSE WITH POOL
7B	18.89 +/-	145	7.68	SINGLE FAMILY ATTACHED AND DETACHED HOMES 1,200 SF MIN.
8	87.72 +/-	0	0	RECREATION / OPEN SPACE
9	29.18 +/-	88	3.02	SINGLE FAMILY DETACHED HOMES 1,200 SF MIN.
10	22.14 +/-	100	4.52	SINGLE FAMILY DETACHED HOMES 1,200 SF MIN.
11	21.73 +/-	114	5.25	SINGLE FAMILY DETACHED HOMES 1,200 SF MIN.
13	16.94 +/-	-	-	OPEN SPACE TAKEN UP BY ROADS AND RIGHT OF WAYS
14	41.56 +/-	180	4.33	SINGLE FAMILY ATTACHED AND DETACHED HOMES 1,200 SF MIN.
Total Units:		1344		
Existing Units:		463		Numbers are actual built units. All zones actual is less than allowable
Proposed Units:		881		
Density:		3.0		Zones in yellow have already been developed



THE UTILITIES SHOWN ARE SHOWN FOR THE CONTRACTOR'S CONVENIENCE ONLY. THERE MAY BE OTHER UTILITIES NOT SHOWN ON THESE PLANS. THE ENGINEER ASSUMES NO RESPONSIBILITY FOR THE LOCATIONS SHOWN AND IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO VERIFY THE LOCATIONS OF ALL UTILITIES WITHIN THE LIMITS OF THE WORK. ALL DAMAGE MADE TO EXISTING UTILITIES BY THE CONTRACTOR SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR.



**SITE DESIGN, INC.**  
 CIVIL ENGINEERS - SURVEYORS - LANDSCAPE ARCHITECTS  
 www.sitedesign-inc.com  
 228 ROCKY CREEK ROAD  
 #6615  
 PH: (864)271-0066

NO.	DATE
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**BLUE RIDGE PLANTATION**  
 GREENVILLE COUNTY  
 SOUTH CAROLINA

THIS DRAWING IS THE PROPERTY OF SITE DESIGN, INC. AND IS NOT TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM. THIS DRAWING IS NOT TO BE USED FOR ANY OTHER PROJECT WITHOUT THE WRITTEN PERMISSION OF SITE DESIGN, INC. FOR FURTHER INFORMATION, CONTACT THE PROJECT MANAGER AT (864)271-0066.

<b>HORIZ. SCALE:</b>	1" = 500'
<b>VERT. SCALE:</b>	N/A
<b>DESIGNED BY:</b>	CSW
<b>DRAWN BY:</b>	CSW
<b>CHECKED BY:</b>	CSW
<b>DATE:</b>	09/01/2021

S201114 SHEETS.dwg

**PROPOSED DEVELOPMENT SITE PLAN**

SHEET 1 OF 1

**C200**

**ZONING REPORT**  
**STAFF REPORT TO THE GREER PLANNING COMMISSION**  
**Monday, May 18, 2026**

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**DOCKET:** REV 26-01

**APPLICANT:** Gray Engineering Consultants

**PROPERTY LOCATION:** Ridge Crossing Dr – Blue Ridge Plantation

**EXISTING ZONING:** Planned Development (PD)

**REQUEST:** Revise the Blue Ridge Plantation Statement of Intent to allow a portion of Zone VII-A to be developed as residential and redistributing the units from other zones accordingly.

**COMPREHENSIVE PLAN:** Suburban Neighborhood

**ANALYSIS:** **REV 26-01**

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**REV 26-01** is a request to revise the Blue Ridge Plantation Statement of Intent to allow the amenity center to be located in Zone VIIB, Zone VIIA to be developed as residential, and redistribute the units from other zones accordingly.

This request would make it possible for no commercial development to occur within the broader Blue Ridge Plantation development, which staff does not consider to be consistent with the original intent of the statement of intent nor the zoning district of Planned Development which is predicated on a mix of uses. Therefore, staff recommends denial.

**Staff Recommendation: Denial**

**Planning Commission Recommendation: Denial**

Ms. Kaade gave the basic information of the request and the history of the Blue Ridge Plantation development and presented staff's recommendation of denial. Ms. Kaade explained that the request is consistent with the Future Land Use map, but not with the district zoning of Planned Development (PD). A reduction in the commercial area was already allowed in 2021 with the split of zones 7a and 7b.

Mr. Josh Baker, Gray Engineering was present as the applicant's representative and project engineer. He explained that they were requesting flexibility in zone 7a to align with community demand. Commercial interest in the property has been limited. They were also shifting densities in other zones and relocating the amenity from zone 7a to 7b to be more central to the development and for better sewer access.

Mr. Thoma asked if part of the request to move the amenity if they considered any other zones. Mr. Baker said only 7b has room because all other zones are under civil design or under construction and it is ideal for sewer access.

Ms. Kaade summarized the current phases that are under review and clarified that staff has no issue with the amenity moving.

Mr. Thoma asked if the scattered amenities would have been allowed. Ms. Kaade answered yes.

Mr. Jason Laube was present to speak in opposition to the request, because he was opposed to townhomes, but now understands that they were already approved.

Mr. Marvin Mulder asked if the 1344 final unit number was changing and how the shifting densities

will change? He also asked if the commercial area will be separate from the residential or mixed? He said he liked the location of the 7b amenity.

Mr. Josh Carver said that he did not like the shall language for the amenity and he thinks that the amenity must be built.

Mr. Gary Vincent said he also did not like the amenity language. He said the residents had been promised many things by the developers but little has been fulfilled. He wants additional amenities.

Elizabeth Pitman said she has lived in the community for 20 years and has seen very little promises fulfilled. The only small pool that is there is not enough. She said it feels like they have been wronged.

Ms. Medford asked what the recommendation of denial was for. Ms. Kaade said that the amenity must be built regardless of the revision application, but the denial was recommended because of the possibility for all residential in 7a with no guarantee of commercial square footage.

Mr. Lavender asked how the fifty percent threshold for the amenities is worded. Ms. Kaade said that staff will not sign a final plat for building over the fifty percent threshold until the amenity center is built. The amenity center is currently under PAC review for zone 7b.

Ms. Albert asked how many entrances there are for traffic. The crowd answered two. Ms. Albert said that it is a large subdivision and there should be more amenities.

Mr. Lavender asked Mr. Baker about sewer availability at 7a. Mr. Baker said that the sewer is available but must be strategically moved.

Mr. Thoma asked if there was a threshold to build the commercial. Ms. Kaade said no.

Mr. Thoma and Ms. Medford discussed the question at hand.

Mr. Thoma asked Ms. Kaade to explain the density tables. Ms. Kaade said the max allowed 1344 units for the development was not changing. They are just shifting some of the zone densities.

Ms. Albert said the biggest concern is regarding the amenity as expressed by the public speakers. Mr. Baker said that staff enforces the SOI requirement, which isn't changing. The amenity is required regardless of the vote tonight.

Ms. Kaade explained that the recommendation of denial is because of the possibility of no commercial.

Mr. Lavender expressed concern that what is on paper and what happens doesn't always align. He said that he would like more specific language for the amenity and the clubhouse and would like the SOI to be revised.

Mr. Baker explained again what was submitted to PAC was the pool, pickleball courts, playground, and a clubhouse.

Mr. Thoma stated he is not sure whether or not they should allow the commercial to not be built. Mr. Baker said that the developer would like to build the subdivision out now. Commercial may stay vacant for another twenty years.

**ACTION** – Ms. Medford made a motion to affirm staff's recommendation of denial. Mr. Thoma seconded the motion. The motion passed with a vote of 5-0.

# Memorandum

**To:** City Council

**From:**

**Subject:** First Reading of Ordinance Number 18-2026  
CITY OF GREER BUDGET ORDINANCE FISCAL YEAR 2026 – 2027  
AN ORDINANCE RELATING TO THE FISCAL AFFAIRS OF THE CITY  
OF GREER, SOUTH CAROLINA, MAKING APPROPRIATIONS  
THEREFORE, LEVYING TAXES, AND TO PROVIDE FOR AN  
EFFECTIVE DATE. (Action Required)  
Andy Merriman | City Administrator

**Date:** May 26, 2026

**CC:**

**Summary:**

**Attachments:**

1. Ord 18-2026 City Administrator Budget Letter
2. Ord 18-2025 Budget Ordinance 2026-2027 Fiscal Year
3. Ord 18-2026 City of Greer Comprehensive Fee Schedule for FY2027



May 26, 2026

Honorable Mayor and City Council  
City of Greer  
301 E. Poinsett Street  
Greer, SC 29651

Honorable Mayor and Honorable Members of Council,

Pursuant to City Ordinance, you will find attached to this transmittal letter for your review and consideration the 2026-2027 City of Greer General Fund Budget (Fund 11: \$61,069,053). You will also be considering the following Funds and their corresponding expenditures: Recreation Programs Fund (Fund 9: \$1,050,485); Capital Equipment Fund (Fund 10: \$3,202,809); Debt Service Fund (Fund 12: \$5,129,181); Local Hospitality and Accommodations Taxes Fund (Fund 18: \$4,190,000); Storm Water Fund (Fund 19: \$3,570,091); Real Property Fund (Fund 23: \$1,457,656); Capital Projects Fund (Fund 31: 1,624,170); Sanitation Services Fund (Fund 33: \$2,772,825); Sports and Events Center Fund (Fund 49: \$1,681,780); Facilities Rentals Fund (Fund 50: \$403,284); Greer Golf (Fund 57: \$1,537,880); and Infrastructure & Paving Fund (Fund 60: \$3,517,000). I have also included the proposed 2026-2027 Comprehensive Fee Schedule.

This budget shall become effective July 1, 2026, upon passage by Council. All budgets listed above are balanced with corresponding revenues and expenditures in accordance with State Statute and City ordinance. This budget requires no increases in our millage rate, with small adjustments in our Comprehensive Fee Schedule. These adjustments have come from our Planning and Development, Engineering, Public Services, Sports and Events Center, and Parks and Recreation departments.

The General Fund budget has an increase in corresponding revenues and expenditures of \$2,575,598 over the prior year budget. This amount reflects an overall increase in expenditures of 4.40 percent compared to the prior year adopted budget. The prior year budget was \$58,493,455. The 2026-2027 budget is \$61,069,053. I recommend that the millage rate be set at 111.0 mills, 1.60 mills of which are required for satisfaction of General Obligation Bond debt, 106.03 mills are required for general operations and 3.37 mills for Infrastructure/Paving. The estimated value of one (1) mill is \$334,605. The estimated increase to the value of one mill is 9.89%.

At 106.03 mills, the Operations millage will shoulder the load for virtually all City services as it has in the past. Payroll, day-to-day operating expenses, and similar expenditures are reflected in this millage. The Debt Service millage we have calculated at 1.60 mills will cover the City's General Obligation Debt this fiscal year. This legally obligated millage is designed to fluctuate year over year based on our Audited Financial Statements and our debt repayment schedule. The final set-aside of 3.37 mills is dedicated to paving and sidewalk infrastructure which provides resources for the Paving Fund.

Last fiscal year, Council established the following priorities in driving the formulation of the budget: Fiscal Accountability, Public Safety, Transparency in Government, and Quality of Life. This budget carries those priorities forward through a number of initiatives. This summer, we will formally cut the ribbon on our new, state-of-the-art Public Safety Training Center. Construction of the Greer Sports and Events Center should wrap up in February, providing a one-of-a-kind recreation and entertainment venue that will serve our residents, the Upstate region, and sports tourists for years to come.

We are finalizing the implementation of our Class and Compensation study this fiscal year resulting in higher salaries for many staff positions and ultimately making the City of Greer more competitive in the race to attract and retain top talent. The proposed budget includes 22 new positions across 10 different departments. This amounts to \$1,547,039 for 19 full-time and 3 part-time positions that will help the city maintain its high level of customer service. This budget includes a 2.80% COLA increase.

As predicted, growth in Greer has continued at a robust pace. The latest estimates from the U.S. Census Bureau place us in the top 20 fastest growing cities in the nation. With the passage of impact fees in the fall of 2024, this Council provided a new revenue stream that will help offset some of the cost of serving a growing city. So far, impact fees have provided more than \$1 million in revenue that can be utilized to fund future capital projects and service debt for parks, police, fire, and public safety initiatives. We expect to see gains in Hospitality and Accommodations Tax revenue and continued growth in the value of the mill. Our staff will continue to actively pursue alternate revenue sources through grant programs and state and federal funding requests.

Thanks to this Council for its leadership and to Mike Sell, Reno Deaton, Catrina Woodruff, Chris Kline, and Tamar Kirksey for their work on this fiscal year's budget. Our team has put together an excellent proposal for your consideration.

As we continue to celebrate the City of Greer's sesquicentennial, we are laying a strong foundation for the next 150 years. Intentional planning, conservative forecasting, and a focus on fiscal accountability will ensure the City of Greer maintains its AA+ credit rating and flexibility in how we service the debt on four visionary projects that will position us as a City of Choice in the state of South Carolina and across the nation.

Respectfully submitted,



Andrew J. Merriman  
City Administrator

## CITY ADMINISTRATION

301 East Poinsett Street • Greer, SC 29651 • Phone: (864) 848-2150 •  
Fax: (864) 968-7006

**ORDINANCE NUMBER 18 – 2026**

**CITY OF GREER  
BUDGET ORDINANCE  
FISCAL YEAR 2026 – 2027**

**AN ORDINANCE RELATING TO THE FISCAL AFFAIRS OF THE CITY OF GREER, SOUTH CAROLINA, MAKING APPROPRIATIONS THEREFORE, LEVYING TAXES, AND TO PROVIDE FOR AN EFFECTIVE DATE.**

To provide for the levying of taxes for ordinary purposes in the City of Greer for the Fiscal Year beginning July 1, 2026, and ending June 30, 2027, by the City Council of the City of Greer, and to provide for the expenditure thereof.

**WHEREAS:**

- (1) SECTION 5-11-40 (c) of the South Carolina Code of Laws (1976), as amended, provides the authority to prepare an annual budget for all departments and agencies of the City Government; and
- (2) The annual budget shall be based upon estimated revenues and shall provide appropriations for City operations and debt service for all City departments; and
- (3) Pursuant to the above noted section of the Code of Laws, total funds appropriated in Fiscal Year 2026-2027 for the above purposes shall not exceed estimated revenues and carry forward funds available for expenditure in Fiscal Year 2025-2026.

**NOW, THEREFORE, BE IT ORDAINED BY THE MAYOR AND COUNCIL OF THE CITY OF GREER, SOUTH CAROLINA, DULY ASSEMBLED THAT:**

**SECTION 1:** Funds appropriated herein are to be expended only in compliance with policies adopted by Council or, at Council's direction, as formulated and implemented by the City Administrator, either existing or adopted.

**SECTION 2:** The City Administrator is hereby authorized to arrange for the issuance of tax anticipation notes from time to time in anticipation of receipt of taxes by requesting bids for the issuance of such notes from such financial institutions as he shall determine. The aggregate amount of tax anticipation notes authorized hereunder to be issued by the City shall not exceed \$5 million. The notes shall be issued in compliance with State and Federal law. At the option of the City Administrator, the City may issue the notes as federally tax-exempt notes or as federally taxable notes. If the notes are issued as federally tax-exempt, then the notes are designated as qualified tax-exempt obligations under Section 265(b) of the Internal Revenue Code of 1986, as amended (the "Code"). If the notes are issued as taxable for federal income tax purposes, then the interest on the notes is not excludable from gross income for federal income tax purposes under Section 103 of the Code. The City Administrator is authorized to award the notes to the financial institution offering the lowest rate of interest to the City and to name the Paying Agent, if any, for the issue without further action of the City Council. The note shall be executed by the Mayor or the City Administrator and be attested by the Municipal Clerk.

**SECTION 3:** Council reserves the right to amend and alter any appropriation contained herein.

**SECTION 4:** Departmental appropriations are absolute. Department Heads shall not exceed the department sub-total amounts budgeted without prior approval by the City Administrator. The City Administrator must approve expenditure of contingency funds and transfers between line items within departments. However, contingency funds appropriated to the Mayor and City Council shall only be used at the discretion of the Mayor and City Council.

**SECTION 5:** Expenditures for any department should not exceed one-fourth (1/4) of its annual budget during each quarter of the budget cycle, except upon prior approval by the City Administrator. The purchase of supplies and repairs must be in accordance with provisions of the City's purchasing policy and any purchase or order which would obligate the City to continuous charges must be approved by the City Administrator prior to commitment of the City, provided, however, that the Administrator is authorized to purchase used vehicles and equipment from scheduled surplus equipment sales sponsored by City, County, State and Federal governmental agencies, outside of normal purchasing ordinances and procedures of the City. Items shall be purchased with funds from departments to which the equipment will be assigned or at the City Administrator's discretion.

**SECTION 6:** All non-Federal funds not expended during the Fiscal Year shall accrue to the City's General Fund for re-allocation during subsequent Fiscal Years. Federal funds which are earmarked shall be carried forward in accordance with Federal mandates. Where no mandate exists, the funds shall be transferred to the City's General Fund for re-appropriation. Individual accounts may be carried forward only upon approval of Council.

**SECTION 7:** All revenues provided for by law shall be collected and placed in ordinary City funds to supplement and provide sufficient funds for all ordinary City purposes. No public funds of the City of Greer shall be deposited unless the bank or depository shall pledge to the City a security equal in value to the funds deposited, after Federal Deposit Insurance Corporation guarantees have been considered. The security shall consist of either a surety bond executed by a licensed surety company, United States Government Bonds, bonds of the states of the United States or their political subdivisions, or such other security as shall be approved in writing by a majority of the City Council.

**SECTION 8:** Such funds as are herein appropriated as City contribution, donation or other support of any City agency or civic organization shall be made available on letter request by such agency or organization, to be disbursed in quarterly payments at the end of each quarter or at the direction of the City Administrator. A copy of the agency's previous year's audit shall be filed with the Municipal Clerk prior to such disbursement. An annual memorandum of understanding (MOU) must be submitted to and accepted by the City Administrator identifying the services or benefit(s) provided to the City.

**SECTION 9:** No property owned by the City of Greer shall be sold or optioned without prior approval of City Council. However, the City Administrator is authorized to trade vehicles and other equipment for subsequent purchases and to conduct periodic auctions and/or sealed bid offers of identified surplus city property.

**SECTION 10:** Fees collected by all offices shall be remitted to the Finance Department for deposit for their respective City purposes.

**SECTION 11:** The County Auditors of Greenville and Spartanburg Counties shall levy an ad valorem tax on all taxable property owned and used in the City of Greer, South Carolina, except such as exempt from taxation under the Constitution and laws of the state of South Carolina. Pursuant to S.C. Code § 12-37-251(E), the number of mills levied for each reassessment year must be revenue neutral. The millage rate set forth herein, which includes operating millage allowable pursuant to SC Code 6-1-320(A), is subject to reassessment year adjustments pursuant to S.C. Code § 12-37-251(E) by the County Auditor. The tax shall be collected and paid into the treasuries of Greenville and Spartanburg Counties, respectively, for credit to the City of Greer. The assessed value for the City is estimated to be \$323,765,016. The millage rate for the City of Greer is projected to be 111.0. The millage rate for the City of Greer for the fiscal year 2025-2026 was 111.0. 1.60 mills are required for satisfaction of General Obligation Bond debt service, 106.03 mills are required for general operations, and 3.37 mills required for infrastructure and paving. Of the 106.03 mills required for general operations, 12.66 mills are required for satisfaction of other types of debt service. The estimated value of one (1) mill is \$323,765.

**SECTION 12:** The current fiscal year 2025-2026 budget revenue and expenditures are \$58,493,455 for the General Fund, \$5,080,422 for the Debt Service Fund, and \$2,821,607 for the Infrastructure and Paving Fund for the twelve (12) month period ending June 30, 2026. The projected revenue and expenditures for fiscal year 2026-2027 budget are \$61,069,053 for the General Fund, \$5,129,181 the Debt Service Fund, and \$3,517,000 for the Infrastructure and Paving Fund. The projected increase for all funds in revenue and expenditure is 5.00 percent.

**SECTION 13:** The annual budget documents and the estimated revenue for the payment of same is hereby adopted and is made a part of this Ordinance as fully as if incorporated herein.

**SECTION 14:** Funds sufficient to cover all fiscal year 2025-2026 budget items encumbered but unpaid at the close of the fiscal year shall be carried forward from the fiscal year 2025-2026 budget to the succeeding budget to meet such lawful obligations of the City of Greer.

**SECTION 15:** All provisions of this Ordinance shall take effect on the 1<sup>st</sup> day of July 2026.

**SECTION 16:** Any transfer of funds, except as allowed for in this ordinance, must be approved by a majority vote of the Greer City Council. Expenditure of funds from the General Fund and other City funds, as outlined in the General Fund budget or other budget as approved by City Council, is hereby approved by the City Council and the City Administrator is authorized to expend funds accordingly. Accordingly, the Capital Equipment Fund budget, Capital Projects Fund, Debt Service Fund budget, Facilities Rentals Fund budget, Greer Golf Fund budget, Sports and Events Center Fund, Local Hospitality and Accommodations Taxes Fund budget, Real Property Revolving Fund, Recreation Programs Fund budget, Infrastructure and Paving Fund budget, Parking Services Fund, Sanitation Services Fund budget, and Storm Water Fund budget are presented and approved for the convenience of the Greer City Council and staff, and for the ease of administration of appropriated funds.

**SECTION 17:** Should any section of this Ordinance be found in violation of any State or Federal statute, said ruling shall have no effect on the remaining portions of this document.

**SECTION 18:** The City Administrator shall be authorized to establish an employee bonus pool to hold funds for annual distribution to employees based on merit and length of service. The pool shall be funded by the immediately prior fiscal year's revenues in excess of expenditures. Any annual contribution to the bonus pool shall be determined by the following criteria after receipt of the financial audit: 1) Any additional increase to fund balance shall be divided evenly, 50/50, with half of the funds being used exclusively to improve fund balance position, and half to fund the employee bonus pool at an amount up to, but not exceeding two percent (2%) of the total appropriation for employee salaries for the current fiscal year. 2)

The pool shall be distributed to employees based on seniority and merit. 3) Any bonus amount will be subject to usual and customary employment taxes to both the employer and to the employee. 4) Any bonus available for distribution will be presented to employees during the annual Employee Appreciation Breakfast held in December. If it is determined that sufficient funds are available to allow a bonus distribution, there shall be a minimum distribution of \$100 for all part time employees and \$200 for all full time employees.

**SECTION 19:** The 2026-2027 Comprehensive Fee Schedule for the City of Greer is hereby approved and made a part of this Ordinance as fully as if incorporated herein. This ordinance shall repeal and replace in its entirety Ordinance 13-2008 and any subsequent amendments, originally adopting the Comprehensive Fee Schedule.

ADOPTED in regular meeting this 9th day of June 2026.

**CITY OF GREER, SOUTH CAROLINA**

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Richard W. Danner, Mayor

**ATTEST:**

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Tammela V. Duncan, Municipal Clerk

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Andrew Merriman, City Administrator

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Chris Kline, CPA, Finance Director

**Introduced by:**

**First Reading:** May 26, 2026

**Public Hearing:** June 09, 2026

**Second and  
Final Reading:** June 09, 2026



REZONING FEES (Zoning Map Amendment)

CATEGORY REQUESTED	ACREAGE						
	0-5	5.01-10	10.01-15	15.01-20	20.01-50	50.01-100	Over 100.01
Single Family Residential Districts	\$200	\$400	\$600	\$800	\$1,000	\$1,200	\$1,400
Multifamily Residential	\$300	\$500	\$700	\$900	\$1,100	\$1,300	\$1,500
Nonresidential Districts	\$500	\$700	\$900	\$1,100	\$1,300	\$1,500	\$2,000
PD, DRD *	\$2,500						\$4,500
*Annexation with PD, DRD zoning is required to pay the prescribed Zoning Map Amendment fee							

GIS MAP AND DATA PRICE SCHEDULE

DIGITAL MAPS (plotted and printed)				
Description	Price (each)	Size	Scale	Date
<b>STANDARD GIS MAPS</b>				
Wall Map	\$100	70" x 110"		current
Standard GIS map (color or black & white)				
A size	\$7	8.5" x 11"	variable	current
B size	\$13	11" x 17"	variable	current
C size	\$19	17" x 22"	variable	current
D size	\$25	22" x 34"	variable	current
E size	\$30	34" x 44"	variable	current
J size	\$33	40" x 60"	variable	current
Digital copies of the above maps in PDF format only are available on a CD for an additional \$2.00 per map				
Other specialized mapping and data-provision services will be provided on a time-and-material basis, subject to availability of mapping staff. An hourly service charge of \$50.00 will be				

charged in half-hour increments for such special services. City of Greer reserves the right to require payment in advance for such special services.

Shipping charges for digital maps and paper maps from mylars are additional; minimum \$3.00

### LAND DEVELOPMENT SERVICES & FEES

Preliminary Plat Review	\$350.00 plus \$10.00 per lot
Minor Revision (Administrative Level)	\$250.00
Major Revision (Planning Commission)	\$500.00
Final Plat Review	\$350.00 plus \$10.00 per lot
Revision	\$250.00
Summary Plat Review	\$200.00 plus \$10.00 per lot
Planning Advisory Committee Review	\$350.00
Final Development Plan Review	\$350.00 plus \$ 10.00 per lot
Minor Revision (Administrative Level)	\$250.00
Major Revision (Planning Commission)	\$500.00
Land Development Variance	\$400.00
Text Amendment (non-staff initiated)	\$300.00
Road Name Change	\$500.00
Additional Review Fees	
3 <sup>rd</sup>	\$100.00
4 <sup>th</sup>	\$150.00
5 <sup>th</sup>	\$200.00
6 <sup>th</sup> or more	\$250.00

BUILDING PERMIT FEES / SIGN PERMIT FEES:

All Permits (with the exception of Mobile Homes and Grading Permits) shall be calculated using the following fee schedule:

Construction Value	Fee (Per \$1,000 or fraction thereof):
\$0 - \$2,000	\$50.00
\$2,000 – \$15,000	\$50.00 for the first \$2,000 plus \$6.50 per each additional \$1,000 of value, or fraction thereof.
\$15,000 – \$50,000	\$150.00 for the first \$15,000 plus \$5.50 per each additional \$1,000 of value, or fraction thereof.
\$50,000 – \$100,000	\$350.00 for the first \$50,000 plus \$4.50 per each additional \$1,000 of value, or fraction thereof.
\$100,000 – \$500,000	\$650.00 for the first \$100,000 plus \$3.50 per each additional \$1,000 of value, or fraction thereof.
\$500,000 and greater	\$2,000.00 for the first \$500,000 plus \$2.50 per each additional \$1,000 of value, or fraction thereof.

Moving or Demolition of buildings or structures: Builder or contractor must post a bond of 125% of the contract price, when deemed necessary.

Commercial Plan Reviews: One-half the permit fee, to be paid at the time of submittal. Submittals of revisions after permitting will be charged one-half of the plan review fee.

Expedited Plan Reviews: Additional \$5,000.00 fee.

Grading Permit: \$100.00

Re-inspection Fee: \$50.00

Sanitation: \$165.00

Replacements: Permit Cards and CO's \$25.00

Technology Fee: 3% of permit fee (minimum of \$4.00 per Permit, maximum of \$100.00)

Mobile Home Inspection Permit: \$100.00

Residential Review Modification Fee: 10% of the new permit fee.

Renewal of Expired Permit: \$100.00

Single Family Dwellings and Additions: The owner / contractor shall provide the actual cost of all labor and materials. The valuation submitted by the applicant will be verified for reasonableness using ICC Valuation Schedules and will be adjusted to the ICC Valuation Schedule amount if the valuation submitted is deemed undervalued.

**CODE ENFORCEMENT- COMMUNITY COMPLIANCE FEES:**

Administrative Fees:

Condemnation resulting in demolition:	\$250.00
Structures to be secured:	\$100.00
Debris clean-up:	\$100.00
Environmental clean-up:	\$250.00

Mowing of Overgrown Lots, during the same Growing Season:

First Offense	\$100.00
Second Offense	\$200.00
Third Offense	\$300.00
Fourth Offense	\$500.00

**FY2027 Fee Structure**

The Abatement Administrative Fee includes all administrative actions associated with the abatement, including any required lien filing, monitoring, and release.

**Fees**

<u>First Offense</u>	<u>\$125</u>
<u>Second Offense</u>	<u>\$225</u>
<u>Third Offense</u>	<u>\$400</u>
<u>Fourth Offense</u>	<u>\$600</u>
<u>Fifth Offense (+ additional)</u>	<u>\$800</u>

**ENGINEERING / STORM WATER FEES:**

Storm Water Fee: \$30.00 per Equivalent Residential Unit  
Equivalent Residential Unit (ERU) Definition: See Code  
 Ch 90, Article IV, Section 90-283 (1)

Engineering/Storm Water Plan Review Fees:

FEE	SUBDIVISION	COMMERCIAL/ INDUSTRIAL	LINEAR
Base Fee	\$1,000.00	\$750.00	\$400.00
Per Acre (Total Site)	\$100.00 Per Acre	\$100.00 Per Acre	\$100.00 Per Acre
Per Residential Lot	\$25.00 Per Lot		

<i>EXAMPLES (Note: Minimum fee is that for 1 acre)</i>			
1 Acre	\$1,200.00 (4 Lots/Acre)	\$850.00	\$500.00
5 Acres	\$2,000.00 (4 Lots/Acre)	\$1,250.00	\$900.00
10 Acres	\$3,000.00 (4Lots/Acre)	\$1,750.00	\$1,400.00
15 Acres	\$4,000.00 (4Lots/Acre)	\$2,250.00	\$1,900.00
20 Acres	\$5,000.00 (4Lots/Acre)	\$2,750.00	\$2,400.00
25 Acres	\$6,000.00 (4Lots/Acre)	\$3,250.00	\$2,900.00
30 Acres	\$7,000.00 (4Lots/Acre)	\$3,750.00	\$3,400.00

Additional Fees for Developments with Municipal Streets:

\$500.00 for (up to and including) the first 500 linear feet of roadway centerline and \$250.00 for each additional 500 linear feet (or portion thereof) of roadway centerline.

Expedited Plan Reviews: Additional \$5,000.00 fee.

<u>General Encroachment Sub Type</u>	<u>Dollar Amount</u>	<u>Unit</u>
<u>Standard Technology Fee</u>	<u>\$4.00</u>	<u>EA</u>
<u>Base Fees</u>	<u>\$35.00</u>	<u>EA</u>
<u>Driveway Connection (if not covered by grading permit)</u>	<u>\$15.00</u>	<u>EA</u>
<u>Road Connection (if not covered by grading permit)</u>	<u>\$115.00</u>	<u>EA</u>
<u>Utility Main / Tap Installation / Repair</u>	<u>\$3.50</u>	<u>CF of excavation in road way</u>
<u>Cable / Fiber Installation / Repair</u>	<u>\$0.04</u>	<u>LF of installation</u>

Impact Fees

Residential Fees                      Single Family: \$5,234 per unit attached or detached  
    Multifamily: \$3,247 per 1,000 square feet

Commercial Fees                      Retail: \$3,247 per 1,000 square feet  
    Establishments primarily selling merchandise, eating/drinking  
    places, and entertainment uses. Retail includes shopping centers,  
    supermarkets, pharmacies, restaurants, bars, nightclubs, automotive  
    dealerships, and movie theaters, hotels, and motels.

Office: \$2,349 per 1,000 square feet  
    Office/service establishments provide management, administrative,  
    professional, or business services. Office/Service includes banks,  
    business offices, headquarter buildings, business parks, and research  
    and development centers.

Industrial: \$1,102 per 1,000 square feet  
    Establishments primarily engaged in the production, transportation,  
    or storage of goods. Industrial includes manufacturing plants,

distribution warehouses, trucking companies, utility substations, power generation facilities, and telecommunications buildings.

Institutional: \$2,319 per 1,000 square feet  
 Establishments providing management, administrative, professional or business services; Institutional includes assisted living facilities, nursing homes, hospitals, medical offices, veterinarian clinics, schools, universities, churches, daycare facilities, government buildings and prisons.

**FINANCE DEPARTMENT FEES:**

Accommodations Taxes	See Code Ch 82, Article III, Section 82-103
Business License Taxes	See Code Ch 18, Article II, Section 18-51
Hospitality Taxes	See Code Ch 82, Article IV, Section 82-143
Audit/Budget Preprinted Book Fee	\$15.00
Canvasser/Solicitor ID Card	\$10.00
Cemetery Burial Space	
Single Space (Resident)	\$750.00
Single Space (Non-Resident)	\$3,500.00
	To receive resident rate, proof of city residency shall be provided as required by Chapter 22, Section 2 of the City of Greer Code of Ordinances.
Credit Card Convenience Fee	up to 3% of amount charged
FOIA Fees	
Copies	\$.10 per page
Search/Retrieval Time	First 1 hour – No charge Additional time - \$20 per hour
Returned Check Fee	\$25.00
Refund Processing Fee	\$25.00
Property Taxes (Unpaid) Fees:	See Code Ch 82, Article II, Section 82-37
Setoff Debt Collection Fee \$25.00	See Code Ch 2, Article I, Section 2-3
Sexually Oriented Businesses	See Code

	Ch 18, Article 9, Section 18-431
Application Fee	\$50.00, Non-refundable
Business Permit	\$100.00 annually
Permit Transfer Fee	\$20.00
Employee Permit Fee	\$25.00 each, annually, non-refundable

**FIRE DEPARTMENT FEES:**

The fee schedule listed below shall apply to the following items:

- Fire Sprinkler System (New)
- Fire Sprinkler System (Renovation)
- Fire Pump
- Fire Line Underground
- Fire Alarm (New)
- Fire Alarm (Renovation)
- Automatic Extinguishing System

Construction Value	Fee (Per \$1,000 or fraction thereof):
\$0 - 2,000	\$40.00
\$2,000 – 15,000	\$40.00 for the first \$2,000 plus \$6.50 per each additional \$1,000 of value, or fraction thereof.
\$15,000 – 50,000	\$124.50 for the first \$15,000 plus \$5.50 per each additional \$1,000 of value, or fraction thereof.
\$50,000 – 100,000	\$317.00 for the first \$50,000 plus \$4.50 per each additional \$1,000 of value, or fraction thereof.
\$100,000 – 500,000	\$542.00 for the first \$100,000 plus \$3.50 per each additional \$1,000 of value, or fraction thereof.
\$500,000 and greater	\$1,942.00 for the first \$500,000 plus \$2.50 per each additional \$1,000 of value, or fraction thereof.

- Plan Reviews: One-half the permit fee, to be paid at the time of submittal. Submittals of revisions after permitting will be charged one-half of the plan review fee.
- Expedited Plan Reviews: Additional \$5,000.00 fee.
- Re-inspection Fee: \$50.00
- Fireworks: \$100.00
- Fire Watch: \$100.00 Minimum (first 4 hours). \$25.00 per hour thereafter.
- Burning Permit: \$200.00 per acre. Maximum of \$2,000.00

- False Alarm Fees:
  - 1<sup>st</sup> – 3<sup>rd</sup> Alarm No Fee
  - 4<sup>th</sup> - 5<sup>th</sup> Alarm \$50.00
  - 6<sup>th</sup> – 7<sup>th</sup> Alarm \$100.00
  - 8<sup>th</sup> – 9<sup>th</sup> Alarm \$250.00
  - 10<sup>th</sup> and each additional Alarm \$500.00

Fire Department Medical Personnel: \$45.00 per hour plus benefit costs, 2 Hour Minimum.

**MUNICIPAL COURT FEES:**

Certified Audio Recordings	\$25.00
Certified Copies	\$5.00
Additional Copies of Forms	\$3.00

**PARKING FEES:**

Special Event Parking - Per vehicle maximum -- \$10.00

Special one-time parking rate levied at all city-owned or -operated parking facilities for festivals and other such activities classified as "special event". Parking rates may vary according to size, type, length, and location of event.

**PARKS AND RECREATION DEPARTMENT FEES:**

<u>Registration Fees</u>	<u>Resident</u>	<u>Non-Resident</u>	<u>Academy</u>
Baseball	\$80.00	\$100.00	
Softball	\$80.00	\$100.00	
Soccer	\$80.00	\$100.00	\$110.00
Football	\$80.00	\$100.00	
Rugby	\$80.00	\$100.00	\$250.00
Basketball	\$80.00	<del>\$100.00</del> <u>\$110.00</u>	
Cheerleading	\$30.00	\$50.00	
Wrestling	\$50.00	\$70.00	
<u>Youth Volleyball</u>	<u>\$80.00</u>	<u>\$110.00</u>	
Adult Volleyball	<del>\$200.00</del> per team	<u>\$600 per team or \$80/\$110 Individually</u>	
Adult Softball	\$200.00 per team		
Adult Basketball	<del>\$200.00</del> per team	<u>\$600 per team or \$80/\$110 Individually</u>	
Summer Junior Camp	\$50.00 per week	\$70.00 per week	
Summer Teen Camp	\$65.00 per week	\$85.00 per week	
Needmore Summer Camp	\$30.00 per week	50.00 per week	
Parents' Night Out	\$10.00	\$30.00	
Art Classes (8 weeks)	\$30.00	\$50.00	
Contracted Classes	Fees established by Instructor		
	(City receives 10% of contracted class registration fees.)		
Late Fee (Youth Sports Only):	\$25.00 after designated late date.		

Field Reservations

	<u>Resident/Non-Profit</u>	<u>Non-Resident</u>
Lights, per hour	\$40.00	\$40.00
Damage Deposit (Refundable)	\$100.00	\$140.00

Baseball/Softball Fields

Youth Event – One field per day	\$220.00	\$250.00
Adult Event – One field per day	\$250.00	\$280.00
Marking fee/field/day ONE TIME ONLY	\$40.00	\$40.00

Multipurpose Fields (football & soccer)

Youth Event – One field, per day	\$270.00	\$300.00
Adult Event – One field, per day	\$330.00	\$360.00

Marking fee/field/day ONE TIME ONLY	\$120.00	\$120.00
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Concessions for Tournament Field Rentals

The City of Greer Parks and Recreation subcontracts its concession services. The contracted vendor has first right of refusal to provide concession services for any event at athletic facilities.

<u>Tryon &amp; Needmore Recreation Center Rentals</u>	<u>Resident/Non-Profit</u>	<u>Non-Resident</u>
Per hour (2 hour minimum)	\$35.00	\$55.00

<u>Kid’s Planet Rentals – 2 hour block</u>	<u>Resident/Non-Profit</u>	<u>Non-Resident</u>
Shelters (Small)	\$ 20.00	\$30.00
Shelters (Large)	\$ 30.00	\$40.00

<u>Stage Rentals</u>	<u>Non-Profit</u>
Per Day	\$350.00

**Municipal Complex Main Level and City Park Reservation Policies**

**Fee Structure – Main Level:**

<b>Event Halls Lobby</b>	<b>Price</b>
Resident Fee Monday – Thursday	\$225.00 4-hour block (additional hrs \$100.00/hour) \$675.00 (12 hours)
Non-Resident Fee Monday – Thursday	\$250.00 4-hour block (additional hrs \$125.00/hour) \$800.00 (12 hours)
Non-Profit Monday – Thursday **Must provide proof of Non-Profit status** **Discounted rate offered up to four (4) times per calendar year. **	\$175.00 4-hour block (additional hrs \$50.00/hour) \$450 (12 hours)
Resident Fee Friday, Sunday, Holiday	\$250.00 4-hour block (additional hrs \$100.00/hour) \$800.00 (12 hours)
Non-Resident Fee Friday, Sunday, Holiday	\$300.00 4-hour block (additional hrs \$125.00/hour) \$975.00 (12 hours)
Non-Profit Friday, Sunday, Holiday **Must provide proof of No n-Profit status** **Discounted rate offered up to four (4) times per calendar year. **	\$225.00 4-hour block (additional hrs \$50.00/hour) \$550.00 (12 hours)

<b>Event Halls One Section</b>	<b>Price</b>
Resident Fee Monday - Thursday	\$225.00 4-hour block (additional hrs \$100.00/hour) \$675.00 (12 hours)
Non-Resident Fee Monday - Thursday	\$250.00 4-hour block (additional hrs \$125.00/hour) \$800.00 (12 hours)
Non-Profit Monday – Thursday **Must provide proof of Non-Profit status** **Discounted rate offered up to four (4) times per calendar year**	\$175.00 4-hour block (additional hrs \$50.00/hour) \$450.00 (12 hours)
Resident Fee Friday, Sunday and Holidays	\$250.00 4-hour block (additional hrs 100.00/hour) \$800.00 (12 hours)
Non-Resident Fee Fridays, Sundays and Holidays	\$300.00 4-hour block (additional hrs 125.00/hour) \$975.00 (12 hours)
Non-Profit Friday, Sunday, Holiday **Must provide proof of Non-Profit status** **Discounted rate offered up to four (4) times per calendar year**	\$225.00 4-hour block (additional hrs \$50.00/hour) \$550.00 (12 hours)

<b>Event Halls Two Sections</b>	<b>Price</b>
Resident Fee Monday - Thursday	\$400.00 4-hour block (additional hrs \$150.00/hour) \$1,000.00 (12 hours)
Non-Resident Fee	\$500.00 4-hour block (additional hrs \$175.00/hour)

Monday - Thursday	\$1,250.00 (12 hours)
Non-Profit Monday - Thursday **Must provide proof of Non-Profit status** **Discounted rate offered up to four (4) times per calendar year. **	\$225.00 4-hour block (additional hrs \$100.00/hour) \$650.00 (12 hours)
Resident Fee Fridays, Sundays and Holidays	\$550.00 4-hour block (additional hrs \$200.00/hour) \$1,250.00 (12 hours)
Non-Resident Fee Fridays, Sundays and Holidays	\$600.00 4-hour block (additional hrs \$225.00/hour) \$1,500.00 (12 hours)
Non-Profit Friday, Sunday, Holiday **Must provide proof of Non-Profit status** **Discounted rate offered up to four (4) times per calendar year. **	\$300.00 4-hour block (additional hrs \$100.00/hour) \$800.00 (12 hours)

<b>Event Halls Three Sections (Lobby included)</b>	<b>Price</b>
Resident Fee Monday - Thursday	\$500.00 4-hour block (additional hrs \$200.00/hour) \$1,500.00 (12 hours)
Non-Resident Fee Monday -Thursday	\$600.00 4-hour block (additional hrs 225.00/hour) \$1,750.00 (12 hours)
Non-Profit Monday - Thursday **Must provide proof of Non-Profit status** **Discounted rate offered up to four (4) times per calendar year. **	\$300.00 4-hour block (additional hrs \$130.00/hour) \$800.00 (12 hours)
Resident Fee Fridays, Sundays and Holidays	\$600.00 4-hour block (additional hrs \$225.00/hour) \$1,750.00 (12 hours)
Non-Resident Fee Fridays, Sundays and Holidays	\$700.00 4-hour block (additional hrs \$275.00/hour) \$2,000.00 (12 hours)
Non-Profit Friday, Sunday, Holiday **Must provide proof of Non-Profit status** **Discounted rate offered up to four (4) times per calendar year. **	\$375.00 4-hour block (additional hrs \$130.00/hour) \$950.00 (12 hours)

<b>Event Halls Saturday Rentals -Three Sections (Lobby included)</b>	<b>Price</b>
Resident Fee	\$2,000.00 (12 hours) \$125.00/hour additional hours)
Non-Resident Fee	\$2,250.00 (12 hours) \$150.00/hour additional hours)

<b>Refundable Security/Damage Deposit</b>	<b>Price</b>
One Section	\$150.00
Alcohol served	\$300.00
Two Sections	\$250.00
Alcohol served	\$500.00
Three Sections	\$300.00
Alcohol served	\$600.00

<b>Miscellaneous Fees</b>	<b>Price</b>
Security Officers	<del>\$55.00</del> <u>60.00</u> /hour plus benefit costs per Officer (2 hour minimum) (Off Duty City of Greer Police)
General Event Staffing	\$35.00/hour plus benefit costs per employee (2 hour minimum)

<b>Special Event Fee (Saturdays, Sundays, and Holidays)</b>	<b>Price</b>
Resident Fee (Entire Park, Event Halls and Cannon Centre)	\$4,500.00 (12 hours)
Non-Resident Fee (Entire Park, Event Halls and Cannon Centre)	\$5,000.00 (12 hours)
Refundable Security/Damage Deposit	\$1,200.00

**Fee Structure - City Park:**

<b>Gazebo</b>	<b>Price</b>
Resident Fee	\$125.00 2-hour block
Non-Resident Fee	\$150.00 2-hour block
Refundable Security/Damage Deposit	\$50.00

<b>Picnic Shelter</b>	<b>Price</b>
Resident Fee	\$90.00 4-hour block (AM or PM) \$180.00 (Both Blocks)
Non-Resident Fee	\$105.00 4-hour block (AM or PM) \$210.00 (Both Blocks)
Refundable Security/Damage Deposit	\$50.00

<b>Outdoor Amphitheater</b>	<b>Price</b>
Resident Fee	\$450.00 4-hour block (AM or PM) \$900.00 (Both Blocks)
Non-Resident Fee	\$550.00 4-hour block (AM or PM) \$1,100.00 (Both Blocks)
Non-Profit **Must provide proof of Non-Profit status** **Discounted rate offered up to four (4) times per calendar year. **	\$250.00 4-hour block (AM or PM) \$500.00 (Both Blocks)
Refundable Security/Damage Deposit	\$150.00
Alcohol Served	\$300.00

**Fee Structure - Cannon Centre:**

<b>Event Hall</b>	<b>Price</b>
Resident Fee	\$500.00 4-hour block (additional hrs \$200.00/hour)

Monday - Thursday	\$1,500.00 (12 hours)
Non-Resident Fee Monday - Thursday	\$600.00 4-hour block (additional hrs \$225.00/hour) \$1,750.00 (12 hours)
Non-Profit Monday – Thursday **Must provide proof of Non-Profit status** **Discounted rate offered up to four (4) times per calendar year. **	\$300.00 4-hour block (additional hrs \$130.00/hour) \$800.00 (12 hours)
Resident Fee Friday, Sunday, and Holiday	\$600.00 4-hour block (additional hrs 225.00/hour) \$1,750.00 (12 hours)
Non-Resident Fee Friday, Sunday, and Holiday	\$700.00 4-hour block (additional hrs \$275.00/hour) \$2,000.00 (12 hours)
Non-Profit Friday, Sunday, Holiday **Must provide proof of Non-Profit status** **Discounted rate offered up to four (4) times per calendar year. **	\$375.00 4-hour block (additional hrs \$130.00/hour) \$950.00 (12 hours)
Refundable Security/Damage Deposit - No Cooking Alcohol Served	\$300.00 \$600.00
Refundable Security/Damage Deposit – Cooking on Site Alcohol Served	\$400.00 \$800.00

<b><u>Cannon Centre Saturday Rentals</u></b>	<b>Price</b>
Resident Fee	\$2,000.00 (12 hours) (additional hrs \$125.00/hr)
Non-Resident Fee	\$2,250.00 (12 hours) (additional hrs \$150.00/hr)
Refundable Security/Damage Deposit – No Cooking Alcohol Served	\$300.00 \$600.00
Refundable Security/Damage Deposit – Cooking on Site Alcohol Served	\$400.00 \$800.00

**Fee Structure - Center for the Arts:**

<b>Center for the Arts Studio</b>	<b>Dimensions</b>	<b>Total Square Footage</b>	<b>Rental Fee</b>
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<b>Rental Fees: Studio</b>			
1	10 x 11.5	115	\$90.00
2	12.5 X 11.5	144	\$110.00
3	11.5 X 11.5	133	\$100.00
4	8.5 X 11.5	97	\$75.00
5	16 X 11.5	184	Student Artist in Residence Trade or \$145.00
6	13X 11.5	150	\$115.00
7	14 X 11.5	161	\$125.00
Artists must participate in our art shows and a set number of hours per week that the studios will be open to the public.			

This package does not include the use of the stage, but it does include the use of the drop-down projector screen.

<b><u>Meeting Package</u></b>	<b>Price</b>
Includes: Performing Arts Lobby Auditorium Floor Green Room Kitchen	
Resident Fee Monday – Thursday	\$280.00 4-hour block (additional hrs \$140.00/hr) \$950.00 (12 hours)
Non-Resident Fee Monday – Thursday	\$350.00 4-hour block (additional hrs (\$175.00/hr) \$1,150.00 (12 hours)
Resident Fee Friday, Sunday, and Holiday	\$350.00 4-hour block (additional hrs \$175.00/hr) \$1,150.00 (12 hours)
Non-Resident Fee Friday, Sunday, and Holiday	\$450.00 4-hour block (additional hrs \$225.00/hr) \$1,350.00 (12 hours)
Non-Profit Sunday – Friday **Must provide proof of Non-Profit status** **Discounted rate offered up to four (4) times per calendar year.**	\$200.00 4-hour block (additional hrs \$100.00/hr) \$540.00 (12 hours)
Refundable Security/Damage Deposit – Alcohol Served	\$250.00 \$500.00

<b><u>Performance Package</u></b>	<b>Price</b>
Includes: Performing Arts Lobby Auditorium Stage*	

Auditorium Floor Green Room Kitchen	
Resident Fee Monday – Thursday	\$400.00 4-hour block (additional hrs \$200.00/hr) \$1,000.00 (12 hours)
Non-Resident Fee Monday – Thursday	\$450.00 4-hour block (additional hrs (\$230.00/hr) \$1,250.00 (12 hours)
Resident Fee Friday, Sunday, and Holiday	\$450.00 4-hour block (additional hrs \$230.00/hr) \$1,250.00 (12 hours)
Non-Resident Fee Friday, Sunday, and Holiday	\$550.00 4-hour block (additional hrs \$275.00/hr) \$1,500.00 (12 hours)
Non-Profit Sunday – Friday **Must provide proof of Non-Profit status** **Discounted rate offered up to four (4) times per calendar year.**	\$260.00 4-hour block (additional hrs \$130.00/hr) \$780.00 (12 hours)
Refundable Security/Damage Deposit – Alcohol Served	\$300.00 \$600.00

\*Use of the stage includes a one-time stage lighting preset (a basic wash of lighting that covers the whole stage will be turned on for renter). Also includes use of two handheld mics with mic stands and two body-pack mics with lavaliers. This does not include a light-board/sound-board or any changes made to the lighting or sound once it has been set. If additional lighting or sound needs are required, renter will need to independently hire a light board operator and/or sound board operator from the City of Greer’s list of approved vendors.

<b><u>Reception Package</u></b>	<b>Price</b>
Includes: Performing Arts Lobby Visual Arts Lobby Kitchen	
Resident Fee Sunday – Friday	\$200.00 4-hour block (additional hrs \$80.00/hr) \$640.00 (12 hours)
Non-Resident Fee Sunday – Friday	\$225.00 4-hour block (additional hrs (\$100.00/hr) \$800.00 (12 hours)
Non-Profit Sunday – Friday **Must provide proof of Non-Profit status** **Discounted rate offered up to four (4) times per calendar year.**	\$150.00 4-hour block (additional hrs \$50.00/hr) \$400.00 (12 hours)
Refundable Security/Damage Deposit – Alcohol Served	\$150.00 \$300.00

<b><u>Classroom Package</u></b>	<b>Price</b>
Includes: Choose ONE Classroom Space	

<ul style="list-style-type: none"> <li>• Visual Arts Lobby</li> <li>• Dance Classroom/Green Room</li> <li>• Ceramics Studio (Additional fees for use of wheels and kiln firings)*</li> </ul> Kitchen (Additional fee of \$35)	
Resident Fee	\$35.00/hour, minimum of 2 hours
Non-Resident Fee	\$45.00/hour, minimum of 2 hours
Non-Profit **Must provide proof of Non-Profit status** **Discounted rate offered up to four (4) times per calendar year.**	\$35.00/hour, minimum of 2 hours
Refundable Security/Damage Deposit – Alcohol Served	1 Hour Rental Fee 2 Hour Rental Fee

\*Rental of Ceramics Studio is an additional fee for use of the pottery wheels (\$8.00 per wheel per hour). Dependent upon size/number of loads, the kiln firing fee is \$20.00-\$50.00.

<b><u>Complete Package</u></b>	<b>Price</b>
Includes: Performing Arts Lobby Visual Arts Lobby Auditorium Stage* Auditorium Floor Green Room Visual Arts Classroom Kitchen	
Resident Fee Saturday	\$1,250.00 (12 hours) (additional hrs \$100.00/hr)
Non-Resident Fee Saturdays	\$1,500 for 12 hours (\$125.00 for each additional hour)
Refundable Security/Damage Deposit – Alcohol Served	\$300.00 \$600.00

This package includes the entire building, minus the Ceramics classroom and the seven artist’s studios. The artists rent the studios and have 24-hour access to their rented studio.

\*Use of the stage includes a one-time stage lighting preset (a basic wash of lighting that covers the whole stage will be turned on for renter). Also includes use of two handheld mics with mic stands and two body-pack mics with lavaliers. This does not include a light-board/sound-board or any changes made to the lighting or sound once it has been set. If additional lighting or sound needs are required, renter will need to independently hire a light board operator and/or sound board operator from the City of Greer’s list of approved vendors.

\*Use of the Amphitheatre includes use of two spotlights and the 50 amp event box.

<b>Outdoor Package</b>	<b>Price</b>
Includes: Amphitheatre* Access to indoor restrooms Kitchen (Additional fee of \$35)	
Resident Fee	\$400.00 4-hour block \$800.00 8-hour block
Non-Resident Fee	\$500.00 4-hour block \$1,000.00 8-hour block
Non-Profit **Must provide proof of Non-Profit status** **Discounted rate offered up to four (4) times per calendar year. **	\$200.00 4-hour block \$400.00 8-hour block
Refundable Security/Damage Deposit	\$150.00
Alcohol Served	\$300.00

<b>Miscellaneous Fees</b>	<b>Price</b>
Security Officers	<del>\$55.00</del> <u>60.00</u> /hour plus benefit costs per Officer (2 hour minimum) (Off Duty City of Greer Police)
General Event Staffing	\$35.00/hour plus benefit costs per employee (2 hour minimum)

<b>Special Event Fee</b>	<b>Price</b>
Includes: Center for the Arts Amphitheatre Park	
Resident Fee	\$3,000.00 (12 hours)
Non-Resident Fee	\$3,500.00 (12 hours)
Refundable Security/Damage Deposit	\$700.00
Alcohol Served	\$1,400.00

Tickets being sold at an event will need to utilize the GCAC online box office. A box office fee of \$1 per ticket sold plus 10% of ticket sales will apply.

### **Fee Structure – Greer Golf**

\*At the discretion of the City Administrator, all rates and fees pertaining to Greer Golf may be adjusted, at any time, to more accurately reflect current market rates and conditions.

<b>Greens Fee</b>	<b>Price</b>
9 Holes Green Fee Monday – Thursday	\$14.00

18 Holes Green Fee Monday – Thursday	<del>\$20.00</del> <u>\$21.00</u>
9 Holes Green Fee Weekends/Holidays	<del>\$17.00</del> <u>\$19.00</u>
18 Holes Green Fee Weekends/Holidays	<del>\$27.00</del> <u>\$28.00</u>
9 Holes Green Fee - Junior Monday -Thursday	\$4.00
9 Holes Green Fee - Junior Weekends/Holidays	\$8.00
18 Holes Green Fee - Junior Monday - Thursday	\$6.00
18 Holes Green Fee – Junior Weekends/Holidays	\$10.00
9 Holes Green Fee - Senior Monday – Thursday	\$9.00
9 Holes Green Fee - Senior Weekends/Holidays	\$13.00
18 Holes Green Fee - Senior Monday - Thursday	\$14.00
18 Holes Green Fee – Senior Weekends/Holidays	\$21.00
Twilight Rate 18 Holes After 3pm	\$14.00
<u>High/Middle School – Season Player Fee</u>	<u>\$200.00</u>

<b>Cart Fee</b>	<b>Price</b>
9 Holes Cart Fee	\$15.00
18 Holes Cart Fee	<del>\$20.00</del> <u>\$21.00</u>
Replay – Extra 9 Holes	\$13.00
Replay – Extra 9 Holes Junior	\$9.00
Replay – Extra 9 Holes Senior	\$11.00

<b>Member Cart Fee</b>	<b>Price</b>
9 Holes	\$11.00
18 Holes	\$17.00
Replay/Extra 9 Holes	\$9.00

**Tournament Player Fee**

**Monday – Thursday** \$45.00

**Weekends/Holidays** \$55.00

<b>Golf Membership</b>	<b>Price</b>
Single Resident	\$115.00/\$1,380.00

Single Non-Resident Monthly/Annual	\$125.00/\$1,500.00
Family Resident Family Non-Resident Monthly/Annual	\$135.00/\$1,620.00 \$150.00/\$1,800.00
Junior Resident Junior Non-Resident Monthly/Annual (8-17 Years Old)	\$70.00/\$840.00 \$80.00/\$960.00
Senior Resident Senior Non-Resident Monthly/Annual 65 & Older	\$110.00/\$1,320.00 \$120.00/\$1,440.00
Corporate Resident Corporate Non-Resident Monthly/Annual	\$115.00/\$1,380.00 (per employee) \$125.00/\$1,500.00 (per employee)

Range Membership	Price
Single Resident	\$350.00
Single Non-Resident Annual	\$400.00

Range Bucket Fee	Price
Per Bucket (Small)	\$4.00
Per Bucket (Large)	\$7.00
Per Bucket (X-Large)	\$10.00

**POLICE DEPARTMENT FEES:**

Administrative Fees:

Incident/Accident Reports: \$.25 (Per Report)

Alarm Fees:

Registration Fee \$10.00

See Code

Violation of Registration Requirements \$100.00

Ch 62, Article VIII, Section 62-293

False Alarm Fees:

1<sup>st</sup> – 2<sup>nd</sup> Alarm

No Fee

3<sup>rd</sup> Alarm

\$100.00

4<sup>th</sup> – 6<sup>th</sup> Alarm

\$200.00

7<sup>th</sup> Alarm

Revocation of Permit

Continued use after Revocation

\$500.00

Alarm sounding continuously in excess of 15 minutes

\$50.00

Animal Control Fees:

First Day of impound of animal

\$50.00

Each day of impound after first

\$20.00 per day

Dog/Cat Cage Rental Deposit

Cat Cage	\$50.00
Dog Cage	\$100.00
Dog License (Due January 1 <sup>st</sup> )	See Code Ch 10, Article IV, Section 10-110
Spayed or Neutered Dog (Lifetime Tag)	\$5.00
Unaltered Dog (Annual Tag)	\$30.00

Police Officer – Security Services ~~\$45.00~~ 60.00-per hour plus benefit costs, 2 Hour Minimum.

Taxicab Rates:

Drop Charge	\$2.00
First Mile	\$2.25
Each Additional Mile	\$2.25
Excess Baggage	\$1.00 Each
Wait Time	\$.25 per minute
City Limits to Greenville/Spartanburg Airport – one to four passengers	\$17.00.

Towing Fees:

Business hours are Monday – Friday 8:00 am – 5:00 pm

Collisions: Maximum Charge \$230.00

If the vehicle must be retrieved from a steeply sloping terrain or must be turned right-side up for retrieval, an additional fee not to exceed \$200.00 may be charged. An additional maximum of \$25 may be charged for tows during non-business hours and state holidays.

Heavy-Duty Wrecker Services: A Maximum of \$250.00 per hour may be charged.

If the vehicle must be retrieved from a steeply sloping terrain or must be turned right-side up for retrieval, an additional fee not to exceed \$250.00 may be charged. An additional maximum of \$25 may be charged for tows during non-business hours and state holidays.

Parking Garage Towing Services: Maximum charge \$225.00. An additional maximum of \$25 may be charged for tows during non-business hours and state holidays.

Non-Collisions & Non-Consensual Towing: Any circumstance other than a collision requiring towing shall be charged a maximum of \$175.00 during normal business hours (Monday-Friday 8:00 am – 5:00 pm) and \$200.00 during non-business hours and on state holidays..

Vehicle Storage Fee: \$32.00 per day after the first 12 hours

Non-Consensual Boot: Maximum of \$50

**PUBLIC SERVICES DEPARTMENT FEES:**

<del>Residential Sanitation Fee – \$121.00 annually per residential unit on each residential parcel</del>	
<del>Effective July 1, 2019</del>	<del>\$127.00</del>
<del>Effective July 1, 2020</del>	<del>\$133.00</del>
<del>Effective July 1, 2021</del>	<del>\$139.00</del>
<del>Effective July 1, 2022</del>	<del>\$165.00</del>

<u>Effective July 1, 2026</u>	<u>\$170.00</u>
<u>Effective July 1, 2027</u>	<u>\$180.00</u>
<u>Effective July 1, 2028</u>	<u>\$185.00</u>
<u>Effective July 1, 2029</u>	<u>\$195.00</u>
<u>Effective July 1, 2030</u>	<u>\$200.00</u>

Roll Out Carts:

Yard Waste Carts	\$55.00 each
Sanitation Carts (Additional or Replacement)	\$75.00 each
Failure to Move Empty Container	\$25.00 per day up to \$250.00 maximum

Sanitation Carts

- Each resident unit is provided one (1) city-issued trash cart as part of the annual \$170 trash fee.
- Residents may request a second trash cart for a fee of \$75.00, payable prior to delivery.
- For any additional carts beyond the second, the resident will pay a \$75.00 cart fee and an additional \$170 annual trash fee, which will be assessed on the tax bill.

Special Events:

Hang Banners, Signs, etc.:	\$50.00
Place Extension Cords from Street Lights, Panels etc.:	\$100.00
Street Barricades Deliver / Pickup:	<del>\$100.00</del> <u>\$150.00</u>
<u>Barricade Use Fee</u>	<u>\$10.00 per barricade</u>
Roll Out Carts (Trash Cans), Delivery / Pickup:	\$100.00
<u>Cart Use Fee:</u>	<u>\$5.00 per cart</u>
Roll Out Carts, Empty as needed during and after event:	\$20.00 per hour per person, 2-Hour Minimum. Number of workers to be determined by Public Services Director.
Street Sweeper use after events, if needed:	\$100.00

Deposit ~~\$250.00~~ required before event.

- Street Barricades: \$500.00 minimum deposit
- Roll-Out Trash Carts: \$250.00 minimum deposit

City will perform an inspection following the event. If cleanup is satisfactory, the deposit will be refunded. Otherwise, deposit will be forfeited.

Street Cut Permits: \$3.50 per Cubic Foot of dirt removed from the street, plus \$10.00 per day for each day the street cut is open. Street must be repaired to the City’s Specifications. If the street is repaired satisfactorily, the fee will be refunded, less \$10.00 per day for each day the street is open.

**SPORTS AND EVENTS CENTER DEPARTMENT FEES:**

\*At the discretion of the City Administrator, all rates and fees pertaining to Sports and Events Center may be adjusted, at any time, to more accurately reflect current market rates and conditions.

<u>9-Court Rental</u>		<u>Special Approval Event</u>
<u>12-hour</u>	<u>\$9,500.00</u>	<u>\$7,500.00</u>
<u>Saturday-Sunday</u>	<u>\$19,000.00</u>	<u>\$15,000.00</u>
<u>3-Day Event</u>	<u>\$26,500.00</u>	<u>\$20,500.00</u>
<u>4-Day Event</u>	<u>\$32,000.00</u>	<u>\$25,000.00</u>

**Fee Schedule**

All Fees subject to change based on type of event and number of attendees

<u>Rentable Area</u>		<u>Cost Associated</u>	
<u>Court</u>		<u>Hourly</u>	<u>Daily</u>
<u>Resident</u>	<u>Mon - Thur</u>	<u>\$60</u>	<u>\$700</u>
<u>Non-Resident</u>	<u>Mon - Thur</u>	<u>\$70</u>	<u>\$800</u>
<u>Resident</u>	<u>Fri - Sun</u>	<u>\$75</u>	<u>\$850</u>
<u>Non-Resident</u>	<u>Fri - Sun</u>	<u>\$80</u>	<u>\$900</u>

<u>Championship Court</u>		<u>Hourly</u>	<u>Daily</u>
<u>Resident</u>	<u>Mon - Thur</u>	<u>\$75</u>	<u>\$800</u>
<u>Non-Resident</u>	<u>Mon - Thur</u>	<u>\$100</u>	<u>\$1,000</u>
<u>Resident</u>	<u>Fri - Sun</u>	<u>\$100</u>	<u>\$1,000</u>
<u>Non-Resident</u>	<u>Fri - Sun</u>	<u>\$125</u>	<u>\$1,250</u>

<u>Full Community Room</u>	<u>Capacity: 350 people</u>	<u>Hourly</u>	<u>Daily</u>
<u>Resident</u>	<u>Mon - Thur</u>	<u>\$150</u>	<u>\$1,500</u>
<u>Non-Resident</u>	<u>Mon - Thur</u>	<u>\$175</u>	<u>\$1,750</u>
<u>Resident</u>	<u>Fri - Sun</u>	<u>\$175</u>	<u>\$1,750</u>
<u>Non-Resident</u>	<u>Fri - Sun</u>	<u>\$200</u>	<u>\$2,000</u>

<u>Hall A (Kitchen Access)</u>	<u>Capacity: 200 people</u>	<u>Hourly</u>	<u>Daily</u>
<u>Resident</u>	<u>Mon - Thur</u>	<u>\$90</u>	<u>\$1,000</u>
<u>Non-Resident</u>	<u>Mon - Thur</u>	<u>\$100</u>	<u>\$1,250</u>
<u>Resident</u>	<u>Fri - Sun</u>	<u>\$125</u>	<u>\$1,250</u>
<u>Non-Resident</u>	<u>Fri - Sun</u>	<u>\$150</u>	<u>\$1,500</u>

<b><u>Hall B (No Kitchen Access)</u></b>	<b><u>Capacity: 150 people</u></b>	<b><u>Hourly</u></b>	<b><u>Daily</u></b>
<u>Resident</u>	<u>Mon - Thur</u>	<u>\$60</u>	<u>\$675</u>
<u>Non-Resident</u>	<u>Mon - Thur</u>	<u>\$75</u>	<u>\$800</u>
<u>Resident</u>	<u>Fri - Sun</u>	<u>\$75</u>	<u>\$800</u>
<u>Non-Resident</u>	<u>Fri - Sun</u>	<u>\$100</u>	<u>\$1,250</u>

<b><u>Wrestling Room</u></b>	
<u>Hourly Resident</u>	<u>\$50</u>
<u>Hourly Non-Resident</u>	<u>\$60</u>

<b><u>Fitness Center Memberships</u></b>	<b><u>Monthly Payments</u></b>	<b><u>Annual Payments</u></b>
<u>Individual Member – Resident</u>	<u>\$35</u>	<u>\$375</u>
<u>Individual Member – Non-Resident</u>	<u>\$40</u>	<u>\$435</u>
<u>Family Membership</u>	<u>\$75</u>	<u>\$800</u>
<u>Family Membership – Non-Resident</u>	<u>\$85</u>	<u>\$900</u>

<b><u>Day Pass</u></b>	
<u>Day Pass - Courts</u>	<u>\$10</u>
<u>Day Pass – Fitness Center</u>	<u>\$12</u>

<b><u>Simulators</u></b>	
<u>Monday – Thursday Hourly Resident</u>	<u>\$40</u>
<u>Friday – Sunday Hourly Resident</u>	<u>\$50</u>
<u>Monday – Thursday Hourly Non-Resident</u>	<u>\$45</u>
<u>Friday – Sunday Hourly Non-Resident</u>	<u>\$55</u>

<b><u>Front Porch</u></b>	
<u>Hourly Resident</u>	<u>\$50</u>
<u>Hourly Non-Resident</u>	<u>\$60</u>

<b><u>Whole Facility</u></b>	
<u>Monday - Thursday</u>	<u>\$7,500 / Day</u>
<u>Friday</u>	<u>\$8,500 / Day</u>
<u>Saturday - Sunday</u>	<u>\$9,500 / Day</u>

<b><u>Security</u></b>	
<u>Event Security</u>	<u>\$55 / Hour</u>

<b><u>Birthday Party</u></b>	
<u>3-hour party: one court, Community room B</u>	<u>\$250</u>

<b><u>Team Room</u></b>	
<u>Hourly</u>	<u>\$30</u>
<u>Daily</u>	<u>\$225</u>