



AGENDA
Greer City Council

July 14, 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

Mayor Rick Danner

1. 2026 Council Invocation Schedule

Public Forum

Minutes of Council Meeting

1. June 23, 2026 (Action Required)

Special Recognition

1. Employee Recognition

Petitioner

1. Lewis Vaughn would like to speak before the Council regarding budgetary matters.

Administrator's Report

Andy Merriman, City Administrator

Appointments to Boards and Commissions

1. Board of Zoning Appeals
District 3 Nick Uva's term expired 6/30/2026 (Action Required)

New Business

1. First Reading of Ordinance Number 20-2026
AN ORDINANCE TO PROVIDE FOR THE ANNEXATION OF CERTAIN
PROPERTIES OWNED BY SANDRA MCABEE LOCATED ON SOUTH
SUBER ROAD AND WEST WADE HAMPTON BOULEVARD BY ONE

HUNDRED PERCENT PETITION; AND TO ESTABLISH A ZONING CLASSIFICATION OF COMMERCIAL CORRIDOR (CC) FOR SAID PROPERTIES (Action Required)
Ashley Kaade, AICP | Planning Manager

2. First Reading of Ordinance Number 21-2026
AN ORDINANCE TO PROVIDE FOR THE ANNEXATION OF A CERTAIN PROPERTY OWNED BY GREER GUN & PAWN SHOP, INC. LOCATED ON WEST WADE HAMPTON BOULEVARD BY ONE HUNDRED PERCENT PETITION; AND TO ESTABLISH A ZONING CLASSIFICATION OF COMMERCIAL CORRIDOR (CC) FOR SAID PROPERTY (Action Required)
Ashley Kaade, AICP | Planning Manager
3. First and Final Reading of Resolution Number 18-2026
A RESOLUTION TO ACCEPT CHESNUT GROVE SUBDIVISION STREETS, NAMELY LAXTON ROAD, CARTMEL STREET, BURGHLEY CIRCLE, AND HILLCRAFT DRIVE INTO THE CITY OF GREER STREET SYSTEM (Action Required)
David Buchanan, EIT | Civil Engineer
4. First and Final Reading of Resolution Number 19-2026
A RESOLUTION TO AMEND THE CITY OF GREER FINANCIAL POLICIES AND PROCEDURES (Action Required)
Christopher Kline, CPA, CFE | Finance Director
5. Award Recommendation - Pilot Watershed Study: Phase 2 Plan
The engineering department is in the process of evaluating our storm drain system city-wide. In 2022, the City of Greer commissioned a Pilot Watershed Study to assess the condition of stormwater assets within the highest priority watersheds. The next phase of this study will focus on 3rd party inspections of storm drain assets within the Biblebrook watershed. After evaluating proposals from three contractors, engineering staff recommends awarding the contract to Compliance EnviroSystems (CES) in an amount not to exceed \$200,000.00. Funding will be from the Stormwater Fund. (Action Required)
Adam Vidalis, P.E. | Civil Engineer II - Stormwater
6. 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. (Action Required)
Alexander D. Cahill, AICP | Planning & Development Director
7. First Reading of Ordinance Number 26-2026
AN ORDINANCE AUTHORIZING THE CONVEYANCE OF EASEMENTS IN CERTAIN REAL PROPERTY IN THE CITY OF GREER (Action Required)
Andy Merriman | City Administrator
8. First Reading of Ordinance Number 27-2026
AN ORDINANCE AUTHORIZING THE CONVEYANCE OF ANY AND ALL INTEREST IN CERTAIN REAL PROPERTY LOCATED IN THE CITY OF GREER (Action Required)
Item to be held over until after Executive Session.

Andy Merriman | City Administrator

9. First Reading of Ordinance Number 28-2026
AN ORDINANCE AUTHORIZING THE CONVEYANCE OF ANY AND ALL
INTEREST IN CERTAIN REAL PROPERTY LOCATED IN THE CITY OF
GREER (Action Required)
Item to be held over until after Executive Session.
Andy Merriman | City Administrator

Executive Session

Council may take action on matters discussed in executive session.

1. Contractual Matters
Request: Motion to enter into Executive Session to discuss two (2)
Contractual Matters pertaining to Project Keystone and Project Titus; as
allowed by State Statute Section 30-4-70(a)(2).
2. Legal Matter
Request: Motion to enter into Executive Session to receive an update on a
pending Legal Matter as allowed by State Statute Section 30-4-70(a)(2).

Adjournment

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



**Greer City Council
2026 Invocation Schedule**

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

CITY OF GREER, SOUTH CAROLINA

MINUTES of the FORMAL MEETING of GREER CITY COUNCIL June 23, 2026

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

Call to Order of the Formal Meeting

Mayor Rick Danner – 6:31 P.M.

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

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

Invocation and Pledge of Allegiance

Councilman Paul Lamb

Public Forum

No one signed up to speak.

Minutes of the Council Meeting

June 9, 2026

ACTION – Councilman Wryley Bettis made a motion that the minutes of June 9, 2026, be received as written. Councilman Paul Lamb seconded the motion.

VOTE - Motion carried 7-0.

Special Recognition

Certificate of Appreciation (Retirement) – Scott Keeley

Scott Keeley was recognized upon his retirement for 38 years of dedicated service to the City of Greer. Mr. Keeley served in the Fire Department from September 10, 1987, to June 19, 2026. Mr. Keeley was presented with a Certificate of Appreciation and a gift in appreciation of his service.

Petitioner

Ann Marie Middleton, Greenville County Schools Board of Trustee for Area 18 introduced herself to council and the community. She encouraged council and the community to contact her should they need her.

Departmental Reports

Economic Development, Engineering, Finance, Fire Department, Municipal Court, Parks, Recreation & Tourism, Planning and Development Department, Police Department, Public Services and the Social Media and Website Activity Reports for May 2026 were included in the packet for informational purposes.

Finance

Chris Kline, Finance Director, presented the Financial Report for May 2026. (Attached)

General Fund Cash Balance: \$25,697,992.

Revenue: \$53,337,755.

Total Expenditures: \$50,163,763.

Total Percentage: 4% under Budget

Revenue Benchmark Variance: \$3,545,632.

Expenditure Benchmark Variance: \$(815,550.)

Overall Benchmark Variance: \$2,730,082.

Hospitality Fund Cash Balance: \$2,866,197.

Storm Water Fund Cash Balance: \$4,476,225.

Discussion held.

Presentation

Pilot Watershed Study: Phase 2 Plan

The engineering department is in the process of evaluating our storm drain system city-wide. In 2022, we commissioned a Pilot Watershed Study to assess the condition of stormwater assets within the highest priority watersheds. The next phase of this study will focus on 3rd party inspections of assets within the Biblebrook watershed.

Adam Vidalis, Civil Engineer II

Andy Merriman, City Administrator stated the above request will need to be postponed until the next Council meeting.

Andy Merriman, City Administrator, presented the following:

Freedom Blast

Join us for Freedom Blast on Saturday, June 27th, beginning at 6:00pm. Enjoy an evening of family-friendly fun featuring food vendors, activities for kids and live music. At 6:30pm we will

honor our service members with a special military tribute. The celebration concludes with a spectacular fireworks show at 10:00pm. For the full schedule and list of activities go to freedomblast.org.

Farmers Market

The next Farmers Market will be Sunday, June 28th, from 11:00am until 2:00pm in Greer City Park.

Mural

Blank Canvas Mural Company is working on a mural on the side of the Davenport building in downtown Greer. The completed piece will be a celebration of Greer's 150th anniversary, highlighting our past as well as our future.

Order of the Palmetto

Congratulations to Caroline Robertson, Executive Director of Greer Relief, as she was presented with the Order of the Palmetto, the highest civilian honor in South Carolina which recognizes a lifetime of service and dedication to community. We are so proud to have such a dedicated, selfless, and service-oriented leader in our community.

Appointments to Boards and Commissions

Board of Zoning Appeals

District 3 Nick Uva's term will expire June 30, 2026.

No nomination was made.

Greenville-Spartanburg International Airport Environs Planning Commission

Spartanburg County Representative Miles Nason's term will expire June 30, 2026.

ACTION – Councilman Jay Arrowood made a motion to reappoint Miles Nason as the Spartanburg County Representative to the Greenville-Spartanburg International Airport Environs Planning Commission. Councilman Paul Lamb seconded the motion.

VOTE – Motion carried 7-0.

NEW BUSINESS

First and Final Reading of Resolution Number 15-2026

A RESOLUTION TO APPROVE THE COOPERATIVE AGREEMENT BETWEEN GREENVILLE COUNTY AND THE MUNICIPALITY OF GREER TO OBTAIN URBAN COUNTY STATUS WITH THE UNITED STATES DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT AND APPOINT THE GREENVILLE COUNTY REDEVELOPMENT AUTHORITY (GCRA) AS ITS AGENT FOR THE PURPOSE OF ADMINISTERING ANY GRANT FUNDS RECEIVED AS A RESULT OF THE AGREEMENT.

Alex Cahill, Director of Planning and Development presented the request. Francisco Arnaiz, Program Manager with the Greenville County Redevelopment Authority was present.

ACTION – Councilman Paul Lamb made a motion to approve First and Final Reading of Resolution Number 15-2026. Councilman Wryley Bettis seconded the motion.

Discussion held.

VOTE – Motion carried 7-0.

First and Final Reading of Resolution Number 16-2026

A RESOLUTION AUTHORIZING A LEASE-PURCHASE AGREEMENT, SERIES 2026 IN THE PRINCIPAL AMOUNT OF NOT EXCEEDING \$3,202,809 RELATING TO THE FINANCING OF VEHICLES AND EQUIPMENT FOR MUNICIPAL PURPOSES; AUTHORIZING THE EXECUTION AND DELIVERY OF DOCUMENTS INCLUDING THE LEASE AGREEMENT; AND PROVIDING FOR RELATED MATTERS

Chris Kline, Finance Director presented the request.

ACTION – Councilman Paul Lamb made a motion to approve First and Final Reading of Resolution Number 16-2026. Councilman Charles Lander seconded the motion.

Discussion held.

VOTE – Motion carried 7-0.

Award Recommendation Project #2027-001 McElrath Road Improvements

The City of Greer Engineering Department solicited sealed bids from qualified offerors for McElrath Road Improvements. The project cost was estimated at \$425,000 and was budgeted in the Paving Fund.

Seven contractors attended the Mandatory Pre-Bid meeting on May 7th. The bid opening was held on May 28, 2026, at 11 a.m. A total of two (2) bids were received. Please see attached Bid Summary for reference.

The proposed cost allocations are as follows:

Original apartment developer (Ryder Junction)	\$150,000.00
Expected contribution from current proposed development:	\$79,730.00
Estimated City cost	<u>\$367,385.50</u>
	\$597,115.50

The low bid is higher than the original cost estimate but the actual cost to the City (\$367,385.50) is under the budget of \$425,000. References for the low bidder were good.

Staff recommends award approval for the McElrath Road Improvements contract to Civil Pros Inc. in the amount of \$597,115.50 and authorize execution of the necessary documents.

ACTION – Councilman Karuiam Booker made a motion to approve Civil Pros Inc. in the amount of \$597,115.50. Councilman Jay Arrowood 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 7:21 P.M.

Tammela Duncan, Municipal Clerk

Richard W. Danner, Mayor

Approval Date: July 14, 2026 _____

Notifications: Agenda posted in City Hall and email notifications sent Friday, June 19, 2026.



RESOLUTION NUMBER 17-2026

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

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

WHEREAS, Mason McCravy has served in the Public Services Department for 5 years; Kaylin Richards has served in the Police Department for 5 years; Sawyer Rewis has served in the Police Department for 5 years; Calem Upton has served in the Fire Department for 5 years; Denise Livingston has served in Municipal Court for 10 years; Robert Stephens has served in the Planning and Development Department for 10 years; and Diego Gomez has served in the Public Services Department for 20 years; and

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

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

BE IT FURTHER RESOLVED that the City of Greer hereby rewards these dedicated employees with a certificate of appreciation and an administrative day off with pay approved this 14th day of July 2026.

CITY OF GREER, SOUTH CAROLINA

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

Richard W. Danner, Mayor

ATTEST:

A handwritten signature in blue ink, reading "Tammela Duncan", written over a horizontal line.

Tammela Duncan, Municipal Clerk



CITY OF GREER BOARD OF ZONING APPEALS

Three Year Terms

			TERM EXPIRES	CERTIFICATION DATE
DISTRICT 1	Emily Tsesseloglou	6/9/2026	June 30, 2029	
	111 Westfield Avenue, 29651	5/23/2023	June 30, 2026	
	Cell 864-630-0630	5/26/2020	June 30, 2023	
	Email Emily.tses@gmail.com	10/9/2018	June 30, 2020	
DISTRICT 2	Dawn Akerman ZaBelle	1/13/26	June 30, 2027	
	123 Morningside Drive, 29651			
	Cell Phone 850-554-0211			
	Email dawnzabelle@gmail.com			
DISTRICT 3	Nick Uva	3/25/2025	June 30, 2026	
	622 Cartmel Street, Greer 29651			
	Cell 719-304-1125			
	Email dominickuva@gmail.com			
DISTRICT 4	Mike Norris	5/28/2024	June 30, 2027	
	301 Hillside Drive	7/13/2021	June 30, 2024	
	Greer, SC 29651			
	Cell 864-569-1025			
	Email michaeldavidnorris@gmail.com			
DISTRICT 5	William Crosby	5/28/2024	June 30, 2027	
	213 North Main Street, 29650	6/8/2021	June 30, 2024	
	Cell 912-844-1920	9/22/2020	June 30, 2021	
	Business 864-887-0217			
	Email wcrosbyconsulting@gmail.com			
DISTRICT 6	Steve Griffin	6/9/2026	June 30, 2029	
	207 Brushy Meadows Dr. 29650	5/23/2023	June 30, 2026	
	Residence 877-1190	5/26/2020	June 30, 2023	
	Cell 864-901-2310	1/9/2018	June 30, 2020	
	Email stevegriffin1@hotmail.com			
AT LARGE	Monica Y. Ragin Hughey	5/28/2024	June 30, 2027	
	111 Meritage Street, 29651	6/8/2021	June 30, 2024	
	Cell 864-907-8124	6/12/2018	June 30, 2021	
		7/14/2015	June 30, 2018	
	Email monicayragin@gmail.com			

Updated: June 10, 2026

Memorandum

To: Mr. Andrew Merriman, City Administrator

From: Ashley Kaade, AICP, Planning Manager

Subject: Ordinance 20-2026

Date: July 7, 2026

CC: Tammy Duncan, Clerk to City Council

Ordinance 20-2026 is an annexation and zoning request for two parcels located on S Suber Rd & W Wade Hampton Blvd in Greenville County. The parcels consist of 0.811 acres. The requested zoning for the properties is Commercial Corridor (CC) and the intent is to build a gas station & convenience store. This request is associated with Ordinance 21-2026.

The Planning Commission will conduct a public hearing on July 20, 2026, for the zoning of the parcels.

ORDINANCE NUMBER 20-2026

AN ORDINANCE TO PROVIDE FOR THE ANNEXATION OF CERTAIN PROPERTIES OWNED BY SANDRA MCABEE LOCATED ON SOUTH SUBER ROAD AND WEST WADE HAMPTON BOULEVARD BY ONE HUNDRED PERCENT PETITION; AND TO ESTABLISH A ZONING CLASSIFICATION OF COMMERCIAL CORRIDOR (CC) FOR SAID PROPERTIES

WHEREAS, Sandra McAbee is the sole owner of certain properties located on South Suber Road and West Wade Hampton Boulevard more particularly described on the legal description attached hereto marked as Exhibit A, the property description attached hereto marked as Exhibit B, the City of Greer Map attached hereto marked as Greenville County Parcel Numbers T013000202800 and T013000203200 containing approximately 0.811 +/- acre attached hereto marked as Exhibit C, the National Flood Insurance Program Flood Insurance Rate Map Number 45045C0342E attached hereto marked as Exhibit D; and,

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

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

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

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

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

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

1. ANNEXATION: The 0.811 acre +/- properties shown in red on the attached map owned by Sandra McAbee located on South Suber Road and West Wade Hampton Boulevard as described on the attached City of Greer Map as Greenville County Parcel Numbers T013000202800 and T013000203200 are hereby annexed into the corporate city limits of the City of Greer.

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

3. ANNEXATION OF 49.57 FEET +/- OF SOUTH SUBER ROAD ROADWAY: 49.57 feet +/- of South Suber Road roadway along the edge of the annexed properties owned by Sandra McAbee as shown in Exhibit C is hereby annexed into the corporate limits of the City of Greer.

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

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

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

This ordinance shall be effective upon second reading approval thereof.

CITY OF GREER, SOUTH CAROLINA

Richard W. Danner, Mayor

ATTEST:

Tammela Duncan, Municipal Clerk

Introduced by:

First Reading: July 14, 2026

Second and
Final Reading: July 28, 2026

APPROVED AS TO FORM:

Daniel R. Hughes, City Attorney



2025065196

DEED/DIST Book: DE 2768 Page: 0241 - 0245

5 Pgs

October 10, 2025 11:17:10 AM

Rec: \$15.00

E-FILED IN GREENVILLE COUNTY, SC

*Timothy J. Manning***EXHIBIT****A**

STATE OF SOUTH CAROLINA)

IN THE PROBATE COURT

COUNTY OF GREENVILLE)

DEED OF DISTRIBUTION

IN THE MATTER OF:)

(Real Property Only)

MARSHALL OLIN MCABEE SR)

NOT A WARRANTY DEED

(Decedent))

CASE NUMBER: 2024ES2301015

The undersigned states as follows:

Decedent died on March 14, 2024; and probate of the Estate is being administered in the Probate Court for Greenville County, South Carolina, in File # 2024ES2301015.

I was appointed Personal Representative on April 23, 2024.

Decedent owned real property described as follows: 50% INTEREST

SEE ATTACHED EXHIBIT A

☐ Additional sheet(s) for additional property(ies) is/are attached (check is applicable).

This transfer is made pursuant to:

☒ Decedent's Will

☐ Intestacy Statute: SCPC 62-2-103

☐ Private Family Agreement: SCPC 62-3-912

☐ Disclaimer by: _____

☐ Probate Court Order issued on _____

☐ Other: _____

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

% / fractional interest of decedent's interest inherited: 100%

% / fractional interest of decedent's interest inherited: _____

Name: Sandra McAbee
Address: 1411 Lake Cunningham Rd
Greer SC 29651

Name: _____
Address: _____

% / fractional interest of decedent's interest inherited: _____

% / fractional interest of decedent's interest inherited: _____

Name: _____
Address: _____

Name: _____
Address: _____

☐ Additional sheet(s) for names of additional beneficiaries is attached (check, if applicable)

IN WITNESS WHEREOF the undersigned, as Personal Representative(s) of the above Estate, has executed this Deed of Distribution, on this 10 day of October, 2025.

**SIGNED, SEALED AND DELIVERED
IN THE PRESENCE OF:**

Estate of: **MARSHALL OLIN MCABEE SR**

Tammy S Hill
(Witness Signature)

Sandra McAbee
(Personal Representative Signature)

Tammy S Hill
(Print Name)

SANDRA MCABEE
(Print Name)

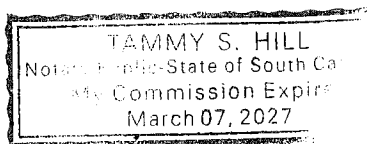
Jordan Louden
(Witness Signature)
Jordan Louden
(Print Name)

STATE OF SOUTH CAROLINA)
COUNTY OF GREENVILLE)

ACKNOWLEDGMENT

I, Tammy S Hill, Notary Public, a notary for the State of South Carolina do hereby certify that SANDRA MCABEE, as Personal Representative(s) of the Estate of MARSHALL OLIN MCABEE SR, personally appeared before me this day and acknowledged the due execution of the foregoing Deed of Distribution.

Witness my hand and seal this the 10th day of October, 2025.



Tammy S Hill (SEAL)
(Signature of Notary Public)

Tammy S Hill
(Print name of Notary Public)
Notary Public for State of South Carolina
My Commission Expires: 03/07/2027

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

Exhibit A

All of that certain piece, parcel or lot of land situate, lying and being on the Northeast side of Carolina Avenue near the Town of Greer, in Chick Springs Township, County of Greenville, State of South Carolina, and being known and designated as Lot No. 6 on plat of Development No. 2, Victor-Monaghan Company, Division of J. P. Stevens & Co., Inc., Greer Plant, prepared by Dalton & Neves, Engineers, April, 1947, and recorded in the R. M. C. Office for Greenville County in Plat Book P, at page 119. Reference to said plat for a more complete metes and bounds description.

This being the same property conveyed to Sandra H. McAbee and Marshall O. McAbee by deed of Myrtle F. Harvey recorded May 21, 1997, in the ROD Office for Greenville County in Deed Book 1691 at Page 0154.

Tax Map Number: G008000200600

Street/Property Address: 110 Carolina Ave Greer SC 29650

ALSO

All that piece, parcel or lot of land in Chick Springs Township, County of Greenville, State of South Carolina, known and designated as Lot Numbers TWENTY FOUR (24), TWENTY FIVE (25) and FORTY TWO (42) as shown on plat of T. W. Dill Estate, made by S. C. Moon, Surveyor, made October, 1940 and recorded in Plat Book L, Page 31B, Greenville County ROD Office, same situated on U. S. Highway No. 29 and Suber Road, reference is hereby made to said plat for a more complete description as to metes and bounds.

This being the same property conveyed to Sandra H. McAbee and Marshall O. McAbee by deed of J. W. Harvey recorded September 18, 1975, in the ROD Office for Greenville County in Deed Book 1024 at Page 395.

Tax Map Number: T013000202800 and 3200

Street/Property Address: S Suber Rd and 1465 W Wade Hampton Blvd Greer SC 29650

ALSO

All that piece, parcel or lot of land in Chick Springs Township County of Greenville, State of South Carolina, located on the northern side of the Old Greenville-Spartanburg Road and being shown and designated as Lot Numbers FORTY (40) and FORTY ONE (41) on plat of T. W. Dill Estate, made by S. C. Moon, surveyor, dated October 1940 and recorded in Plat Book L, Page 31B, ROD Office for Greenville County; Lot No. 40 being 91/100 of acre and Lot No. 41 being 1.35 acres, and fronting 224 feet on the northern side of said road, reference is hereby made to said plat for a more complete description as to metes and bounds.

This being the same property conveyed to Sandra H. McAbee and Marshall O. McAbee by deed of John Hannah and Correne D. Hannah recorded July 17, 1984, in the ROD Office for Greenville County in Deed Book 1217 at Page 272.

Tax Map Number: T013000201701, 702, 703 & 704

Street/Property Address: 542, 538, 534, 530 Chick Springs Rd, Greer SC 29651

ALSO

ALL that piece, parcel or lot of land, with the improvements thereon, in O'Neal Township. County of Greenville, State of South Carolina located about two and one-half miles North from Greer, S.C., on road that leads off State Highway No. 14, being a part of the property as shown on plat of Velma W. Brown, Plat Book WW, page 293, and having the following courses and distances, to-wit:

BEGINNING at an old iron pin on the northern side of road that leads off State Highway No. 14, at the southeast corner of the property shown on plat made for Harvey D. Henson, recorded in Plat Book 4-C at Page 159, Greenville R.M.C. Office now or formerly of Brown and running thence along the eastern side of said plat, N. 15-00 W., 156 feet to old pin on line; thence along the line of property now or formerly of Brown, N. 75-00 E. 40 feet to lot of Rufus C. Wilson. Jr. and Teresann Galloway Wilson formerly Owens; thence S. 15-00 E. 156 feet to North side of road; thence along the north side of road, S. 75-00 W. 40 feet to the beginning corner.

Also, (part of same tax map number): ALL that piece, parcel or lot of land that joins the above on the east and being a part of the property shown on plat recorded in Plat Book WW, Page 293, Greenville RMC Office, on the North side of road that leads off State Highway No. 14 and has the following metes and bounds, to-wit: BEGINNING at pin on the north side of

road at the southeast corner of the above described lot and runs thence along the Eastern side of the above lot, N. 15-00 W. 156 feet to iron pin; thence N. 75-11 E. 160 feet to iron pin; thence S. 15-00 E. 156 feet to iron pin on north side of road; thence with the north edge of the road S.75-11 W. 160 feet to the beginning corner and has located on property a mobile home which is attached to the real estate and is considered a part of the real estate.

This being the same property conveyed to Sandra H. McAbee and Marshall O. McAbee by deed of The Master in Equity for Greenville County recorded on March 26, 1985 in Deed Book 1235 at Page 644.

Tax Map Number: 0536010102901

Street/Property Address: 125 Cooper Drive, Greer SC 29651

ALSO

ALL that piece, parcel, or lot of land, with the buildings and improvements thereon, in the County of Greenville, State of South Carolina, containing 0.76 acres, more or less, on the Southwest side of Old Highway No. 14, and having, according to a Plat by B.E. Huskey, dated May 2, 1975, captioned Property of Perry H. Goodman, recorded in the RMC Office for Greenville County, South Carolina, in Plat Book 4-0, Page 275. See said Plat for a more complete property description.

This being the same property conveyed to Sandra H. McAbee and Marshall O. McAbee by deed of Walter Keith Rogers recorded December 18, 1987, in the ROD Office for Greenville County in Deed Book 1313 at Page 204.

Tax Map Number: 0537050101402

Street/Property Address: 25 Matlock Cir Greer SC 29651

ALSO

All that piece, parcel or tract of land situate, lying and being near the City of Greer, in the County of Greenville, State of South Carolina, being known and designated as Lot No. 5 on plat of Property of Briarwood Subdivision, which plat is recorded in the RMC Office for Greenville County, South Carolina, in Plat Book 4-R, Page 89. Reference being made to said plat for a more complete metes and bounds description and containing according to said plat, containing .88 acres.

This being the same property conveyed to Sandra H. McAbee and Marshall O. McAbee by deed of The South Carolina National Bank recorded October 27, 1981, in the ROD Office for Greenville County in Deed Book 1157 at Page 350.

Tax Map Number: 0537070103306

Street/Property Address: Lake Cunningham Rd., Greer SC 29651

ALSO

All that certain piece, parcel or lot of land situate, lying and being in the State and County aforesaid, Oneal Township, about four miles northwest of Greer, lying on the south and east side of LAKE CUNNINGHAM, and being shown and designated as LOT NOS. 1 and 2 on a survey entitled, "Property of Marshall O. and Sandra H. McAbee, dated March 26, 1963, prepared by H. S. Brockman, Surveyor, and recorded in the ROD Office for Greenville County in Plat Book WW at Pages 514-515. Reference being made to said survey for a more complete description.

This being the same property conveyed to Sandra H. McAbee and Marshall O. McAbee by deed of William McAbee recorded April 19, 1963, in the ROD Office for Greenville County in Deed Book 721 at Page 18.

ALSO (part of same tax map number) All that certain piece, parcel or lot of land situate, lying and being in the State and County aforesaid, Oneal Township, about four miles northwest of Greer, lying on the east side of Cunningham Lake and being shown as all of LOT NO. 3 on a plat of property made for William McAbee, dated April 18, 1963, prepared by H. S. Brockman, Surveyor, and having the following metes and bounds according to said plat, to-wit: BEGINNING in the center of a road at the joint front corner of Lots 3 and 5 (iron pin set off 25 feet on west side of road) and running thence as the common line of lots 3 and 5, N.66-23W., 195.4 feet to an iron pin on the eastern side of the lake; thence N.14-24E., 40 feet along the said lake front to and iron pin at the joint rear corner of lots 3 and 2; thence S. 75-04 E., 192.5 feet as the common line of lots 2 and 3 to appoint in the said road (iron pin set off on west bank of road); thence S.14-12., 70 feet along the said road to the beginning corner and containing 0.24 of an acre, more or less.

This being the same property conveyed to Sandra H. McAbee and Marshall O. McAbee by deed of William McAbee recorded August 4, 1965, in the ROD Office for Greenville County in Deed Book 779 at Page 256.

Tax Map Number: 0537070103401

Street/Property Address: 1411 Lake Cunningham Rd Greer SC 29651

ALSO

ALL those pieces, parcels or lots of land, with improvements thereon or to be constructed thereon, situate, lying and being in the State of South Carolina, County of Greenville, being shown and designated as Lots 2 containing 6.60 acres, Lot 3, containing 5.49 acres and Lot 4, containing 5.84 acres, as shown on a survey for S. Michael Bruce, made by Wallace & Associates, dated May 31, 2000, recorded in Plat Book 42-M, Page 44, ROD Office for Greenville County.

This being the same property conveyed to Sandra H. McAbee and Marshall O. McAbee by deed of David Mason recorded December 31, 2003, in the ROD Office for Greenville County in Deed Book 2069 at Page 1329 and by deed of Brent Rhodes recorded June 26, 2002 in Deed Book 2000 at Page 18.

Tax Map Number: 0631110100401

Street/Property Address: New Bruce Road and N 14 Hwy Greer SC 29651

ALSO

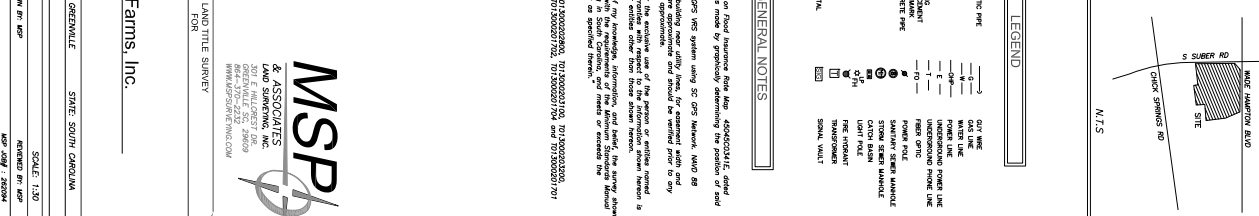
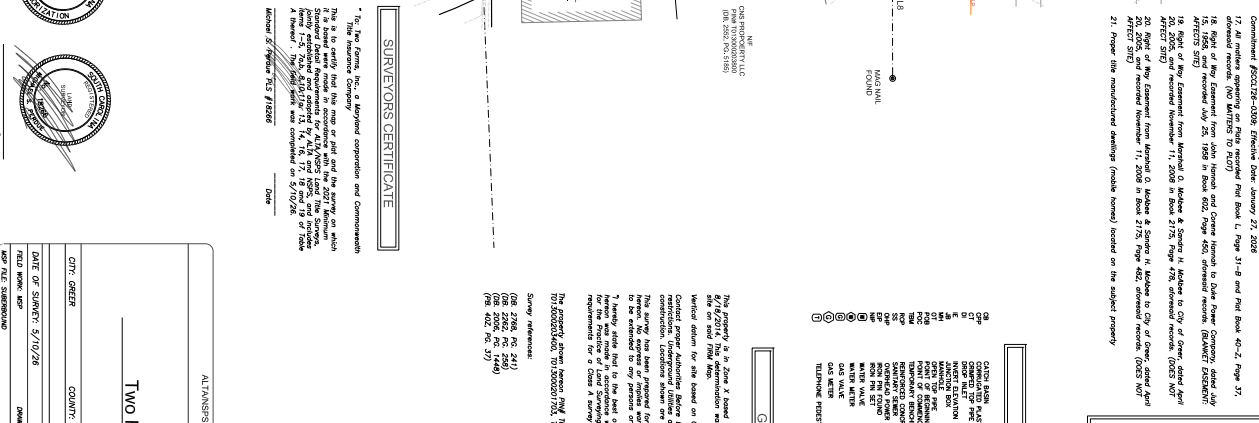
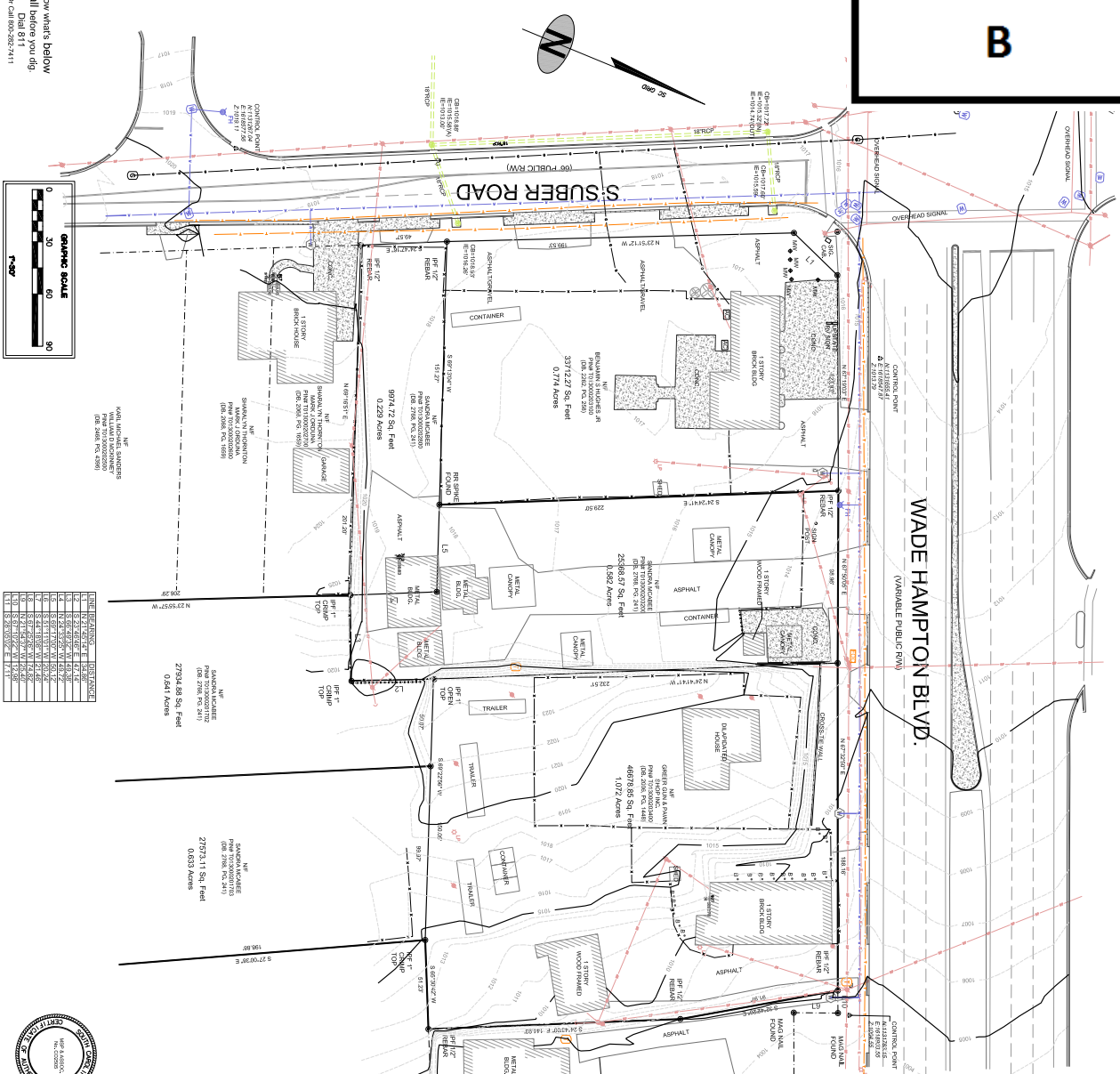
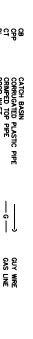
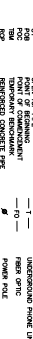
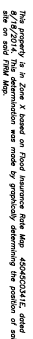
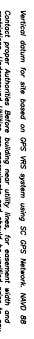
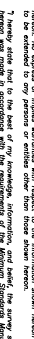
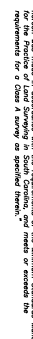
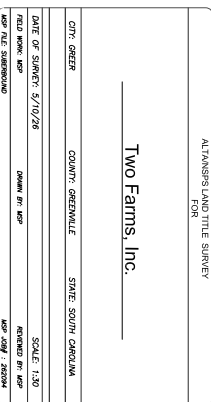
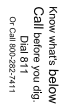
All that piece, parcel or lot of land in Greenville County, State of South Carolina, located on the Eastern side of Highway No. 415 and the Southern side of Blue View Dr., and being shown as lot numbers TWENTY TWO (22) and TWENTY THREE (23) on plat of E. P. Hunt, recorded in Plat Book ZZ, Page 3 and the property adjoining lot No. 23 on the south and Leonard L. Clark on the north, and having the following metes and bounds, to wit: Beginning at the southeasterly intersection of Highway No. 415 and Blue View Dr., and running thence along Blue View Dr., N. 32-12 E., 177 feet; thence S. 57-48 E., 235 feet to rear corner of lot No. 23; thence S. 36-30 E., 276.8 feet to corner of lot conveyed to Clark; thence S. 45-00 W., 150 feet along Clark to Highway No. 415; thence along easterly side of said highway, N. 47-45 W.; 239.5 feet to corner of lot No. 23; thence still with said highway N. 49-55 W., 100 feet and N. 52-58 W., 114.1 feet to the beginning corner.

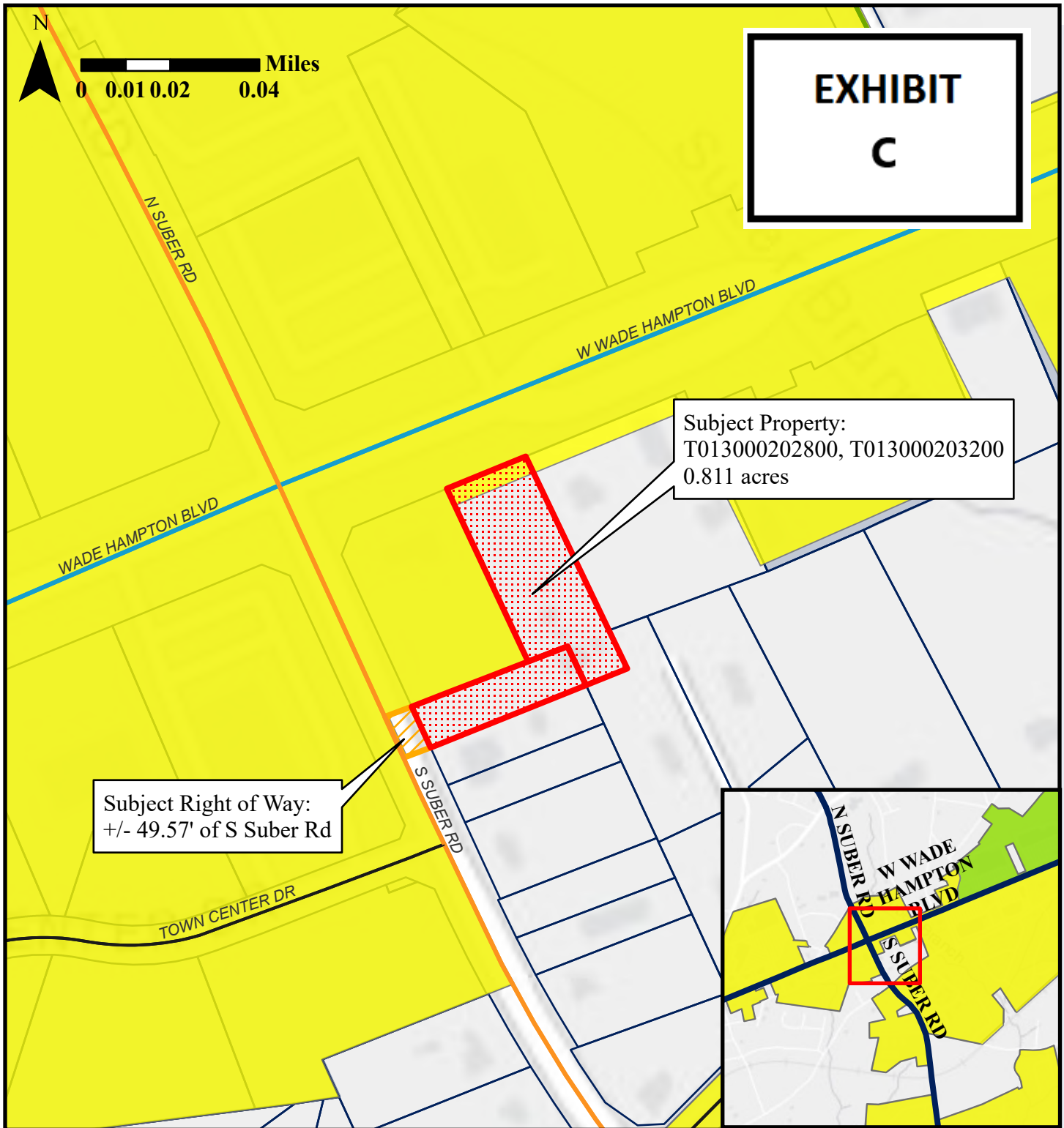
This being the same property conveyed to Sandra H. McAbee and Marshall O. McAbee by deed of Alvin F. Batson recorded September 9, 1977, in the ROD Office for Greenville County in Deed Book 1064 at Page 538.

Tax Map Number: 0640010104200, 4300 and 4400

Street/Property Address: Blue View Dr, Locust Hill Rd and 3010 Locust Hill Rd Taylors SC 29687

B





Location Map: Ordinance 20-2026

Case Number: AN 26-07

City Council Districts

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

Created by the City of Greer Planning & Development
Department: 6/18/2026 1:08 PM

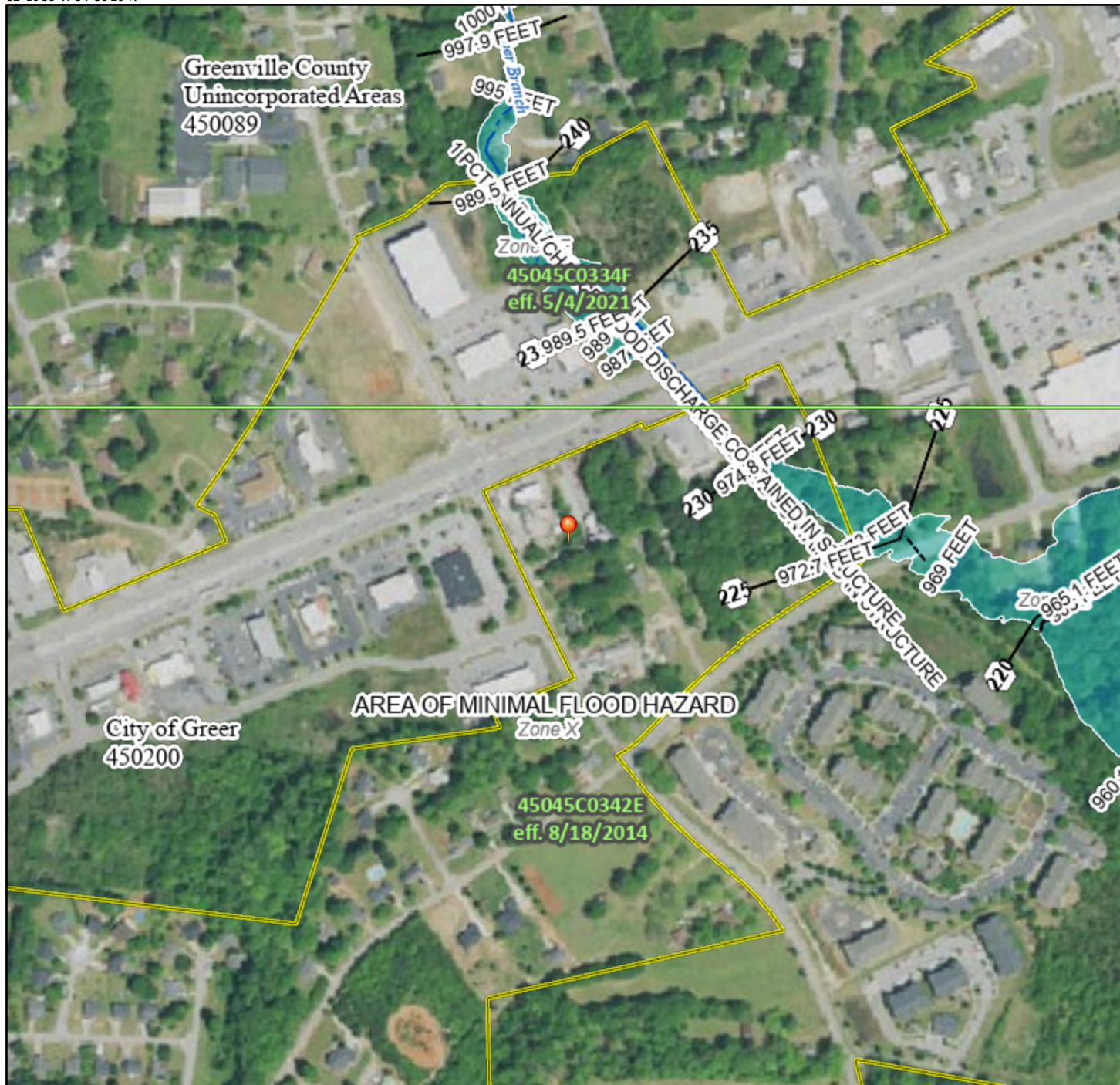
The City of Greer Planning & Development Department does not guarantee the accuracy or the correctness of this map nor assumes any legal responsibility for the information contained on it. This map is not a legal document. This map is based on the SC State Plane Coordinate System using the 1983 North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



National Flood Hazard Layer FIRMette



82°16'38"W 34°56'26"N



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

1:6,000

82°16'1"W 34°55'57"N

Basemap Imagery Source: USGS National Map 2023

Legend

SEE FIS REPORT FOR DETAIL

SPECIAL FLOOD HAZARD AREAS

0.2% Annual Chance Flood Hazard, Areas of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile Zone X

Future Conditions 1% Annual Chance Flood Hazard Zone X

Area with Reduced Flood Risk due to Levee. See Notes. Zone X

Area with Flood Risk due to Levee Zone D

OTHER AREAS OF FLOOD HAZARD

NO SCREEN Area of Minimal Flood Hazard Zone X

Effective LOMRs

OTHER AREAS

Area of Undetermined Flood Hazard Zone D

GENERAL STRUCTURES

Channel, Culvert, or Storm Sewer

Levee, Dike, or Floodwall

20.2 Cross Sections with 1% Annual Chance Water Surface Elevation

17.5 Coastal Transect

Base Flood Elevation Line (BFE)

Limit of Study

Jurisdiction Boundary

Coastal Transect Baseline

OTHER FEATURES

Profile Baseline

Hydrographic Feature

Digital Data Available

No Digital Data Available

Unmapped

MAP PANELS



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

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

The flood hazard information is derived directly from the authoritative NFHL web services provided by FEMA. This map was exported on 6/17/2026 at 6:41 PM and does not reflect changes or amendments subsequent to this date and time. The NFHL and effective information may change or become superseded by new data over time.

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

EXHIBIT

D





Petition for Voluntary Annexation

City of Greer, South Carolina

Application Information and Questions: planning@cityofgreersc.gov

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

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

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

Respectfully submitted this 3rd day of June, 2026

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

Owner Name*	Address of Parcel	TID (Tax ID Number)
Sandra McAbee	Suber Road, Greer	T013000202800
Sandra McAbee	1465 W Wade Hampton	T013000203200

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

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

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

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

Acknowledgments

I acknowledge that the persons whose signatures appear below are freeholders owning real property in an area, which is contiguous to the City of Greer and which, is proposed to be annexed into the City. The freeholder(s) of property located on or at **1465 W Wade Hampton 8**, more particularly described on the deed (or legal description) attached hereto marked as Exhibit A; the plat attached hereto marked as Exhibit B; Tax Parcel Map with Number **T013000203200 &T01300** attached hereto marked as Exhibit C containing approximately acres; identify that area more particularly. That highlighted or marked portion is incorporated by reference as a description of the area. By their signatures, the freeholders petition the City Council to annex the entire area.

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

This petition is dated this **3rd** day of **June**, 20 **26** before the first signature below is attached. By law, all necessary signatures must be completed within six (6) months of the identified date; but this petition shall be deemed complete if the requisite number of signatures is acquired sooner.

Covenant Restrictions

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

☐

Yes

☒

No

Voluntary Annexation Roadway & Parcel Information (Staff Use Only)

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



Annexation Petition Owner Signature Page

City of Greer, South Carolina

Application Information and Questions: planning@cityofgreersc.gov

Ownership Type & Signature

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

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

The owner is a(n):

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

Owner(s) Sign on Lines Below

Address of Owner(s)

1411 Lake Cunningham Road, Greer, SC 29651

1411 Lake Cunningham Road, Greer, SC 29651

Sandra McAbee
Signature of Owner/Partnership/LLC/Agent

Sandra McAbee

Print Name of Owner/Partnership/LLC/Agent

Signature of 2nd Owner/Partner/Corporate Secretary

Print Name of 2nd Owner/Partner/Corporate Secretary

(Affix Corporate Seal)

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

Memorandum

To: Mr. Andrew Merriman, City Administrator

From: Ashley Kaade, AICP, Planning Manager

Subject: Ordinance 21-2026

Date: July 7, 2026

CC: Tammy Duncan, Clerk to City Council

Ordinance 21-2026 is an annexation and zoning request for one parcel located on W Wade Hampton Blvd in Greenville County. The parcel consists of 1.072 acres. The requested zoning for the property is Commercial Corridor (CC) and the intent is to build a gas station & convenience store. This request is associated with Ordinance 20-2026.

The Planning Commission will conduct a public hearing on July 20, 2026, for the zoning of the parcels.

ORDINANCE NUMBER 21-2026

AN ORDINANCE TO PROVIDE FOR THE ANNEXATION OF A CERTAIN PROPERTY OWNED BY GREER GUN & PAWN SHOP, INC LOCATED ON WEST WADE HAMPTON BOULEVARD BY ONE HUNDRED PERCENT PETITION; AND TO ESTABLISH A ZONING CLASSIFICATION OF COMMERCIAL CORRIDOR (CC) FOR SAID PROPERTY

WHEREAS, Greer Gun & Pawn Shop, Inc. is the sole owner of a certain property located on West Wade Hampton Boulevard more particularly described on the legal description attached hereto marked as Exhibit A, the property description attached hereto marked as Exhibit B, the City of Greer Map attached hereto marked as Greenville County Parcel Number T013000203400 containing approximately 1.072 +/- acres attached hereto marked as Exhibit C, the National Flood Insurance Program Flood Insurance Rate Map Number 45045C0342E attached hereto marked as Exhibit D; and,

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

WHEREAS, Greer Gun & Pawn Shop, Inc. has petitioned the City of Greer to annex its property by one hundred percent (100%) method provided for by South Carolina Code Section 5-3-150(3); and,

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

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

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

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

1. ANNEXATION: The 1.072 acres +/- property shown in red on the attached map owned by Greer Gun & Pawn Shop, Inc. located on West Wade Hampton Boulevard as described on the attached City of Greer Map as Greenville County Parcel Number T013000203400 is hereby annexed into the corporate city limits of the City of Greer.

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

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

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

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

This ordinance shall be effective upon second reading approval thereof.

CITY OF GREER, SOUTH CAROLINA

Richard W. Danner, Mayor

ATTEST:

Tammela Duncan, Municipal Clerk

Introduced by:

First Reading: July 14, 2026

Second and
Final Reading: July 28, 2026

APPROVED AS TO FORM:

Daniel R. Hughes, City Attorney

EXHIBIT

A

EXEMPT

2007-1-1

BOOK 2006 PAGE 1448

Grantee Address: 1457 Wade Hampton Blvd., Greer, SC 29651

STATE OF SOUTH CAROLINA)

TITLE TO REAL ESTATE

COUNTY OF GREENVILLE)

101 AUG 23 P 2:17

KNOW ALL MEN BY THESE PRESENTS, that GREER PAWN SHOP, INC. in consideration of ONE DOLLAR AND CHANGE OF CORPORATE NAME the receipt of which is hereby acknowledged, has granted, bargained, sold and released, and by these presents, does grant, bargain, sell and release unto,

GREER PAWN SHOP D/B/A/ GREER GUN & PAWN SHOP, INC.:

ALL that certain piece, parcel or lot of land in Chick Springs Township, County of Greenville, State of South Carolina, located on the southerly side of Wade Hampton Boulevard (US Highway 20), with all improvements thereon, containing 1.03 acres, more or less, being shown and designated on a plat entitled, "SURVEY FOR MARK R. ESKEW AND MARK A. ROBERTS", prepared by Freeland and Associates, dated October 26, 1984 and recorded in the ROD Office for Greenville County in Plat Book 11-A at page 88. Reference being made to said plat for a more complete description.

(11)-276-T13-2-34

This being the same property as conveyed to Grantor by deed of T.D. Elmore and recorded November 2, 1984 in the ROD Office for Greenville County in Deed Book 1225 at page 498.

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

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

Witness the Grantor's (s') Hand(s) and Seal(s) this 11th day of August 2002

GREER PAWN SHOP, INC.

BY: MARK A. ROBERTS, PRESIDENT

Witness
Brenda Burrell

FILED FOR RECORD IN GREENVILLE
COUNTY SC R.O.D. OFFICE AT 02:17 PM
08 23 02 RECORDED IN DEED
BOOK 2006 PAGE 1448 THRU 0000
DOC # 2002078045

Judy A. Dix

State of South Carolina)

Acknowledgement

County of Greenville)

I, a Notary Public for the State of South Carolina, do hereby certify that Mark A. Roberts personally appeared before me this day and acknowledged the due execution of the foregoing instrument

Witness my hand and seal this 11th day of August 2002.

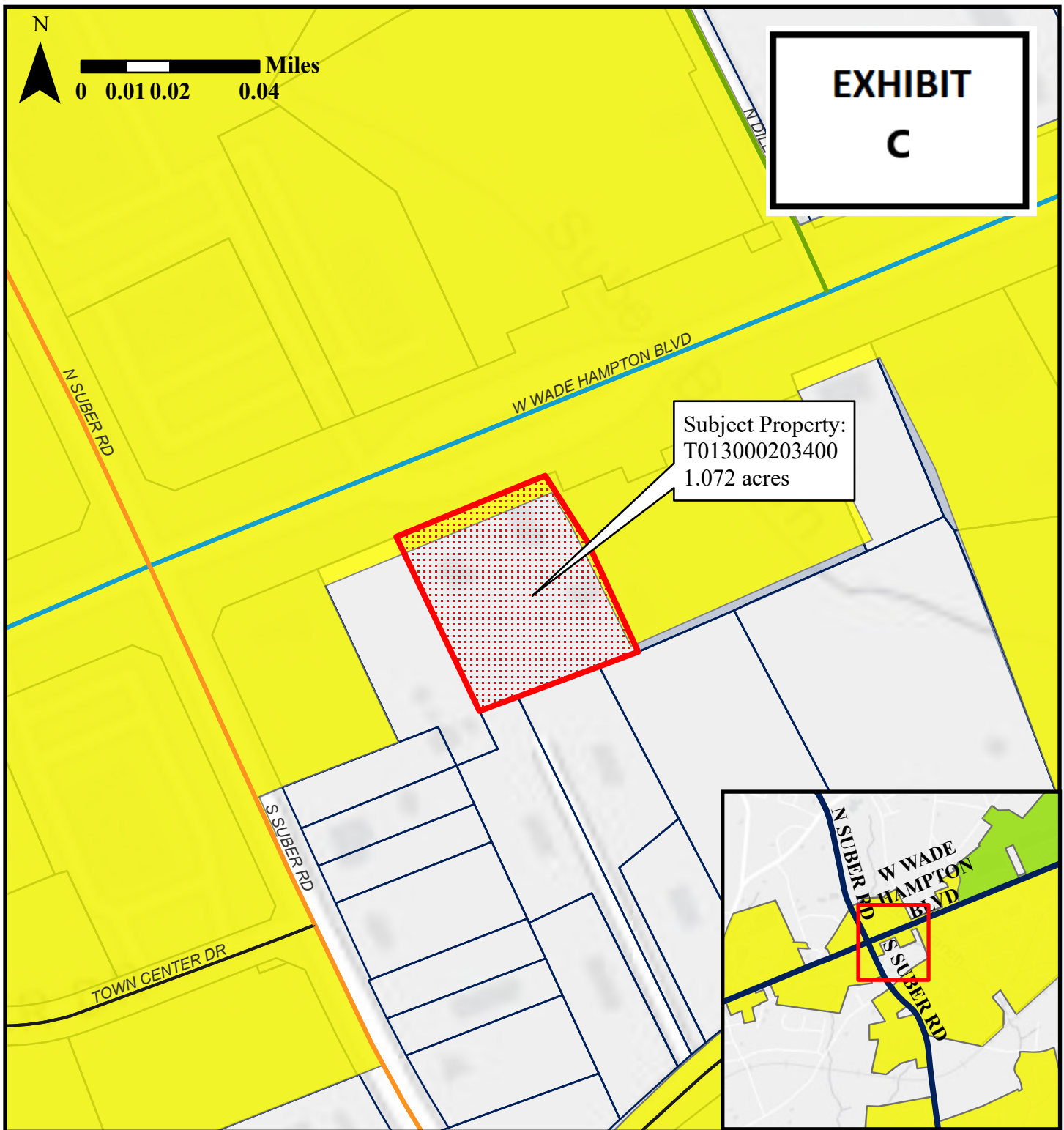
Notary Public for South Carolina
My Commission expires August 15, 2007

78045

8-23 2520

3

1000



Location Map: Ordinance 21-2026

Case Number: AN 26-08

City Council Districts

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

Created by the City of Greer Planning & Development
Department: 6/18/2026 1:00 PM

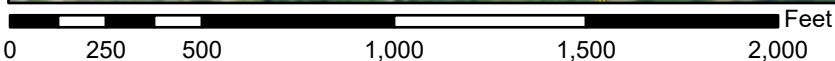
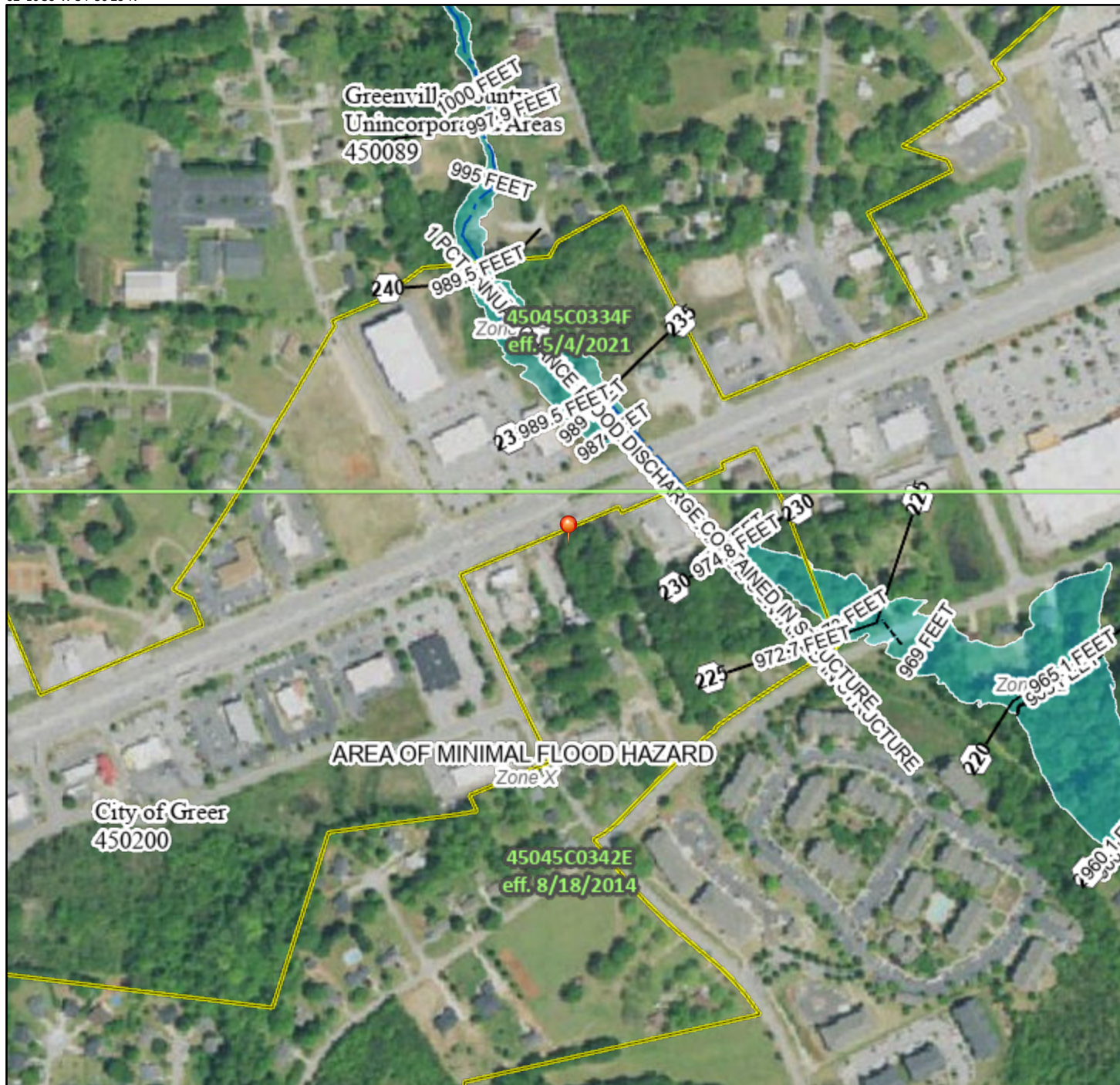
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National Flood Hazard Layer FIRMette



82°16'38"W 34°56'28"N



1:6,000

82°16'W 34°55'59"N

Basemap Imagery Source: USGS National Map 2023

Legend

SEE FIS REPORT FOR DETAILS

SPECIAL FLOOD HAZARD AREAS

0.2% Annual Chance Flood Hazard, Areas of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile Zone X

Future Conditions 1% Annual Chance Flood Hazard Zone X

Area with Reduced Flood Risk due to Levee. See Notes. Zone X

Area with Flood Risk due to Levee Zone D

OTHER AREAS OF FLOOD HAZARD

NO SCREEN Area of Minimal Flood Hazard Zone X

Effective LOMRs

Area of Undetermined Flood Hazard Zone D

OTHER AREAS

GENERAL STRUCTURES

Channel, Culvert, or Storm Sewer

Levee, Dike, or Floodwall

20.2 Cross Sections with 1% Annual Chance Water Surface Elevation

17.5 Coastal Transect

Base Flood Elevation Line (BFE)

Limit of Study

Jurisdiction Boundary

Coastal Transect Baseline

Profile Baseline

Hydrographic Feature

OTHER FEATURES

Digital Data Available

No Digital Data Available

Unmapped

MAP PANELS



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



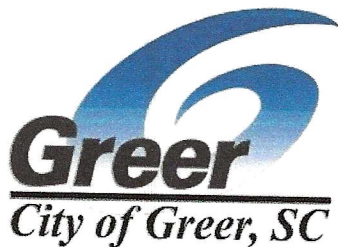
This map complies with FEMA's standards for the use of digital flood maps if it is not void as described below. The basemap shown complies with FEMA's basemap accuracy standards

The flood hazard information is derived directly from the authoritative NFHL web services provided by FEMA. This map was exported on 6/17/2026 at 6:43 PM and does not reflect changes or amendments subsequent to this date and time. The NFHL and effective information may change or become superseded by new data over time.

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

EXHIBIT

D



Petition for Voluntary Annexation

City of Greer, South Carolina

Application Information and Questions: planning@cityofgreersc.gov

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

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

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

Respectfully submitted this 11th day of June, 2026

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

Owner Name*	Address of Parcel	TID (Tax ID Number)
Greer GAN & PAWN	1457 WADE HAMPTON BLVD	T013000203400

I hereby request that the property be zoned:

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

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

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

Acknowledgments

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

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

This petition is dated this 6th day of JUNE, 2024 before the first signature below is attached. By law, all necessary signatures must be completed within six (6) months of the identified date; but this petition shall be deemed complete if the requisite number of signatures is acquired sooner.

Covenant Restrictions

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

☐

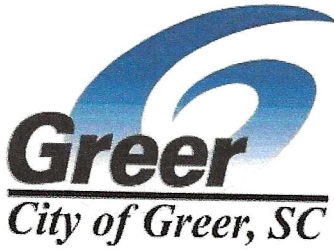
Yes

☒

No

Voluntary Annexation Roadway & Parcel Information (Staff Use Only)

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



Annexation Petition Owner Signature Page

City of Greer, South Carolina

Application Information and Questions: planning@cityofgreersc.gov

Ownership Type & Signature

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

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

The owner is a(n):

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

Owner(s) Sign on Lines Below

Address of Owner(s)

Mark Robert

524 Bates Crossing Road

Tiravellen, SC 29690

Signature of Owner/Partnership/LLC/Agent

Mark Robert

Print Name of Owner/Partnership/LLC/Agent

Signature of 2nd Owner/Partner/Corporate Secretary

Print Name of 2nd Owner/Partner/Corporate Secretary

(Affix Corporate Seal)

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

Memorandum

To: City Council

From:

Subject: First and Final Reading of Resolution Number 18-2026
A RESOLUTION TO ACCEPT CHESNUT GROVE SUBDIVISION
STREETS, NAMELY LAXTON ROAD, CARTMEL STREET, BURGHLEY
CIRCLE, AND HILLCRAFT DRIVE INTO THE CITY OF GREER STREET
SYSTEM (Action Required)
David Buchanan, EIT | Civil Engineer

Date: July 14, 2026

CC:

Summary:

Attachments:

1. Res 18-2026 Chestnut Grove Sub - Street Acceptance
2. Res 18-2026 Statement of Dedication - Chestnut Grove
3. Res 18-2026 Two Year Road Warranty- Chestnut Grove
4. Res 18-2026 GIS Aerial - Chestnut Grove Subdivision
5. Res 18-2026 Chestnut Grove - Street Photo
6. Res 18-2026 Plat CHESNUT GROVE FINAL PHASE 1
7. Res 18-2026 Plat CHESNUT GROVE FINAL PHASE 2 Bk 183 Pg 799

RESOLUTION NUMBER 18 – 2026

**A RESOLUTION TO ACCEPT CHESNUT GROVE SUBDIVISION
STREETS, NAMELY LAXTON ROAD, CARTMEL STREET, BURGHEY
CIRCLE, AND HILLCRAFT DRIVE INTO THE CITY OF GREER
STREET SYSTEM**

WHEREAS, the streets within the subdivision have been constructed in accordance with approved plans and maintained by the developer; and

WHEREAS, the lots within the subdivision shall be built upon to City standards.

NOW THEREFORE, BE IT RESOLVED by the Mayor and Council duly assembled this 14th day of July 2026 that the certain streets within **CHESTNUT GROVE** subdivision, more specifically described as follows, be accepted into the City of Greer street system:

LAXTON ROAD from its intersection with Kist Road to its end, a length of approximately 1,040.6 feet with a right-of-way width of 44 feet.

CARTMEL STREET from its intersection with Laxton Road to its end, a length of approximately 594.5 feet with a right-of-way width of 44 feet.

BURGHEY CIRCLE from its intersection with Kist Road to its end, a length of approximately 4437.5 feet with a right-of-way width of 44 feet.

HILLCRAFT DRIVE from its intersection with Burghley Circle to its end, a length of approximately 1174.4 feet with a right-of-way width of 44 feet.

CITY OF GREER, SOUTH CAROLINA

Richard W. Danner, Mayor

Attest:

Tammela Duncan, Municipal Clerk

Approval Date: July 14, 2026

**STATEMENT OF DEDICATION AND TRANSFER OF
STREETS AND ROADS TO THE CITY OF GREER
FOR PUBLIC USE BY A CORPORATION
STATE OF SOUTH CAROLINA
COUNTY OF**

We, the undersigned, do hereby state that we are duly authorized officers of and that said corporation is the owner in fee simple of the lands which it has caused to be subdivided into a subdivision named Chestnut Grove, as shown on a plat which is on file in the office of the Planning Commission of City of Greer, and which upon approval by said Commission will be recorded in the office of the County Register of Mesne Conveyance.

NOW, THEREFORE, KNOW ALL MEN, that the corporation freely offers and dedicates to those who may purchase said property or any part of it, to the general public and to local authorities who have responsibility for maintenance, the use and control of the streets and roads shown on said plat of property for public use.

The property shown on said plat is not encumbered by a mortgage, judgment, or other lien _____ or _____ encumbrance, _____ except: none _____

IN WITNESS WHEREOF, said corporation has caused these presents to be signed by its duly authorized partner(s) and has caused its common seal to be affixed thereto this 8th day of July, 2026.

Signed, Sealed and Delivered
in the presence of:

Stephanie M. Elter
Susan M. Elter

Mark III Properties (SEAL)
Name of Corporation
By: [Signature]
And Laura B Henthorn

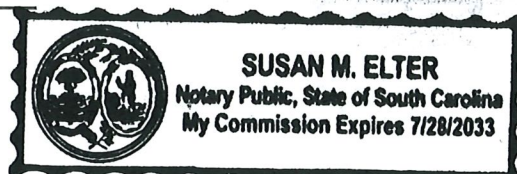
PROBATE

**STATE OF SOUTH CAROLINA
COUNTY OF**

PERSONALLY appeared before me Stephanie M Elter who being first duly sworn, deposes and says that (s)he saw the within named Laura B Henthorn, by its duly authorized officers, sign, seal and as its act and deed, deliver the within Dedication and that (s)he, with Susan M Elter witnessed the execution thereof.

SWORN to before me this 8th day of July, 2026.
Susan M Elter (L.S.)
Notary Public for South Carolina

My Commission Expires: 7.28.33



TWO YEAR WARRANTY AGREEMENT

CITY OF GREER

DATE	RECORDED: PLAT
BK _____	PAGE INST NO: _____

This agreement is entered into this _____ day of _____, 20²⁶, between the City of Greer, SC, hereinafter referred to as the City of Greer and Mark III Properties, hereinafter referred to as the Developer.

WITNESSETH:

WHEREAS, Mark III Properties is the developer of record for a project known as Chestnut Grove, located at Kist Road; Tax Map No. 5-35-00-073.00; and

WHEREAS, the City of Greer requires that all improvements, including grading, drainage, paving of roads, sidewalks, and curbing in such developments be completed and properly certified by the appropriate agencies as a condition of receiving final plat approval; and WHEREAS, all grading, drainage, paving of roads, sidewalks, and curbing in such development have been inspected by the City of Greer and have been certified as meeting all City of Greer construction and engineering standards; and WHEREAS, the Developer has applied to the City of Greer for final plat approval of such development; and offered Burghley Circle, Hillcraft Drive, Laxton Road, and Cartmel Street in their entireties (road(s)); between lots _____, for dedication.

WHEREAS, the City of Greer further requires as a condition of final plat approval the Developer enter into an agreement with the City to repair, upon written notice by the City of Greer at the Developer's expense, all defects in materials and workmanship which may occur in any grading, drainage, paving of roads, sidewalks, and curbing accepted by the City of Greer for a period of two (2) years from the date such work is accepted by and dedicated to the City of Greer. This date commences at the termination of any bond work once the roads are complete.

NOW, THEREFORE, for and in consideration of the terms and conditions hereinafter set forth, the parties agree as follows:

1. The Developer agrees to promptly repair, upon written notice by the City of Greer at the Developer's expense, all defects in materials and workmanship which occur in any grading, drainage, paving of roads, sidewalks, and curbing accepted by the City of Greer to the project described in Paragraph 1 above for a period of two (2) years from the date such work is accepted by and dedicated to the City of Greer. Such repairs shall be commenced within thirty (30) days of receipt of written notification by Developer, provided however, that such length of time may be extended by the City of Greer for good cause shown. If the Developer fails to correct any defects pursuant to these provisions, the City of Greer shall be free to pursue all other available remedies provided for by law.
2. Written notification by the City of Greer to the Developer may be given and shall be deemed to have been duly given if either delivered personally or mailed in any general or branch post office enclosed in a certified or registered postpaid envelope containing the below stated address:

To Developer at:

Mark III Properties
170-C Camelot Drive
Spartanburg, SC 29301

The Developer may at any time change the address for notices by delivering or mailing an aforesaid notice at least five (5) days prior to such change and setting forth the change.

This contract cannot be assigned without the prior written approval of the City and such written approval shall not be unreasonably withheld.

This document contains the entire agreement between the parties and no statement or representation not contained herein shall be valid.

City Engineer or Designee:

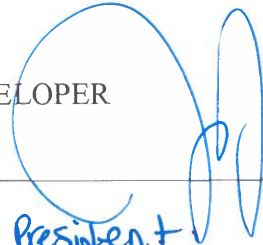
By: 

Title: CITY ENGINEER

ATTESTED:


Civil Engineer, City of Greer

DEVELOPER

By: 

Title: PRESIDENT

Its officer or agent duly authorized to execute this Contract on its behalf.

ATTESTED:


Stephanie M. [Signature]



Chestnut Grove Subdivision



Vantor

Addresses Parcels



Streets
City Owned Streets



Streets: Greenville County

- MUNICIPAL ROAD
- COUNTY ROAD
- STATE ROAD
- US HIGHWAY
- INTERSTATE HIGHWAY
- SUBDIVISION (ROAD NUMBER NOT ASSIGNED)
- PRIVATE DRIVE (NOT COUNTY MAINTAINED)

Streets: Spartanburg County

- GREER
- COUNTY
- SCDOT
- PRIVATE
- GSP

Planning Data City Boundaries
GSP Environs Greer City Boundary





NOTE: EXCEPT AS SPECIFICALLY STATED OR SHOWN ON THIS PLAT, THIS SURVEY DOES NOT PURPORT TO REFLECT ANY OF THE FOLLOWING WHICH MAY BE APPLICABLE TO THE SUBJECT REAL ESTATE: RIGHTS-OF-WAY, EASEMENTS, OTHER THAN POSSIBLE EASEMENTS THAT WERE VISIBLE AT THE TIME OF MAKING THIS SURVEY; BUILDING SETBACK LINES; RESTRICTIVE COVENANTS; SUBDIVISION RESTRICTIONS; ZONING OR OTHER LAND USE REGULATIONS AND ANY OTHER FACTS THAT AN ACCURATE AND CURRENT TITLE SEARCH MAY DISCLOSE. THIS SURVEY DOES NOT CONSTITUTE A TITLE RESEARCH, FLOOD STUDY, WETLAND DELINEATION OR ENVIRONMENTAL INSPECTION BY SURVEYOR. SUBSURFACE AND ENVIRONMENTAL CONDITIONS WERE NOT SURVEYED OR EXAMINED OR CONSIDERED AS PART OF THIS SURVEY. NO EVIDENCE OR STATEMENT IS MADE CONCERNING THE EXISTENCE OF UNDERGROUND OR OVERHEAD CONDITIONS, CONTAINERS OR FACILITIES THAT MAY AFFECT THE USE OR DEVELOPMENT OF THIS PROPERTY.

NOTE:

PURSUANT TO THE PROVISIONS OF SC CODE OF LAWS, SECTION40-22-270(3), THIS PLAN, SPECIFICATION, OR PLAT SHALL NOT BE FILED WITH PUBLIC AUTHORITIES WITHOUT THE SEAL, SIGNATURE AND DATE AFFIXED. FURTHERMORE, IF THIS PLAN, SPECIFICATION OR PLAT DOES NOT HAVE A SEAL THAT IS SIGNED AND DATED, IT SHALL NOT BE USED FOR ANY PURPOSE OTHER THAN A PRELIMINARY STUDY DRAWING AND WILL BE CONSIDERED A WORK IN PROGRESS.

N/E
ROBIN T. FORREST
DB. 70 K-388
PB. 145-569
TMS# 5-35-00-059.00

N/E
ETH EARL & BRENDA M. TUCKER
DB. 92 W-297
TMS# 5-35-00-059.01

NOTES:

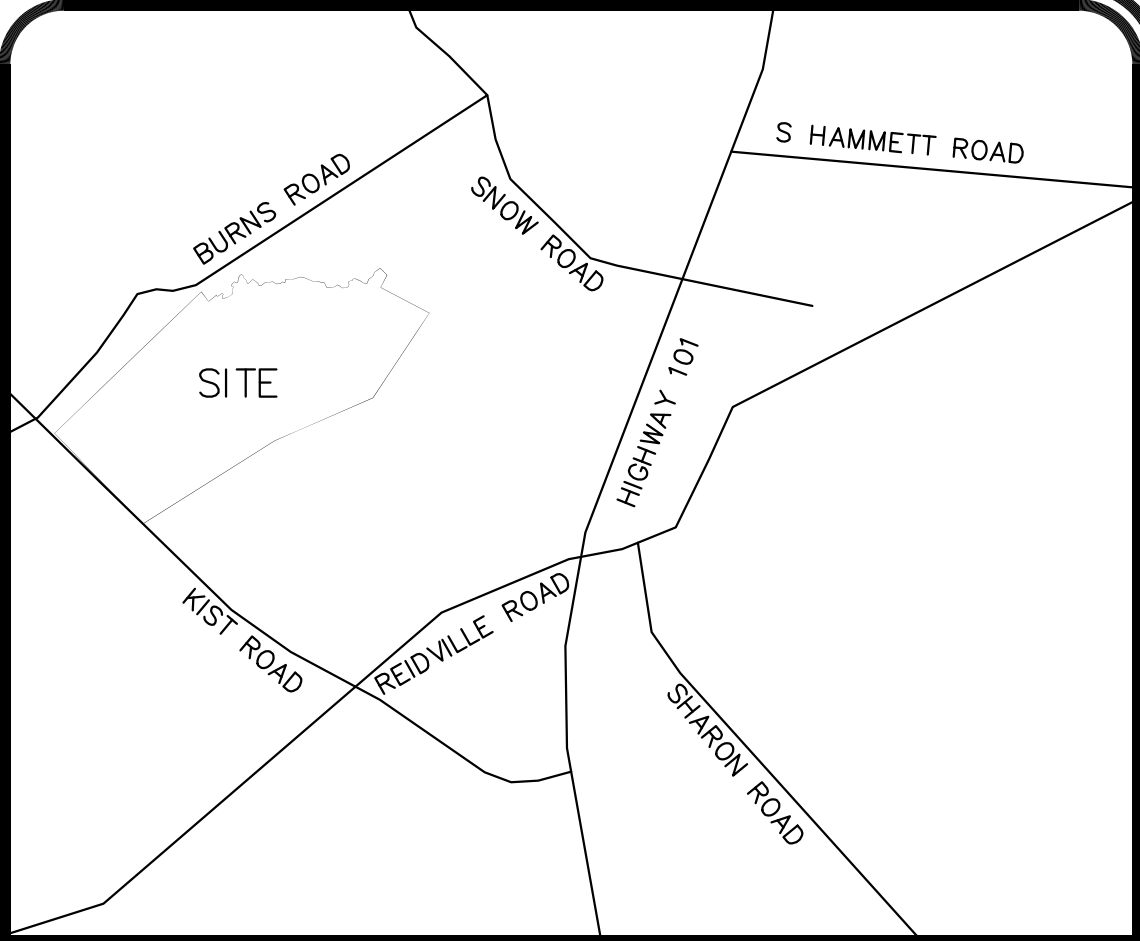
- 1) TMS# 5-35-00-073.00
- 2) REFERENCE PLAT BY 3D LAND SURVEYING ENTITLED SURVEY FOR MARK III PROPERTIES, DATED MARCH 2, 2020 AND RECORDED IN SPARTANBURG COUNTY R.O.D. OFFICE AT PLAT BOOK 177 PAGE 647 ON JUNE 26, 2020.
- 3) BY GRAPHIC DETERMINATION ONLY, ACCORDING TO FIRM PANEL 45083C03310 WITH AN EFFECTIVE DATE OF JANUARY 6, 2011, AND 45083C03320 WITH AN EFFECTIVE DATE OF AUGUST 18, 2014, FOR SPARTANBURG COUNTY, SOUTH CAROLINA, THIS PROPERTY IS NOT LOCATED IN A DESIGNATED FLOOD ZONE AREA.
- 4) UNDERGROUND UTILITIES SHOWN ARE APPROXIMATE IN LOCATION BASED UPON ABOVE GROUND EVIDENCE, UTILITY MARKINGS OR RECORD DRAWINGS. THE SURVEYOR DOES NOT WARRANT THE EXISTENCE OR NON-EXISTENCE OF ANY OTHER UNDERGROUND UTILITIES, EITHER IN SERVICE OR ABANDONED.
- 5) THIS SURVEY IS ORIENTED TO THE SOUTH CAROLINA STATE PLANE COORDINATE SYSTEM, NAD 83/2011. ALL PROPERTY BEARINGS SHOWN ARE BASED ON S.C. GRID NORTH. ALL DISTANCES SHOWN ARE ACTUAL GROUND MEASURED DISTANCES.
- 6) SETBACK INFORMATION:
30' ALONG KIST ROAD
30' ALONG BURNS ROAD
20' FRONT SETBACK ALONG INTERNAL ROADS
5' SIDE SETBACK
25' EXTERIOR SETBACK
- 7) ALL PROPERTY CORNERS ARE 1/2" REBARS SET, UNLESS NOTED OTHERWISE.
- 8) THERE IS A 5' DRAINAGE AND UTILITY EASEMENT ALONG EACH SIDE OF ALL INTERIOR LOT LINES AND A 10' DRAINAGE AND UTILITY EASEMENT INSIDE ALL EXTERIOR LOT LINES, EXCEPT WHERE OTHERWISE NOTED.
- 9) SANITARY SEWER EASEMENTS ARE 25' (12.5' FROM C/L OF PIPE), UNLESS NOTED OTHERWISE. STORM DRAIN EASEMENTS ARE 15' (7.5' FROM C/L OF PIPE), UNLESS NOTED OTHERWISE. ELECTRIC LINE EASEMENTS ARE 5' (2.5' FROM C/L OF CONDUIT), UNLESS NOTED OTHERWISE.
- 10) ALL NEW ROADS HAVE A 44' R/W, UNLESS OTHERWISE NOTED. SIDEWALKS IF APPLICABLE WILL BE INSTALLED AS SHOWN ON PLAT. ALL NEW ROAD WAY AND/OR SIDEWALKS SHOWN PER DRAWINGS PROVIDED BY THE CIVIL ENGINEER.
- 11) ALL EASEMENTS SHOWN ON THIS PLAT MAY BE USED FOR INSTALLATION OF SANITARY SEWERS, STORM SEWERS, PUBLIC UTILITIES AND OPEN STORM DRAINS UNLESS OTHERWISE NOTED.
- 12) THE FINISH FLOOR ELEVATIONS (FFE) AND FINISH PAD ELEVATIONS (FPE) ARE ALL PROPOSED AND TAKEN FROM THE CIVIL ENGINEERING PLANS. FINISH FLOOR ELEVATIONS SHOULD BE VERIFIED BY THE BUILDER PRIOR TO CONSTRUCTION.
- 13) THERE IS A 25' LANDSCAPE EASEMENT ALONG THE EXTERIOR PROPERTY LINE.

GREER CPW NOTES:

NO BUILDING OR PERMANENT STRUCTURE SHALL BE CONSTRUCTED OR ERECTED WITHIN THE BOUNDARY OF THE RIGHT OF WAY AND/OR EASEMENT THAT WOULD PREVENT OR HINDER ACCESS TO A SEWER LINE IN THE EVENT OF AN EMERGENCY OR FOR THE OPERATION AND MAINTENANCE OF A SEWER LINE. EXAMPLES: BUILDINGS, LAKES/PONDS, DETENTION/SEDIMENT POND, FOUNDATIONS AND FOOTINGS, SWIMMING POOLS, RETAINING WALLS, PERMANENT DUMPSTER PADS, TREES, GAZEBOES.

STRUCTURES AND/OR ANY PORTION OF THE STRUCTURAL FOOTING, BUILDINGS, LEAVES, DECKS, PATIOS, AND HVAC UNITS ARE NOT ALLOWED IN ANY PORTION OF THE 25 FT SANITARY SEWER EASEMENT. ANY BUILDING FOOTPRINT LOCATED WITHIN 10 FT OF A SANITARY SEWER EASEMENT MUST SHOW A 5 FT SETBACK FROM THE OUTSIDE LIMITS OF THE SEWER EASEMENT. A FOUNDATION SURVEY IN REFERENCE TO THE ASSOCIATED SEWER EASEMENT, WILL BE REQUIRED FOR GREER CPW'S REVIEW FOR ANY BUILDINGS LOCATED WITHIN 10 FT OF THE SANITARY SEWER EASEMENT.

FENCES ARE NOT PERMITTED IN THE 25 FT SANITARY SEWER EASEMENT PARALLEL TO THE SEWER LINE. WRITTEN CONSENT FROM GREER CPW IS REQUIRED IN INSTANCES WHERE THE FENCE IS PLACED PERPENDICULAR TO THE SEWER LINE. IF PERMITTED, (2) TWO - (6) SIX FOOT GATES ARE REQUIRED WHERE THE FENCE CROSSES THE SEWER EASEMENT. THE USE OF THE 25 FT SANITARY SEWER EASEMENT SHALL NOT INJURE, ENDANGER OR RENDER THE SEWER LINE OR ITS APPURTENANCES INACCESSIBLE IN ANY WAY.



LOCATION MAP
NOT TO SCALE

CERTIFICATE OF OWNERSHIP AND DEDICATION

"THE UNDERSIGNED HEREBY ACKNOWLEDGE THAT I AM (WE ARE) THE OWNER(S) OF THE PROPERTY SHOWN AND DESCRIBED HEREON AND THAT I (WE) HEREBY ADOPT THIS PLAN OF SUBDIVISION WITH MY (OUR) FREE CONSENT AND THAT I (WE) ESTABLISH THE MINIMUM BUILDING RESTRICTION LINES AND HEREBY DEDICATE TO PUBLIC USE AS ROADS, STREETS, AND EASEMENTS, FOREVER ALL AREAS SO SHOWN OR INDICATED ON SAID PLAT

DATE _____ SIGNED _____
DATE _____ SIGNED _____
DATE _____ SIGNED _____
DATE _____ SIGNED _____

CERTIFICATE OF APPROVAL FOR RECORDING

"I HEREBY CERTIFY THAT THE SUBDIVISION PLAN SHOWN HEREWITH HAS BEEN FOUND TO COMPLY WITH THE LAND DEVELOPMENT REGULATIONS FOR SPARTANBURG COUNTY WITH THE EXCEPTION OF SUCH VARIANCES, IF ANY, AS NOTED IN THE MINUTES OF THE PLANNING COMMISSION FOR CITY OF GREER, SOUTH CAROLINA, AND THAT IT HAS BEEN APPROVED FOR RECORDING IN THE OFFICE OF THE REGISTER OF DEEDS FOR SPARTANBURG COUNTY.

DATE _____ AUTHORIZED REPRESENTATIVE AS DESIGNATED
CITY OF GREER PLANNING COMMISSION

FINAL PLAT

CHESTNUT GROVE

PHASE 1 SHEET 1 OF 2
GREER, SPARTANBURG COUNTY, 29651

OWNER

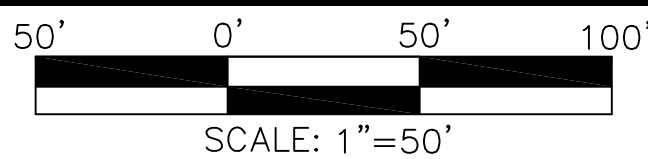
MARK III PROPERTIES, LLC
170-C CAMELOT DRIVE
SPARTANBURG, SC 29304

NO. OF ACRES: 27.77 MILES OF NEW ROAD: 0.67

NO. OF LOTS: 67 CURRENT ZONING: R-12

ERROR OF CLOSURE: 1:10,000 DATE: 7/7/2022

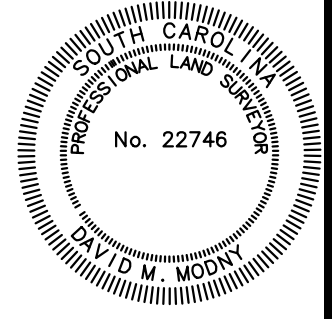
TYPE OF DEVELOPMENT: R-12(CLUSTER)



CERTIFICATE OF ACCURACY

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

DATE _____ DAVID MOODY, P.L.S.



AREA CALCULATIONS

PHASE 1 = 27.77 ACRES
+ FUTURE DEVELOPMENT = 31.17 ACRES
GRAND TOTAL = 58.94 ACRES

OPEN SPACE REQUIREMENTS
58.94 AC. X 0.25 = 14.73 ACRES TOTAL

OPEN SPACE PROVIDED

PHASE 1 = 9.16 ACRES

ALL DOUBLE FRONTAGE LOTS MAY
ONLY ACCESS ONE STREET.
SEE DRAWING FOR ACCESS DIRECTION.
↑ INDICATES THE WAY
HOUSE FACES

NO.	DATE	DESCRIPTION	BY
3	8/10/22	Comments from CPW	THT
2	7/26/22	Comments from County	THT
1	7/7/22	Released for Owners Review	THT

3D JOB# 190279

NOTE: EXCEPT AS SPECIFICALLY STATED OR SHOWN ON THIS PLAT, THIS SURVEY DOES NOT PURPORT TO REFLECT ANY OF THE FOLLOWING WHICH MAY BE APPLICABLE TO THE SUBJECT REAL ESTATE: RIGHTS-OF-WAY, EASEMENTS, OTHER THAN POSSIBLE EASEMENTS THAT WERE VISIBLE AT THE TIME OF MAKING THIS SURVEY; BUILDING SETBACK LINES; RESTRICTIVE COVENANTS; SUBDIVISION RESTRICTIONS; ZONING OR OTHER LAND USE REGULATIONS AND ANY OTHER FACTS THAT AN ACCURATE AND CURRENT TITLE SEARCH MAY DISCLOSE. THIS SURVEY DOES NOT CONSTITUTE A TITLE RESEARCH, FLOOD STUDY, WETLAND DELINEATION OR ENVIRONMENTAL INSPECTION BY SURVEYOR. SUBSURFACE AND ENVIRONMENTAL CONDITIONS WERE NOT SURVEYED OR EXAMINED OR CONSIDERED AS PART OF THIS SURVEY. NO EVIDENCE OR STATEMENT IS MADE CONCERNING THE EXISTENCE OF UNDERGROUND OR OVERHEAD CONDITIONS, CONTAINERS OR FACILITIES THAT MAY AFFECT THE USE OR DEVELOPMENT OF THIS PROPERTY.

NOTICE:

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CITY OF GREER NOTES:

- 1) OPEN SPACE MAY NOT BE FURTHER SUBDIVIDED. TREES WITHIN THE OPEN SPACE SHALL NOT BE CUT OR REMOVED WITHOUT THE EXPRESS WRITTEN CONSENT OF THE SUBDIVISION ADMINISTRATION STAFF.
- 2) INTERNAL ACCESS ONLY. NO ACCESS TO EXISTING ROAD(S) FROM NEWLY CREATED LOTS.
- 3) STREET SIGNS ARE PRIVATE AND MAINTENANCE OF SIGNS WILL BE THE RESPONSIBILITY OF THE HOMEOWNERS ASSOCIATION UNTIL SUCH TIME AS THE STREET SIGNS CONFORM TO CITY OF GREER STANDARDS.
- 4) PERMANENT WATER QUALITY EASEMENT, THE HOME OWNERS ASSOCIATION WILL BE RESPONSIBLE FOR THE OWNERSHIP & MAINTENANCE OF THESE FEATURES AND EASEMENTS.
- 5) THE OPEN SPACE IS PROTECTED BY AN OPEN SPACE EASEMENT PLACED ON ALL LANDS AND PRIVATE WATERS USED TO SATISFY THE OPEN SPACE REQUIREMENTS TO ENSURE THAT THE LAND REMAINS UNDEVELOPED. THE OPEN SPACE EASEMENT WILL BE MAINTAINED BY THE HOMEOWNERS ASSOCIATION. PROVISIONS FOR SAID EASEMENT ARE FURTHER DESCRIBED IN THE CONDITIONS, COVENANTS AND RESTRICTIONS FOR CHESTNUT GROVE SUBDIVISION WHICH ARE RECORDED WITH SPARTANBURG COUNTY SIMULTANEOUSLY AS OF THE DATE OF THIS PLAT.
- 6) THE COVENANTS FOR THIS PHASE OF DEVELOPMENT HAVE BEEN RECORDED AT SPARTANBURG COUNTY ROD.
- 7) AS OWNERS OF PROPERTY WHICH IS DESIGNED TO DRAIN TO A PARTICULAR STORM WATER MANAGEMENT FACILITY IN ANY PHASE OF DEVELOPMENT IN CHESTNUT GROVE SUBDIVISION, EACH PROPERTY OWNER SHALL BE EQUALLY RESPONSIBLE FOR INSPECTION, MAINTENANCE, AND REPAIR OF THAT STORM WATER MANAGEMENT FACILITY TO WHICH THEIR LOT IS DESIGNED TO DRAIN IN CHESTNUT GROVE SUBDIVISION, AS SHOWN / FOUND ON THE APPROVED STORM WATER PLAN FOR CHESTNUT GROVE SUBDIVISION.
- 8) HOMEOWNERS ASSOCIATION IS RESPONSIBLE FOR THE UPKEEP AND MAINTENANCE OF ALL OPEN SPACE, WALKWAYS, SPARTANBURG COUNTY AND THE CITY OF GREER ARE NOT RESPONSIBLE FOR THE MAINTENANCE OF ANY TEMPORARY SEDIMENT BASINS AREAS USED DURING CONSTRUCTION, NOR PERMANENT DETENTION PONDS TO BE ON SITE UPON COMPLETION OF CONSTRUCTION.
- 9) A STORMWATER MANAGEMENT AND POLLUTION PREVENTION PLAN (SWPPP) HAS BEEN PREPARED FOR THIS PROPERTY AND WILL BE APPLIED FOR LAND DISTURBING ACTIVITIES. EACH PROPERTY OWNER WILL COMPLY WITH THIS PLAN UNLESS AN INDIVIDUAL PLAN IS PREPARED AND APPROVED FOR THAT PROPERTY. STORMWATER PERMIT NUMBER #0020-0067 SCDECH FILE NO. SCRI020WR, DATED 11/06/2020.
- 10) DOUBLE FRONTAGE LOTS MAY ONLY ACCESS ONE STREET.
- 11) NO STRUCTURES ALLOWED IN PLATTED DRAINAGE EASEMENTS INCLUDING BUT NOT LIMITED TO: FENCES, PLANTS/TREES, OUTBUILDINGS, FILL DIRT, OR ANYTHING THAT WOULD BLOCK NATURAL DRAINAGE PATH.
- 12) HOMEOWNERS ASSOCIATION IS RESPONSIBLE FOR MAINTENANCE OF STORM DRAINAGE PIPE LOCATED OUTSIDE OF ROAD RIGHT-OF-WAY AND/OR ON HOA PROPERTY OR ANY PIPE THAT DOES NOT CARRY WATER FROM PUBLIC ROAD.
- 13) DRAINAGE AND STORM DRAINAGE EASEMENTS MUST STIPULATE THAT NO TREES, SHRUBS, STRUCTURES, EXCAVATION OR FILL BE PLACED WITHIN THE EASEMENT WITHOUT THE WRITTEN APPROVAL OF THE CITY ENGINEER.
- 14) THE GRADING OF ALL LOTS SHALL BE PRESCRIBED FOR THE PASSAGE OF WATERS. NO STRUCTURE OR VEGETATION WHICH WOULD OBSTRUCT THE FLOW OF STORMWATER SHALL BE ALLOWED, NOR SHALL ANY CHANGE BE MADE TO PRESCRIBED GRADES AND CONTOURS OF THE SPECIFIED STORMWATER CHANNELS.
- 15) STORM BOX CULVERT CROSSING AND ASSOCIATED RETAINING WALLS ARE TO BE MAINTAINED BY THE CITY OF GREER.

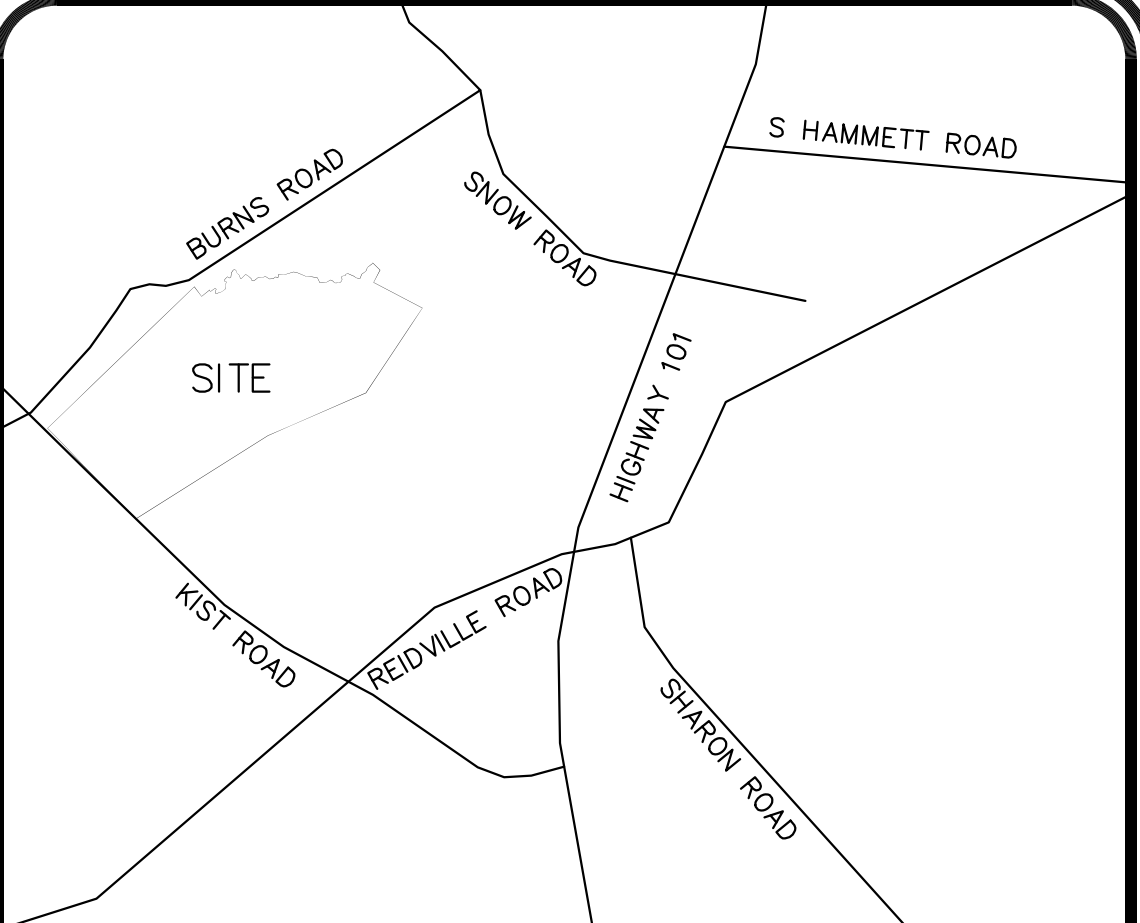
LINE	BEARING	DISTANCE
L1	S85°41'18"E	35.48
L2	N49°30'41"E	4.57
L3	N49°30'41"E	32.14
L4	S85°20'06"E	35.59
L5	N08°09'48"E	37.23
L6	N 33°43'05" W	42.55
L7	S84°57'18"E	35.36
L8	N50°02'42"E	40.37
L9	N 89°12'13" W	14.85
L10	S 50°02'42" W	40.37
L11	S 05°02'42" W	35.36
L12	S33°43'05"E	42.80
L13	S71°01'41"E	39.77
L14	S 04°37'06" W	35.09
L15	S85°28'01"E	35.67
L16	N50°02'42"E	5.37
L17	N04°39'54"E	35.12
L18	N 88°14'13" W	33.77
L19	S 49°30'41" W	31.97
L20	S 49°30'41" W	6.27
L21	S 04°34'36" W	34.13
L22	N 04°23'53" E	35.29
L23	N85°20'06" W	35.59
L24	S04°39'54" W	35.12
L25	N10°39'45" W	32.22
L26	S77°12'56" W	1.33
L27	N40°19'51" W	21.35

CURVE	RADIUS	ARC	CHORD	BEARING	DELTA	TANGENT
C1	85.00'	7.82'	7.82'	N46°52'34"E	5°16'13"	3.91'
C2	129.00'	11.87'	11.88'	S46°52'34"W	5°16'12"	5.94'
C3	129.00'	25.87'	25.82'	S65°15'21"W	11°29'20"	12.98'
C4	129.00'	55.75'	55.31'	S73°22'49"W	24°45'36"	28.32'
C5	129.00'	57.68'	57.19'	N81°26'02"W	25°36'42"	29.32'
C6	129.00'	36.25'	36.13'	N60°44'49"W	16°06'02"	18.25'
C7	129.00'	26.59'	26.55'	N46°37'16"W	11°48'44"	13.34'
C8	85.00'	7.45'	7.45'	N36°13'46"W	5°01'21"	3.73'
C9	85.00'	1.80'	1.80'	N39°20'52"W	1°12'52"	0.90'
C10	129.00'	14.27'	14.26'	S36°47'12"E	6°20'12"	7.14'
C11	129.00'	51.26'	50.92'	S22°14'05"E	22°46'04"	25.97'
C12	129.00'	35.44'	35.33'	S02°58'46"E	15°44'34"	17.83'
C13	129.00'	49.69'	49.69'	S15°59'45"W	22°12'28"	25.32'
C14	129.00'	51.26'	50.92'	S38°29'00"W	22°46'04"	25.97'
C15	129.00'	51.26'	50.92'	S61°15'04"W	22°46'04"	25.97'
C16	85.00'	173.83'	145.08'	S18°37'49"W	11°10'15"	139.17'
C17	129.00'	61.59'	61.39'	S3°48'38"W	12°51'54"	31.60'
C18	85.00'	60.45'	59.18'	S70°25'05"W	40°44'46"	31.57'
C19	129.00'	14.04'	14.04'	N36°50'12"W	6°14'13"	7.03'
C20	129.00'	30.55'	30.48'	S84°00'24"W	13°34'06"	15.35'
C21	85.00'	60.45'	59.18'	S70°25'05"W	40°44'46"	31.57'
C22	129.00'	11.87'	11.87'	N46°52'34"E	5°16'13"	5.94'
C23	85.00'	133.18'	119.97'	N85°36'07"W	89°46'25"	84.66'

LEGEND

- CT CRIMP TOP
- EP EDGE OF PAVEMENT
- SR SOLID ROD
- N&C NAIL & CAP
- OT OPEN TOP
- RT REBAR
- R/W RIGHT OF WAY
- SS ELEC TRANS
- FH FIRE HYDRANT
- LP LIGHT POLE
- MHSS MANHOLE (SS)
- PP POWER POLE
- TEL TELEPHONE PED
- WM WATER METER
- WV WATER VALVE
- X FENCE LINE
- OHP OVERHEAD POWER
- SS SANITARY SEWER

3D JOB# 190279



LOCATION MAP

NOT TO SCALE

CERTIFICATE OF OWNERSHIP AND DEDICATION

"THE UNDERSIGNED HEREBY ACKNOWLEDGE THAT I AM (WE ARE) THE OWNER(S) OF THE PROPERTY SHOWN AND DESCRIBED HEREON AND THAT I (WE) HEREBY ADOPT THIS PLAN OF SUBDIVISION WITH MY (OUR) FREE CONSENT AND THAT I (WE) ESTABLISH THE MINIMUM BUILDING RESTRICTION LINES AND HEREBY DEDICATE TO PUBLIC USE AS ROADS, STREETS, AND EASEMENTS, FOREVER ALL AREAS SO SHOWN OR INDICATED ON SAID PLAT

SIGNED _____
DATE _____
SIGNED _____
DATE _____
SIGNED _____
DATE _____
SIGNED _____
DATE _____

CERTIFICATE OF APPROVAL FOR RECORDING

"I HEREBY CERTIFY THAT THE SUBDIVISION PLAN SHOWN HEREWITH HAS BEEN FOUND TO COMPLY WITH THE LAND DEVELOPMENT REGULATIONS FOR SPARTANBURG COUNTY WITH THE EXCEPTION OF SUCH VARIANCES, IF ANY, AS NOTED IN THE MINUTES OF THE PLANNING COMMISSION FOR CITY OF GREER, SOUTH CAROLINA AND THAT IT HAS BEEN APPROVED FOR RECORDING IN THE OFFICE OF THE REGISTER OF DEEDS FOR SPARTANBURG COUNTY.

SIGNED _____
DATE _____
AUTHORIZED REPRESENTATIVE AS DESIGNATED
CITY OF GREER PLANNING COMMISSION

FINAL PLAT

CHESTNUT GROVE

PHASE 1 SHEET 2 OF 2
GREER, SPARTANBURG COUNTY, 29651

OWNER

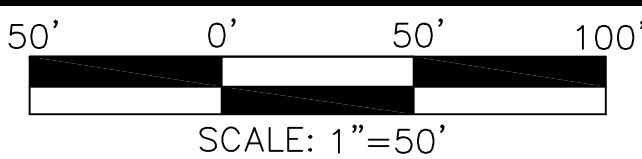
MARK III PROPERTIES, LLC
170-C CAMELOT DRIVE
SPARTANBURG, SC 29304

NO. OF ACRES: 27.77 MILES OF NEW ROAD: 0.67

NO. OF LOTS: 67 CURRENT ZONING: R-12

ERROR OF CLOSURE: 1:10,000 DATE: 7/7/2022

TYPE OF DEVELOPMENT: R-12(CLUSTER)

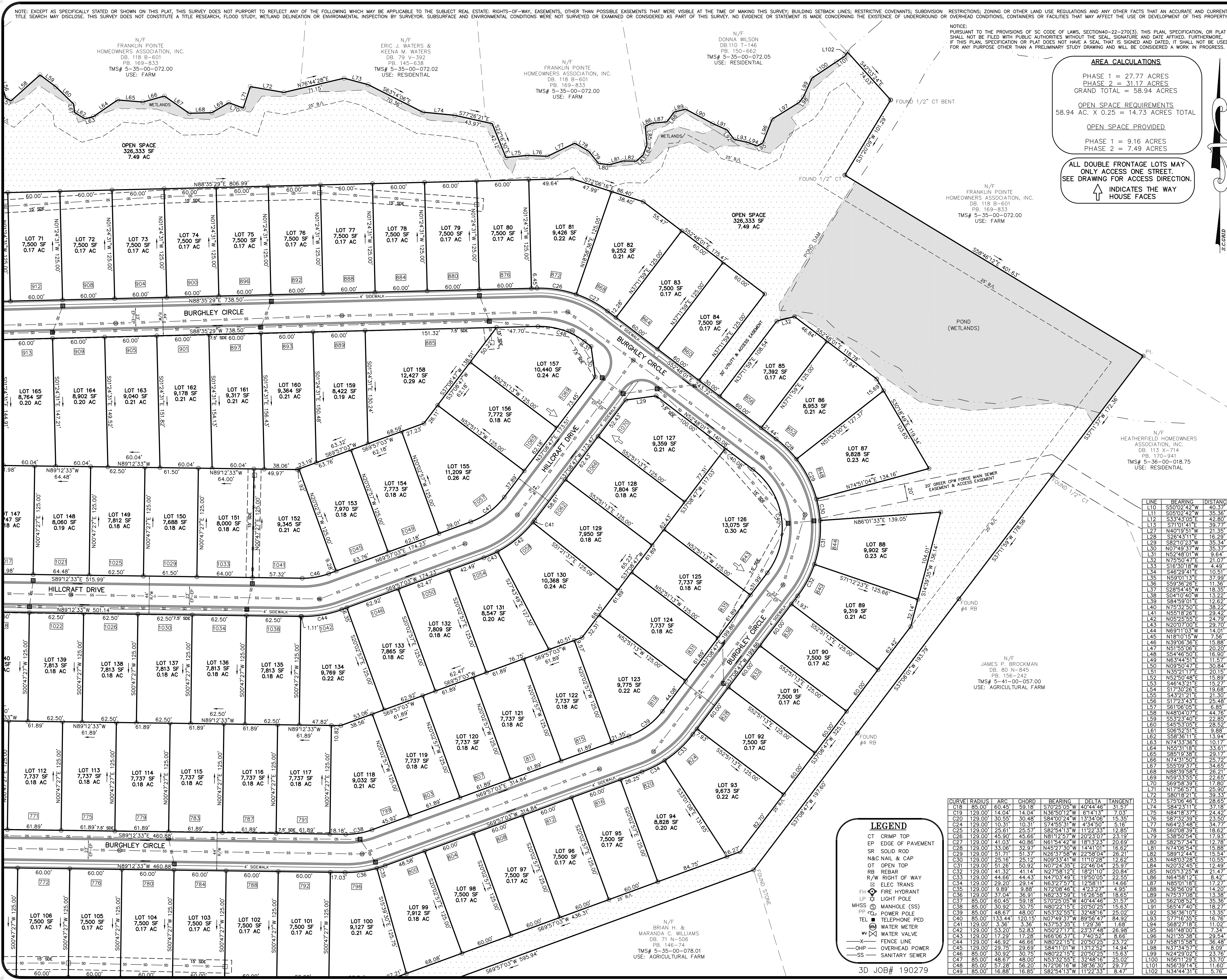


CERTIFICATE OF ACCURACY

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

SIGNED _____
DATE _____
DAVID MOODY, P.L.S.





LOCATION MAP
NOT TO SCALE

CERTIFICATE OF OWNERSHIP AND DEDICATION
"THE UNDERSIGNED HEREBY ACKNOWLEDGE THAT I AM (WE ARE) THE OWNER(S) OF THE PROPERTY SHOWN AND DESCRIBED HEREON AND THAT I (WE) HEREBY ADOPT THIS PLAN OF SUBDIVISION WITH MY (OUR) FREE CONSENT AND THAT I (WE) ESTABLISH THE MINIMUM BUILDING RESTRICTION LINES AND HEREBY DEDICATE TO PUBLIC USE AS ROADS, STREETS, AND EASEMENTS, FOREVER ALL AREAS SO SHOWN OR INDICATED ON SAID PLAT

DATE _____ SIGNED _____
DATE _____ SIGNED _____
DATE _____ SIGNED _____
DATE _____ SIGNED _____

CERTIFICATE OF APPROVAL FOR RECORDING
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DATE _____ AUTHORIZED REPRESENTATIVE AS DESIGNATED CITY OF GREER PLANNING COMMISSION

FINAL PLAT

CHESTNUT GROVE
PHASE 2 SHEET 2 OF 3
GREER, SPARTANBURG COUNTY, 29651

OWNER
MARK III PROPERTIES, LLC
170-C CAMELOT DRIVE
SPARTANBURG, SC 29304

NO. OF ACRES: 31.17 MILES OF NEW ROAD: 0.70
NO. OF LOTS: 106 CURRENT ZONING: R-12
ERROR OF CLOSURE: 1:10,000 DATE: 3/10/23
TYPE OF DEVELOPMENT: R-12(CLUSTER)

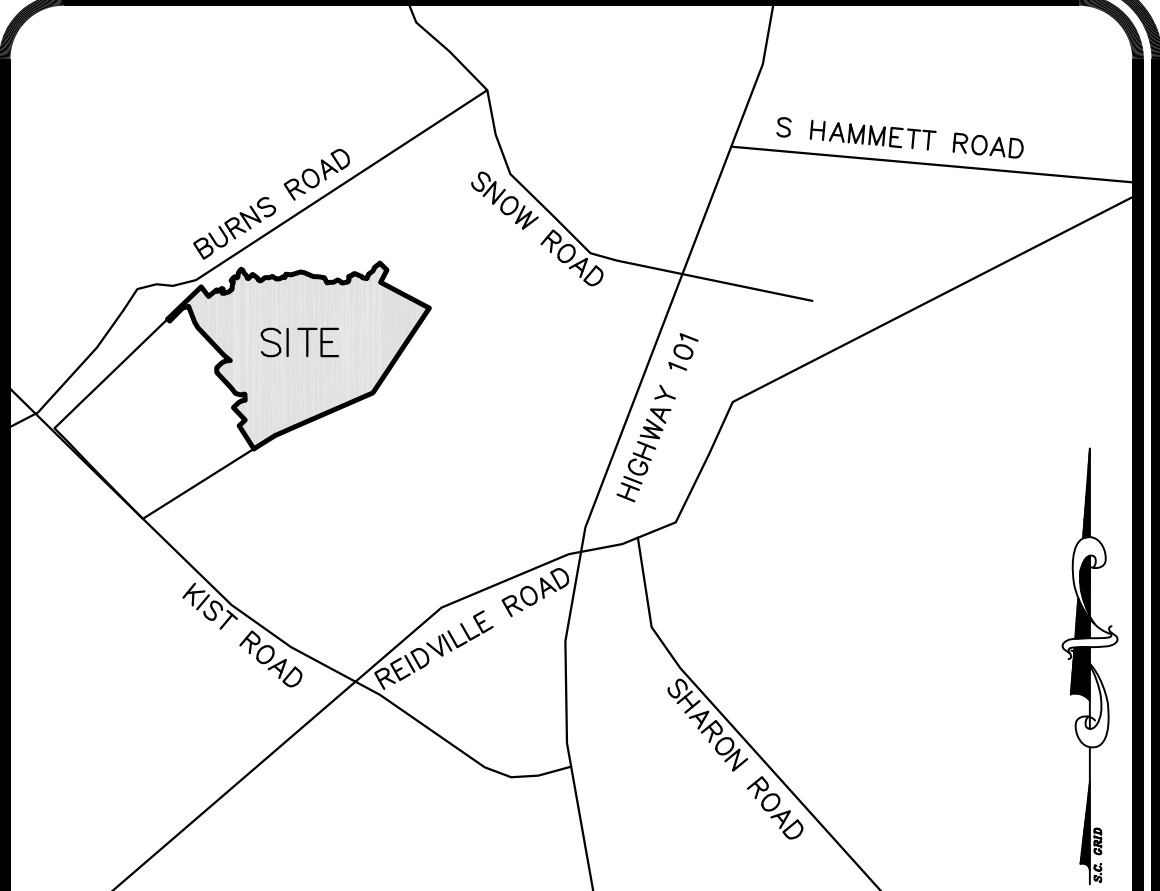
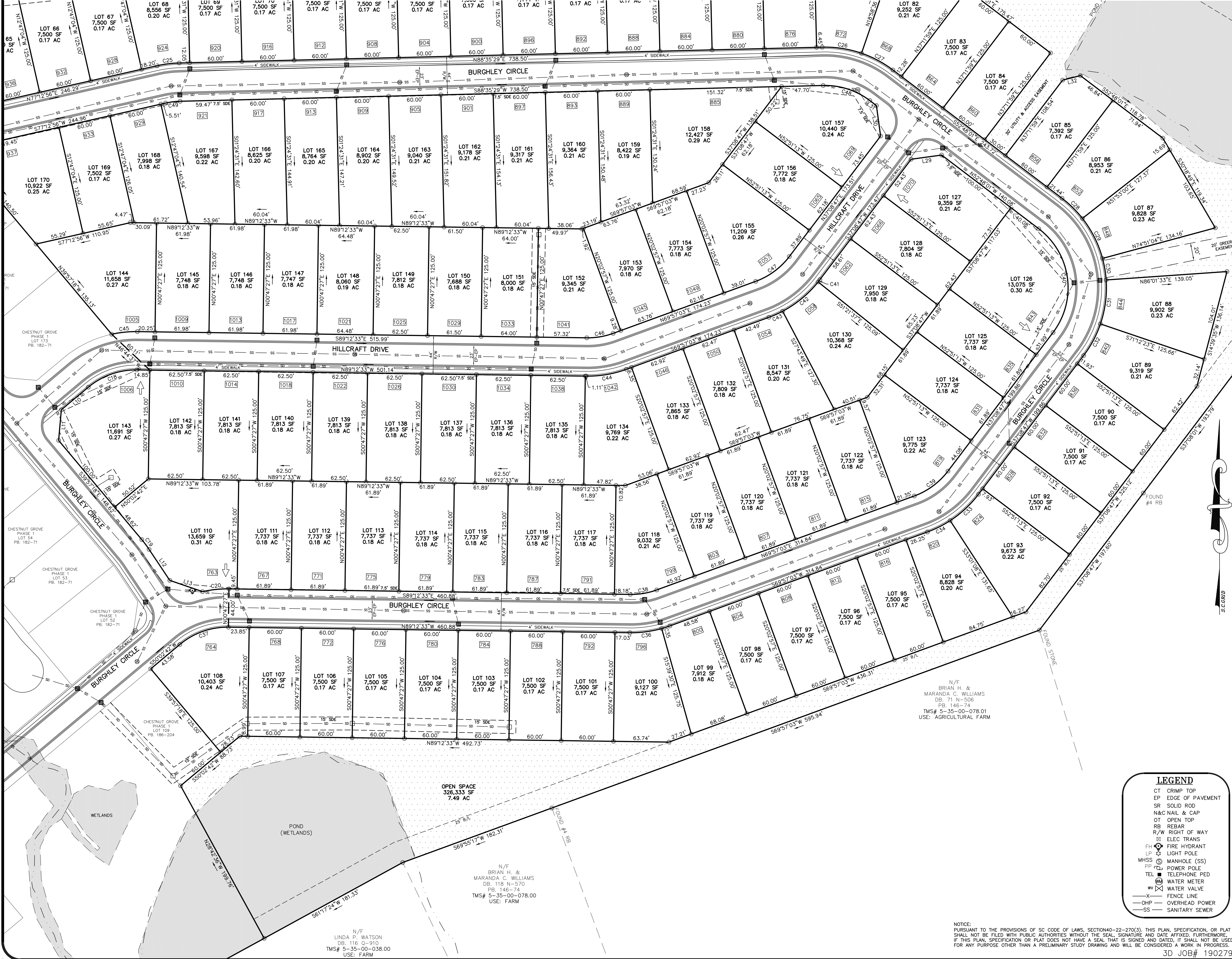
50' 0' 50' 100'
SCALE: 1"=50'

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

DATE _____ DAVID MOONY, P.L.S.

3D LAND SURVEYING
P.O. BOX 8494 GREENVILLE, SC 29604
(864) 272-0274 www.3dls.net

NOTE: EXCEPT AS SPECIFICALLY STATED OR SHOWN ON THIS PLAT, THIS SURVEY DOES NOT PURPORT TO REFLECT ANY OF THE FOLLOWING WHICH MAY BE APPLICABLE TO THE SUBJECT REAL ESTATE: RIGHTS-OF-WAY, EASEMENTS, OTHER THAN POSSIBLE EASEMENTS THAT WERE VISIBLE AT THE TIME OF MAKING THIS SURVEY; BUILDING SETBACK LINES; RESTRICTIVE COVENANTS; SUBDIVISION RESTRICTIONS; ZONING OR OTHER LAND USE REGULATIONS AND ANY OTHER FACTS THAT AN ACCURATE AND CURRENT TITLE SEARCH MAY DISCLOSE. THIS SURVEY DOES NOT CONSTITUTE A TITLE RESEARCH, FLOOD STUDY, WETLAND DELINEATION OR ENVIRONMENTAL INSPECTION BY SURVEYOR. SUBSURFACE AND ENVIRONMENTAL CONDITIONS WERE NOT SURVEYED OR EXAMINED OR CONSIDERED AS PART OF THIS SURVEY. NO EVIDENCE OR STATEMENT IS MADE CONCERNING THE EXISTENCE OF UNDERGROUND OR OVERHEAD CONDITIONS, CONTAINERS OR FACILITIES THAT MAY AFFECT THE USE OR DEVELOPMENT OF THIS PROPERTY.



LOCATION MAP

NOT TO SCALE

CERTIFICATE OF OWNERSHIP AND DEDICATION

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DATE _____ SIGNED _____
DATE _____ SIGNED _____
DATE _____ SIGNED _____
DATE _____ SIGNED _____

CERTIFICATE OF APPROVAL FOR RECORDING

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DATE _____ AUTHORIZED REPRESENTATIVE AS DESIGNATED
CITY OF GREER PLANNING COMMISSION

REVISED FINAL PLAT

CHESTNUT GROVE

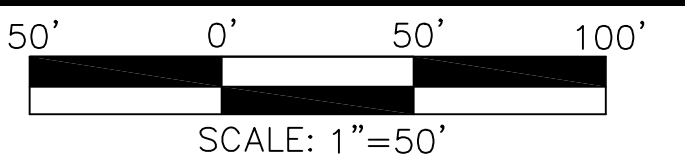
PHASE 2 SHEET 1 OF 3
GREER, SPARTANBURG COUNTY, 29651

OWNER

MARK III PROPERTIES, LLC
170-C CAMELOT DRIVE
SPARTANBURG, SC 29304

NO. OF ACRES: 31.17 MILES OF NEW ROAD: 0.70
NO. OF LOTS: 106 CURRENT ZONING: R-12
ERROR OF CLOSURE: 1:10,000 DATE: 3/10/23

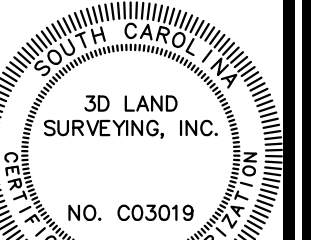
TYPE OF DEVELOPMENT: R-12(CLUSTER)



CERTIFICATE OF ACCURACY

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

DATE _____ DAVID MOODY, P.L.S.



P.O. BOX 8494 GREENVILLE, SC 29604
(864) 272-0274 www.3dls.net

LEGEND

- CT CRIMP TOP
- EP EDGE OF PAVEMENT
- SR SOLID ROD
- N&C NAIL & CAP
- OT OPEN TOP
- RB REBAR
- R/W RIGHT OF WAY
- EL ELEC TRANS
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- PP POWER POLE
- TEL TELEPHONE PED
- WM WATER METER
- WV WATER VALVE
- FL FENCE LINE
- OHP OVERHEAD POWER
- SS SANITARY SEWER

NOTE: PURSUANT TO THE PROVISIONS OF SC CODE OF LAWS, SECTION40-22-270(3), THIS PLAN, SPECIFICATION, OR PLAT SHALL NOT BE FILED WITH PUBLIC AUTHORITIES WITHOUT THE SEAL, SIGNATURE AND DATE AFFIXED THEREON. IF THIS PLAN, SPECIFICATION OR PLAT DOES NOT HAVE A SEAL THAT IS SIGNED AND DATED, IT SHALL NOT BE USED FOR ANY PURPOSE OTHER THAN A PRELIMINARY STUDY DRAWING AND WILL BE CONSIDERED A WORK IN PROGRESS.

3D JOB# 190279

Memorandum

To: City Council

From:

Subject: First and Final Reading of Resolution Number 19-2026
A RESOLUTION TO AMEND THE CITY OF GREER FINANCIAL
POLICIES AND PROCEDURES (Action Required)
Christopher Kline, CPA, CFE | Finance Director

Date: July 14, 2026

CC:

Summary:

Attachments:

1. Res 19-2026 Resolution to Amend Financial Policies 07.14.2026
2. Res 19-2026 Financial Policies 2026-7-14

RESOLUTION NUMBER 19-2026

A RESOLUTION TO AMEND THE CITY OF GREER FINANCIAL POLICIES AND PROCEDURES

WHEREAS, Council finds it necessary from time to time to amend the Financial Policies and Procedures to provide a detailed and comprehensive guide to the policies of the City of Greer with regard to finance. The Policies and Procedures will ensure compliance with Federal, State and Local requirements, and,

WHEREAS, Council finds it beneficial to formalize practices and procedures to provide consistent guidance for employees of the City of Greer to follow relative to their duties and responsibilities.

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

1. Amends the City of Greer Financial Policies and Procedures by adding the following:

ETHICS AND INTEGRITY

All employees involved in financial management, reporting, and decision-making are required to uphold the highest standards of ethical conduct, integrity, and transparency in accordance with applicable laws, regulations, and government policies.

Employees must perform all financial duties objectively and in the public interest, ensuring that taxpayer resources are used responsibly, efficiently, and for their intended purpose. Personal gain, favoritism, or the appearance of impropriety must be strictly avoided.

Conflicts of interest, whether real or perceived, must be disclosed immediately to management. Employees must not use their position or access to financial information for personal benefit or to influence outcomes improperly.

All financial data, records, and reports must be accurate, complete, and maintained in compliance with established standards and audit requirements. Any suspected fraud, waste, abuse, or ethical violations must be reported promptly through the appropriate reporting channels.

The City of Greer enforces a zero-tolerance policy toward fraud, misrepresentation, or misuse of government funds. Violations of this section may result in disciplinary action, termination, and potential legal consequences under applicable federal, state, or local laws.

DEBT MANAGEMENT POLICY

Installment Purchase Revenue Bonds (IPRB)

IPRB is a debt that has been used throughout the State of South Carolina since the early 2000s. It is a tool used by municipalities to fund capital projects without violating constitutional general obligation debt limits. Unlike General Obligation or Revenue Bonds, the City does not pledge the Full Faith & Credit of the government or a specific revenue source for repayment. Repayment can be made from any legally available source subject to Council appropriation.

PROFESSIONAL SERVICES

Banking Services

The Finance Department shall procure banking services through a formal Request for Proposal (RFP) process to ensure transparency, accountability, and the prudent management of public funds.

An RFP for banking services shall be issued every 5 years, or as otherwise required by applicable statutes, regulations, or the governing body. The procurement process shall comply with all **federal, state, and local procurement laws**, as well as the entity's own purchasing policies and ethical standards.

Financial Audit

The Finance Department shall procure financial audit services through a formal Request for Proposal (RFP) process to ensure transparency, accountability, and the prudent management of public funds.

An RFP for financial audit services shall be issued every 4 years, or as otherwise required by applicable statutes, regulations, or the governing body. The procurement process shall comply with all **federal, state, and local procurement laws**, as well as the entity's own purchasing policies and ethical standards.

2. Making other various additions, deletions and adjustments to the following policies contained within the Financial Policies and Procedures:

INTERNAL CONTROL POLICY

CONTINGENCY POLICY

DEBT MANAGEMENT POLICY

PASSED, ADOPTED AND APPROVED by the Council of the City of Greer this 14th day of July 2026.

CITY OF GREER, SOUTH CAROLINA

Richard W. Danner, Mayor

ATTEST:

Tammela Duncan, Municipal Clerk

Andrew Merriman, City Administrator

City of Greer Financial Policies

Purpose

Primary among the responsibilities of the City of Greer, South Carolina, to its citizens is the care of public funds and wise management of the City's finances while providing for the adequate funding of the services desired by its citizens and the maintenance of public facilities. These financial management policies, designed to ensure the fiscal stability of the City of Greer, should guide the development and administration of the annual operating and capital budgets. These financial policies address areas of financial concern for the City and administrative controls for the various operating departments of the City.

ETHICS AND INTEGRITY

All employees involved in financial management, reporting, and decision-making are required to uphold the highest standards of ethical conduct, integrity, and transparency in accordance with applicable laws, regulations, and government policies.

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INTERNAL CONTROL POLICY

The City of Greer establishes these standards and procedures for the design and operation of the system of internal controls in order to safeguard the City's assets. This policy applies to all assets whether they are monetary or physical, tangible or intangible.

Definitions

1. Internal Control

Consists of all steps taken by the organization to:

- A. protect its resources against waste, fraud and inefficiency; asset misappropriation, and error;
- B. ensure accuracy and reliability in accounting data and financial reporting;
- C. secure compliance with the policies of the organization as well as compliance with external local, state and federal laws and regulations.

2. Control Environment

The internal control environment tone is set by its leaders. Supervisory personnel with the City are expected to exhibit integrity, ethical conduct and competence.

3. Risk Assessment

Management should identify, analyze and manage risks related to the City's objectives. All processes should be evaluated for inherent risks and potential fraud, whether unintentional or through intentional error. ~~The process of identifying~~ Identifying and analyzing risk is a continual process, and controls may be modified as changes occur in the operating environment. Mechanisms are needed to identify and react to changing conditions.

4. Control Activities

Management directives are communicated through written policies and procedures. A policy establishes what should be done and a procedure details how it should be done.

5. Monitoring

Management should assess the effectiveness of its policies and procedures on a regular basis.

6. Control Deficiency

This condition exists when the internal control design does not allow management to detect or prevent misstatement on a timely basis. Such control deficiencies may be further classified as either "significant" or "material." ~~A significant deficiency is a control deficiency that adversely affects the municipality's ability to initiate, authorize, record, process, or report financial data in accordance with GAAP. A material weakness is a significant deficiency that results in the likelihood that a material misstatement of the financial statements will not be prevented or detected. A material weakness is a deficiency, or a combination of deficiencies, in internal control, such that there is a reasonable possibility that a material misstatement of the financial statements will not be prevented or detected on a timely basis. A significant deficiency is a deficiency, or a combination of deficiencies, in internal control that is less severe than a material weakness, yet important enough to merit attention by those charged with governance.~~ —The difference between the control deficiency classes, significant deficiency and a material weakness is the likelihood and magnitude of the misstatement that could potentially occur.

7. Fraud

Deception intended to result in financial or personal gain can hinder and sometimes cripple an organization from meeting its objectives. Weak internal controls facilitate fraud by providing opportunity. Financial stress, addiction, dissatisfaction with work environment,

and pathologies are some factors that can motivate an employee to commit a fraudulent act against his employer. Fraud is not only costly monetarily but undermines confidence in the organization.

Responsibilities

1. City Council
 - A. Sets the standards for the control environment;
 - B. Ultimate accountability for internal controls and risk management.
2. City Administrator
 - A. Supports the City's control and risk management activities;
 - B. Responsible for the effectiveness of internal controls;
 - C. Approves policies and procedures and conducts periodic reviews;
 - D. Reports to City Council breaches detected in the internal control system.
3. Finance Director
 - A. Establishes, executes and monitors the adequacy and effectiveness of internal controls and makes recommendations;
 - B. Monitors financial operations and reporting;
 - C. Ensures that department ~~heads~~directors and supervisors understand the internal control framework as it relates to their department;
 - D. Challenges and validates management internal control assertions;
 - E. Reports to City Administrator breaches detected in the system.
4. Department ~~Heads~~ Directors-and/or Supervisors
 - A. Accountable for the operations of their respective departments;
 - B. Responsible for communicating expectations and ensuring that employees understand the internal control framework as it relates to their position;
 - C. Responsible for the application of internal controls under their direct supervision;
 - D. Periodically assess the risks and recommend, develop and implement action plans for improvements to the internal control system in their department.
5. Employees
 - A. Responsible for performing duties in accordance to the policy and procedure set for their position;
 - B. Communication of any observed breaches in policy and procedure.

Elements of Internal Control

1. Policies and Procedures

Management is responsible for the design, development, implementation, and maintenance of an effective system of internal controls within their respective areas of responsibility. Critical processes should be identified and objectives established. Written policies and

procedures should include documentation of how transactions and events are to be processed. All policies and procedures will be reviewed and approved by the City Administrator.

2. Control of Assets

- A. Access to assets whether monetary or physical should be restricted to personnel in accordance with management's authorization.
- B. The Finance Director is responsible for managing and safeguarding all physical assets in the areas of land, buildings, machinery and equipment, and infrastructure. Acquisition and disposition procedures are outlined in the Capital Asset Policy of the City. Fixed assets, with the exception of land, buildings and infrastructure, valued at \$15,000 and above are recorded in the fixed asset software system. Land, buildings and infrastructure valued at \$25,000 and above are recorded.
- C. Periodically the Finance Department conducts an inventory of all fixed assets. Discrepancies are investigated and adjusted. The inventory serves two purposes; to ensure the accuracy of fixed asset information reported for the annual financial report and for insurance purposes.
- D. Critical software systems are protected by passwords. All users of the accounting software of the City are given limited access rights by the Finance Director. Rights are limited to areas needed to perform job duties.
- E. Daily backups are made of the critical operating systems ~~by tape backup and via SAN snapshots. In addition, an off-site, third party contractor records this information each night. Additional off-site storage of critical systems is also performed via asynchronous replication by a third-party contractor.~~
- F. The City utilizes digital printing for disbursement checks. The check stock is completely blank. The digital printing places the check imprint and signatures on the check stock. Only authorized personnel are allowed to release disbursement checks and must be reviewed by at least two authorized personnel prior to release.
- G. Cash receipts received through the mail should be safeguarded to ensure all payments received in the mail have been properly recorded. The ~~F~~inance ~~C~~lerks are designated to sort and open the mail each day and record each check. The ~~A~~ccounting ~~S~~upervisor reviews each receipt daily to ensure accuracy and completeness. Checks are to be endorsed "for deposit only" immediately upon receipt.
- H. Deposits will be made daily. All receipts will be locked with restricted access between bank deposits.
- I. All employees authorized to handle money, authorize disbursements, or sign checks are ~~bonded covered by the City's insurance policy. All other employees are covered by the City's crime and fidelity insurance policy.~~

3. Transaction Documentation and Authorization

- A. Transactions are recorded as necessary to maintain accountability for City assets and to permit the preparation of financial statements in conformity with generally accepted accounting principles.
- B. All transactions must be supported by appropriate documentation. The documentation must be complete, accurate and provide for tracing a transaction or event from the source documents, while it is in process, through its completion. The documentation should be readily available for examination.

4. Receipts

- A. A computer generated receipt should be issued for all revenue transactions with the below exceptions for hand-written receipts. ~~These receipts will be issued from a pre-numbered receipt book assigned by the Finance Department.~~
 - 1) Revenue collected outside the normal business hours and/or office by ~~the Parks and Recreation Department~~ various departments. These include Program revenues, entrance fees, sales, etc. which could be collected after hours and/or at another site. The process is documented and maintained with the Parks and Recreation respective department's ~~P~~olicies.
 - 2) ~~Revenue collected at night and on weekends by Municipal Court personnel. This process is documented and maintained with the Municipal Court Policies.~~
- B. All funds' cash accounts and receivables are reconciled monthly.
- C. All voids or adjustments must be approved by the Finance Director.
- D. Bank Statements should be reconciled monthly by personnel who generally have no responsibility for handling cash to validate cash balances, and reconciliations approved by the ~~Finance Director~~ accounting supervisor. General ledger accounts should be reviewed and/or reconciled monthly as well. The Finance Department will provide budget to actual reports on a monthly basis to management and City Council. Management should review the reports for discrepancies.
- E. Investment accounts will be reconciled monthly ~~by the Accounting Supervisor~~ and the reconciliations will be approved by the ~~Finance Director~~ accounting supervisor. The Finance Director has authority to wire funds into and out of the City's cash and investments accounts.

5. Disbursements

- A. Purchases will be performed in accordance with the City's Purchasing Ordinance.
- B. All disbursements other than petty cash or purchasing card (P-card) must be made by check, ACH or wire transfer.
- C. Checks will be printed and always used in sequence. Any discrepancies must be investigated, explained, and recorded.
- D. Signing of blank checks is strictly prohibited.
- E. Signature stamps may not be used to sign checks.
- F. Dual signatures are required for all checks. Generally, the Mayor, City Administrator, City Clerk and Finance Director are authorized check signers. In cases of Agency funds, the Department Director responsible for the fund will be added as an additional authorized signer.
- G. Any voided/spoiled checks must be marked "Void", the signature portion removed and the voided check retained and filed until completion of the current year's audit.
- H. An invoice with proper documentation and authorization is required for disbursement.

6. Petty Cash

- A. Petty Cash funds are used to make small disbursements and to make change available for cash payments when necessary.
- B. All vouchers are to be signed by the ~~Departmental~~ Clerk issuing the petty cash disbursement and signed by the employee receiving the funds.
- C. All vouchers should be approved by the ~~Finance Director~~ Business Manager.

- D. Petty cash funds disbursed will be reimbursed periodically by issuance of an accounts payable disbursement approved by the ~~Accounting Supervisor~~ accounts payable supervisor and ~~Finance Director~~ Business Manager.
- E. Petty cash funds will be verified and reconciled periodically by the ~~A~~ccounting ~~S~~upervisor and ~~Finance Director~~.

7. Investments

- A. All investments must meet the SC State Statutes regarding the investment of public funds.
- B. All investments must meet the requirements under the Investment Policy of the City of Greer.
- C. All investments must be made in the name of the City.
- D. Investment transactions and transfers are made by the Finance Director under the authority granted in the Investment Policy of the City.
- E. All transactions are subject to review and reconciliation by the ~~A~~ccounting ~~S~~upervisor during the month-end close and while performing the monthly bank account reconciliations to the General Ledger.

8. Payroll

- A. The payroll system should maintain safeguards that ensure all payroll expenditures are properly recorded and paid timely. Additional safeguards will ensure that all transactions are accurate and complete.
- B. The ~~P~~payroll ~~Coordinators~~supervisor shall ensure that all pay calculations are accurate and paid to actual employees.
- C. The Finance and HR Director will monitor payrolls so that employees are not overpaid, ~~nor is pay inflated~~ nor are employees paid for work not done.
- D. All salary increases must be properly authorized.
- E. All payroll expenditures will be allocated to the correct fund and line item.
- F. All payroll expenditures will be charged to the correct time period.
- ~~FG.~~ All payroll documentation including time sheets and overtime are properly approved by the Department Supervisor prior to payroll preparation.
- ~~GH.~~ All payroll and personnel records will be secure with access limited only to authorized persons.
- ~~HI.~~ There will be segregation of incompatible duties for employees involved in the payroll process.
- ~~IJ.~~ The ~~P~~payroll ~~Coordinators~~supervisor -will compare time sheets to the payroll pre list after hours are entered from the time and attendance system. The pre list must be approved by the Finance Director before the payroll is submitted for direct deposit.
- ~~JK.~~ Periodically, the payroll should be reviewed to verify pay rates, fringe benefits, and other calculations for accuracy.

9. Review and Evaluation of Internal Controls

- A. Management has the responsibility to review and measure the effectiveness of the controls established for the City. Policies and procedures will be reviewed on a periodic basis to evaluate effectiveness.
- B. Management has the responsibility to make recommendations for improvements in internal control.

- C. Management is responsible for responding to and implementing required changes to the internal control system as a result of findings issued by the audit firm in conjunction with the annual financial audit of the City.

FUND BALANCE POLICY

The City of Greer believes that sound financial management principles require that sufficient funds be maintained by the City to provide a stable financial base at all times. Accordingly, the City will maintain a General Fund Balance sufficient to fund the cash flows of the City, to provide financial reserves for unanticipated expenditures and/or revenue shortfalls of an emergency nature, to provide funds for all existing encumbrances, and to minimize the potential of short term tax anticipation borrowing.

The purpose of establishing a policy on the unreserved fund balance in the General Fund is to provide a guideline for budgeting decisions and to ensure that adequate reserves are established to fund operations by providing sufficient working capital. In addition, the level of the unreserved General Fund balance is part of our credit and rating agencies' evaluation of the City. A strong unreserved fund balance helps maintain a favorable credit rating with these agencies.

Determining Factors

To determine an appropriate fund balance, several factors must be considered. These factors include the timing of revenue collections, the local and national economic conditions, restrictions on tax millage increases, the size of our government, and the degree of protection desired to mitigate current and future financial risks. Current property tax collections are not substantially received until the seventh month of the fiscal year. Business License revenue, which is a significant portion of General Fund revenues, is dependent on the economic environment, and not received until after the tenth month of the fiscal year. During the 2007 South Carolina State Legislative Session, the General Assembly placed a restriction on municipal governments related to the amount of an increase that can be applied to the tax millage. This allowable increase is based on an increase in CPI and estimated population changes. The possibility exists for no tax millage increase to be available some years. Further, a smaller government will require a higher unreserved fund balance due to the lack of diversification and high volatility of revenues. After considering all of the above factors, it is the policy of the City to maintain an unreserved General Fund balance that is higher than the levels recommended by the Government Finance Officers Association.

Policy

To maintain and improve upon the City's credit rating and to be able to meet the City's seasonal cash flow needs, the budget shall provide for a minimum Undesignated General Fund Balance ("Fund Balance") of 30% of the most recent General Fund Budget, approved annually. Additionally, the City maintains a Fund Balance target of 35%. The Fund Balance shall be exclusive of all other reserves obligated by the City.

Should the anticipated year-end Fund Balance be projected to fall below 30% of the most recently approved General Fund Budget, the Administrator shall prepare and submit a plan for expenditure reductions and/or revenue increases to the City Council.

If, at the end of the fiscal year, the Fund Balance falls below 30%, then the City Administrator shall prepare and submit a plan to City Council to rebuild the fund balance over an appropriate period.

In the event the Fund Balance is above 35%, then the City Administrator shall prepare and submit a plan to City Council to expend the excess above 35%. It is preferable that any excess be expended on one-time, non-recurring expenditures. However, City Council may approve any expenditures as deemed necessary. Some possible uses are listed below:

1. Capital expenditures which do not increase ongoing costs to the City;
2. Other one-time expenditures; and
3. Ongoing or new City services or programs, as approved by City Council.

Monitoring and Reporting

The Director of Finance shall annually prepare a report documenting the status of the Fund Balance in accordance with this policy. This report shall be presented to the City Administrator and City Council during the development of the annual budget, and will disclose estimated fiscal year-end Fund Balance and the acceptable levels of Fund Balance, in accordance with this policy, based on the proposed budget. City Council should use this information to assist in the passage of the annual budget.

CONTINGENCY POLICY

To help maintain services during short periods of economic decline and meet emergency conditions, in addition to the Fund Balance, the City of Greer has established a Contingency Fund. The Contingency Fund is funded through the reserves of the City's General Fund, calculated from the prior fiscal year's results of operations as detailed in the City's audited financial statements at a rate equivalent to ~~5~~1% of the greater of Total Revenue and Other Financing Sources or Total Expenditures and Other Financing Uses. The Contingency Fund is exclusive of all other reserves readily available for use in emergencies. The Contingency Fund is established to provide for nonrecurring unanticipated expenditures, or to meet temporary demands in service delivery costs.

Contingencies should be planned to avoid large tax rate increases from one year to the next. Where correction of a Fund Balance deficit causes the contingency to fall below ~~5~~1% of operating expenditures, the City Administrator shall prepare and submit a plan to City Council for correction over an appropriate period.

SOURCES OF REVENUE POLICY

The City will strive to maintain a diversified and stable revenue system to minimize the impact of fluctuations in any single revenue source and ensure its ability to provide ongoing services to its citizens. City management will strive to create a balance in the sources of revenue to alleviate reliance on any one source. New sources of revenue will be sought periodically to help maintain this balance and to replace declining revenues.

Restricted revenues shall only be used for the purpose intended and in a fiscally responsible manner. Programs and services funded by restricted revenue will be clearly designated.

All fees established by the City of Greer will be reviewed periodically so that necessary adjustments may be made to reflect changes in associated costs. A listing of the City's fees for all departments is maintained by the Municipal Clerk.

The City will aggressively pursue all grant opportunities. Before accepting any grant, the City will consider the current and future implications of both accepting and rejecting the awarded grant funds.

ACCRUED INTEREST FOR ESCROW DEPOSITS

Whenever an amount of money, whether by letter of credit, performance bond, or cash deposit (hereinafter “escrow deposit”) shall be deposited by an applicant with the City of Greer pursuant to the requirements of the City of Greer Code of Ordinances, the escrow deposit, until released to the applicant or applied to the purpose for which it is deposited, shall be held in escrow by the City. Upon satisfaction of the City of Greer’s requirements for release of the escrow deposit, or upon application of the escrow deposit to the purpose for which it is deposited, any interest income earned on the escrow deposit will be credited to the City of Greer in the amount actually earned and shall be distributed to the City of Greer’s project fund account to be used for infrastructure projects in the City.

DEBT MANAGEMENT POLICY

The City of Greer issues debt to provide for the needs of its citizens, whether it is to maintain its current infrastructure, upgrade equipment as necessary or to provide for growth imposed as a result of economic conditions. This policy provides objectives and guidelines for the proper use and issuance of debt.

The City’s debt policy is designed to:

1. Establish parameters for issuing debt;
2. Provide guidance to management and council for decisions related to debt obligations;
3. Provide guidance for continued monitoring and evaluation of current debt;
4. Ensure compliance and conformity in reporting for debt issues.

The City’s objectives related to debt are to:

1. Meet the needs of its citizens and customers;
2. Obtain other sources of funds when possible such as grants or contributions;
3. Obtain the lowest possible interest rates in financing;
4. Maintain debt requirements for debt limitation;
5. Maintain a high credit rating.

Issuance of Debt

The City may enter into debt obligations to finance the construction, upgrade or acquisition of infrastructure or to purchase capital equipment. Additionally, the City may refinance current debt obligations to obtain better interest rates. The issuance of debt to fund current operating deficits is not permitted. The proceeds of debt obligations will be used as set forth in its enacting legislation. Debt obligations must be approved by City Council and adhere to state and federal laws which authorize and govern the issuance of debt, and securities law, which governs disclosure, sale and trading of the debt. Each issuance of debt will be bid in order to procure the lowest possible cost to the City.

Management of Debt Obligations

The function of debt service repayment is the responsibility of the Finance Director who will monitor cash flows to ensure funds are available for payment on outstanding debt. It is the goal of the City to repay debt in a timely manner so as to avoid penalties and charges. All currently held debt obligations will be reviewed annually to ensure adequate debt service reserves and to monitor adherence to debt limits.

Refundings

Periodic reviews of all outstanding debt will be conducted by management to determine if refinancing or refunding would be economically feasible or beneficial to the City.

Annual Audit of the City

The annual audit of the City shall include all outstanding debt of the City detailed in the Notes to the Financial Statements. In order to meet the submission deadline for the Certificate of Achievement for Excellence in Financial Reporting awarded by the Government Finance Officers Association, the audited financial statements must be issued prior to December 31 of each calendar year for the preceding fiscal year ended June 30.

Arbitrage Compliance

The City shall maintain a system of record keeping and reporting to meet the arbitrage rebate compliance requirements of the federal tax code.

Sources of Funding for Capital Assets

In order to maintain adequate infrastructure and capital facilities to meet the needs of its citizens, the City of Greer ~~intends to establish~~ a Capital Projects and Equipment Replacement Fund ~~when it is prudently and financially feasible to do so~~. The Capital Projects and Equipment Replacement Fund will be funded through various sources as identified by staff, from General Fund revenue sources at a rate equivalent to the prior year's depreciation expense. Until such time as the fund can be established, or if funds are needed above the amount the Capital Equipment Replacement Fund can provide, The City may fund the acquisition of equipment through sources of revenue generated by grants, other governmental contributions, lease purchase, or bond issue. Grants and contributions from other sources will be sought to help defer the cost of debt for any given project or acquisition.

Types of Debt

General Obligation (GO) Debt

General obligation debt is secured in whole or in part by a pledge of the City's full faith, credit and taxing power of its general fund. GO debt implies the commitment to increase taxes necessary to repay the debt. Debt service on any general obligation bonds is provided from ad valorem taxes on real property within the City. Limitations of the purposes for which GO debt may be incurred for municipalities are listed in Section 14 of Article X of the Constitution of the State of South Carolina. GO debt is limited by state law as to the amount and term discussed under Debt Limitations. The State of South Carolina requires a referendum only when the new debt would

exceed 8% of the assessed value or property in the city. Otherwise, the issue is required to be approved by City Council.

Revenue Bonds

Revenue bonds may be issued by certain Special Revenue funds of the City to finance capital projects. Revenues generated by the fund must be sufficient to cover the debt repayment and interest. Revenue bonds will not be secured by any pledge of ad valorem taxes or general fund revenues of the City and would be payable solely from the particular fund identified by the enacting legislation of the debt issuance. When the City finances capital projects by issuing revenue bonds, the term of the bonds will not exceed the expected life of those projects.

Tax Increment Financing (TIF) Bonds

Tax Increment Financing Bonds may be issued by the City to finance capital projects for construction or improvements in public facilities and infrastructure in the support of redeveloping areas within the City. Revenues generated by the tax increment between the property's value before the redevelopment and the property's value after the redevelopment are pledged to repay the debt.

Capital Lease Purchase Financing

The City may enter into capital lease purchases for machinery and equipment. Lease purchase arrangements are not subject to the debt limitation imposed by the State unless the purchase being financed consists specifically of land and/or construction of buildings. Lease purchase financing does not pledge the full faith and credit of the City but rather offers investors/lien holders the purchased property as security for the financing, and the payment is subject to annual appropriation. In the event of default, repossession or foreclosure action could occur.

Installment Purchase Revenue Bonds (IPRB)

IPRB is a debt that has been used throughout the State of South Carolina for the past 20 years. It is a tool used by municipalities to fund capital projects without violating constitutional general obligation debt limits. Unlike GO or Revenue Bonds, the City does not pledge the Full Faith & Credit of the government or a specific revenue source for repayment. Repayment can be made from any legally available source subject to Council appropriation.

Anticipation Debt

Short-term anticipation debt should be issued only in interim circumstances when it is deemed necessary for cash-flow and operational purposes. Short-term anticipation debt will not be secured for fixed assets or capital projects.

The issuance of any debt for the City requires City Council approval.

Debt Limits

All debt incurred by the City of Greer will adhere to legal limits set by the State of South Carolina. General obligation debt may be incurred only for a public purpose and must not exceed eight percent of the assessed property in the City without referendum.

Credit Rating

The City strives to maintain high credit ratings by the primary rating services. These ratings reflect the general reputation of the City and its management. By maintaining high credit ratings, Greer can issue its debt at lower interest rates. Currently, the City maintains an ~~A+~~ Aa2 and AA rating with Moody's and Standard and Poor's, respectively.

Investment of Bond Proceeds

The proceeds of any bond sales will be invested until used for the intended project in a manner consistent with state law and the City's investment policies in order to maintain safety and liquidity of the funds.

Debt Management Policy

Regular, updated debt management policies are an important tool in ensuring the use of the City's resources to meet its commitments in providing the required services to the citizens of the City of Greer and to maintain sound financial practices. This policy will be reviewed and updated periodically to reflect changes in city policy, state law, and federal regulations.

CAPITAL ASSET POLICY

Capital assets are defined as land, improvements to land, easements, buildings, building improvements, vehicles, machinery, equipment, works of art and historical treasures, infrastructure, and various tangible or intangible assets that are used in operations and that have initial useful lives extending beyond a single reporting period. The terms capital assets and fixed assets are used interchangeably. The management of the City of Greer follows GAAP guidelines for recording and depreciating fixed assets in its funds. Capital assets will be accounted for at historical cost or, if the cost is not practicably determinable, at estimated cost. The historical cost will include the cost of any subsequent additions or improvements but exclude the cost of normal maintenance and repairs unless such is determined to either extend the useful life of the asset or enhance the asset's functionality (effectiveness or efficiency). Donated fixed assets should be recorded at their estimated fair value at the time received.

Equipment, Machinery and Vehicles

All equipment, machinery and vehicles at a cost equal to or above \$15,000 will be entered, maintained and capitalized in the fixed assets computer system and will be depreciated over its useful life.

Land and Buildings

All land and buildings purchased by the City or donated to the City at a cost equal to or above \$25,000 will be entered, maintained and capitalized in the fixed assets computer system. Improvements are capitalized and depreciated over the remaining useful lives of the related fixed assets, as applicable.

Infrastructure

With the implementation of GASB-34 the City will capitalize infrastructure which is defined as roads, bridges, curbs and gutters, streets and sidewalks, drainage systems, lighting systems, and similar assets that are immovable and of value only to the governmental unit.

Upon the implementation of GASB-34 General Fund assets will be depreciated utilizing the straight-line method with the following useful lives:

<u>Asset</u>	<u>Lives</u>	<u>Percentage</u>
Land	Not applicable	
Buildings	40 years	2.5%
Infrastructure	20 years	5%
Heavy Vehicles and Trucks	10 years	10%
Equipment	7 years	14.3%
Vehicles	5 years	20%

PROFESSIONAL SERVICES

Banking Services

The Finance Department shall procure banking services through a formal Request for Proposal (RFP) process to ensure transparency, accountability, and the prudent management of public funds.

An RFP for banking services shall be issued every 5 years, or as otherwise required by applicable statutes, regulations, or the governing body. The procurement process shall comply with all **federal, state, and local procurement laws**, as well as the entity's own purchasing policies and ethical standards.

Financial Audit

The Finance Department shall procure financial audit services through a formal Request for Proposal (RFP) process to ensure transparency, accountability, and the prudent management of public funds.

An RFP for financial audit services shall be issued every 4 years, or as otherwise required by applicable statutes, regulations, or the governing body. The procurement process shall comply with all **federal, state, and local procurement laws**, as well as the entity's own purchasing policies and ethical standards.

Memorandum

To: City Council

From:

Subject: Award Recommendation - Pilot Watershed Study: Phase 2 Plan
The engineering department is in the process of evaluating our storm drain system city-wide. In 2022, the City of Greer commissioned a Pilot Watershed Study to assess the condition of stormwater assets within the highest priority watersheds. The next phase of this study will focus on 3rd party inspections of storm drain assets within the Biblebrook watershed. After evaluating proposals from three contractors, engineering staff recommends awarding the contract to Compliance Envirosystems (CES) in an amount not to exceed \$200,000.00. Funding will be from the Stormwater Fund. (Action Required)
Adam Vidalis, P.E. | Civil Engineer II - Stormwater

Date: July 14, 2026

CC:

Summary:

Attachments:

1. Eng Memo - Biblebrook Watershed Inspections - PWS Phase 2
2. Eng Biblebrook Watershed Inspections - PWS Phase 2



July 9, 2026

MEMO

To: Andy Merriman, City Administrator

From: Adam Vidalis, Civil Engineer II

Subject: Pilot Watershed Study: Phase 2 Plan

The engineering department is in the process of evaluating our storm drain system city-wide. In 2022, the City of Greer commissioned a Pilot Watershed Study to assess the condition of stormwater assets within the highest priority watersheds. The next phase of this study will focus on 3rd party inspections of storm drain assets within the Biblebrook watershed.

After evaluating proposals from three contractors, engineering staff recommends awarding the contract to Compliance Envirosystems (CES) in an amount not to exceed \$200,000.00.

Funding will be from the Stormwater Fund.

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

Pilot Watershed Study

Phase 2 – Biblebrook Watershed

ADAM VIDALIS, P.E.

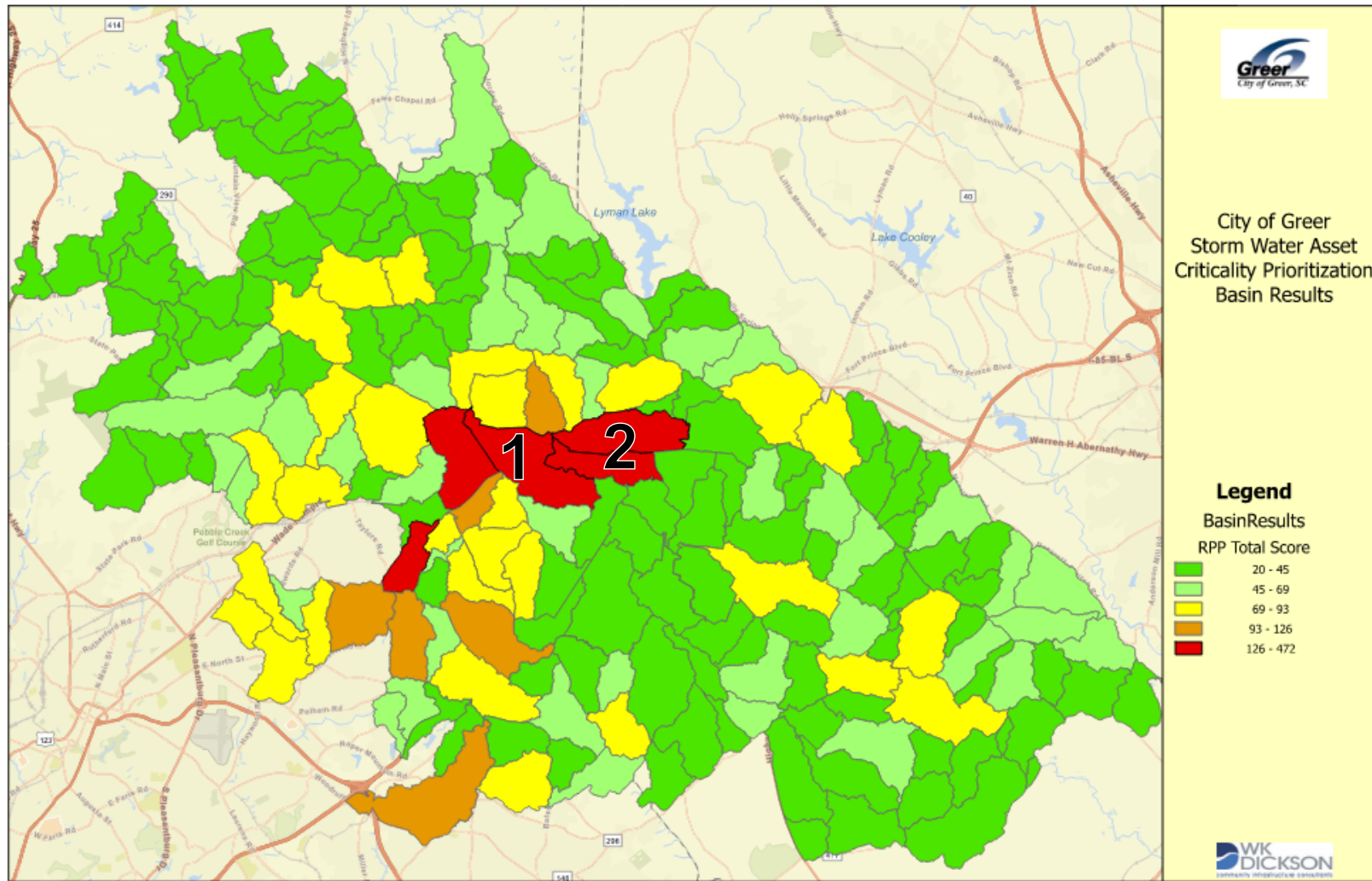
CIVIL ENGINEER II – STORMWATER

CITY OF GREER, SC

BACKGROUND

- Pilot Watershed Study completed by WK Dickson (now Ardurra) in 2023
- Several target areas were identified in Strategic Asset Plan as highest priority watersheds
- Phase 1 study covered Maple Creek Watershed
- Goals:
 - Address flooding in flood-prone areas
 - Identify infrastructure that needed inspection or repair
 - Enhance the City's GIS inventory of stormwater assets
 - Establish a methodology for future master planning of other watersheds

TARGET AREAS



PHASE 1: MAPLE CREEK WATERSHED

- Completed in 2023
- WK Dickson inventoried and surveyed approx. 500 drainage structures and 8 miles of storm pipe
- Geo-located pipes and structures were added to the City of Greer GIS database
 - No CCTV footage or inspection reports were included with Phase 1
- WK Dickson assessed over 32,000 linear feet of streams within the watershed
- WK Dickson provided Level of Service analysis and Stream Assessments
 - Level of Service: How frequently is the pipe completely full?
 - Heavier (ex: 100 year frequency) storms fill the pipes faster
 - Based on Level of Service, Public Services performed CCTV inspections of most critical assets
- Approx. 7,000 linear feet of pipes CCTV inspected by Public Services
- Approx. 1,200 linear feet of pipes were jet cleaned by Public Services
- Some “critical” assets were in good condition and did not require repairs

PHASE 2: BIBLEBROOK WATERSHED

- Scheduled for 2026
 - Approximately 76,000 feet of storm drains
 - 900+ total runs of storm drain pipe to be CCTV inspected
- Primary Goal: Identify and fix damaged storm drain assets
 - Assets that have the potential to cause failure to roads, sidewalks, and downstream assets
 - Prevent sinkholes, erosion, and flooding
 - Identify and clean pipes with sediment buildup and debris
- Secondary Goal: Locate unknown assets such as pipes, manholes, and outfall locations
 - Confirm dimensions and location of existing assets
 - Update GIS system with newly-discovered assets

A NEW APPROACH

- Shift focus toward inspection of existing assets
 - All pipes and inlets must be inspected before repairs are made
 - Look for damaged assets in need of repair
 - Utilize cost-effective “Zoom Camera” to quickly assess pipes
 - Damaged pipes will require full CCTV inspection
- Hydraulic analysis does not account for actual pipe condition
 - e.g. INLT-4050 to INLT-4052
 - Hydraulic analysis suggests pipe may flood during heavy rain events
 - CCTV inspection shows the pipe is in good condition
 - No flooding issues were reported
- **Conclusion:**
 - **Allocate more resources towards inspections of pipes and manholes**
 - **Allocate less resources towards hydraulic analysis/stream restoration**



Pipe INLT-4050 to 4052



Pipe INLT-4483 to 4482

STUDY PHASE COMPARISON

Task	Phase 1 Pilot	Phase 2 Proposed
Geo-locate Existing Assets	✓	✓
Identify infrastructure that needs inspection, cleaning or repair	✓	✓
CCTV Storm Drain Inspections w/ videos and reports	✗	✓
Zoom Camera Inspections w/ videos and reports	✗	✓
360° Manhole Inspections w/ pictures and reports	✗	✓
Pipe & Manhole Cleaning	✗	✓
Hydraulic Analysis (computer modelling)	✓	✗
Stream restoration	✓	✗

VENDOR OVERVIEW

- City of Greer solicited proposals from three vendors: CES, EAS, Champion Cleaning
 - Compliance Envirosystems (CES) provided the most complete proposal at the best prices

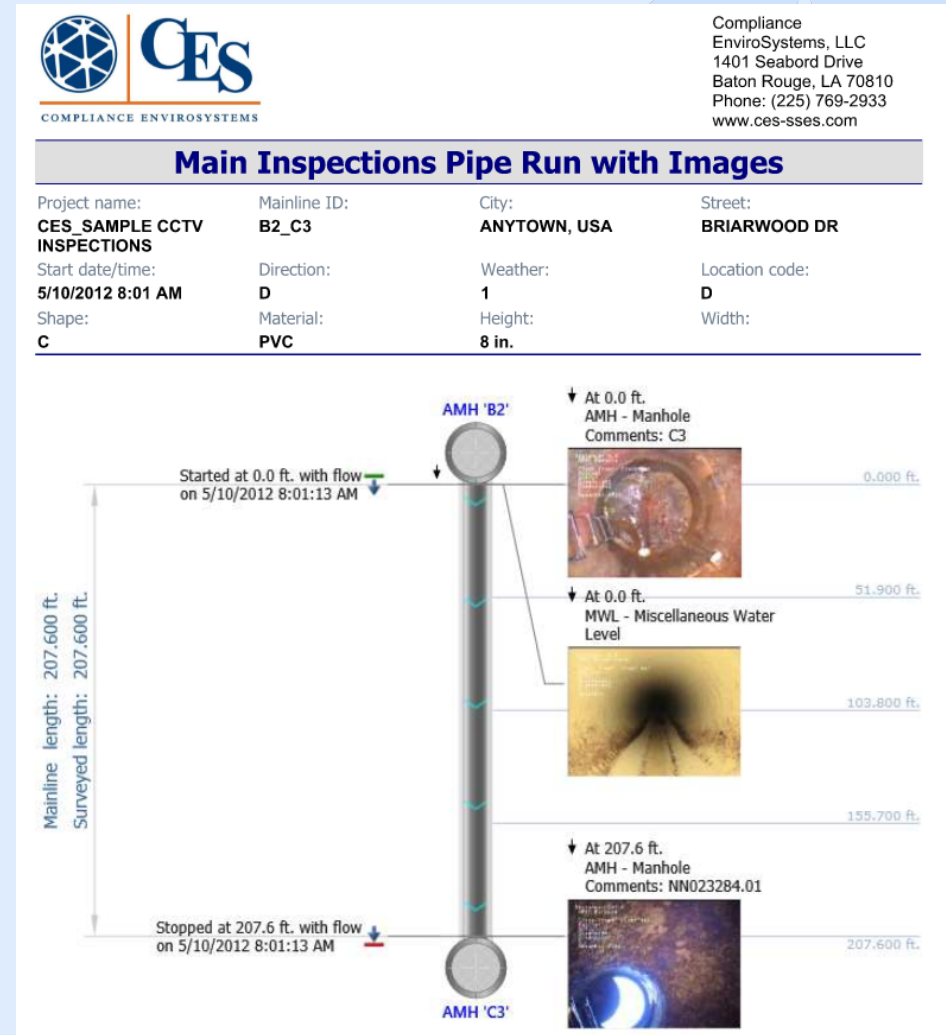
Biblebrook Watershed CCTV Inspections - Area 1

	CES	EAS	Champion Cleaning
Price (Zoom Inspections)	✓✓	✓✓✓	✓
Price (CCTV)	✓✓✓	✓	✓✓
Price (Cleaning)	✓✓	✓	✓✓✓
Experience	✓✓✓	✓✓	✓
Deliverables	✓✓✓	✓✓	✓✓
Communication	✓✓✓	✓✓✓	✓✓✓
Total Cost Without CCTV*	\$97,495.00	\$78,950.00	\$125,410.00
Total Cost With 30% CCTV*	\$111,341.13	\$136,507.64	\$134,825.37

*Not including jetting & cleaning fees

DELIVERABLES

- 360° Manhole Inspections
- Zoom Camera Inspection Videos
- CCTV Inspection Videos
- Inspection reports
 - Pipe size
 - Pipe material
 - Location (street and manhole ID)
 - Photos w/ comments of any defects
 - Notes from field observations



SAMPLE INSPECTION REPORTS



COMPLIANCE ENVIROSYSTEMS

Compliance EnviroSystems, LLC
1401 Seaboard Drive
Baton Rouge, LA 70810
Phone: (225) 769-2933
www.ces-ses.com

PACP v7.0 Inspections and Scoring

General Information:

Surveyed by:
GCRUZ_CES

Certificate number:
U-308-6613

Reviewed by:
JCARRELL_CES

Reviewer certificate no.:
U08180703R00717

Owner:
ANYTOWN, USA

Customer:
ANY CLIENT

P/O number:
SAMPLE

Work order no.:

Media label:
ANYTOWN USA MEDIA

Project name:
CES_SAMPLE CCTV INSPECTIONS

Start date/time:
20120510 08:01

Sheet number:

Weather:
1

Pre-cleaning:
L

Date cleaned:
20120510

Flow control:
N

Purpose:
B

Direction:
D

Technology used:
CCTV

Inspection status:
CI

Consequence of failure:

Pressure value:

Location:

Drainage area:
SAMPLE

Pipe segment ref.:
B2_C3

Street:
BRIARWOOD DR

City:
ANYTOWN, USA

Location code:
D

Location details:
SAMPLE CCTV INSPECTION

Pipe:

Pipe use:
SS

Height:
8 in.

Width:

Shape:
C

Material:
PVC

Lining method:

Coating method:

Pipe joint length:
13,000 ft.

Total length:
207,600 ft.

Length surveyed:
207,600 ft.

Year constructed:

Year renewed:

Measurements:

Upstream MH No:
B2

Rim to invert:
7.900 ft.

Rim to grade:
0.000 ft.

Grade to invert:
7.900 ft.

Northing:

Easting:

Elevation:

Downstream MH No:
C3

Rim to invert:
8.400 ft.

Rim to grade:
0.000 ft.

Grade to invert:
8.400 ft.

Northing:

Easting:

Elevation:

MH coordinate system:

MH vertical datum:

GPS accuracy:

Additional Information:

8" DNS CLEAN & CCTV SURVEY COMPLETE - SAMPLE CCTV INSPECTION

PACP v7.0 Inspections and Scoring

Page 1 of 2



COMPLIANCE ENVIROSYSTEMS

Compliance EnviroSystems, LLC
1401 Seaboard Drive
Baton Rouge, LA 70810
Phone: (225) 769-2933
www.ces-ses.com

Pipe Ratings

Grade	Amount of Defects	Segment Grade	Structural:			Amount of Defects	Segment Grade	O&M:			Overall:			
			Pipe Rating	Quick Rating	Pipe Rating Index			Pipe Rating	Quick Rating	Pipe Rating Index	Pipe Rating	Pipe Rating Index	LoF	Risk
1	0	0	0	0000	0.0	0	0	0	0000	0.0	0	0.0	1.0	
2	0	0				0	0							
3	0	0				0	0							
4	0	0				0	0							
5	0	0				0	0							

Observations

Distance	Video Ref.	PACP Code	Continuous	Value Inches (mm)	%	Joint	Circumferential Location At/From To	Rating	Image Ref.	Remarks
0.0 ft.	00:00:15	AMH		1st 2nd		☐	/		B2_C3-AMH@0.0 ft. (D).jpg	C3
0.0 ft.	00:00:47	MWL			5	☐	/		B2_C3-MWL@0.0 ft. (D).jpg	
207.6 ft.	00:11:37	AMH				☐	/		B2_C3-AMH@207.6 ft. (D).jpg	NN023284.01

PACP v7.0 Inspections and Scoring

Page 2 of 2

CONCLUSION

- Engineering staff recommends Compliance Envirosystems (CES)
- Contract not to exceed \$200,000.00 for both Biblebrook Watershed sub-basins
- Funding is available in Stormwater Fund for FY2026-2027 budget year

Questions?

ADAM VIDALIS, P.E.

CIVIL ENGINEER II – STORMWATER

CITY OF GREER, SC

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. (Action Required)
Alexander D. Cahill, AICP | Planning & Development Director

Date: July 14, 2026

CC:

Summary:

Attachments:

1. Res 13-2026 Council Memo - Housing Study Adoption
2. Res 13-2026 Resolution Adopting Housing Assessment & Strategy Report
3. Res 13-2026 Greer 2026 Housing Assessment & Strategy Report
4. Greer Housing Assessment Presentation

MEMORANDUM

TO: Mayor and Members of City Council
FROM: Alex Cahill, AICP, Planning & Development Director
DATE: July 14, 2025
RE: 2026 Housing Needs Assessment & Strategy — Adoption of Report
THROUGH: Andy Merriman, City Administrator

BACKGROUND & LEGISLATIVE HISTORY

The City of Greer has been engaged in a deliberate, multi-step process to develop and present a data-driven housing policy framework for Council consideration. The following timeline summarizes that process:

- August - September 2025 - RFP Issuance & Consultant Selection
Civitas, LLC was selected through a competitive process to conduct the Housing Assessment and Strategy Report.
- Civitas Engagement / Study Period
Civitas conducted the study between October 2025 and March 2026.
- April 28, 2026 — City Council Housing Work Session. Staff and Civitas LLC presented the draft Housing Needs Assessment & Strategy, including findings, data, and initial recommendations. Council provided direction and feedback.
- May 12, 2026 — Item placed on the regular City Council agenda for formal consideration. Action was continued to allow additional review time.
- July 14, 2026 (Tonight) — Item returns for Council action. Staff recommends adoption of the report as an official housing policy framework.

SUMMARY OF THE REPORT

The 2026 Housing Needs Assessment & Strategy Report was prepared by Civitas LLC with input from City Council, city staff, and community stakeholders. The report establishes an evidence-based housing policy framework grounded in demographic analysis, housing market data, and regional benchmarking.

The report is organized around three housing categories:

- Affordable Housing (at or below 80% AMI) — serving households earning up to approximately \$85,050/year (family of four), including childcare workers, retail employees, and administrative staff.
- Workforce Housing (81–120% AMI) — serving households earning up to approximately \$127,680/year (family of four), including teachers, firefighters, nurses, and city employees who earn too much for subsidized housing but face challenges at market prices.
- Market Rate Housing (above 120% AMI) — housing priced without subsidy, available at prevailing market conditions.

CHANGES STAFF IS RECOMMENDING TO THE CIVITAS REPORT

Staff carefully reviewed all 9 original Civitas recommendations and is proposing the following modifications before adoption. These changes improve clarity, avoid commitments the city has not fully researched, and consolidate overlapping strategies:

Action	Rationale
REMOVED: Hire Staff Dedicated to Housing Plan Implementation	Dedicated housing staff is a critical long-term need, but the appropriate request should be tied to specific program administration, not to the study itself. Any staffing proposal will return to Council separately as programs are considered.
CONSOLIDATED: Add Value to the Capital Stack	This strategy is most effectively executed through a Housing Trust Fund. Rather than stand alone, it is folded into Recommendation 4 (Establish a Greer Housing Trust Fund) to avoid duplication and simplify the framework.
CONSOLIDATED: Leverage City-Owned Land	Land banking and disposition strategies are best paired with a Housing Trust Fund as part of a coordinated development finance approach. This recommendation is folded into Recommendation 4 as well.

THE 6 RECOMMENDATIONS

The following six recommendations constitute the city's adopted housing policy framework. Each is categorized by implementation effort and impact:

#	Category	Recommendation	Timeline
2	QUICK WIN	Develop a Communications & Education Strategy	FY2027–Ongoing
3	QUICK WIN	Revise the UDO to Accommodate Housing Typologies	FY2027–2028
1	STRATEGIC INVEST.	Enact a Rental Housing Registration & Inspection Ordinance	FY2027–2028
4	STRATEGIC INVEST.	Establish a Greer Housing Trust Fund	FY2027–2029
5	HORIZON INITIATIVE	Evaluate Federal Entitlement (CDBG) Status	2029–2030
6	FOUNDATION BUILDER	Support Public/Nonprofit Partnerships	Ongoing

WHAT ADOPTION MEANS — AND WHAT IT DOES NOT

Council is being asked to adopt the 2026 Housing Needs Assessment & Strategy Report as an official city policy framework. What this action entails:

Adoption DOES	Adoption Does NOT
• Establish an evidence-based housing policy framework • Signal the city’s commitment to housing — a prerequisite for many state and federal grant programs • Give staff a Council-endorsed direction to coordinate with partners and explore policy tools • Position Greer to respond proactively as the city’s population exceeds 50,000	• Create any financial commitments • Fund any new programs • Authorize any budget appropriations • Enact any ordinance or regulation • Require any future Council to act on any specific recommendation

Any future program, ordinance, or initiative arising from these recommendations that carries a budget implication — will return to Council for separate and independent consideration before moving forward.

STAFF RECOMMENDATION

Staff recommends that City Council adopt the 2026 Housing Needs Assessment & Strategy Report, as amended by the three changes described above, as an official housing policy framework for the City of Greer.

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

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 six 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. 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 14th day of July 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

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.

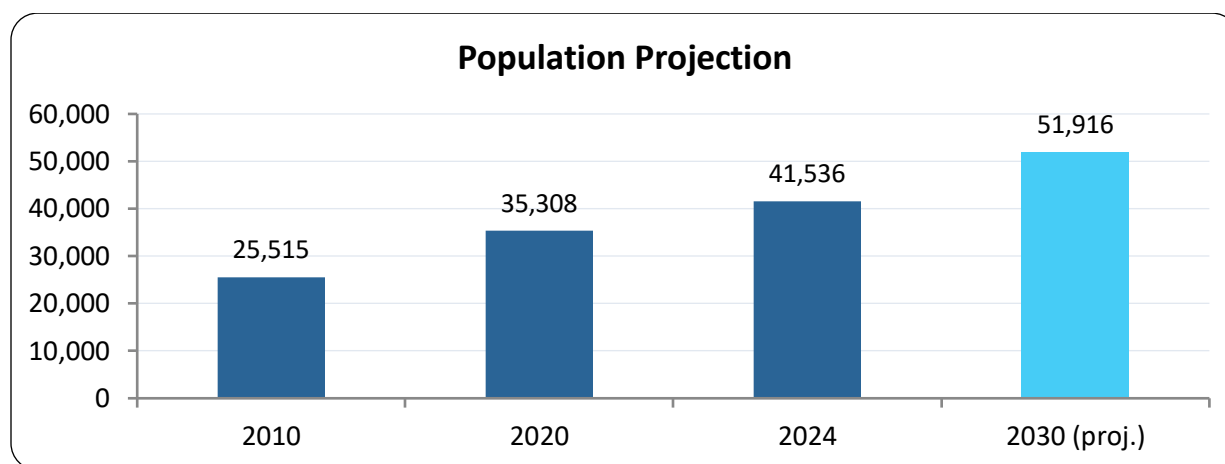
Together, these trends indicate a strong and expanding housing market in Greer, but one where continued housing production—across ownership and rental markets and across multiple price points—will be necessary to keep pace with population growth and maintain housing affordability for current and future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



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

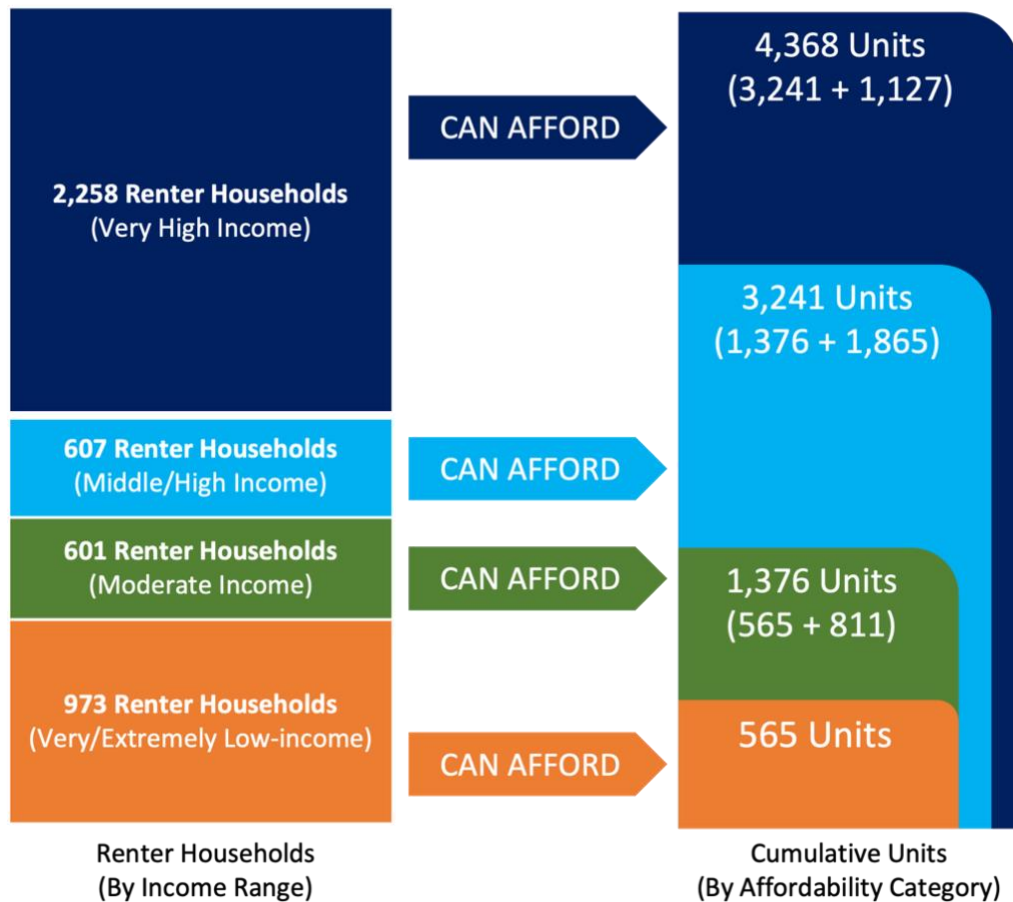
Home ownership assessment found that at a 2024 median home value of \$288,700, the price-to-income ratio for prospective first-time buyers currently in the renter market exceeds 5.6 times — well above the conventional three-time affordability benchmark — pointing to a meaningful barrier to homeownership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



See Table 20: Greer Housing Demand Analysis

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



Source: See Table 19: Rental Occupied Supply and Demand Analysis 2025.

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
Greer	16,843	35,308	41,536	24,693	146.6%
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
Population	25,515	35,308	41,536	6,228	51,916
Owners Households	5,737	11,097	11,846	749	15,097
Percent of Owners	52.5%	72.4%	72.7%	0%	72.7%
Renter Households	4,310	4,230	4,439	208	5,669
Percent of Renters	39.3%	27.6%	27.3%	0%	27.3%
Total Households	10,012	15,327	16,285	958	20,766

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

Area	2000	2020	2024	2020 – 2024 Net Change
Greer	33.7 years	37.3 years	36.0 years	-1.3 years
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%
Net Change	6,907 jobs	0.2%
Average Annual Change	1,381 new jobs per year	

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.

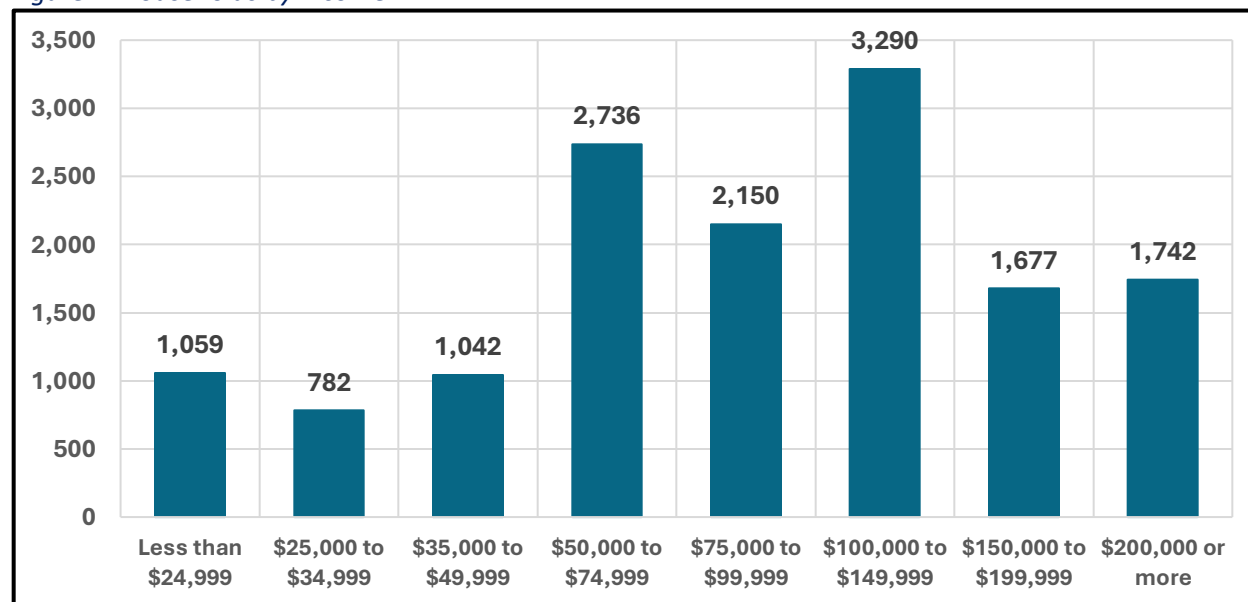
Table 6 (“Household Income Distribution 2024”) displays the household income ranges reported in 2024 by the U.S. Census. An analysis of household income offers insight into the capacity of residents of varying economic status to afford housing. Greer’s area median household income in 2024 was \$82,626 (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%
Total Households / 2024 Median Household Income	16,285 \$82,626	100%

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
Totals	17,751 units	100%	N / A

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
Total housing units	17,551	100%
Occupied housing units	16,285	92.8%
Vacant housing units	1,266	7.2%
Homeowner vacancy rate	1.4%	(X)
Rental vacancy rate	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%
TOTALS	16,358 Acres	25.59 Square Miles	100%	100%

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
Units Under Construction	46	95	405	546 units
Vacant Residential Lots / Units Approved but Not Permitted	142	191	82	415 units
Percent of Total Units	19.6%	29.8%	50.7%	100%
Total Units	188	286	487	961 units

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
Net Change 2017 - 2025	(124 square feet)	1.4%	(1.4%)

Source: Federal Reserve Bank of St. Louis.

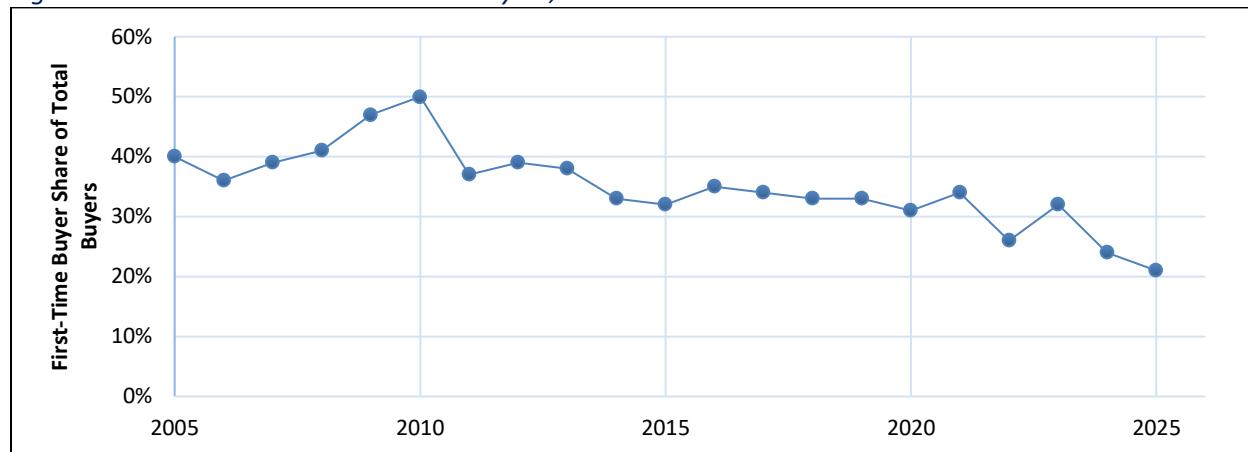
2. New homes are incorporating multifunctional spaces designed for supporting remote work.

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. Build-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%
TOTAL	11,846	100%	386	100%	145	100%
Median Value	\$288,700	-	\$346,590	-	\$238,277	-

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
Greer	\$166	\$346,590
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%
Totals	4,368 units	-	100%	494 units	100%
Median Monthly Rental Rate	\$1,198	\$64,560	-	-	-

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 40th 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
Median Rent / Total	\$1,198	4,223 units	100%	-	-

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
TOTALs	11,846 HH	—	11,846 Units	—

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

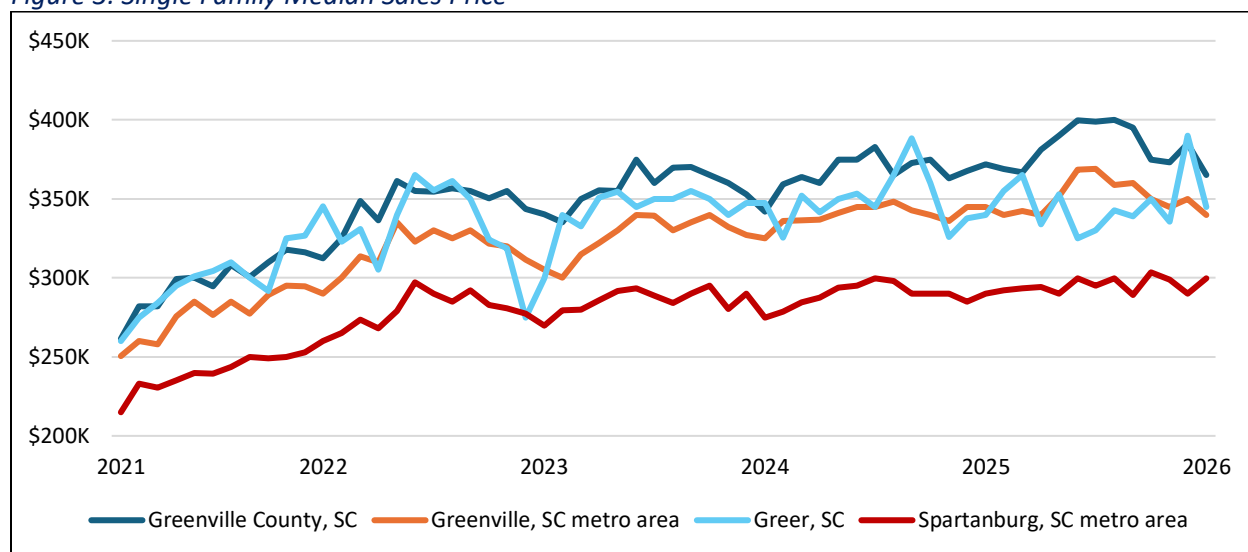
Notes:

- 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

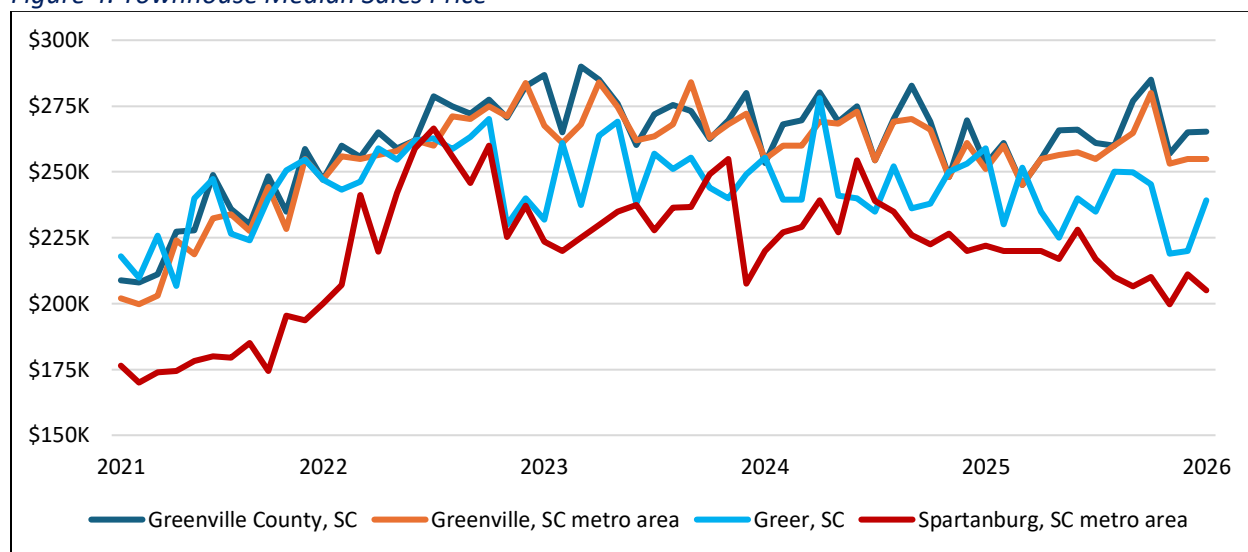
To assess affordability of the new single-family and townhome units in Greer, this assessment utilizes city average household income categories as reported by the 2024 ACS and recent median sales data. As shown in the figures below, single-family median sale prices in Greer have appreciated substantially 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 build-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
TOTAL Estimated Monthly Housing Cost	\$1,930	\$1,327
Annual Household Income Required (≤30% Cost Burden)	\$77,183	\$53,083
Monthly Household Income Required (≤30% Cost Burden)	\$6,432	\$4,424
Median Household Income Comparison		
Citywide Median Household Income (2024)	\$82,626	\$82,626
Citywide Median Monthly Household Income (2024)	\$6,886	\$6,886
Median Income Exceeds Required Income?	✓ YES (+\$5,443/yr)	✓ YES (+\$29,543/yr)
Households Able to Afford Home Purchase	54.1%	69.1%
Households Unable to Afford Home Purchase	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.

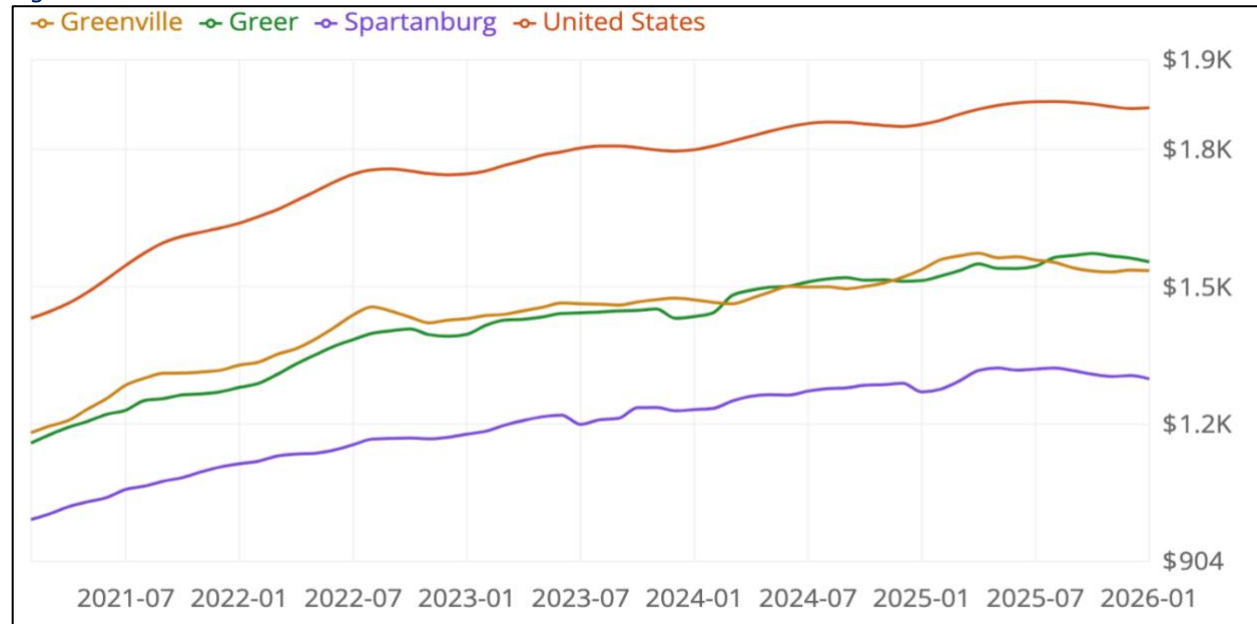
Renter Affordability Analysis

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 ($\leq 30\%$ 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
TOTALs	4,439 HH	—	4,368 Units	-71 Shortage

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

Notes:

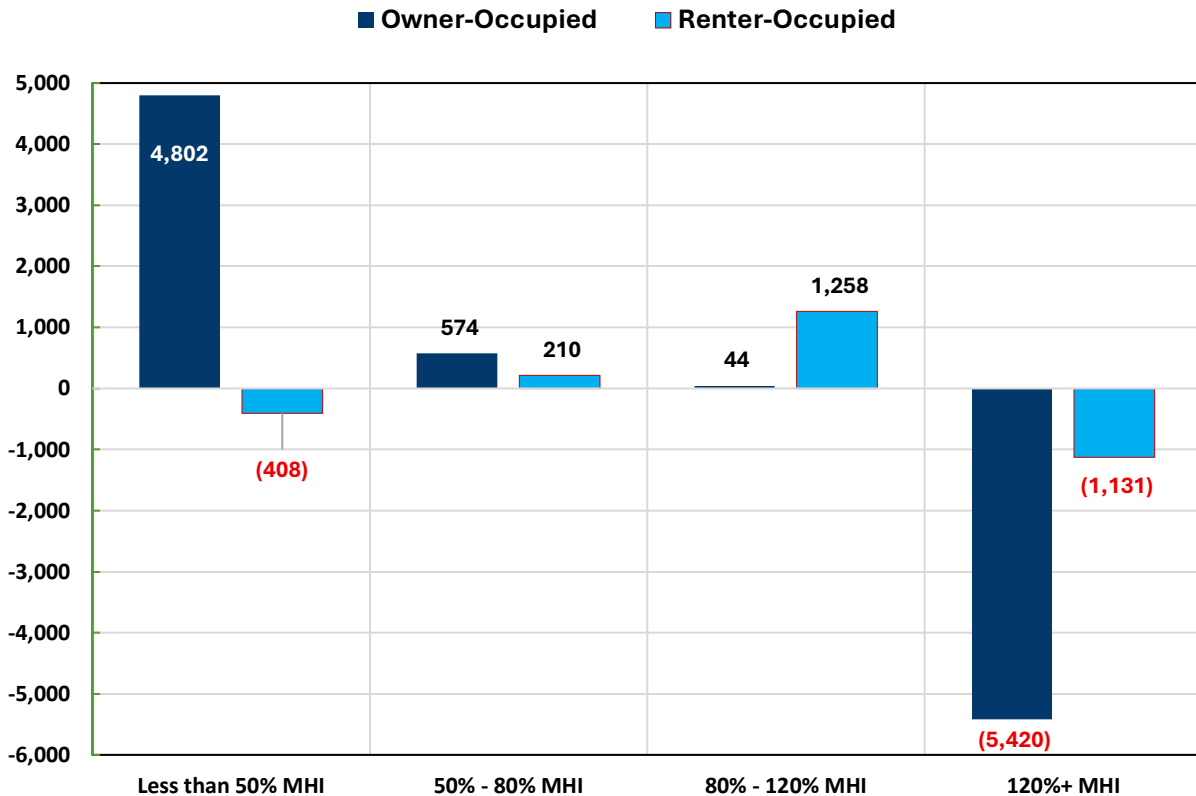
- Median Renter Household Income (MHI): \$51,578
- Affordable rent defined as $\leq 30\%$ of gross monthly household income (HUD standard cost burden threshold).
- Household income ranges from ACS B25119 assigned to tiers using bracket midpoints.
- Rental units (B25063) counted within each tier's affordable 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



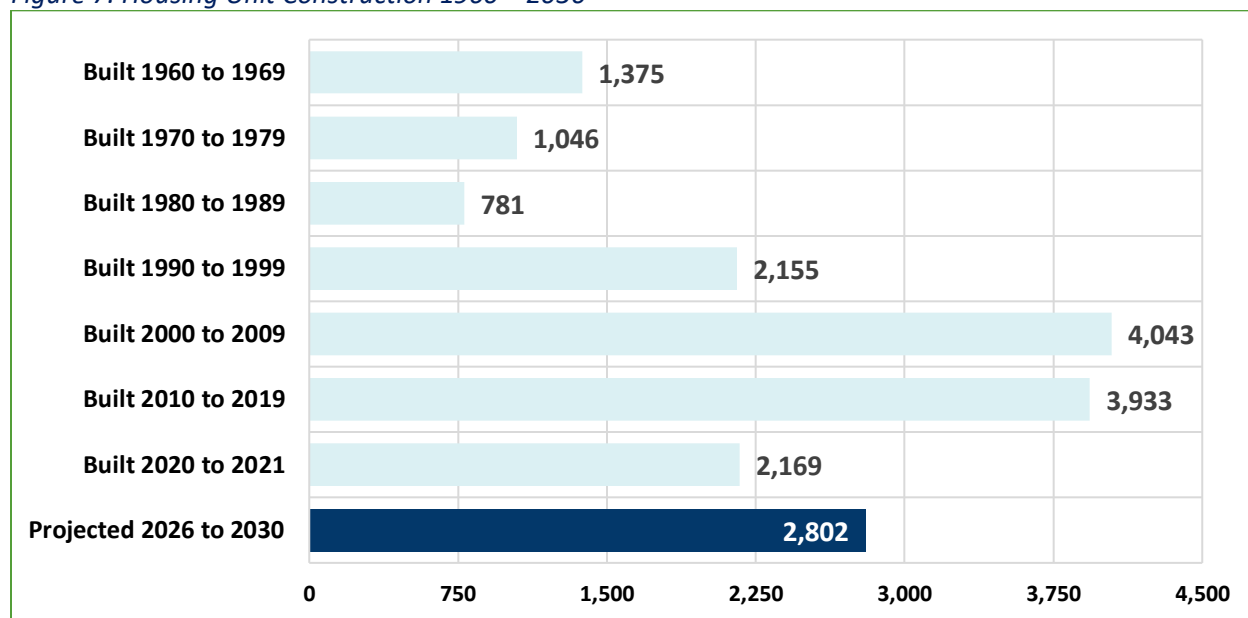
Source: ACS 2020-2024; Civitas analysis

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

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

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, build-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
Evidence-Based & Short-Term Implementation Strategies				
1. Enact a rental registration and inspection ordinance	2027-2028	✓	✓	LMI, MI
2. Develop a communications and community engagement strategy around affordable housing	2027-2028			All Levels
3. Revise the Unified Development Ordinance to Further Streamline the Development Process 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
4. Add Value to the Capital Stack 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
5. Establish a Greer Housing Trust Fund	2028–2029	✓	✓	LMI, MI
Innovative & Long-Term Implementation Strategies				
6. Evaluate and potentially seek to establish the City of Greer as a federal entitlement recipient	2029–2030	✓	✓	LMI
7. Expand and Preserve Affordable Housing Through Public and Nonprofit Partnerships	Ongoing			LMI
8. Leverage City-Owned Land a. Pilot an Unzoned Mixed-Use, Housing-Focused Development b. Expand use of ground leases c. Inventory and Convey Surplus Land	Ongoing	✓	✓	LMI, MI
9. Hire staff to support this plan 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).

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)

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
ACS – American Community Survey	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.
Adaptive Reuse	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.
ADU – Accessory Dwelling Unit	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.
Affordable Housing	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.
AMI – Area Median Income	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.
Build-to-Rent (BTR)	Single-family homes or townhomes that are built specifically to be rented rather than sold. Build-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.
CDBG – Community Development Block Grant	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.
Comprehensive Plan	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.
Cost Burden	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.

CPW – City Public Works (Greer Commission of Public Works)	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.
Density / Density Bonus	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.
Down Payment Assistance	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.
FMR – Fair Market Rent	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.
GCRA – Greenville County Redevelopment Authority	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.
GRAPI – Gross Rent as a Percentage of Income	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.
HOA – Homeowners Association	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.
Housing Choice Voucher (Section 8)	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.
Housing Trust Fund	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.
HUD – U.S. Department of Housing and Urban Development	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.
Impact Fee	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.
Inclusionary Zoning	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.
Infill Development	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.

Land Banking	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.
LMI – Low-to-Moderate Income	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.
Market-Rate Housing	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.
MHI – Median Household Income	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).
Mill Village	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.
Missing Middle Housing	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.
Mixed-Income Housing	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.
Mixed-Use Development	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.
MSA – Metropolitan Statistical Area	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.
NIMBY (Not In My Backyard)	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.
NOAH – Naturally Occurring Affordable Housing	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.
Point-in-Time Count	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.
Setback	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.

SFH – Single-Family Home	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.
SMOC – Selected Monthly Owner Costs	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.
UDO – Unified Development Ordinance	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.
Workforce Housing	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.
Zoning	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

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

SELECTED MONTHLY OWNER COSTS (SMOC)	Estimate	Percent
Housing units with a mortgage	8,433	100%
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)
Housing units without a mortgage	3,413	100%
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)

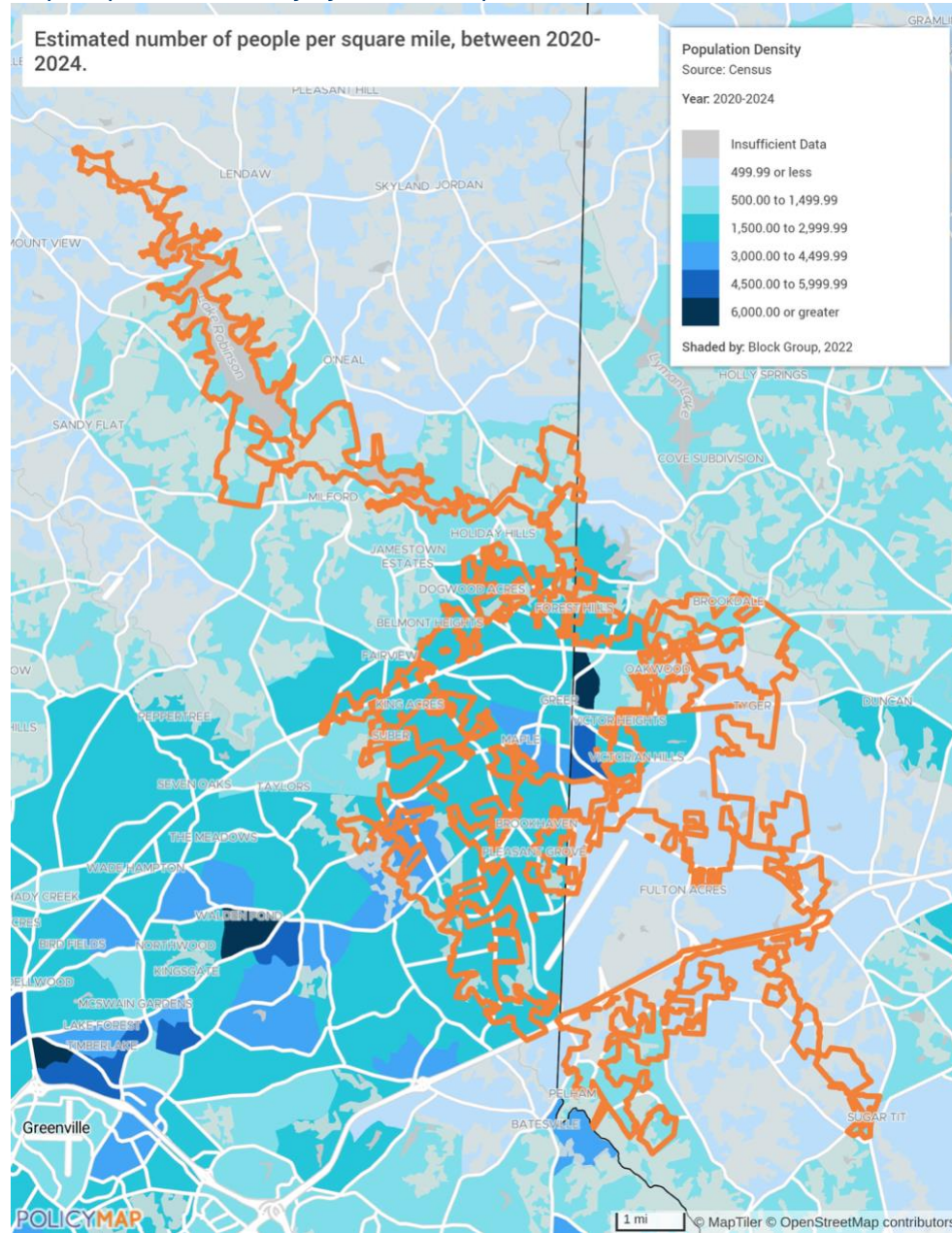
SELECTED MONTHLY OWNER COSTS AS A PERCENTAGE OF HOUSEHOLD INCOME	Estimate	Percent
Housing units with a mortgage (excluding units where SMOCAPL cannot be computed)	8,433	100%
Less than 20.0 percent	4,781	56.7%
20.0 to 24.9 percent	1,146	13.6%
25.0 to 29.9 percent	498	5.9%
30.0 to 34.9 percent	755	9.0%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

Housing unit without a mortgage (excluding units where SMOCAPI cannot be computed)	3,387	100%
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)

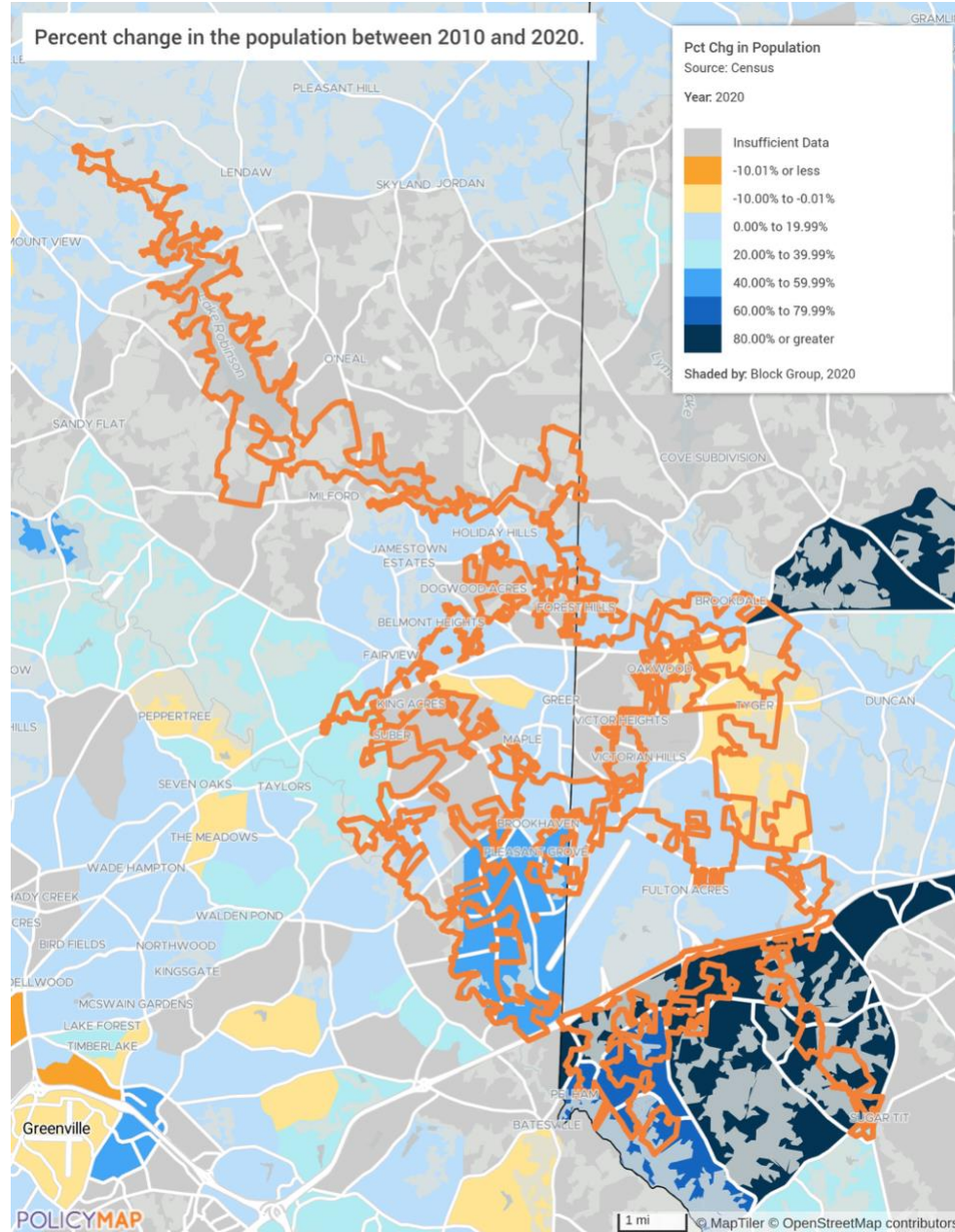
GROSS RENT AS A PERCENTAGE OF HOUSEHOLD INCOME (GRAPI)	Estimate	Percent
Occupied units paying rent (excluding units where GRAPI cannot be computed)	4,349	100%
Less than 15.0 percent	427	9.8%
15.0 to 19.9 percent	870	20.0%
20.0 to 24.9 percent	762	17.5%
25.0 to 29.9 percent	547	12.6%
30.0 to 34.9 percent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

Maps

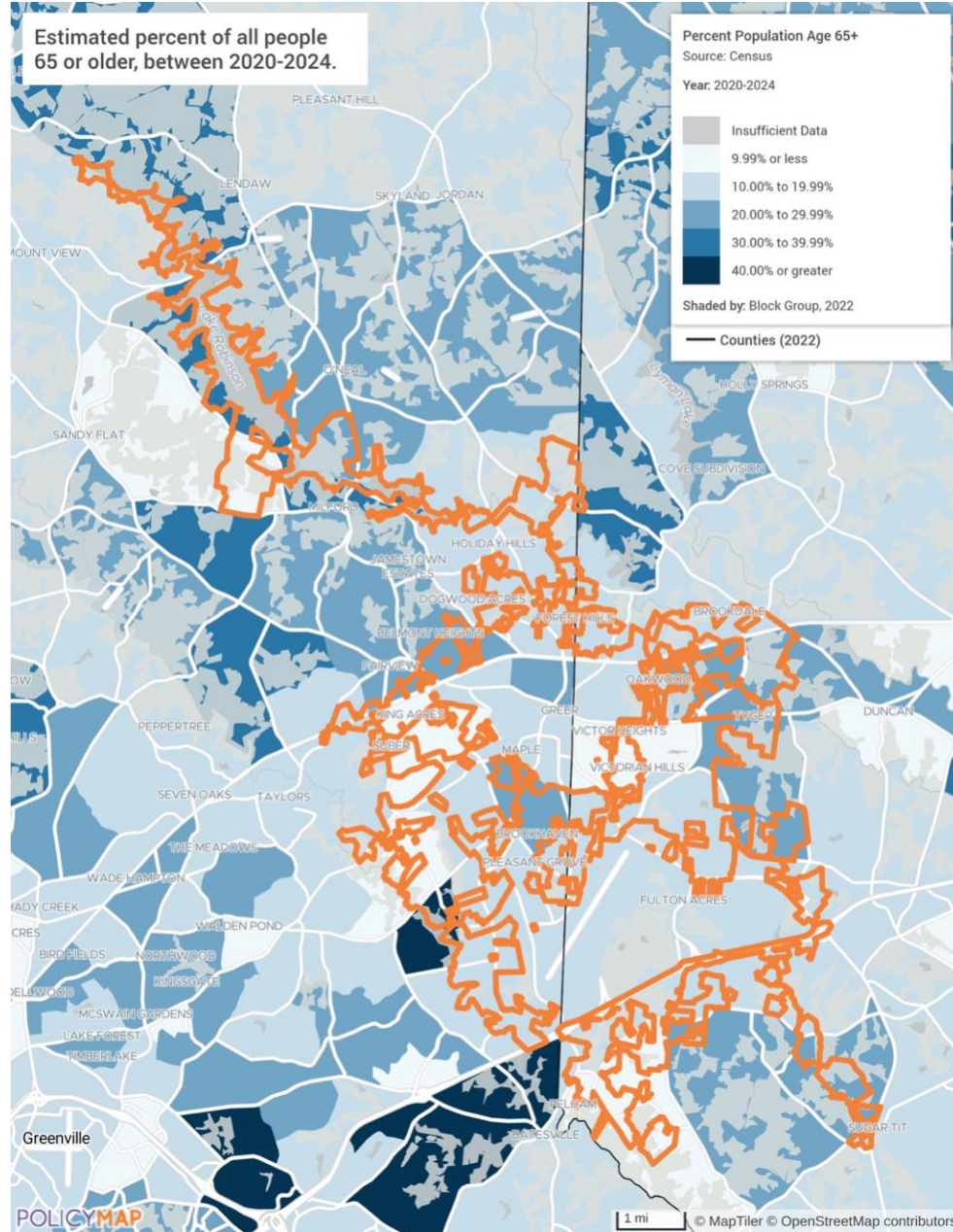
Map: Population Density by Block Group



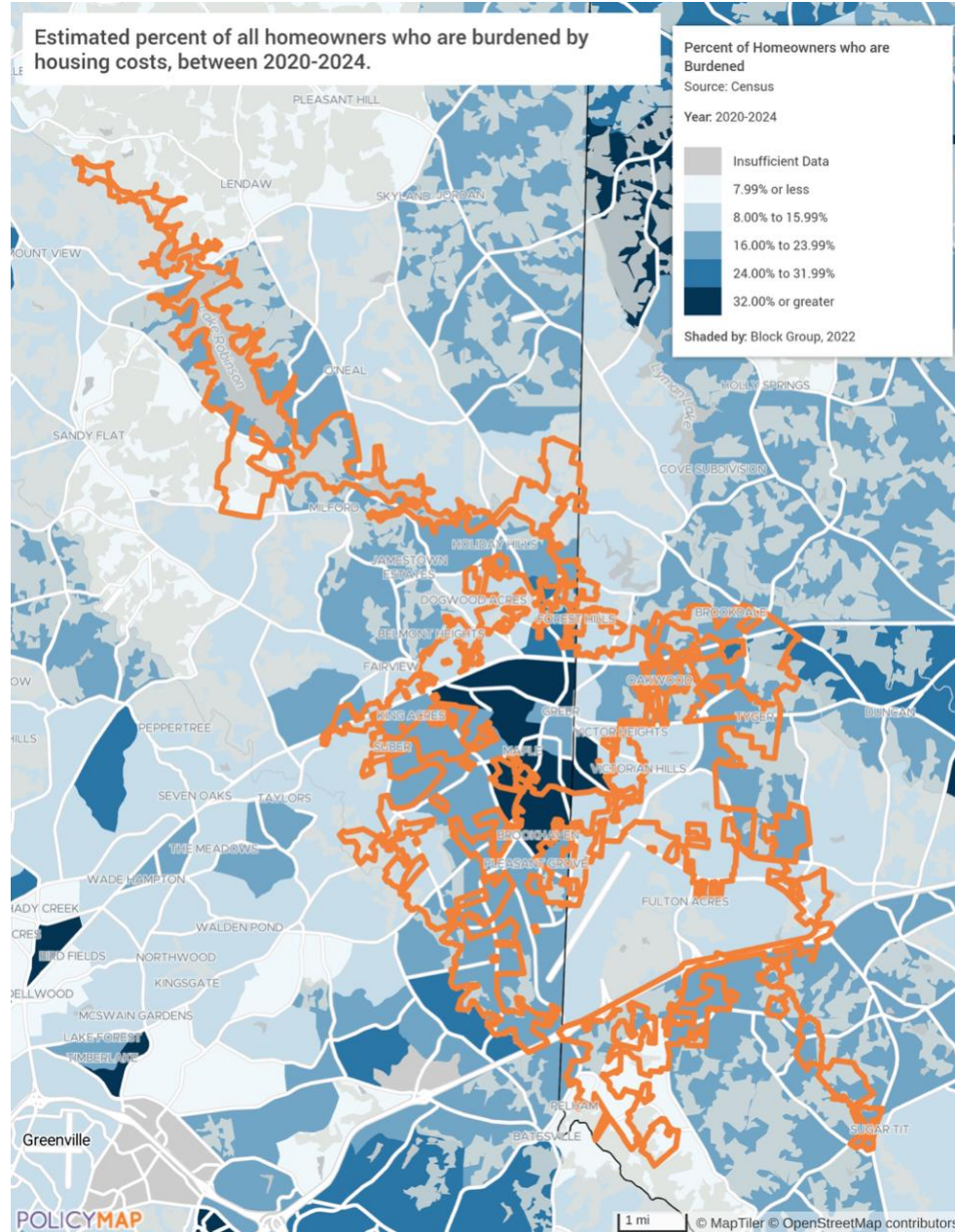
Map: Population Change by Block Group



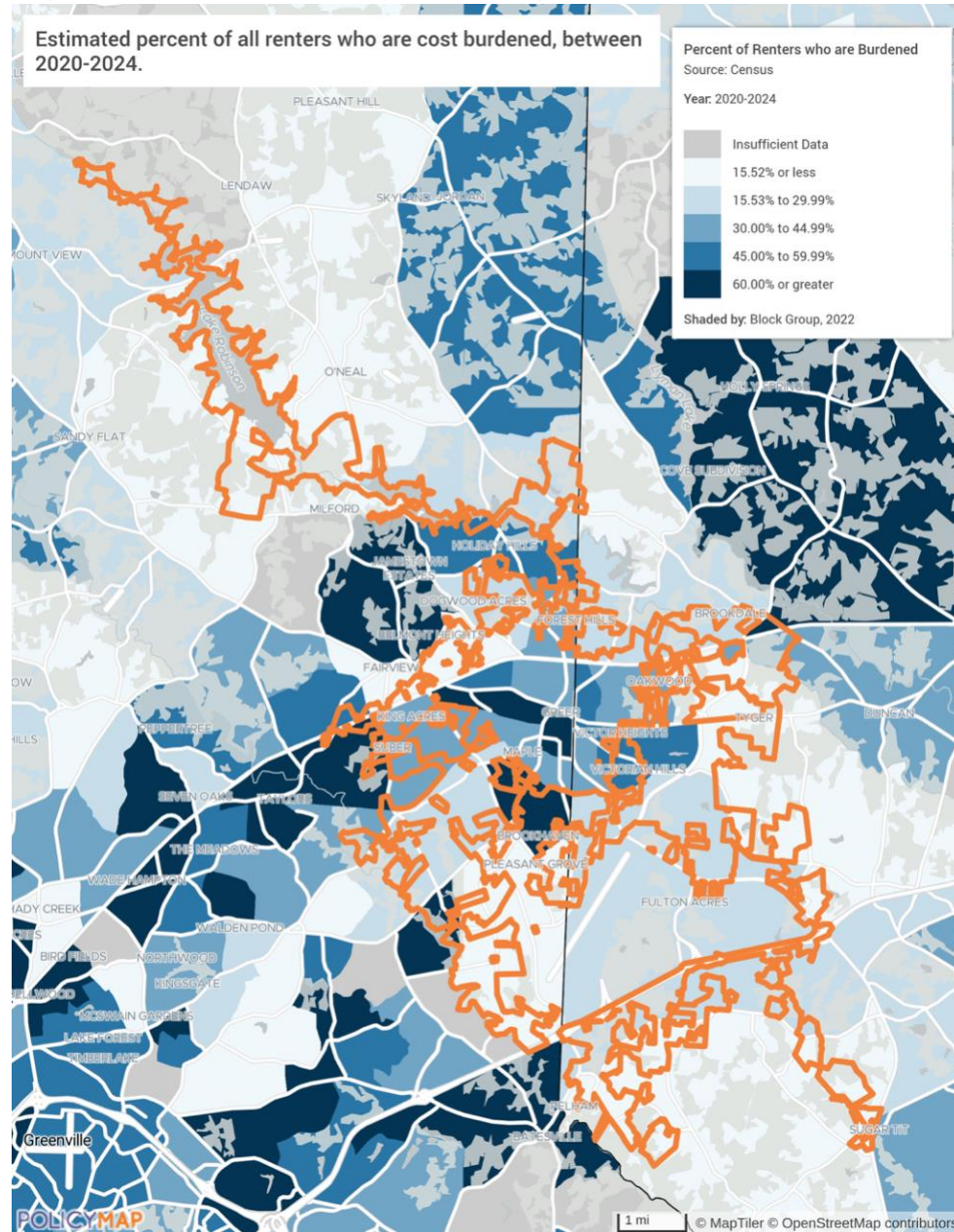
Map: Senior Households by Block Group



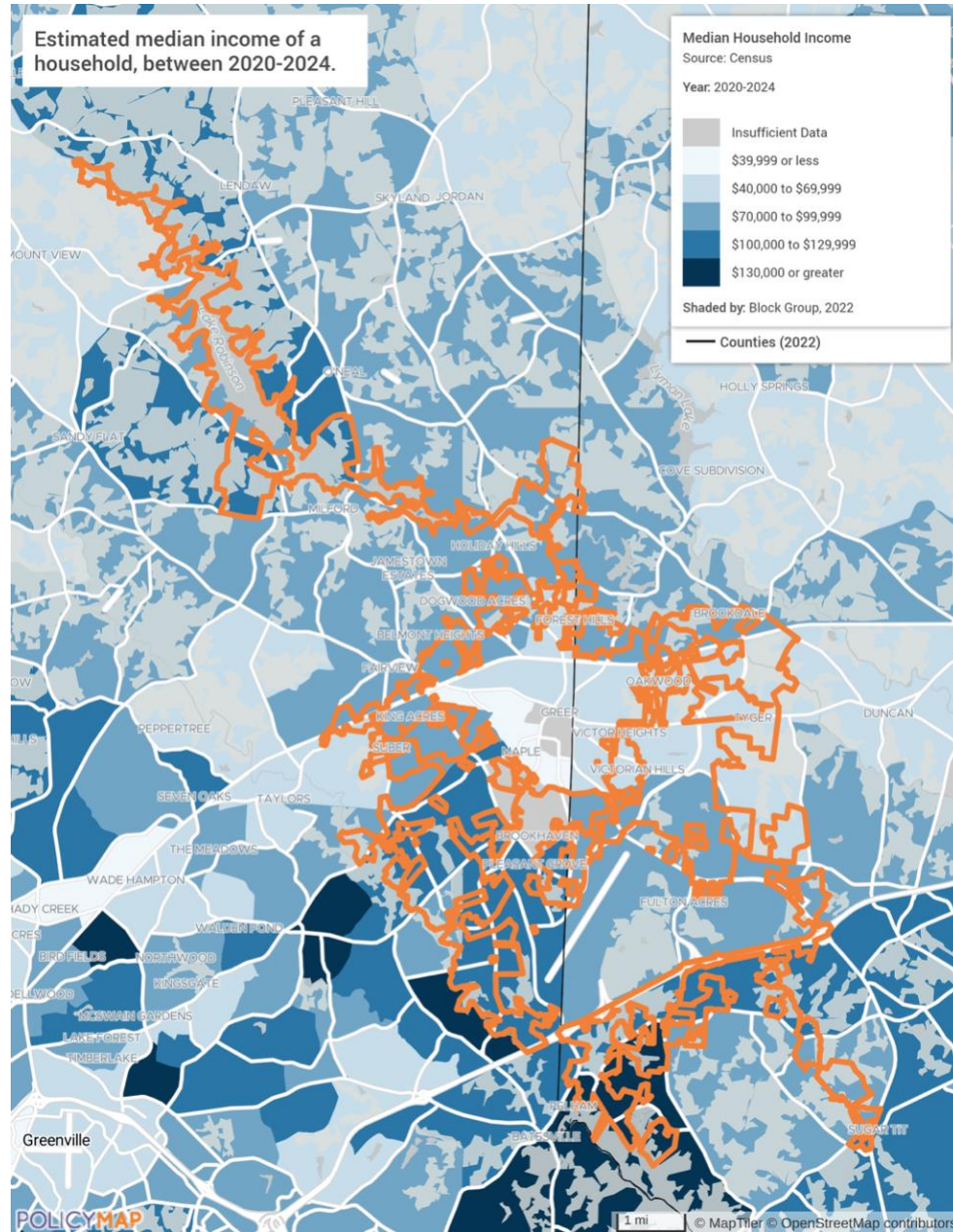
Map: Cost Burdened Homeowners by Block Group



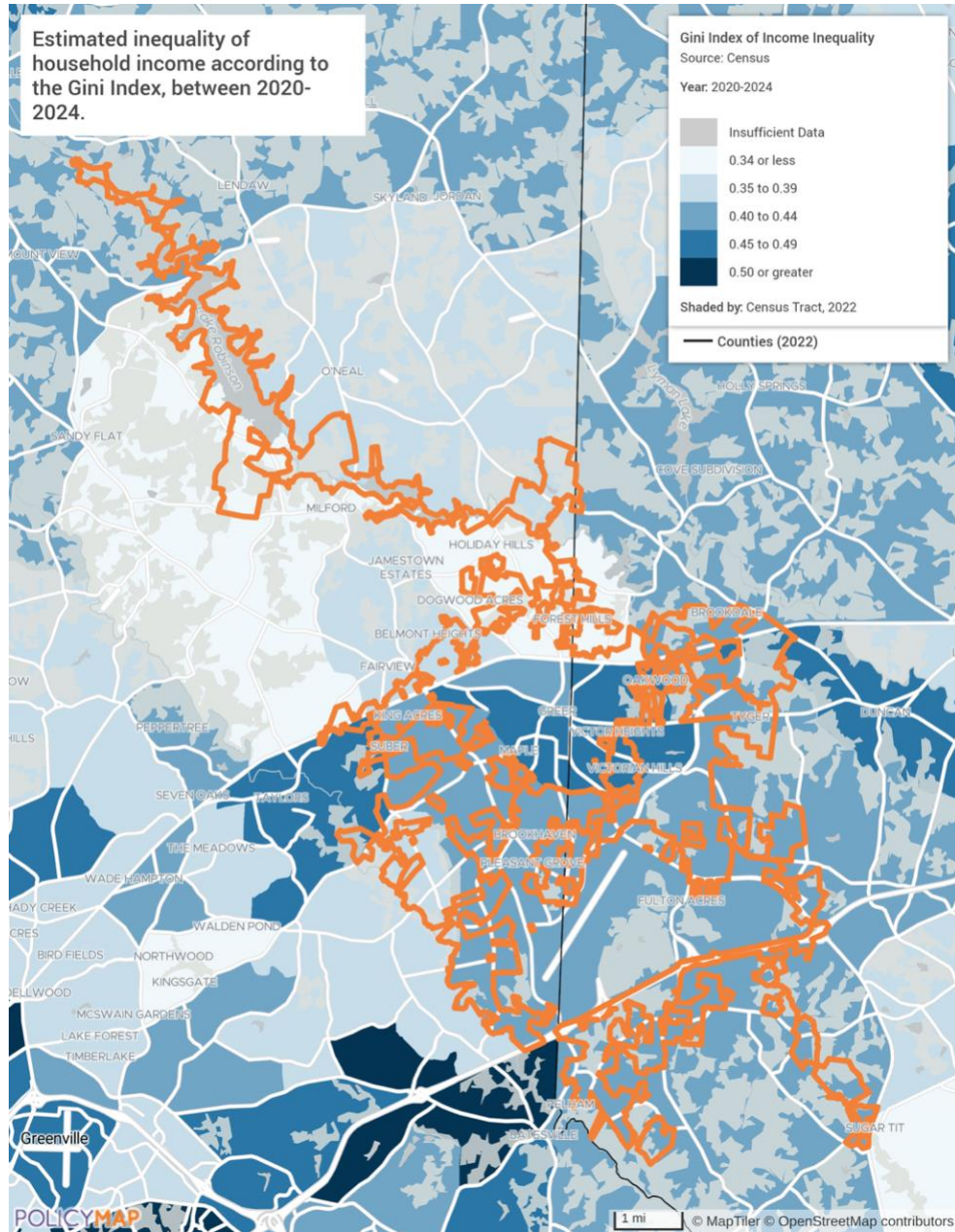
Map: Cost Burdened Renters by Block Group



Map: Household Median Income by Block Group



Map: Gini Index by Census Tract



STRATEGIC HOUSING RECOMMENDATIONS

6 Actions Within the City's Control



Why We Are Adopting 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 hits 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 budget implication arising from these recommendations or enabling act requirement will return to Council for consideration.

Three Types of Housing We're Talking About

AFFORDABLE HOUSING

80% AMI or Below

Housing for households earning at or below 80% of the Area Median Income (AMI).

Ex: Childcare providers, retail workers, admin staff, etc. earning up to \$85,050 a year.*

WORKFORCE HOUSING

81% – 120% AMI

Housing for households earning between 81% and 120% AMI — teachers, firefighters, nurses, and service workers who earn too much to qualify for affordable housing but struggle to afford market-rate rents or home prices.

Ex: A Greer teacher or city employee household earning up to \$127,680 a year.*

MARKET RATE

120% AMI or Over

Housing priced at full market value with no subsidy — what the market will bear based on supply and demand.

Ex: New construction for-sale homes or apartments priced without public subsidy, available to any buyer or renter.

*Based on a household of four (4) persons

IMPLEMENTATION ROADMAP

↑ HIGH IMPACT

QUICK WINS

Low effort, high impact — start here

- 2 Communications & Education Strategy
- 3 Revise the UDO to Accommodate Housing Typologies

STRATEGIC INVESTMENTS

High effort, high impact — plan & resource now

- 1 Rental Housing Registration & Inspection Ordinance
- 4 Establish a Greer Housing Trust Fund

FOUNDATION BUILDERS

Low effort, steady value — maintain & grow

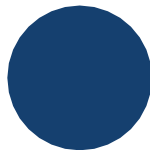
- 6 Support Public/Nonprofit Partnerships

HORIZON INITIATIVE

High effort, builds over time — start now and plan ahead

- 5 Evaluate Federal Entitlement Approach

LOW EFFORT ←----- HIGH EFFORT →



Recommending Changes to the Recommendations

RECOMMENDATION REMOVED

- **Hire Staff Dedicated to Housing Plan Implementation** — While dedicated housing staff is absolutely critical, the staff request should align with program administration rather than the study itself. We recommend removing it and recognizing that staffing would have to be considered as a part of each proposal.

RECOMMENDATIONS AMENDED

- **Add Value to the Capital Stack** — This approach is wrapped up in a Housing Trust Fund. As such, it should not be a standalone recommendation.
- **Leverage City-Owned Land** — This approach is also wrapped up/best paired with a Housing Trust Fund. As such, it should not be a standalone recommendation.

QUICK WINS

Recommendations 2, 3 | Low Effort, High Impact

Develop a Communications & Education Strategy

Counter misconceptions about affordable housing and workforce housing through data-driven public outreach, forums, and neighborhood-level planning integration. No financial ask; utilize existing resources and platforms.

Goal: Educate community and staff on what affordable (80% or less AMI), workforce (80 - 120% AMI), and market rate (120% and over AMI) housing is.



TIMELINE **FY2027–Ongoing**

TARGET **Up to 120% AMI**

Revise the UDO to Accommodate Housing Typologies

Update zoning to allow missing-middle housing types; increase gentle 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 supports housing in strategic locations.



TIMELINE **FY2027–2028**

TARGET **Up to 120% AMI**

STRATEGIC INVESTMENTS

Recommendations 1, 4, 6 | High Effort, High Impact

Establish a Greer Housing Trust Fund

Create a flexible financing tool to fill development gaps, acquire land, and fund housing preservation that is financially sustainable.

Goal: Take advantage of SC state law before it sunsets. Start building a sustainable fund.



TIMELINE **FY2027–2029**

TARGET **Up to 120% AMI**



Housing Trust Fund - Examples

Examples of how other cities are using a HTF:

- Down payment assistance for employees through an employer program like Bluffton, Goose Creek, or Greenville
- Repayable Line of Credit to developers (\$250,000)
- Gap lending/financing or bridge loans to developers (new construction)
- Home repair programs (In tandem with Community Compliance or standalone)
- Acquire and/or rehabilitate aging/obsolete rental properties

TIMELINE **2028–2029**

TARGET **LMI, MI**

Enact a Rental Housing Registration & Inspection Ordinance

Adopt a rental permit & inspection program (modeled on Rock Hill and/or Florence, SC) to maintain housing quality as stock ages and 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 **FY2027–2028**

TARGET **ALL LEVELS**

HORIZON INITIATIVE

Recommendation 5 | High Effort, Builds

Evaluate Federal Entitlement (CDBG) Status

Upon Census certification of 50,000 population, and after current 3-year agreement expires, pursue CDBG entitlement status to unlock direct federal housing funding and local governance control. Absorbing entitlement status would require staff to manage.

Goal: Begin research now; prepare to make decision before current agreement with Greenville County auto-renews in 2029. Research what a housing department *could* look like.

TIMELINE **2029–2030**

TARGET **80% AMI or Less**



FOUNDATION BUILDER

Recommendation 6 | Low Effort, Steady Builder

Support Public/Nonprofit Partnerships

Strengthen partnerships with SC Housing Finance, LISC, Homes for Hope, Rebuild Upstate, Habitat for Humanity, CommunityWorks, Greenville Housing Fund, faith-based housing programs, and other entities that support housing development and preservation.

Goal: Support community partners and create alignment.

TIMELINE **Ongoing**

TARGET **ALL LEVELS**



These 6 recommendations are within our reach.

#2, 3

Quick Wins
Low Effort, High Impact

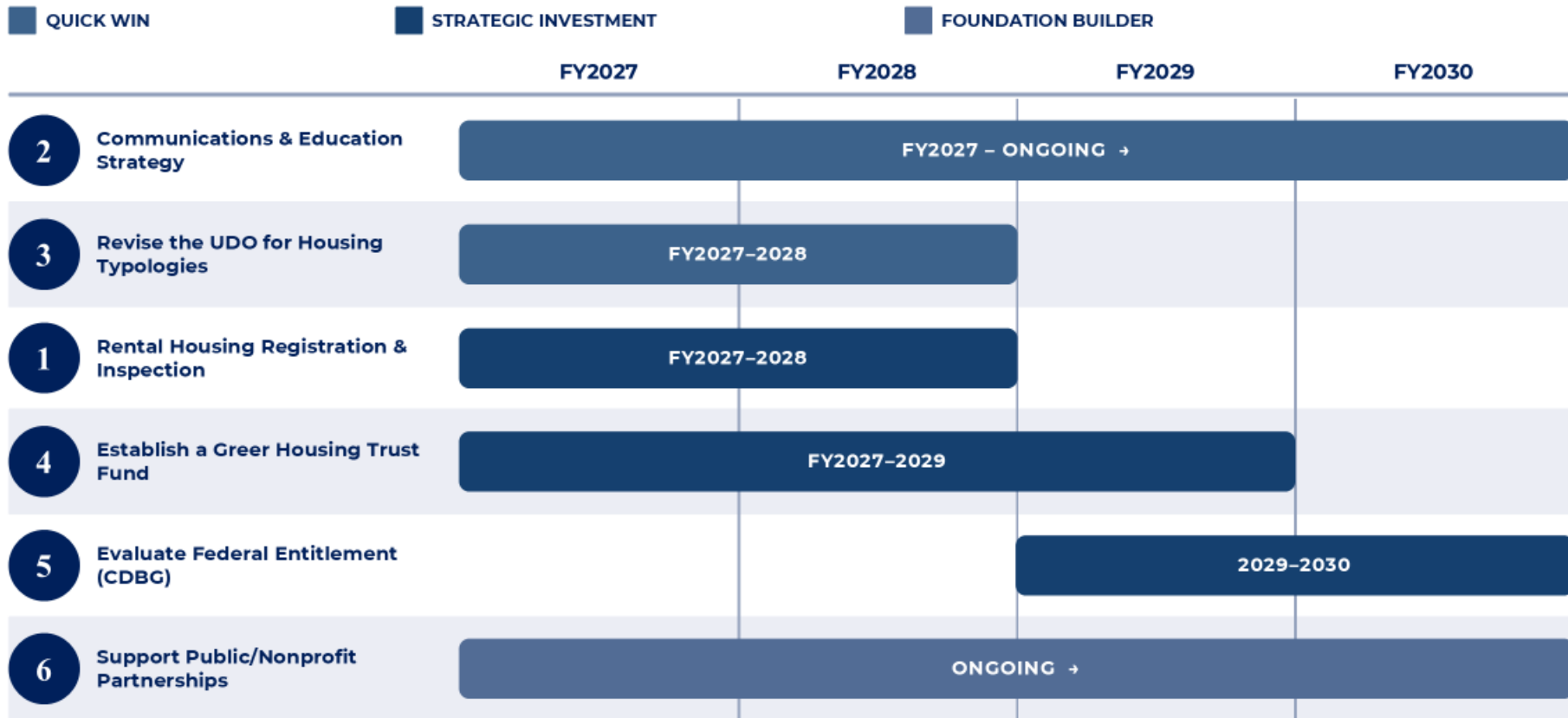
#1, 4, 5

Strategic Investments
High Effort, High Impact

#6

Foundation Builder
Sequence & Sustain

IMPLEMENTATION TIMELINE



We are asking for three things from you.

01

Ask Questions about the Recommendations

Tell us which recommendations
you would like to learn more about.

02

Add or Edit the Recommendations

Propose changes — additions or
edits.

03

Adopt the Study

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

Memorandum

To: City Council

From:

Subject: First Reading of Ordinance Number 26-2026
AN ORDINANCE AUTHORIZING THE CONVEYANCE OF EASEMENTS
IN CERTAIN REAL PROPERTY IN THE CITY OF GREER (Action
Required)
Andy Merriman | City Administrator

Date: July 14, 2026

CC:

Summary:

Attachments:

1. Ord 26-2026 Ordinance for Easement for E. Wade Hampton Boulevard and Hawkesberry Drive (Village Oak)
2. Ord 26-2026 Exhibit A Village Oak Easement Agreement
3. Ord 26-2026 Agreement - Exhibit A
4. Ord 26-2026 Agreement - Exhibit B
5. Ord 26-2026 Agreement - Exhibit C
6. Ord 26-2026 Agreement - Exhibit D

ORDINANCE NUMBER 26-2026

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

WHEREAS, the City of Greer is the owner of certain real property located in the city limits of Greer, SC near the intersection of E. Wade Hampton Boulevard and Hawkesberry Drive and identified by Spartanburg County TMS No. 5-13-00-001.12 (hereinafter the “City Property”); and,

WHEREAS, the City of Greer desires to convey the easements to Pulte Home Company, LLC within the City Property according to the terms of the Easement Agreement attached hereto as Exhibit “A,” the terms and conditions of which are fully incorporated herein as if set forth verbatim; and,

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

WHEREAS, the City Councils find that it is in the best interest of the City of Greer to convey a utility easement on the City Property to Pulte Home Company, LLC according to the terms of the Easement Agreement attached hereto as Exhibit “A”.

NOW, THEREFORE, BE IT ORDAINED, by the Council of the City of Greer, that the City Administrator is hereby authorized, empowered, and directed to execute, acknowledge and deliver the Easement Agreement attached hereto as Exhibit “A.”

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

Richard W. Danner, Mayor

ATTEST:

Tammela Duncan, Municipal Clerk

Introduced by: _____

First Reading: July 14, 2026

Second Reading: July 28, 2026

Approved as to form: _____
Daniel R. Hughes

After Recording Return to:
Daniel R. Hughes
Duggan & Hughes, LLC
P.O. Box 449
Greer, SC 29652

Space Above This Line Is For Recording Information

[illegible]

EASEMENT AGREEMENT

THIS UTILITY EASEMENT AGREEMENT (hereinafter “Agreement”) is made this ____ day of _____, 2026 by and among **City of Greer, SC**, a political subdivision of the State of South Carolina (hereinafter “Grantor”) and **Pulte Home Company, LLC**, a South Carolina limited liability company (hereinafter “Grantee”). Grantor and Grantee may be referred to herein individually as a “Party” and collectively as the “Parties.”

RECITALS:

WHEREAS, Grantor is the owner of that certain tract of real property situated in the County of Spartanburg, State of South Carolina being located in the city limits of Greer, SC near the intersection of E. Wade Hampton Boulevard and Hawkesberry Drive and identified by Spartanburg County TMS No. 5-13-00-001.12 (“Grantor Property”) and as more particularly described on **Exhibit “1”** attached hereto; and,

WHEREAS, Grantee desires to develop certain portions of the properties adjacent to Grantor Property owned by L&W of Greer, Inc. and identified by Spartanburg County TMS Nos. 5-13-00-001.14 and 5-13-00-001.01 (“Grantee Property”) as part of a previously approved residential subdivision (“Grantee Project”);

WHEREAS, as part of the Grantee Project, Grantee must acquire certain temporary and permanent easement rights over, through, and across Grantor Property according to the Easement Surveys attached hereto as **Exhibits “A” “B,” “C,” and “D”** attached hereto; and,

WHEREAS, the Easement Survey attached hereto as **Exhibit “A”** identifies a temporary construction easement; and,

WHEREAS, the Easement Survey attached hereto as **Exhibit “B”** identifies a construction access easement, temporary construction easement, and area to be used for future public right-of-way; and,

WHEREAS, the Easement Survey attached hereto as **Exhibit “C”** identifies a temporary construction easement and a future sanitary sewer easement; and,

WHEREAS, the Easement Survey attached hereto as **Exhibit “D”** identifies a temporary construction easement; and,

WHEREAS, the Parties desire to enter into this Easement Agreement whereby the Grantor conveys to the Grantee the easements identified above pursuant to the terms and conditions set forth herein.

NOW THEREFORE, for and in the consideration of the sum of Ten and no/100ths (\$10.00) Dollars, and other mutual covenants and promises made herein, the receipt and sufficiency of which is hereby acknowledged, the Grantor, does hereby grant, bargain, sell and convey unto the Grantee, and its successors and assigns, the following easements:

1. Temporary Construction Easement (Exhibit “A”). The Grantor does hereby grant, bargain, sell and convey unto the Grantee a non-exclusive and non-perpetual construction easement over and across the Easement Area identified on Exhibit “A” for the Grantee’s use of the Easement Area as a laydown yard during the Grantee Project and for ingress and egress over and across the Easement Area during the Project. Grantee shall be allowed to store construction materials and equipment during the Project in the Easement Area.

2. Construction Access Easement, Temporary Construction Easement, and Future Permanent Right-of-Way (Exhibit “B”). The Grantor does hereby grant, bargain, sell and convey unto the Grantee a (i) non-exclusive construction access easement over and across the Easement Area identified on Exhibit “B” as “Future Public R/W” for vehicular ingress and egress over and across said area during the Grantee Project and (ii) non-exclusive non-perpetual construction easement over and across the Easement Area identified on Exhibit “B” as “Temporary Construction Easement” for ingress and egress over and across the Easement Area during the Grantee Project. Grantee shall be allowed to store construction materials and equipment during the Grantee Project in the Easement Area.

3. Temporary Construction Easement and Sewer Easement (Exhibit “C”). The Grantor does hereby grant, bargain, sell and convey unto the Grantee a (i) non-exclusive and non-perpetual temporary construction easement over and across the Easement Area identified on Exhibit “C” as “Temporary Construction Easement” for ingress and egress over and across the Easement Area during the Grantee Project and (ii) a perpetual non-exclusive easement over and across the Easement Area identified on Exhibit “C” as “Future Sewer Easement” and having a

uniform width of twenty-five (25') feet over, upon, beneath and across that portion of the Grantor Property as depicted on Exhibit "C" to provide access to Grantee to install, dig, build, erect, maintain, repair, rebuild, replace, operate, and patrol one or more sewer pipelines, and any necessary appurtenances for the proper provision of sewer and with the right to do all things necessary, including the right (a) to enter said Easement Area at all times over the adjacent land to inspect, repair, maintain, and alter said facilities; and (b) to keep said easement area clear of obstructions. Any area trenched or disturbed during construction will be returned to its previously existing condition by the Grantee.

4. Temporary Construction Easement (Exhibit "D"). The Grantor does hereby grant, bargain, sell and convey unto the Grantee a non-exclusive and non-perpetual construction easement over and across the Easement Area identified on Exhibit "D" for the Grantee's use of the Easement Area as a laydown yard during the Grantee Project and for ingress and egress over and across the Easement Area during the Project. Grantee shall be allowed to store construction materials and equipment during the Project in the Easement Area.

5. Grantor covenants and warrants that it is the sole owner in fee simple absolute of the Grantor Property.

6. Maintenance. The Grantee shall maintain the Easement Areas in a safe, clean and orderly condition. Grantee shall, at its sole cost and expense, repair any damage it may cause to improvements located within the Easement Area and shall restore any damaged areas in the Easement Area to substantially the same condition it was prior to Grantee's use of the Easement Area.

7. Terms of Easements. The Temporary Construction Easements identified herein on Exhibits "A – D" shall automatically terminate upon completion of the Grantee Project. The sewer easement identified on Exhibit "C" shall run with the land, shall be binding upon and inure to the benefit Grantee and its successors and assigns.

8. Future Right-of-Way. It is the intent of the Parties that the Easement Area identified on Exhibit "B" as "Future Public R/W" be converted to a public road upon completion of the Grantee Project and subject to the City's road standards.

9. Grantor reserves all other rights to the Grantor Property not inconsistent with the rights herein granted including, but not limited to, the right to improve the Easement Areas identified herein, provided it does not unreasonably interfere with the use of said easements as defined herein by the Grantee. Grantor agrees not to place, maintain or permit the placing of any permanent structure, and shall not permit other utilities to place or maintain any other utility lines or associated improvements within the Grantor Property in such a manner that will interfere with the permanent easement rights granted herein to Grantee.

10. Grantee shall reimburse Grantor for any actual loss or damage which shall be caused to the Grantor by any wrongful or negligent act or omission of Grantee, its contractors, agents or employees in exercising the easement rights granted hereunder.

11. This Agreement shall be recorded with the Office of the Register of Deeds for Spartanburg County.

12. This Agreement is to be governed, construed and enforced in accordance with the laws of the State of South Carolina.

13. The failure of either of the Grantor or Grantee to exercise any right given hereunder shall not constitute a waiver of either party's right to exercise such right.

14. This Agreement contains the sole and entire agreement of the Grantor and Grantee with respect to the matters contemplated hereunder, and no representation, inducement, promise or agreement, oral or written between the Grantor and Grantee which is not incorporated herein shall be of any force or effect. Any amendment to this Agreement shall be in writing and executed by the Grantor and Grantee.

15. If any term, covenant or condition of this Agreement, or any application thereto to any person or circumstance shall, to any extent, be invalid or unenforceable, such provision or the application of such term, covenant or condition, to persons or circumstances other than those as to which it is held invalid or unenforceable, shall be deemed severable, and the remainder thereof shall not be affected thereby, and each such term, covenant or condition of this Agreement shall be valid and may be enforced to the fullest extent permitted by law.

16. The Parties represent and warrant to the other that each has the right, power and authority to execute and deliver this Agreement and to perform and observe the terms thereof. This Agreement, when executed and delivered by the parties, is a valid and binding obligation of the Parties and is enforceable in accordance with its terms, subject to the conditions precedent set forth above.

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

IN WITNESS WHEREOF, the Parties have executed this Agreement as of the date first set forth above.

[SIGNATURE PAGES TO FOLLOW]

WITNESS the Grantor's hand this _____ day of _____, 2026.

SIGNED, sealed and delivered
in the presence of:

CITY OF GREER

By: Andrew Merriman
Its: City Administrator

STATE OF SOUTH CAROLINA)
)
COUNTY OF GREENVILLE)

ACKNOWLEDGEMENT

I, _____, a Notary Public in and for the State of South Carolina, do hereby certify that **Andrew Merriman, City Administrator for the City of Greer**, personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

WITNESS my hand and seal this _____ day of _____, 2026.

Notary Public for South Carolina

County
My Commission Expires: _____

WITNESS the Grantor's hand this _____ day of _____, 2026.

SIGNED, sealed and delivered
in the presence of:

PULTE HOME COMPANY, LLC

By:
Its: Member

STATE OF SOUTH CAROLINA)
)
COUNTY OF PICKENS)

ACKNOWLEDGEMENT

I, _____, a Notary Public in and for the State of South Carolina, do
hereby certify that _____, as Member of Pulte Home Company, LLC personally
appeared before me this day and acknowledged the due execution of the foregoing instrument.

WITNESS my hand and seal this _____ day of _____, 2026.

Notary Public for South Carolina

County
My Commission Expires: _____

EXHIBIT "1"

TRACT NO. 1

ALL that certain piece, parcel or tract of land containing 17.013 acres, more or less, situate, lying and generally being between the southern edge of Tygerdale Lane and the proposed right-of-way extension of Tygerdale Lane and the centerline of the South Fork of the Tyger River, in the County of Spartanburg, State of South Carolina, being shown and designated as Tract No. 2 on Boundary Survey for City of Greer, prepared by T. H. Walker, Jr., dated November 15, 1999, revised December 17, 1999, recorded in the Office of the Spartanburg County Register of Deeds in Plat Book 148 at Page 738, reference to which plat is hereby craved for a complete metes and bounds description.

TRACT NO. 2

ALL that certain piece, parcel or tract of land containing 15.264 acres, more or less, situate, lying and being in the County of Spartanburg, State of South Carolina, being shown and designated as Tract No. 3 on Boundary Survey for City of Greer, prepared by T. H. Walker, Jr., dated November 15, 1999, revised December 17, 1999, recorded in the Office of the Spartanburg County Register of Deeds in Plat Book 148 at Page 738, reference to which plat is hereby craved for a complete metes and bounds description. Tract No. 3 is shown on said Boundary Survey as the location of certain Duke Power Company Transmission Lines extending in an easterly direction from the western edge of the proposed right-of-way extension of Tygerdale Lane to the western edge of an Access Easement for Future Development created by the extension of Hawksberry Drive in a northerly direction; less, however, that portion of those lots contained in Riverdale Subdivision, Phase 2, over which said transmission lines extend.

This being the same property conveyed to the City of Greer from L&W of Greer, Inc. dated February 6, 2001, and recorded on February 22, 2001 in Deed Book 73-K at Page 922, Greenville County ROD Office.

EXHIBITS “A - D”
(Easement Surveys)

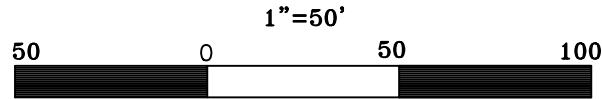
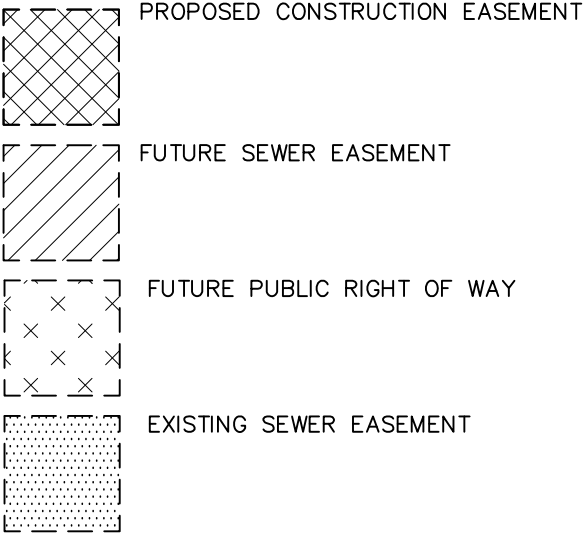
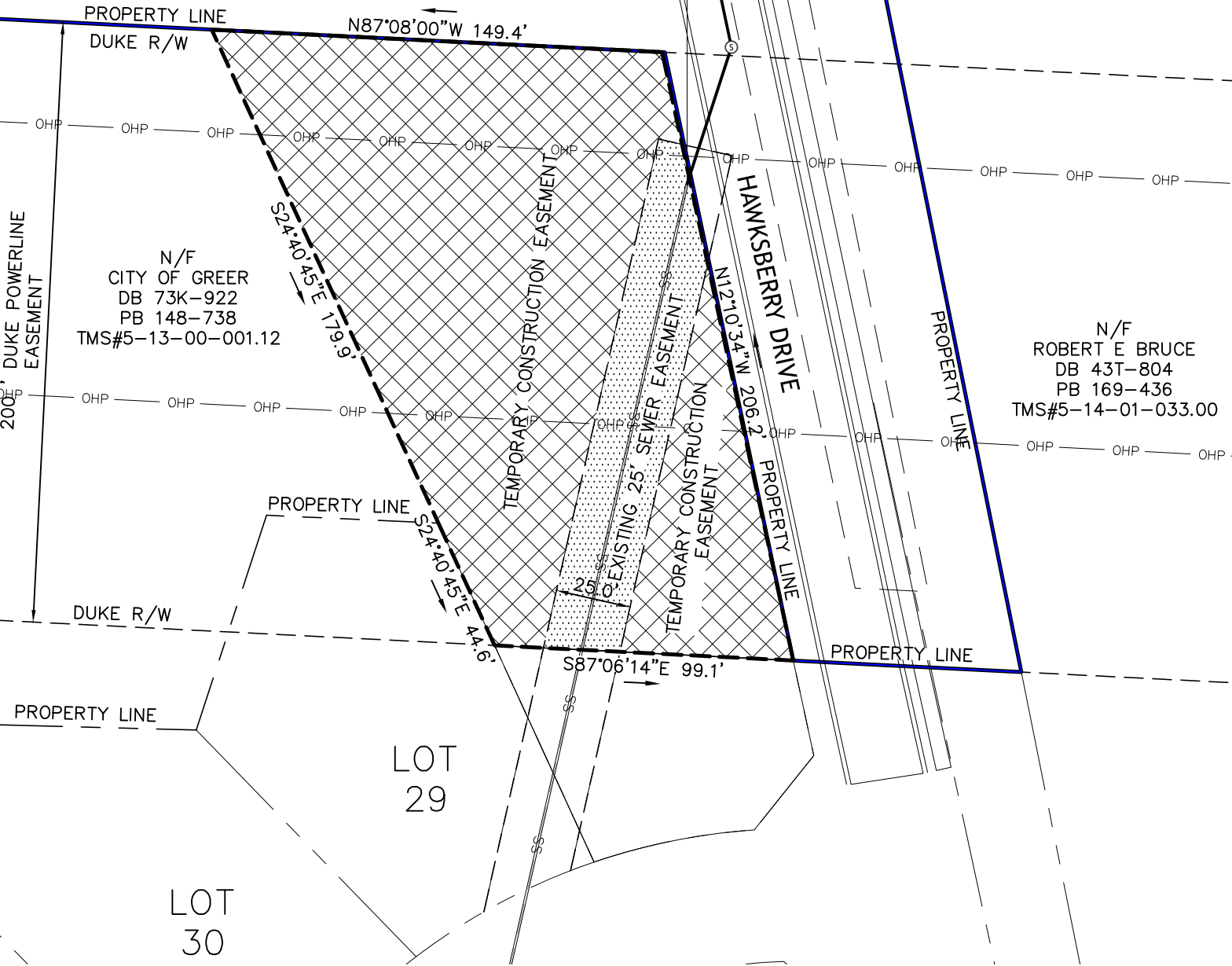
NOTE: EXCEPT AS SPECIFICALLY STATED OR SHOWN ON THIS PLAT, THIS SURVEY DOES NOT PURPORT TO REFLECT ANY OF THE FOLLOWING WHICH MAY BE APPLICABLE TO THE SUBJECT REAL ESTATE: RIGHTS-OF-WAY, EASEMENTS, OTHER THAN POSSIBLE EASEMENTS THAT WERE VISIBLE AT THE TIME OF MAKING THIS SURVEY; BUILDING SETBACK LINES; RESTRICTIVE COVENANTS; SUBDIVISION RESTRICTIONS; ZONING OR OTHER LAND USE REGULATIONS AND ANY OTHER FACTS THAT AN ACCURATE AND CURRENT TITLE SEARCH MAY DISCLOSE. THIS SURVEY DOES NOT CONSTITUTE A TITLE RESEARCH, FLOOD STUDY, WETLAND DELINEATION OR ENVIRONMENTAL INSPECTION BY SURVEYOR. SUBSURFACE AND ENVIRONMENTAL CONDITIONS WERE NOT SURVEYED OR EXAMINED OR CONSIDERED AS PART OF THIS SURVEY. NO EVIDENCE OR STATEMENT IS MADE CONCERNING THE EXISTENCE OF UNDERGROUND OR OVERHEAD CONDITIONS, CONTAINERS OR FACILITIES THAT MAY AFFECT THE USE OR DEVELOPMENT OF THIS PROPERTY.

STORMWATER
MANAGEMENT AREA

N/F
ROBERT E BRUCE
DB 43T-804
PB 169-436
TMS#5-14-01-033.00

PROPERTY INFORMATION:

OWNER: CITY OF GREER
DEED BOOK 73 K, PAGE 922
PLAT BOOK 148, PAGE 738
TMS# 5-13-00-001.12



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

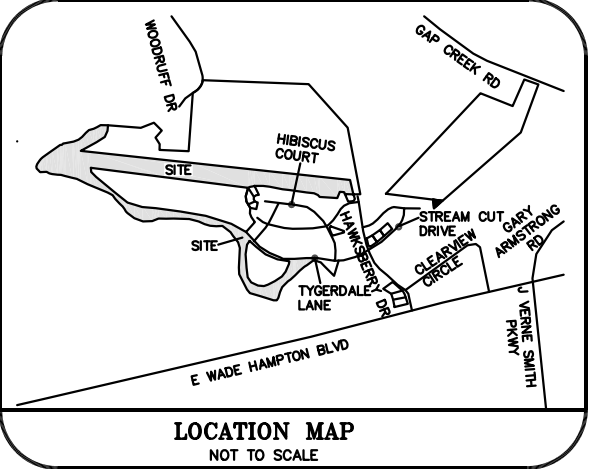
- LEGEND**
- CT CRIMP TOP
 - EP EDGE OF PAVEMENT
 - SR SOLID ROD
 - N&C NAIL & CAP
 - OT OPEN TOP
 - RB REBAR
 - R/W RIGHT OF WAY
 - ELEC TRANS
 - FH FIRE HYDRANT
 - LP LIGHT POLE
 - MHSS MANHOLE (SS)
 - PP POWER POLE
 - TEL TELEPHONE PED
 - WM WATER METER
 - WV WATER VALVE
 - X FENCE LINE
 - OHP OVERHEAD POWER
 - SS SANITARY SEWER



EXHIBIT "A"

3D LAND SURVEYING

P.O. BOX 8494 GREENVILLE, SC 29604
(864) 272-0274 www.3dls.net



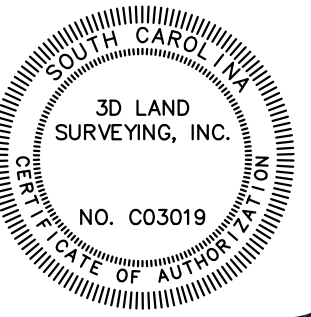
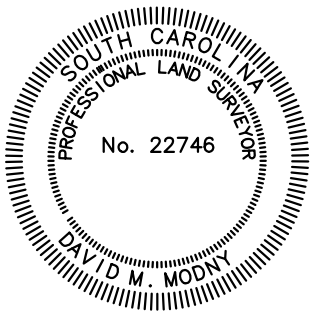
DRAWN BY: DEW	DATE: 7-1-26	DEED BOOK 73 K-922
CHKD BY: DMM	DATE: 7-1-26	PLAT BOOK: 148-738
FIELD CREW:	DATE:	3DLS PROJECT #: 3D-220033
TAX MAP# 5-13-00-001.12		
REV#	DATE	REVISIONS DESCRIPTION

**CONSTRUCTION EASEMENT
EXHIBIT A FOR**

**PULTE HOME
COMPANY, LLC**

CLEARVIEW CIRCLE, GREER 29651
SPARTANBURG COUNTY, SOUTH CAROLINA

I HEREBY STATE TO THE BEST OF MY KNOWLEDGE, INFORMATION, AND BELIEF, THE SURVEY SHOWN HEREON WAS MADE IN ACCORDANCE WITH THE REQUIREMENTS OF THE MINIMUM STANDARDS MANUAL FOR THE PRACTICE OF LAND SURVEYING IN SOUTH CAROLINA, AND MEETS OR EXCEEDS THE REQUIREMENTS FOR A CLASS B SURVEY AS SPECIFIED THEREIN, ALSO THERE ARE NO KNOWN VISIBLE ENCROACHMENTS OR PROJECTIONS AFFECTING THE PROPERTY OTHER THAN THOSE SHOWN. THIS STRUCTURE IS NOT LOCATED IN A DESIGNATED F.I.R.M. FLOOD HAZARD AREA.



NOTE: EXCEPT AS SPECIFICALLY STATED OR SHOWN ON THIS PLAT, THIS SURVEY DOES NOT PURPORT TO REFLECT ANY OF THE FOLLOWING WHICH MAY BE APPLICABLE TO THE SUBJECT REAL ESTATE: RIGHTS-OF-WAY, EASEMENTS, OTHER THAN POSSIBLE EASEMENTS THAT WERE VISIBLE AT THE TIME OF MAKING THIS SURVEY; BUILDING SETBACK LINES; RESTRICTIVE COVENANTS; SUBDIVISION RESTRICTIONS; ZONING OR OTHER LAND USE REGULATIONS AND ANY OTHER FACTS THAT AN ACCURATE AND CURRENT TITLE SEARCH MAY DISCLOSE. THIS SURVEY DOES NOT CONSTITUTE A TITLE RESEARCH, FLOOD STUDY, WETLAND DELINEATION OR ENVIRONMENTAL INSPECTION BY SURVEYOR. SUBSURFACE AND ENVIRONMENTAL CONDITIONS WERE NOT SURVEYED OR EXAMINED OR CONSIDERED AS PART OF THIS SURVEY. NO EVIDENCE OR STATEMENT IS MADE CONCERNING THE EXISTENCE OF UNDERGROUND OR OVERHEAD CONDITIONS, CONTAINERS OR FACILITIES THAT MAY AFFECT THE USE OR DEVELOPMENT OF THIS PROPERTY.

LINE	BEARING	DISTANCE
L106	N83°27'10"W	44.00'
L107	N06°28'05"E	199.42'
L108	S83°31'55"E	44.00'
L109	S06°28'05"W	199.48'

PROPERTY INFORMATION:

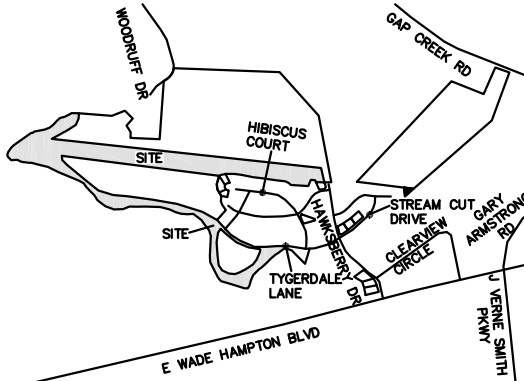
OWNER: CITY OF GREER
DEED BOOK 73 K, PAGE 922
PLAT BOOK 148, PAGE 738
TMS# 5-13-00-001.12



EXHIBIT "B"

3D LAND SURVEYING

P.O. BOX 8494 GREENVILLE, SC 29604
(864) 272-0274 www.3dls.net



LOCATION MAP
NOT TO SCALE

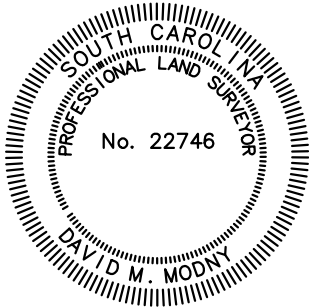
DRAWN BY: DEW	DATE: 7-1-26	DEED BOOK 73 K-922
CHK'D BY: DMM	DATE: 7-1-26	PLAT BOOK: 148-738
FIELD CREW:	DATE:	3DLS PROJECT #: 3D-220033
TAX MAP# 5-13-00-001.12		
REV#	DATE:	REVISIONS DESCRIPTION

CONSTRUCTION EASEMENT &
FUTURE PUBLIC R/W
EXHIBIT B FOR

PULTE HOME
COMPANY, LLC

CLEARVIEW CIRCLE, GREER 29651
SPARTANBURG COUNTY, SOUTH CAROLINA

I HEREBY STATE TO THE BEST OF MY KNOWLEDGE, INFORMATION, AND BELIEF, THE SURVEY SHOWN HEREON WAS MADE IN ACCORDANCE WITH THE REQUIREMENTS OF THE MINIMUM STANDARDS MANUAL FOR THE PRACTICE OF LAND SURVEYING IN SOUTH CAROLINA, AND MEETS OR EXCEEDS THE REQUIREMENTS FOR A CLASS B SURVEY AS SPECIFIED THEREIN, ALSO THERE ARE NO KNOWN VISIBLE ENCROACHMENTS OR PROJECTIONS AFFECTING THE PROPERTY OTHER THAN THOSE SHOWN. THIS STRUCTURE IS NOT LOCATED IN A DESIGNATED F.I.R.M. FLOOD HAZARD AREA.



LEGEND

CT

CRIMP TOP

EP

EDGE OF PAVEMENT

SR

SOLID ROD

N&C

NAIL & CAP

OT

OPEN TOP

RB

REBAR

R/W

RIGHT OF WAY

ELEC TRANS

FIRE HYDRANT

LIGHT POLE

MANHOLE (SS)

POWER POLE

TELEPHONE PED

WATER METER

WATER VALVE

FENCE LINE

OVERHEAD POWER

SANITARY SEWER

NOTICE:
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N/F
CITY OF GREER
DB 73K-922
PB 148-738
TMS#5-13-00-001.12

STORMWATER
MANAGEMENT
AREA

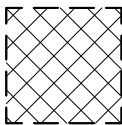
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PLAT BOOK 148, PAGE 738
TMS# 5-13-00-001.12

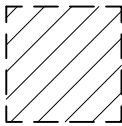
N/F
CITY OF GREER
DB 73K-922
PB 148-738
TMS#5-13-00-001.12

N/F
CITY OF GREER
DB 73K-922
PB 148-738
TMS#5-13-00-001.12

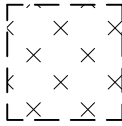
LINE	BEARING	DISTANCE
L110	S83°34'42"E	25.00'
L111	S06°28'50"W	200.42'
L112	N83°35'33"W	25.00'
L113	N06°28'50"E	200.46'



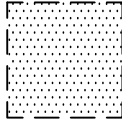
PROPOSED CONSTRUCTION EASEMENT



FUTURE SEWER EASEMENT



FUTURE PUBLIC RIGHT OF WAY

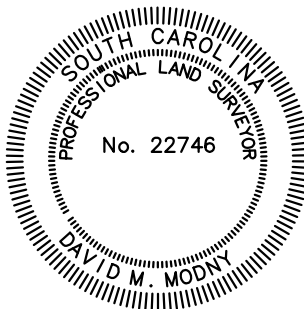


EXISTING SEWER EASEMENT

LEGEND

- CT CRIMP TOP
- EP EDGE OF PAVEMENT
- SR SOLID ROD
- N&C NAIL & CAP
- OT OPEN TOP
- RB REBAR
- R/W RIGHT OF WAY
- ELEC TRANS
- FH FIRE HYDRANT
- LP LIGHT POLE
- MHSS MANHOLE (SS)
- PP POWER POLE
- TEL TELEPHONE PED
- WM WATER METER
- WV WATER VALVE
- X FENCE LINE
- OHP OVERHEAD POWER
- SS SANITARY SEWER

I HEREBY STATE TO THE BEST OF MY KNOWLEDGE, INFORMATION, AND BELIEF, THE SURVEY SHOWN HEREON WAS MADE IN ACCORDANCE WITH THE REQUIREMENTS OF THE MINIMUM STANDARDS MANUAL FOR THE PRACTICE OF LAND SURVEYING IN SOUTH CAROLINA, AND MEETS OR EXCEEDS THE REQUIREMENTS FOR A CLASS B SURVEY AS SPECIFIED THEREIN, ALSO THERE ARE NO KNOWN VISIBLE ENCROACHMENTS OR PROJECTIONS AFFECTING THE PROPERTY OTHER THAN THOSE SHOWN. THIS STRUCTURE IS NOT LOCATED IN A DESIGNATED F.I.R.M. FLOOD HAZARD AREA.



CONSTRUCTION EASEMENT &
FUTURE SANITARY EASEMENT
EXHIBIT C FOR

PULTE HOME
COMPANY, LLC

CLEARVIEW CIRCLE, GREER 29651
SPARTANBURG COUNTY, SOUTH CAROLINA

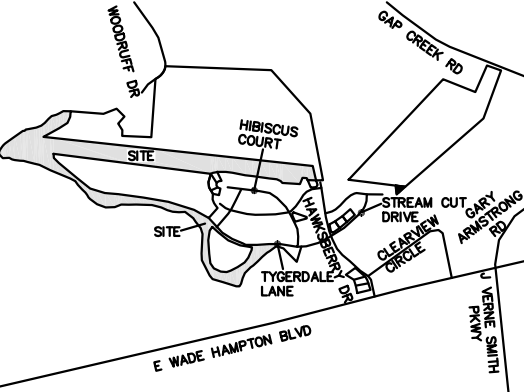
DRAWN BY: DEW	DATE: 7-1-26	DEED BOOK 73 K-922
CHKD BY: DMM	DATE: 7-1-26	PLAT BOOK: 148-738
FIELD CREW:	DATE:	3DLS PROJECT #: 3D-220033

TAX MAP#
5-13-00-001.12

REVISIONS

REV#	DATE	DESCRIPTION

LOCATION MAP
NOT TO SCALE



P.O. BOX 8494 GREENVILLE, SC 29604
(864) 272-0274 www.3dls.net

3D LAND SURVEYING

EXHIBIT "C"

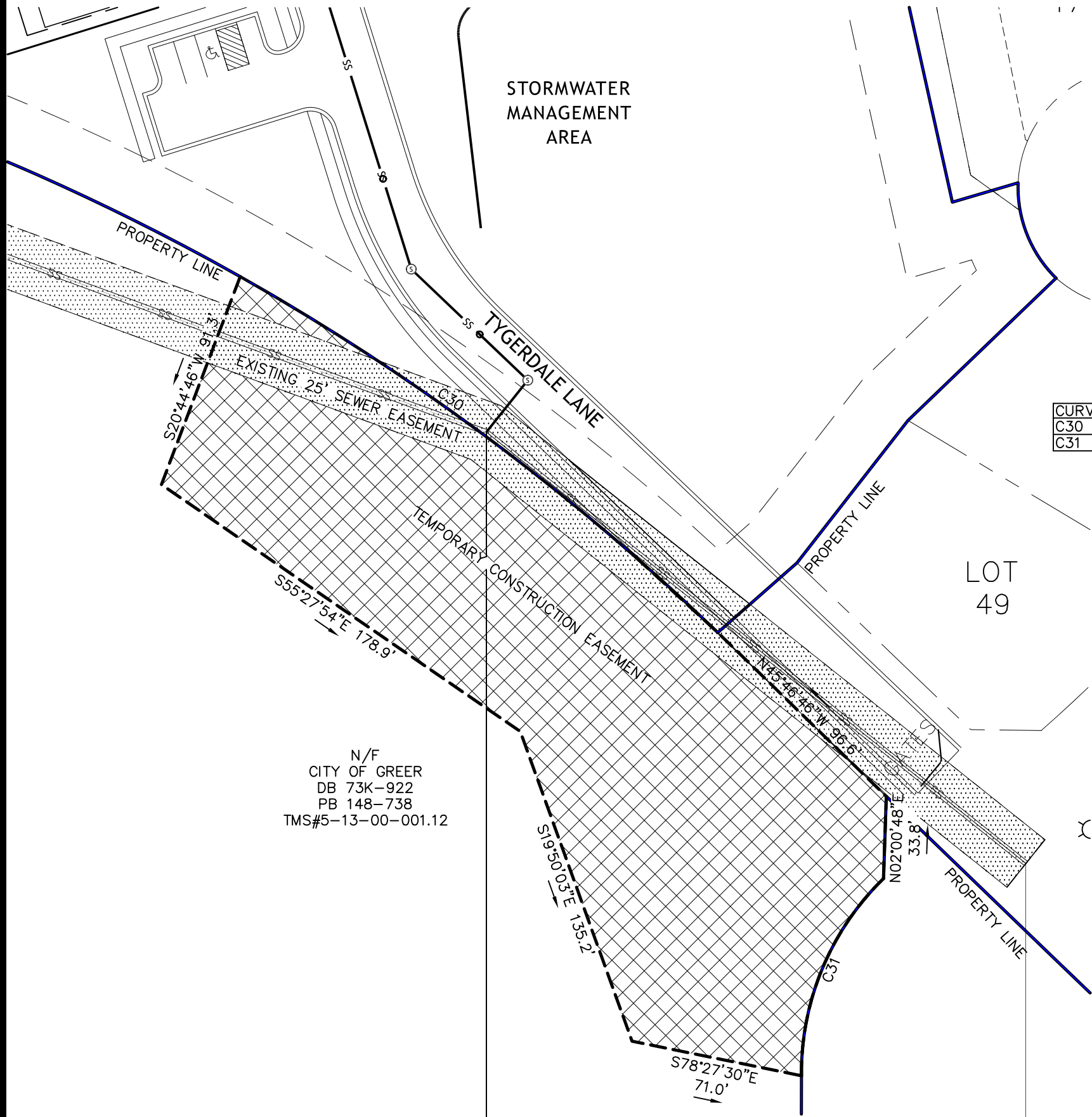


1"=50'

50 0 50 100

NOTICE:
PURSUANT TO THE PROVISIONS OF SC CODE OF LAWS, SECTION40-22-270(3). THIS PLAN, SPECIFICATION, OR PLAT SHALL NOT BE FILED WITH PUBLIC AUTHORITIES WITHOUT THE SEAL, SIGNATURE AND DATE AFFIXED. FURTHERMORE, IF THIS PLAN, SPECIFICATION OR PLAT DOES NOT HAVE A SEAL THAT IS SIGNED AND DATED, IT SHALL NOT BE USED FOR ANY PURPOSE OTHER THAN A PRELIMINARY STUDY DRAWING AND WILL BE CONSIDERED A WORK IN PROGRESS.

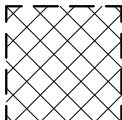
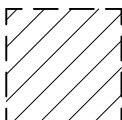
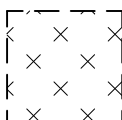
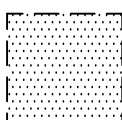
NOTE: EXCEPT AS SPECIFICALLY STATED OR SHOWN ON THIS PLAT, THIS SURVEY DOES NOT PURPORT TO REFLECT ANY OF THE FOLLOWING WHICH MAY BE APPLICABLE TO THE SUBJECT REAL ESTATE: RIGHTS-OF-WAY, EASEMENTS, OTHER THAN POSSIBLE EASEMENTS THAT WERE VISIBLE AT THE TIME OF MAKING THIS SURVEY; BUILDING SETBACK LINES; RESTRICTIVE COVENANTS; SUBDIVISION RESTRICTIONS; ZONING OR OTHER LAND USE REGULATIONS AND ANY OTHER FACTS THAT AN ACCURATE AND CURRENT TITLE SEARCH MAY DISCLOSE. THIS SURVEY DOES NOT CONSTITUTE A TITLE RESEARCH, FLOOD STUDY, WETLAND DELINEATION OR ENVIRONMENTAL INSPECTION BY SURVEYOR. SUBSURFACE AND ENVIRONMENTAL CONDITIONS WERE NOT SURVEYED OR EXAMINED OR CONSIDERED AS PART OF THIS SURVEY. NO EVIDENCE OR STATEMENT IS MADE CONCERNING THE EXISTENCE OF UNDERGROUND OR OVERHEAD CONDITIONS, CONTAINERS OR FACILITIES THAT MAY AFFECT THE USE OR DEVELOPMENT OF THIS PROPERTY.



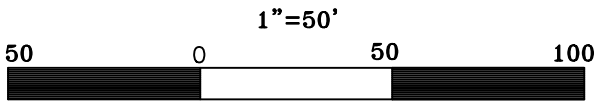
PROPERTY INFORMATION:

OWNER: CITY OF GREER
DEED BOOK 73 K, PAGE 922
PLAT BOOK 148, PAGE 738
TMS# 5-13-00-001.12

CURVE	RADIUS	ARC	CHORD	BEARING	DELTA
C30	978.00'	199.71'	199.36'	N54°37'52"W	11°42'00"
C31	111.50'	90.17'	87.73'	S22°34'53"W	46°20'02"

-  PROPOSED CONSTRUCTION EASEMENT
-  FUTURE SEWER EASEMENT
-  FUTURE PUBLIC RIGHT OF WAY
-  EXISTING SEWER EASEMENT

N/F
CITY OF GREER
DB 73K-922
PB 148-738
TMS#5-13-00-001.12



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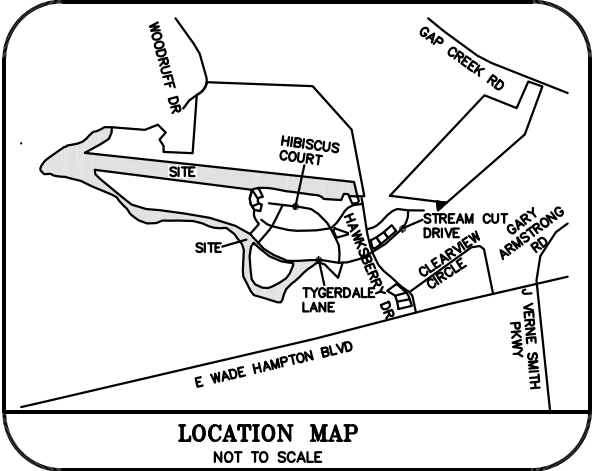
- LEGEND**
- CT CRIMP TOP
 - EP EDGE OF PAVEMENT
 - SR SOLID ROD
 - N&C NAIL & CAP
 - OT OPEN TOP
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 - R/W RIGHT OF WAY
 - ELEC TRANS
 - FH FIRE HYDRANT
 - LP LIGHT POLE
 - MHSS MANHOLE (SS)
 - PP POWER POLE
 - TEL TELEPHONE PED
 - WATER METER
 - WV WATER VALVE
 - FENCE LINE
 - OHP OVERHEAD POWER
 - SS SANITARY SEWER



EXHIBIT "D"

3D LAND SURVEYING

P.O. BOX 8494 GREENVILLE, SC 29604
(864) 272-0274 www.3dls.net



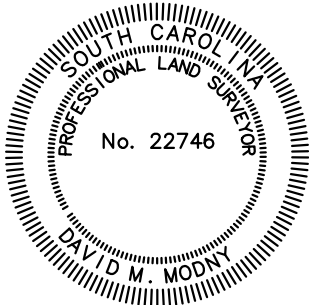
DRAWN BY: DEW	DATE: 7-1-26	DEED BOOK 73 K-922
CHKD BY: DMM	DATE: 7-1-26	PLAT BOOK: 148-738
FIELD CREW:	DATE:	3DLS PROJECT #: 3D-220033
TAX MAP# 5-13-00-001.12		
REVISIONS		
REV#	DATE:	DESCRIPTION

CONSTRUCTION EASEMENT
EXHIBIT D FOR

**PULTE HOME
COMPANY, LLC**

CLEARVIEW CIRCLE, GREER 29651
SPARTANBURG COUNTY, SOUTH CAROLINA

I HEREBY STATE TO THE BEST OF MY KNOWLEDGE, INFORMATION, AND BELIEF, THE SURVEY SHOWN HEREON WAS MADE IN ACCORDANCE WITH THE REQUIREMENTS OF THE MINIMUM STANDARDS MANUAL FOR THE PRACTICE OF LAND SURVEYING IN SOUTH CAROLINA, AND MEETS OR EXCEEDS THE REQUIREMENTS FOR A CLASS B SURVEY AS SPECIFIED THEREIN, ALSO THERE ARE NO KNOWN VISIBLE ENCROACHMENTS OR PROJECTIONS AFFECTING THE PROPERTY OTHER THAN THOSE SHOWN. THIS STRUCTURE IS NOT LOCATED IN A DESIGNATED F.I.R.M. FLOOD HAZARD AREA.



Memorandum

To: City Council

From:

Subject: First Reading of Ordinance Number 27-2026
AN ORDINANCE AUTHORIZING THE CONVEYANCE OF ANY AND ALL
INTEREST IN CERTAIN REAL PROPERTY LOCATED IN THE CITY OF
GREER (Action Required)
Item to be held over until after Executive Session.
Andy Merriman | City Administrator

Date: July 14, 2026

CC:

Summary:

Attachments:

1. Ord 27-2026 Ordinance to Authorize Conveyance (Keystone)
2. Ord 27-2026 Exhibit 1 Keystone PSA final.7.10.2026

ORDINANCE NUMBER 27-2026

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

WHEREAS, the City of Greer (“City”) owns certain property lying and situate within the city limits of Greer, County of Greenville identified as Greenville County Tax Map Nos. G020000300300 and G020000300400 (hereinafter the “Property”); and,

WHEREAS, the City desires to convey the Property according to the Purchase and Sale Agreement attached hereto as **Exhibit “1”** (the “Agreement”), the terms, conditions, and contingencies of which are incorporated herein as if set forth fully; and,

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

WHEREAS, City Council finds and determines that it is in the best interest of the City of Greer to authorize the conveyance of the Property pursuant to the Agreement; and,

NOW, THEREFORE, BE IT ORDAINED that the City Administrator is hereby authorized, empowered, and directed to execute the Agreement and that the Mayor, or his designee is hereby authorized, empowered, and directed to execute and deliver a quit-claim deed and any all closing documents necessary for this conveyance.

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

Richard W. Danner, Mayor

ATTEST:

Tammela Duncan, Municipal Clerk

Introduced by: _____

First Reading: July 14, 2026

Second Reading: July 28, 2026

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

EXHIBIT "1"

STATE OF SOUTH CAROLINA)
)
COUNTY OF GREENVILLE)

**CONTRACT FOR SALE AND PURCHASE OF
REAL ESTATE**

THIS CONTRACT is made and entered into as of this _____ day of _____, 2026, by and between the City of Greer (hereinafter referred to as “Seller” or “the City”) and Greer Hotel Partners, LLC, a South Carolina limited liability company, or its assignee pursuant to an affiliate assignment (hereinafter referred to as “Purchaser”). Seller and Purchaser are each a “Party” to this Contract and collectively the “Parties.” The “Effective Date” of this Contract shall be that date of the last signature to the contract.

RECITALS:

WHEREAS, Seller is the owner of certain real estate described on Exhibit “A” attached hereto and further identified as those certain tax map numbers shown on the GIS map attached hereto as Exhibit “C”; and,

WHEREAS, the Parties desire for the Property to be improved into a hotel and parking structure, which shall be governed by a mutually agreeable Development Agreement between the Parties. To this end, this Contract is expressly contingent upon the Parties entering into a Development Agreement during the initial Due Diligence Period set forth hereinbelow to establish the specific terms and conditions of a development plan for the Property according to a site plan approved by the City.

WITNESSETH:

NOW THEREFORE, in consideration of the sum of Ten and No/100ths (\$10.00) Dollars and the mutual promises and covenants contained herein, the parties hereto agree as follows:

1. Purchase Price and Terms. The Seller agrees to sell, and the Purchaser agrees to purchase, the real property and any improvements thereto described on Exhibit “A” hereto (hereinafter described as the “Property”) for a sales and purchase price of One Million and No/100ths (\$1,000,000.00) Dollars, which shall be paid as follows:

- a. Earnest Money. \$10,000.00 in earnest money (the “Initial Deposit,” and together with any Extension Deposit, the “Deposit”) paid by Purchaser to Seller within five (5) business days of delivery and acceptance of this contract by both parties of an executed contract, which earnest money deposit is to be held in escrow by [] (the “escrow agent”), until the sale is closed, at which time it will be credited to Purchaser. This earnest money shall be fully refundable during the Due Diligence period(s) following the Effective Date and if any contingencies contained here are unsatisfied as of the date of the Closing.
- b. Balance. \$990,000.00, the balance of the purchase price, in cash, certified check or by electronically wired funds at closing.

2. Real Property. This contract covers the real estate described on the attached Exhibit “A” and Exhibit “C.”

SEE ATTACHED EXHIBIT “A” and “C” FOR PROPERTY DESCRIPTION

3. Deed, Encumbrances, and Access. As a condition to purchase, the Seller will convey fee simple title to the Property described herein to the Purchaser by Quit Claim Deed (“Deed”), vesting in the Purchaser good and marketable title to the Property, subject only to the exceptions described on Exhibit “B” hereto, or as set forth hereinafter, collectively referred to as the “Permitted Title Exceptions.” Good and marketable title is hereby defined as title which is insurable by a national title insurance company at its standard rates and without exceptions other than those Permitted Title Exceptions set forth herein. The Purchaser agrees to accept the Property subject to existing zoning and building or health ordinances, laws and regulations.

4. Development Agreement. During the initial one hundred twenty (120) day Due Diligence Period set forth in Paragraph Ten (10) hereof, the Seller and Purchaser agree to make reasonable good faith efforts to negotiate and enter into a Development Agreement to establish the specific terms and conditions of a development plan for the Property according to a site plan approved by the City. This Contract is expressly contingent upon the approval of a Development Agreement by Greer City Council.

5. Survey. Purchaser may (but is not obligated to) acquire, at its expense, a survey (or surveys) of the Property in recordable form and prepared by a registered South Carolina Land Surveyor. The survey shall indicate the exact total acreage and square footage of the Property, the boundaries, dimensions and location of which Property shall be subject to the approval of Seller. Should said survey indicate any easements, encroachments, or other impediments, other than the Permitted Title Exceptions, which would unreasonably hinder Purchaser’s intended use of said Property, then Purchaser shall give notice to Seller within ten (10) days of receipt of said survey by Purchaser and Seller shall have twenty (20) days after such notice is received to correct such deficiencies. If such deficiencies are not resolved within that time, Purchaser may waive such objections and proceed to close, or Purchaser may declare this agreement null and void and be entitled to have all earnest monies promptly returned. If the legal description set forth on the survey is materially different from the legal description attached as Exhibit A, Purchaser may request that Seller also convey by quitclaim/non-warranty deed at Closing the Property as described in the survey. The Purchase Price shall not be adjusted based on actual size or acreage of the Property.

6. Title Insurance. As a condition to this purchase, Seller agrees that Purchaser must be able to obtain a current title commitment from a national title insurance company (“Title Company”) to insure good and marketable fee simple title, free and clear of all liens and encumbrances with the exception of the Permitted Title Exceptions. Should any exception, lien, encumbrance, restriction, easement or encroachment or any matter relating to the title as indicated in the title commitment tend to unreasonably hinder the use of said Property, Purchaser shall give notice to Seller and Seller shall then have thirty (30) days after such notice to correct such deficiencies. If such deficiencies are not resolved within that time, Purchaser may waive such objections and proceed to close, or Purchaser may declare this agreement null and void and be entitled to have all earnest monies returned.

7. Proration. All assessments, property taxes, rents and interest on the Property shall be prorated as of the date of final closing. To Seller's best knowledge, there are no special assessments presently levied against the Property. For the purposes of prorations, a 365-day calendar day period will be used in making calculations. Tax prorations pursuant to this Contract will be based on the taxes of record for the current year if known, or if unknown, then based upon the prior year's taxes. No adjustments to prorations shall be made after closing.

8. Purchaser's Default. The parties acknowledge and agree that Seller should be entitled to compensation for any detriment suffered if Purchaser fails to consummate the acquisition of the Property if and when required to do so under the terms of this agreement, but agree that it would be extremely difficult to ascertain the extent of the actual detriment Seller would suffer as a result of such failure. Therefore, if the Purchaser shall be in default under this Contract beyond any prescribed cure periods ("Purchaser Default"), then, as Seller's sole remedy, Seller shall be entitled to terminate this agreement by giving notice thereof to Purchaser and escrow agent, in which event the Deposit shall be paid to Seller (subject to Purchaser's right to dispute a delivery of the Deposit to the Seller) as fixed, agreed and liquidated damages, and, after the payment of the Deposit to Seller, neither Seller nor Purchaser will have any further rights or obligations under this agreement, except for any obligations that expressly survive termination. Except as otherwise expressly provided in this agreement, in the event either party disputes in writing the other party's right to the Deposit, the escrow agent shall have the right to file an interpleader action to determine the rightful recipient.

9. Seller's Default. If the Seller shall be in default under this Contract ("Seller Default"), then Purchaser shall have the option to (i) pursue specific performance of all of Seller's duties and obligations under this agreement (and deduct from the purchase price all reasonable costs, including reasonable attorneys' fees and costs actually incurred by Purchaser in connection with such action to enforce specific performance) by filing an action for same within sixty (60) days after the scheduled date of closing; or (ii) terminate this Agreement by notifying Seller and the escrow agent, in which event the escrow agent shall return the Deposit and any accrued interest thereon to Purchaser (subject to Seller's right to dispute a return of the Deposit to the Purchaser), whereupon no party shall have any further liability or obligation to any other party under this agreement, except for those obligations or liabilities which survive a termination of this agreement; or (iii) waive such Seller Default and proceed to closing. Notwithstanding the foregoing, if the remedy of specific performance is not available by reason of Seller Default for willful default and sale of the Property to a third-party, in addition to the return of the Deposit, Purchaser shall be entitled to seek, claim, assert and obtain monetary damages for documented out-of-pocket expenses incurred by Purchaser.

10. Purchaser's Due Diligence Period.

a. Seller shall grant the Purchaser time to determine the suitability of the Property for Purchaser's intended use for a period of one hundred and twenty (120) days after the Effective Date (the "Due Diligence Period"), to expire at 11:59 p.m. Eastern Time on the last day of the Due Diligence Period. Seller will exercise all reasonable efforts to facilitate the inspection of the Property by Purchaser on or before the expiration of the Due Diligence Period. Purchaser is entitled to two (2) sixty (60) day extensions of the Due Diligence Period upon five (5) days written notice to the Seller prior to the end of the preceding Due Diligence Period. Upon extension of the

Due Diligence Period, Purchaser shall deposit an additional \$10,000.00 in earnest money ("Extension Deposit"), refundable during the Due Diligence Period, as extended. If it is determined within the Due Diligence Period, or any extension thereto, that the Property is not reasonably suitable for Purchaser's intended use, then Purchaser may terminate this Contract and shall be entitled to a return of its earnest money deposit. Notwithstanding the expiration of the Due Diligence Period, Purchaser may enter and inspect the Property at any reasonable time while this Contract remains in force and effect.

b. Purchaser may terminate this Contract by delivering written notice to the Seller prior to expiration of the Due Diligence Period, in which event the Deposit will be returned to Purchaser, and upon such, neither Seller nor Purchaser shall have any further obligations to the other or pursuant to the terms and provisions of this agreement, other than any obligations which by their terms survive the termination hereof. In the event Purchaser does not terminate the Contract under this section, (a) Purchaser shall be deemed to have waived its right to terminate this Contract for any reason other than a Seller Default, and (b) the entire Deposit shall become immediately nonrefundable to Purchaser, except as otherwise set forth in this Agreement.

c. Environmental. In the event the Property requires environmental remediation, in the reasonable discretion of Purchaser and Seller and their respective counsel, then the expiration of the Due Diligence Period will be tolled one (1) day for each day the Property remains unremediated beyond the end of the Due Diligence Period.

11. Contingencies. This Contract is further contingent upon the following: (a) Approval of this Contract by the Greer City Council; (b) Purchaser obtaining all requisite regulatory, administrative, or governmental authorizations and consents, and confirmation of all necessary public utilities and necessary permits; (c) absence of pending or threatened litigation, investigations or other matters affecting the Property; and, (d) confirmation that the representations and warranties of the parties are true and accurate in all respects. For the avoidance of doubt, Seller and Purchaser agree that if any Contingencies are not satisfied by closing, then, in addition to any remedies Purchaser has hereunder in the event the failure to satisfy such Contingency is also a Seller Default, Purchaser shall be entitled to (i) terminate this agreement and receive a full refund of the Deposit upon notice to escrow agent, (ii) confer in good faith with Seller about the amount of time necessary to reasonably extend this agreement in order to satisfy such Contingencies, or (iii) waive such Contingencies and proceed to Closing.

12. Inspection. Seller shall allow Purchaser, its agents or representatives, the reasonable right to enter upon the Property for the purpose of inspecting, examining, testing, studying, and surveying the subject Property. Purchaser shall not unreasonably interfere with any uses or tenancies of the subject Property. In the event that Purchaser shall terminate this contract as provided herein, Purchaser shall restore any damage to the subject Property caused by such inspections, examinations, tests, borings or surveys at its own expense. Purchaser agrees to indemnify and save harmless the Seller from any libel, loss or injury to person or property occurring with respect to Purchaser's entry upon the subject Property, which libel, loss or injury is caused by the Purchaser, its agents or representatives.

13. Closing and Possession. The closing shall take place not later than thirty (30) days from the end of the Due Diligence period, or any extension thereto. The Seller shall relinquish possession of the Property to the Purchaser at the time of closing.

(a) Seller Deliveries. At Closing, Seller shall deliver the following:

- (i) the Deed, and if requested by Purchaser pursuant to Section 5, a non-warranty deed;
- (ii) Evidence of authority satisfactory to Purchaser and Title Company of the person signing the Deed and other documents executed by Seller at Closing, and the power and authority of Seller to convey the Property to Purchaser at Closing;
- (iii) An affidavit of possession executed by Seller in a form reasonably satisfactory to the Title Company to remove any exception as to claims of parties in possession of the Property under any lease or occupancy agreement
- (iv) An affidavit and gap indemnity, as may be customary and reasonably required by the Title Company executed by Seller, in order for Title Company to remove the standard pre-printed exceptions from the Owner's Policy and issue the Owner's Policy with only the Permitted Exceptions listed as exceptions thereon;
- (v) A signed closing statement;
- (vi) South Carolina Form I-295;
- (vii) 1099-S;
- (viii) Other instruments or documents as may be reasonably requested by Purchaser or the Title Company, or reasonably necessary to effect or carry out the purposes of this Agreement, and subject to Seller's reasonable prior approval thereof.

(b) Purchaser's Deliveries. At closing, Purchaser shall deliver the following:

- (i) The balance of the Purchase Price, subject to credits, adjustments and prorations as provided for in this Agreement, by wire transfer or other immediately available funds;
- (ii) A signed closing statement;
- (iii) Other instruments or documents as may be reasonably requested by Seller or the Title Company, or reasonably necessary to effect or carry out the purposes of this Agreement, and subject to Purchaser's reasonable prior approval thereof.

14. The Property is to remain in its current physical condition until closing. Until closing, Seller shall not, without the prior written consent of Purchaser, cause any cleaning, cutting, logging, plat or tree removal, landscaping, grading or any activity on the subject Property whatsoever which would in any way affect the topography and flora and fauna located on said Property. Seller makes no representations or warranties as to the condition of the Property, and Purchaser agrees to accept the Property in “as is” condition.

15. Representations of Seller. The Seller represents, and Purchaser acknowledges the following:

a. At the time of closing, Seller shall have fee simple title to the Property, free and clear of all liens or encumbrances or rights of others in possession except those liens or encumbrances as may be noted by the Seller on any exhibit hereto; or other matters set forth hereunder. At the Closing, defined herein, Seller will have and will convey by Deed in recordable form to Purchaser good, indefeasible and marketable fee simple title to the Property, free and clear of all mortgages, liens, encumbrances, restrictions, rights-of-way, easements, judgments and other matters affecting title, except the Permitted Title Exceptions, including but not limited to: (i) all conditions, covenants, easements, restrictions, and rights of way indicated by instruments, including plats, of record; (ii) all applicable zoning and other land use regulations or restrictions of any political subdivision in which the Property is situate; (iii) ad valorem taxes which are not yet due and payable; (iv) liens and assessments, both general and special, and other governmental charges which are not yet due and payable and any roll back taxes; (v) all land use restrictions (including environmental, endangered species and wetlands), building and zoning codes and ordinances, and other laws, ordinances, regulations, rules, orders, licenses or determinations of any federal, state, county, municipal or other governmental authority heretofore, now or hereafter enacted, made or issued by any such authority; (vi) any state of facts which an accurate survey or an inspection of the Property would reveal, including, but not limited to, the location of boundary lines, improvements and encroachments, if any; (vii) all existing electric power, telephone, gas, sanitary sewer, storm sewer, water and other utility lines, pipelines, service lines, and facilities of any nature on, over or under the Property, and all recorded licenses, easements, rights-of-way, and other agreements relating thereto; and (viii) all existing public roads and streets (whether dedicated or undedicated), and all railroad lines and rights-of-way. During the term of this Contract, Seller shall not take any action which will adversely affect title to or the condition of the Property.

16. Notwithstanding anything to the contrary contained herein, subject to Purchaser’s rights set forth in this Contract, Purchaser accepts the Property “as is” and “where is,” subject to the risks of all defects and conditions. Purchaser acknowledges that it has adequate opportunity to inspect the Property and will be relying on such inspections. Seller has not made and does not make any warranty or representation, express or implied as to the merchantability, quantity, quality, physical condition or operation of the Property, zoning, the suitability or fitness of the Property or any improvements thereon, if any, for any specific or general use or purpose, or any other matter affecting or relating to the Property, its development or use including but not limited to, the Property’s compliance with any environmental laws. Purchaser acknowledges that the provisions of this Contract for inspection and investigating of the Property are adequate to enable

Purchaser to make Purchaser's own determination with respect to merchantability, quantity, quality, physical condition or operation of the Property, zoning, suitability or fitness of the Property or any improvements thereon, if any, for any specific or general use or purpose, or any other matter affecting or relating to the Property, its development or use, including without limitation, the Property's compliance with any environmental laws. Purchaser further acknowledges it has inspected the Property or has caused such inspection to be made and is thoroughly familiar and satisfied therewith, and agrees to take the Property in its physical condition, "AS IS, WHERE IS, WITH ALL FAULTS" as of the date of Closing, subject to the express conditions of this Contract. Seller shall not be liable or bound in any manner by any verbal or written statement, representation or information made or given by anyone pertaining to the Property, unless specifically set forth in this Contract. All of the provisions of this section shall survive Closing.

17. Notices. Any notices required or allowed to be furnished pursuant to the terms hereof shall be provided to Seller and Purchaser, at the addresses set forth below. Notices hereunder shall be in writing and may be hand delivered, mailed, or delivered by overnight courier service. If mailed, such notices shall be sent by certified mail, postage prepaid, return receipt requested. The date that is three (3) days after the date of mailing shall be deemed to be the date on which the notice was given. In the case of notices given by hand delivery or overnight courier, such notices shall be deemed on the date of the actual delivery. Notices shall be sent to the addresses below or such other address as written notice of the change shall have been delivered to the other party.

Copies of all notices must be furnished to the parties and their respective attorneys at the following addresses:

PURCHASER:

Greer Hotel Partners, LLC
1400 Pickens St., 5th Floor
Columbia, SC 29201

SELLER:

City of Greer
Attn: Andy Merriman
301 E. Poinsett Street
Greer, SC 29651
amerriman@cityofgreer.org

PURCHASER'S ATTORNEY:

[Smith Robinson]

SELLER'S ATTORNEY:

Daniel R. Hughes
Duggan & Hughes, LLC
Post Office Box 449
Greer, South Carolina 29652-0449
dhughes@dugganhughes.com

18. Closing Costs. Seller agrees to be responsible for the costs associated with the preparation, execution and delivery of (i) the deed of conveyance along with all filing fees (deed stamps and transfer taxes) necessary for recording, (ii) a South Carolina Tax Disclaimer/Residency Affidavit, and (iii) a Substitute Form 1099-S. Unless otherwise stated herein, Purchaser shall be responsible for all other costs and fees associated with the purchase of the subject property,

including any rollback taxes. Each party will be responsible for the payment of their respective attorney's fees.

19. Survival. Any provision herein contained which by its nature and effect is required to be observed, kept or performed after the closing, shall survive the closing and remain binding upon and for the benefit of the parties hereto until fully observed, kept or performed.

20. Entire Agreement. This contract contains the entire agreement of the parties and there are no representations, inducements or other provisions other than those expressed in writing. All changes, additions or deletions hereto must be in writing and signed by all parties.

21. TIME IS OF THE ESSENCE AS TO EACH OF THE TERMS AND CONDITIONS OF THIS CONTRACT.

22. This contract shall be construed under, and in accordance with, the laws of the State of South Carolina.

23. Good Standing and Authority to Bind the Parties. Seller and Purchaser warrant, acknowledge, and agree that the individual executing this Contract on behalf of the Seller and Purchaser has the legal and corporate authority to bind the Seller and Purchaser to this Contract.

24. Commissions. Seller and Purchaser hereby represent and warrant to the other that their sole contact with the other or with the Property has been made without the assistance of any broker or other third party . Purchaser and Seller shall each defend and hold the other party and each Affiliate of such party harmless from and against any and all claims, judgments, damages, penalties, fines, costs, liabilities, or losses (including, without limitation, reasonable attorneys' fees) resulting from the breach by the other party of the representations, warranties, and covenants set forth in this Section. Purchaser's and Seller's obligations under this Section shall survive the Closing and termination of this Agreement.

25. This contract shall be binding upon and shall inure to the benefit of the parties hereto, their successors and assigns. As used herein words in the singular include the plural, and the masculine includes the feminine and neuter genders as appropriate.

26. The Recitals set forth hereinabove are incorporated herein as if set forth fully.

[Signatures on following page.]

PURCHASER:

Date: _____, 2026

By:
Its:

SELLER: City of Greer

Date: _____, 2026.

By: Andy Merriman
Its: City Administrator

EXHIBIT "A"
PROPERTY DESCRIPTION

[To be confirmed by Purchaser's title search]

Parcel No. 1 (TMS No. G020000300300)

All that certain piece, parcel or lot of land, with the improvements thereon, or to be erected thereon, situate, lying and being on the southern side of and known as No. 2 Victoria Street, in the Town of Greer, in Chicks Springs Township, in the County of Greenville, in the State of South Carolina; bounded on the north by Victoria Street; on the east by Hill Street and Depot Street; on the south by lot now or formerly owned by John D. Wood; and on the west by lot now or formerly owned by the Estate of Fannie B. Smith; and having the following metes and bounds, according to an unrecorded plat made by C. M. Furman, Jr., C. E., October 1, 1932, beginning on the southern side of Victoria Street at the northeastern corner of property now or formerly owned by the Estate of Fannie B. Smith, now occupied by Deluxe Ice Cream Company, thence with the southern side of Victoria Street, N. 77-51 E. 114.85 feet to the intersection of Hill Street; thence with Hill Street, S. 55-56 E. 70.2 feet to intersection with Depot Street; thence with Depot Street S. 10-32 E. 153.7 feet to an iron pin; thence S. 79-48 W. 161.4 feet to an iron pin; thence N. 12-30 W. 199.4 feet to the beginning corner; said premises being that devised to Ellie Few by the Will of B. F. Few on file in the office of the Judge of Probate for Greenville County in Apartment 200, File 29.

This being the same property conveyed to the City of Greer by deed from B.F. Few by deed recorded March 20, 1967 in Deed Book 815 at Page 618, Greenville County ROD Office.

Parcel No. 3 (TMS No. G020000300400)

ALL that certain piece, parcel or lot of land with buildings situate thereon, situate, lying and being in the County of Greenville, State of South Carolina, in Chick Springs Township, in the Town of Greer, and having, according to a plat thereof made by H.S. Brockman, Surveyor, recorded in the Office of the R. M. C. for Greenville County in Plat Book I at page 1, the following metes and bounds, courses and distances, to-wit:

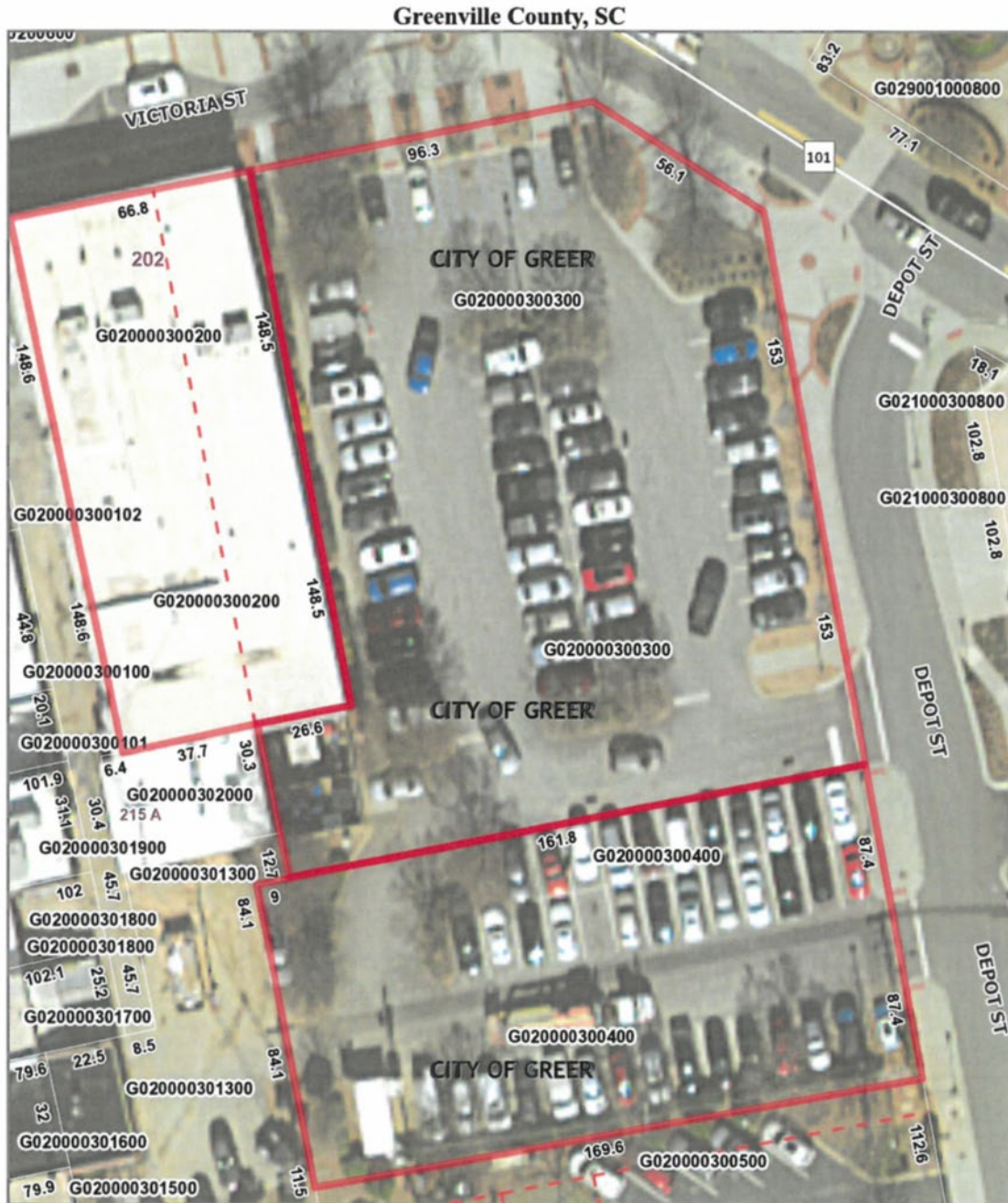
BEGINNING at an iron pin on the western side of Depot Street, corner of the sidewalk and said street and an alley and running thence N. 10-21 W. along said concrete sidewalk 82 feet 8 3/4 inches to an iron pin; corner of property of B. F. Few Estate; thence along line of said property S. 80-14 W. 173 feet 6 inches to an iron pin, corner of property of T. E. Smith Estate; thence along the line of said property S. 10-34 E. 83 feet 5 1/2 inches to an iron pin in said alley; thence along the line of said alley N. 80-00 E. 173 feet 3/5 inches to the beginning corner.

This being the same property conveyed to the City of Greer by deed from Duke Power by deed recorded January 14, 1993 in Deed Book 1502 at Page 327, Greenville County ROD Office.

EXHIBIT “B”
PERMITTED TITLE EXCEPTIONS

[To be determined.]

EXHIBIT "C" **GIS MAPS**



Disclaimer: This Map is not a LAND SURVEY and is for reference purposes only. Data contained in this map are prepared for the inventory of Real Property found within this jurisdiction, and are compiled from recorded deeds, plats, and other public records. Users of this map are hereby notified aforementioned public primary information sources should be consulted for verification of the information contained in this map. Greenville County assumes no legal responsibility for the information contained in this map.

Map Scale
1 inch = 40 feet
1/31/2023

Memorandum

To: City Council

From:

Subject: First Reading of Ordinance Number 28-2026
AN ORDINANCE AUTHORIZING THE CONVEYANCE OF ANY AND ALL
INTEREST IN CERTAIN REAL PROPERTY LOCATED IN THE CITY OF
GREER (Action Required)
Item to be held over until after Executive Session.
Andy Merriman | City Administrator

Date: July 14, 2026

CC:

Summary:

Attachments:

1. Ord 28-2026 Ordinance to Authorize Conveyance (Titus)
2. Ord 28-2026 Exhibit 1 Contract for Sale and Purchase - Project Titus PSA
3. Ord 28-2026 Exhibit C to PSA

ORDINANCE NUMBER 28-2026

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

WHEREAS, the City of Greer (“City”) owns certain property lying and situate within the city limits of Greer, County of Greenville identified as Greenville County Tax Map Nos. 0535010103502 (hereinafter the “Property”); and,

WHEREAS, the City desires to convey the Property according to the Purchase and Sale Agreement attached hereto as **Exhibit “1”** (the “Agreement”), the terms, conditions, and contingencies of which are incorporated herein as if set forth fully; and,

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

WHEREAS, City Council finds and determines that it is in the best interest of the City of Greer to authorize the conveyance of the Property pursuant to the Agreement; and,

NOW, THEREFORE, BE IT ORDAINED that the City Administrator is hereby authorized, empowered, and directed to execute the Agreement and that the Mayor, or his designee is hereby authorized, empowered, and directed to execute and deliver a quit-claim deed and any all closing documents necessary for this conveyance.

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

Richard W. Danner, Mayor

ATTEST:

Tammela Duncan, Municipal Clerk

Introduced by: _____

First Reading: July 14, 2026

Second Reading: July 28, 2026

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

EXHIBIT "1"

STATE OF SOUTH CAROLINA)
)
COUNTY OF GREENVILLE) **CONTRACT FOR SALE AND PURCHASE OF
REAL ESTATE**

THIS CONTRACT is made and entered into as of this _____ day of _____, 2026, by and between the City of Greer (hereinafter referred to as "Seller" or "the City") and _____, or its assignee pursuant to an affiliate assignment (hereinafter referred to as "Purchaser"). Seller and Purchaser are each a "Party" to this Contract and collectively the "Parties." The "Effective Date" of this Contract shall be that date of the last signature to the contract.

RECITALS:

WHEREAS, Seller is the owner of certain real estate described on Exhibit "A" attached hereto and further identified as those certain tax map number shown on the GIS map attached hereto as Exhibit "C" (hereinafter "the Property"); and,

WHEREAS, Purchaser desires to purchase the Property and to improve the Property into a grocery-anchored retail development, which shall be governed by a mutually agreeable Development Agreement between the Parties. To this end, this Contract is expressly contingent upon the Parties entering into a Development Agreement during the initial Due Diligence Period set forth hereinbelow to establish the specific terms and conditions of a development plan for the Property according to a site plan approved by the City.

WITNESSETH:

NOW THEREFORE, in consideration of the sum of Ten and No/100ths (\$10.00) Dollars and the mutual promises and covenants contained herein, the parties hereto agree as follows:

1. Purchase Price and Terms. The Seller agrees to sell, and the Purchaser agrees to purchase, the real property and any improvements thereto described on Exhibits "A" and "C" hereto for a sales and purchase price of the greater amount of Three Million Five Hundred Thousand and No/100ths (\$3,500,000.00) Dollars or the fair market value of the Property as determined by a certified appraisal, which shall be paid as follows:

- a. Earnest Money. **\$100,000.00 in earnest money** (the "Deposit") paid by Purchaser to Seller within five (5) business days of delivery and acceptance of this contract by both parties of an executed contract, which earnest money deposit is to be held in escrow by _____ (the "escrow agent"), until the sale is closed, at which time it will be credited to Purchaser. This earnest money shall be fully refundable during the Due Diligence period(s) following the Effective Date and if any contingencies contained here are unsatisfied as of the date of the closing.
- b. Balance. \$3,400,000.00 or the amount of the appraised values less the Deposit, the balance of the purchase price made by Purchaser, in cash, certified check or by electronically wired funds at closing.

2. Real Property. This contract covers the real estate described on the attached Exhibit “A” and Exhibit “C.”

SEE ATTACHED EXHIBITS “A” and “C” FOR PROPERTY DESCRIPTION

3. Deed, Encumbrances, and Access. As a condition to purchase, the Seller will convey fee simple title to the Property described herein to the Purchaser by Quit Claim Deed, vesting in the Purchaser good and marketable title to the Property, subject only to the exceptions described on Exhibit “B” hereto, or as set forth hereinafter, collectively referred to as the “Permitted Title Exceptions.” Good and marketable title is hereby defined as title which is insurable by a national title insurance company at its standard rates and without exceptions other than those Permitted Title Exceptions. The Purchaser agrees to accept the Property subject to existing zoning and building or health ordinances, laws and regulations.

4. Development Agreement. During the initial one hundred twenty (120) day Due Diligence Period set forth in Paragraph Ten (10) hereof, the Seller and Purchaser agree to make reasonable good faith efforts to negotiate and enter into a Development Agreement to establish the specific terms and conditions of a development plan for the Property according to a site plan approved by the City. This Contract is expressly contingent upon the approval of a Development Agreement by Greer City Council.

5. Survey. Purchaser may (but is not obligated to) acquire, at its expense, a survey (or surveys) of the Property in recordable form and prepared by a registered South Carolina Land Surveyor (the “Survey”). The survey shall indicate the exact total acreage and square footage of the Property, the boundaries, dimensions and location of which Property shall be subject to the approval of Seller. Should said survey indicate any easements, encroachments, or other impediments, other than the Permitted Title Exceptions, which would unreasonably hinder Purchaser’s intended use of said Property, then Purchaser shall give notice to Seller within ten (10) days of receipt of said survey by Purchaser and Seller shall have twenty (20) days after such notice is received to correct such deficiencies. If such deficiencies are not resolved within that time, Purchaser may waive such objections and proceed to close, or Purchaser may declare this agreement null and void and be entitled to have all earnest monies promptly returned. If the legal description set forth on the survey is materially different from the legal description attached as Exhibit A, Purchaser may request that Seller also convey by quitclaim/non-warranty deed at Closing the Property as described in the survey. The Purchase Price shall not be adjusted based on actual size or acreage of the Property.

6. Title Insurance. As a condition to this purchase, Seller agrees that Purchaser must be able to obtain a current title commitment from a national title insurance company (“Title Company”) to insure good and marketable fee simple title, free and clear of all liens and encumbrances with the exception of the Permitted Title Exceptions. Should any exception, lien, encumbrance, restriction, easement or encroachment or any matter relating to the title as indicated in the title commitment tend to unreasonably hinder the use of said Property, Purchaser shall give notice to Seller and Seller shall then have thirty (30) days after such notice to correct such deficiencies. If such deficiencies are not resolved within that time, Purchase may waive such

objections and proceed to close, or Purchaser may declare this agreement null and void and be entitled to have all earnest monies returned.

7. Proration. All assessments, property taxes, rents and interest on the Property shall be prorated as of the date of final closing. To Seller's best knowledge, there are no special assessments presently levied against the Property. For the purposes of prorations, a 365-day calendar day period will be used in making calculations. Tax prorations pursuant to this Contract will be based on the taxes of record for the current year if known, or if unknown, then based upon the prior year's taxes. No adjustments to prorations shall be made after the closing.

8. Purchaser's Default. The parties acknowledge and agree that Seller should be entitled to compensation for any detriment suffered if Purchaser fails to consummate the acquisition of the Property if and when required to do so under the terms of this agreement, but agree that it would be extremely difficult to ascertain the extent of the actual detriment Seller would suffer as a result of such failure. Therefore, if the Purchaser shall be in default under this Contract beyond any prescribed cure periods ("Purchaser Default"), then, as Seller's sole remedy, Seller shall be entitled to terminate this agreement by giving notice thereof to Purchaser and escrow agent, in which event the Deposit shall be paid to Seller (subject to Purchaser's right to dispute a delivery of the Deposit to the Seller) as fixed, agreed and liquidated damages, and, after the payment of the Deposit to Seller, neither Seller nor Purchaser will have any further rights or obligations under this agreement, except for any obligations that expressly survive termination. Except as otherwise expressly provided in this agreement, in the event either party disputes in writing the other party's right to the Deposit, the escrow agent shall have the right to file an interpleader action to determine the rightful recipient.

9. Seller's Default. If the Seller shall be in default under this Contract ("Seller Default"), then Purchaser shall have the option to (i) pursue specific performance of all of Seller's duties and obligations under this agreement (and deduct from the purchase price all reasonable costs, including reasonable attorneys' fees and costs actually incurred by Purchaser in connection with such action to enforce specific performance) by filing an action for same within sixty (60) days after the scheduled date of closing; or (ii) terminate this Agreement by notifying Seller and the escrow agent, in which event the escrow agent shall return the Deposit and any accrued interest thereon to Purchaser (subject to Seller's right to dispute a return of the Deposit to the Purchaser), whereupon no party shall have any further liability or obligation to any other party under this agreement, except for those obligations or liabilities which survive a termination of this agreement; or (iii) waive such Seller Default and proceed to closing. Notwithstanding the foregoing, if the remedy of specific performance is not available by reason of Seller Default for willful default and sale of the Property to a third-party, in addition to the return of the Deposit, Purchaser shall be entitled to seek, claim, assert and obtain monetary damages for documented out-of-pocket expenses incurred by Purchaser.

10. Purchaser's Due Diligence Periods.

a. Anchor Approval Period. Seller shall grant the Purchaser an initial period of the lesser of (i) one-hundred twenty (120) days from the Effective Date to expire at 11:59 p.m. Eastern Time on the last day of the Due Diligence Period or (ii) receipt of a formal approval letter from an anchor tenant, in which to obtain formal approval from a grocery store anchor tenant (the

“Anchor Approval Period”). Purchaser is entitled to two (2) thirty (30) day extensions of the Anchor Approval Period upon five (5) days written notice to the Seller prior to the end of the preceding Anchor Approval Period. Purchaser shall exercise commercially reasonable efforts to secure the anchor tenant contemplated herein. If Purchaser cannot obtain the formal approval within the Anchor Approval Period, or any extension thereto, then Purchaser may terminate this Contract and shall be entitled to a return of its earnest money deposit.

b. Subsequent to Anchor Approval Period, Seller shall grant the Purchaser additional time to determine the suitability of the Property for Purchaser’s intended use for a period of ninety (90) days after the Effective Date (the “Due Diligence Period”), to expire at 11:59 p.m. eastern Time on the last day of the Due Diligence Period. Seller will exercise all reasonable efforts to facilitate the inspection of the Property by Purchaser on or before the expiration of the Due Diligence Period. Purchaser is entitled to one (1) sixty (60) day extension of the Due Diligence Period upon five (5) days written notice to the Seller prior to the end of the preceding Due Diligence Period. If it is determined within the Due Diligence Period, or any extension thereto, that the Property is not reasonably suitable for Purchaser’s intended use, then Purchaser may terminate this Contract and shall be entitled to a return of its earnest money deposit. Notwithstanding the expiration of the Due Diligence Period, Purchaser may enter and inspect the Property at any reasonable time while this Contract remains in force and effect.

c. Purchaser may terminate this Contract by delivering written notice to the Seller prior to the expiration of the Due Diligence Period, in which event the Deposit will be returned to Purchaser, and upon such, neither Seller nor Purchaser shall have any further obligations to the other or pursuant to the terms and provisions of this agreement, other than any obligations which by their terms survive the termination hereof. In the event Purchaser does not determinate the Contract under this section, (a) Purchaser shall be deemed to have waived its right to terminate this Contract for any reason other than a Seller Default, and (b) the entire Deposit shall become immediately nonrefundable to Purchaser, except as otherwise set forth in this Agreement.

d. Environmental. In the event the Property requires environmental remediation, in the reasonable discretion of Purchaser and Seller and their respective counsel, then the expiration of the Due Diligence Period will be tolled one (1) day for each day the Property remains unremediated beyond the end of the Due Diligence Period.

11. Additional Contingencies. This Contract is further contingent upon the following: (a) Approval of this Contract by the Greer City Council; (b) Purchaser obtaining all requisite regulatory, administrative, or governmental authorizations and consents, and confirmation of all necessary public utilities and necessary permits; (c) absence of pending or threatened litigation, investigations or other matters affecting the Property; and, (d) confirmation that the representations and warranties of the parties are true and accurate in all respects. For the avoidance of doubt, Seller and Purchaser agree that if any Contingencies are not satisfied by closing, then, in addition to any remedies Purchaser has hereunder in the event the failure to satisfy such Contingency is also a Seller Default, Purchaser shall be entitled to (i) terminate this agreement and receive a full refund of the Deposit upon notice to escrow agent, (ii) confer in good faith with Seller about the amount of time necessary to reasonably extend this agreement in order to satisfy such Contingencies, or (iii) waive such Contingencies and proceed to Closing.

12. Inspection. Within five (5) business days after the Effective Date, Seller shall furnish to Purchaser copies of all documents, plats, studies, test results, reports and all other materials relating to the construction, use, operation, ownership, maintenance, use, service, management and/or proposed development of the Property which exist and are in Seller's possession or control, including, but not limited to, if available, plats, plans, surveys, environmental reports, soils reports, title materials, soils reports, engineering reports and other technical information, governmental permits, governmental approvals, licenses, site development permits, site development permit plans, preliminary plans, zoning notices and approvals and any restrictive covenants (collectively, "Seller's Materials"). In the event that this agreement is terminated, Purchaser shall promptly return hard copies of all Seller's Materials to Seller. Seller shall allow Purchaser, its agents or representatives, the reasonable right to enter upon the Property for the purpose of inspecting, examining, testing, studying, and surveying the Property at all reasonable times during the term of this agreement, provided that Purchaser shall not unreasonably interfere with any uses or tenancies of the subject Property. In the event that Purchaser shall terminate this contract as provided herein, Purchaser shall restore any damage to the subject Property caused by such inspections, examinations, tests, borings or surveys at its own expense, except as to any landscaping on the Property. Purchaser agrees to indemnify, defend, and hold harmless the Seller and its affiliates, and its and their shareholders, directors, members, managers, officers, employees and agents, and their respective heirs, successors, personal representatives and assigns (collectively, the "Seller Related Parties"), from and against any and all demands, claims, legal or administrative proceedings, losses, liabilities, damages, penalties, fines, liens, judgments, costs or expenses whatsoever (including, without limitation, reasonable attorneys' fees and costs), whether direct or indirect, known or unknown, foreseen or unforeseen, that may arise on account of any entry upon the Property by Purchaser or its agents, employees or representatives; provided, however, the foregoing indemnification shall not apply to the extent caused by or resulting from the gross negligence or willful misconduct of Seller.

13. Closing and Possession. The closing shall take place not later than thirty (30) days from the expiration of the Due Diligence Period. The Seller shall relinquish possession of the Property to the Purchaser at the time of closing. The deadline to close shall not be extended unless agreed to in writing by the Seller.

(a) Seller Deliveries. At Closing, Seller shall deliver the following:

- (i) the Deed, and if requested by Purchaser pursuant to Section 5, a non-warranty deed;
- (ii) Evidence of authority satisfactory to Purchaser and Title Company of the person signing the Deed and other documents executed by Seller at Closing, and the power and authority of Seller to convey the Property to Purchaser at Closing;
- (iii) An affidavit of possession executed by Seller in a form reasonably satisfactory to the Title Company to remove any exception as to claims of parties in possession of the Property under any lease or occupancy agreement

(iv) An affidavit and gap indemnity, as may be customary and reasonably required by the Title Company executed by Seller, in order for Title Company to remove the standard pre-printed exceptions from the Owner's Policy and issue the Owner's Policy with only the Permitted Exceptions listed as exceptions thereon;

(v) A signed closing statement;

(vi) South Carolina Form I-295;

(vii) 1099-S;

(viii) Other instruments or documents as may be reasonably requested by Purchaser or the Title Company, or reasonably necessary to effect or carry out the purposes of this Agreement, and subject to Seller's reasonable prior approval thereof.

(b) Purchaser's Deliveries. At closing, Purchaser shall deliver the following:

(i) The balance of the Purchase Price, subject to credits, adjustments and prorations as provided for in this Agreement, by wire transfer or other immediately available funds;

(ii) A signed closing statement;

(iii) Other instruments or documents as may be reasonably requested by Seller or the Title Company, or reasonably necessary to effect or carry out the purposes of this Agreement, and subject to Purchaser's reasonable prior approval thereof.

14. Condition. The Property is to remain in its current physical condition until closing. Until closing, Seller shall not, without the prior written consent of Purchaser, cause any cleaning, cutting, logging, plat or tree removal, landscaping, grading or any activity on the subject Property whatsoever which would in any way affect the topography and flora and fauna located on said Property. Seller makes no representations or warranties as to the condition of the Property, except as set forth herein, and Purchaser agrees to accept the Property in "as is" condition.

15. Representations of Seller. The Seller represents, and Purchaser acknowledges the following:

a. At the time of closing, Seller shall have fee simple title to the Property, free and clear of all liens or encumbrances or rights of others in possession except those liens or encumbrances as may be noted by the Seller on any exhibit hereto; or other matters set forth hereunder. At the Closing, defined herein, Seller will have and will convey by Quit Claim Deed in recordable form to Purchaser good, indefeasible and marketable fee simple title to the Property, free and clear of all mortgages, liens, encumbrances, restrictions, rights-of-way, easements, judgments and other matters affecting title, except the Permitted Title Exceptions, including but not limited to: (i) all conditions, covenants, easements,

restrictions, and rights of way indicated by instruments, including plats, of record; (ii) all applicable zoning and other land use regulations or restrictions of any political subdivision in which the Property is situate; (iii) ad valorem taxes which are not yet due and payable; (iv) liens and assessments, both general and special, and other governmental charges which are not yet due and payable and any roll back taxes; (v) all land use restrictions (including environmental, endangered species and wetlands), building and zoning codes and ordinances, and other laws, ordinances, regulations, rules, orders, licenses or determinations of any federal, state, county, municipal or other governmental authority heretofore, now or hereafter enacted, made or issued by any such authority; (vi) any state of facts which an accurate survey or an inspection of the Property would reveal, including, but not limited to, the location of boundary lines, improvements and encroachments, if any; (vii) all existing electric power, telephone, gas, sanitary sewer, storm sewer, water and other utility lines, pipelines, service lines, and facilities of any nature on, over or under the Property, and all recorded licenses, easements, rights-of-way, and other agreements relating thereto; and (viii) all existing public roads and streets (whether dedicated or undedicated), and all railroad lines and rights-of-way. During the term of this Contract, Seller shall not take any action which will adversely affect title to or the condition of the Property.

16. Notwithstanding anything to the contrary contained herein, subject to Purchaser's rights set forth in this Contract, Purchaser accepts the Property "as is" and "where is," subject to the risks of all defects and conditions. Purchaser acknowledges that it has adequate opportunity to inspect the Property and will be relying on such inspections. Seller has not made and does not make any warranty or representation, express or implied as to the merchantability, quantity, quality, physical condition or operation of the Property, zoning, the suitability or fitness of the Property or any improvements thereon, if any, for any specific or general use or purpose, or any other matter affecting or relating to the Property, its development or use including but not limited to, the Property's compliance with any environmental laws. Purchaser acknowledges that the provisions of this Contract for inspection and investigating of the Property are adequate to enable Purchaser to make Purchaser's own determination with respect to merchantability, quantity, quality, physical condition or operation of the Property, zoning, suitability or fitness of the Property or any improvements thereon, if any, for any specific or general use or purpose, or any other matter affecting or relating to the Property, its development or use, including without limitation, the Property's compliance with any environmental laws. Purchaser further acknowledges it has inspected the Property or has caused such inspection to be made and is thoroughly familiar and satisfied therewith, and agrees to take the Property in its physical condition, "AS IS, WHERE IS, WITH ALL FAULTS" as of the date of Closing, subject to the express conditions of this Contract. Seller shall not be liable or bound in any manner by any verbal or written statement, representation or information made or given by anyone pertaining to the Property, unless specifically set forth in this Contract. All of the provisions of this section shall survive Closing.

17. Notices. Any notices required or allowed to be furnished pursuant to the terms hereof shall be provided to Seller and Purchaser, at the addresses set forth below. Notices hereunder shall be in writing and may be hand delivered, mailed, or delivered by overnight courier service. If mailed, such notices shall be sent by certified mail, postage prepaid, return receipt requested. The date that is three (3) days after the date of mailing shall be deemed to be the date on which the notice was given. In the case of notices given by hand delivery or overnight courier,

such notices shall be deemed on the date of the actual delivery. Notices shall be sent to the addresses below or such other address as written notice of the change shall have been delivered to the other party.

Copies of all notices must be furnished to the parties and their respective attorneys at the following addresses:

PURCHASER:

SELLER:

City of Greer
Attn: Andy Merriman
301 E. Poinsett Street
Greer, SC 29651
amerriman@cityofgreer.org

PURCHASER'S ATTORNEY:

John Dubose
Smith Robinson

SELLER'S ATTORNEY:

Daniel R. Hughes
Duggan & Hughes, LLC
Post Office Box 449
Greer, South Carolina 29652-0449
dhughes@dugganhughes.com

18. Closing Costs. Seller agrees to be responsible for the costs associated with (i) the preparation, execution and delivery of the deed of conveyance along with all filing fees (deed stamps and transfer taxes) necessary for recording, (ii) a South Carolina Tax Disclaimer/Residency Affidavit, (iii) a Substitute Form 1099-S, (iv) removal of any objections to the Title Documents as agreed by Seller. Unless otherwise stated herein, Purchaser shall be responsible for all other costs and fees associated with the purchase of the subject property. Each party will be responsible for the payment of their respective attorney's fees.

19. Survival. Any provision herein contained which by its nature and effect is required to be observed, kept or performed after the closing, shall survive the closing and remain binding upon and for the benefit of the parties hereto until fully observed, kept or performed.

20. Entire Agreement. This contract contains the entire agreement of the parties and there are no representations, inducements or other provisions other than those expressed in writing. All changes, additions or deletions hereto must be in writing and signed by all parties.

21. Time of the Essence. TIME IS OF THE ESSENCE AS TO EACH OF THE TERMS AND CONDITIONS OF THIS CONTRACT.

22. Governing Law. This contract shall be construed under, and in accordance with, the laws of the State of South Carolina.

23. Good Standing and Authority to Bind the Parties. Seller and Purchaser warrant, acknowledge, and agree that the individual executing this Contract on behalf of the Seller and Purchaser has the legal and corporate authority to bind the Seller and Purchaser to this Contract.

24. Commissions. Seller and Purchaser hereby represent and warrant to the other that their sole contact with the other or with the Property has been made without the assistance of any broker or other third party. Purchaser and Seller shall each defend and hold the other party and each Affiliate of such party harmless from and against any and all claims, judgments, damages, penalties, fines, costs, liabilities, or losses (including, without limitation, reasonable attorneys' fees) resulting from the breach by the other party of the representations, warranties, and covenants set forth in this Section. Purchaser's and Seller's obligations under this Section shall survive the closing and termination of this Agreement.

25. Successors and Assigns. This contract shall be binding upon and shall inure to the benefit of the parties hereto, their successors and assigns.

26. Recitals; Construction. The Recitals set forth hereinabove are incorporated herein as if set forth fully. As used herein words in the singular include the plural, and the masculine includes the feminine and neuter genders as appropriate.

PURCHASER:

Date: _____, 2026

By: _____

Its:

SELLER: City of Greer

Date: _____, 2026.

By: Andy Merriman

Its: City Administrator

EXHIBIT "A"
PROPERTY DESCRIPTION

All that certain piece, parcel or lot of land lying and being situate in the State of South Carolina, County of Greenville, being know and designated as 10.908 acres, more or less on plat entitled ALTA/ACSM LAND TITLE AND TOPOGRAPHIC SURVEY FOR NEWSRING CHURCH, INC., prepared by Freeland & Associates, Inc, dated July 8, 2013 and recorded August 1, 2013 in Plat Book 1160 at Page 29 m the Register of Deeds Office for Greenville County, South Carolina, as shown on said most recent plat and being more particularly described on Exhibit A attached hereto.

ALSO:

All that certain piece, parcel or lot of land, with improvements thereon, situate, lying and being in the State of South Carolina, County of Greenville, located as the intersection of the westerly edge of the right of way of S C Highway 14 and the northwesterly edge of the right-of-way of Hammett Bridge Road, containing 0.791 acres, according to a plat of survey entitled Survey for R L. Jordan Oil Company, Inc., prepared by Neil R. Phillips & Company, Inc., dated April 12, 2012. For a more complete description as to metes and bounds, courses and distances reference is hereby made to said most recent plat. Said property more particularly described as follows:

Beginning at a point at the intersection of the westerly edge of the right of way of S C Highway 14 and the northwesterly edge of the right of way of Hammett Bridge Road with an iron pin set and running thence with the northwesterly edge of the right of way of Hammett Bndge Road S 28-25-35 W 47.16 feet to an iron pin set, thence continuing along the northwesterly edge of the nght of way of Hammett Bridge Road S 79-52-15 W 58.67 feet to an iron pin set, thence S 66-17-08 W 51.82 feet to an iron pin set; thence N 03-23-33 W 3.75 feet to an iron pin set, thence N 03-40-55 W 209 98 feet to an iron pin found, thence N 40-18-54 E 190.59 feet to an iron pm found; thence S 03-37-05 E 21.42 feet to an iron pin set along the right of way of Highway 14; thence S 03-35-11 E 75.14 feet to an iron pin set along the right of way of Highway 14, being the point of beginning.

This being the same property conveyed to the City of Greer by deed from Newspring Church, Inc. dated August 29, 2024 and recorded August 30, 2024 in Deed Book 2729 at Page 2715, Greenville County ROD Office.

TMS No. 0535010103502

EXHIBIT "B"
PERMITTED TITLE EXCEPTIONS

Recorded restrictions and regulations which do not unreasonably restrict Purchaser's intended use of the property.

Valid and enforceable drainage, sewer, and utility easements of the type which are normally and usually found on commercial property, provided they do not unreasonably interfere with the use of the property for development and its use.

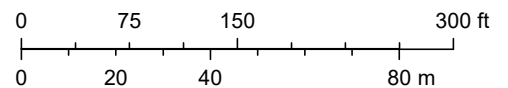
Standard policy exceptions contained in owner's title insurance form in effect as of the date of this contract and issued by Chicago Title Insurance Company.

EXHIBIT “C”
GIS MAP



November 27, 2023

1:1,600



Greenville County GIS Division, Greenville, South Carolina, Greenville County GIS Division, Greenville, South Carolina 29601, Greenville County, South Carolina GIS Division