



AGENDA
Greer City Council

July 28, 2026

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

6:30 PM
Council Regular Meeting

Call to Order of Regular Meeting

Mayor Rick Danner

Invocation and Pledge of Allegiance

Councilman Jay Arrowood

1. 2026 Council Invocation Schedule

Public Forum

Minutes of Council Meeting

1. July 14, 2026 (Action Required)

Petitioner

1. Lewis Vaughn would like to speak before the Council regarding the 2026-2027 budget.

Departmental Reports

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

8. Police Department Activity Report - June 2026
9. Public Services Activity Report - June 2026
10. Social Media & Website Activity Report - June 2026

Administrator's Report

Andy Merriman, City Administrator

Old Business

1. Second and Final Reading of Ordinance Number 19-2026
AN ORDINANCE TO PROVIDE FOR THE ANNEXATION OF CERTAIN PROPERTIES OWNED BY 199 LLC LOCATED ON FREEMAN FARM ROAD BY ONE HUNDRED PERCENT PETITION; AND TO ESTABLISH A ZONING CLASSIFICATION OF TRADITIONAL NEIGHBORHOOD (TN) FOR SAID PROPERTIES (Action Required)
2. Second and Final 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)
3. Second and Final 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)

New Business

1. Award Recommendation - Sports and Events Center Furniture Package
The City of Greer, in collaboration with the architectural firm McMillan Pazdan Smith, has developed a comprehensive furniture package to support operations at the Sports and Events Center located at 1529 S Hwy 14. The furniture package will be purchased through vendors participating in State Term Contracts and co-operative contracts with Sourcewell and TIPS as permitted by our Code of Ordinance. Staff requests that the furniture package price of \$684,913.38 be approved by council. Funding for this project will come from the Corporation for Greer Fund. (Action Required)
Adam Forringer | Director of Sports and Events Center
2. First Reading of Ordinance Number 22-2026
AN ORDINANCE TO CHANGE THE ZONING CLASSIFICATION OF CERTAIN PROPERTIES OWNED BY APOSTOLIC ASSEMBLY OF THE FAITH IN CHRIST JESUS LOCATED AT VICTOR STREET AND 403 ARLINGTON ROAD FROM COMMERCIAL GENERAL (CG) AND MEDIUM DENSITY RESIDENTIAL (MD) TO OFFICE PROFESSIONAL (OP) (Action Required)
Heather Stahl, AICP | Planner II
3. First Reading of Ordinance Number 23-2026
AN ORDINANCE TO CHANGE THE ZONING CLASSIFICATION OF A CERTAIN PROPERTY OWNED BY E. WRYLEY BETTIS LOCATED ON

JACKSON STREET FROM SUBURBAN NEIGHBORHOOD (SN) TO
TRADITIONAL NEIGHBORHOOD (TN) (Action Required)
Heather Stahl, AICP | Planner II

4. First Reading of Ordinance Number 24-2026
AN ORDINANCE AUTHORIZING THE CONVEYANCE OF AN EASEMENT IN
CERTAIN REAL PROPERTY IN THE CITY OF GREER (Action Required)
Lindsey James | Project Coordinator
5. First Reading of Ordinance Number 29-2026
AN ORDINANCE AMENDING THE TEXT OF THE CITY OF GREER UNIFIED
DEVELOPMENT ORDINANCE PERTAINING TO ELECTRONIC MESSAGE
BOARD AND DIGITAL DISPLAY SIGNAGE (DIGITAL DISPLAY
STANDARDS). (Action Required)
Alexander D. Cahill, AICP | Planning & Development Director
6. First and Final Reading of Resolution Number 20-2026
A RESOLUTION IN CONSIDERATION OF A REQUEST FOR CLOSURE OF
A PORTION OF AN ALLEY IN THE CITY OF GREER AND TO REFER THE
CLOSURE OF THE ALLEY TO THE CITY ATTORNEY PURSUANT TO CITY
ORDINANCE 78-11 (Action Required)
Andy Merriman, City Administrator

Executive Session

Council may take action on matters discussed in executive session.

Adjournment

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



**Greer City Council
2026 Invocation Schedule**

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

CITY OF GREER, SOUTH CAROLINA

MINUTES of the FORMAL MEETING of GREER CITY COUNCIL July 14, 2026

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

Call to Order of the Formal Meeting

Mayor Rick Danner – 6:31 P.M.

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

Others present: Andy Merriman, City Administrator, Tammela Duncan, Municipal Clerk, 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

Mayor Rick Danner

Public Forum

No one signed up to speak.

Minutes of the Council Meeting June 23, 2026 (Council Regular Session)

ACTION – Councilman Paul Lamb made a motion that the minutes of June 23, 2026 (Regular Session), be received as written. Councilman Wryley Bettis seconded the motion.

VOTE - Motion carried 7-0.

Special Recognition

Employee Recognition

Mayor Rick Danner read Resolution Number 17-2026 recognizing and commending the following City of Greer Employees for their dedicated and faithful service. Each employee was presented with a Certificate of Appreciation and a day off.

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.

Petitioner

Lewis Vaughn, 623 Ashley Commons Ct., Greer, SC 29651 spoke regarding the 2026-2027 budget.

Andy Merriman, City Administrator, presented the following:

Greer Heritage Museum

Greer150: Greer Uncovered, will be Saturday, July 18 from 12pm – 4pm. Behind-the-scenes locations will open for one special day. Park at Jason Street Garage for the shuttle that will take you to historic homes and special locations throughout Greer. See the Greer Heritage Museum's website for tickets.

Greer City Park Events:

Tunes in the Park

Saturday, July 18 from 6pm-9pm. Enjoy food, beverage, dessert vendors and live music.

Greer Farmers Market

Sunday, July 19 from 11am – 2pm will be the 6th Annual Peach Cookoff Fundraiser to benefit the Greer Farmers Market.

Sunday, July 26 from 11am-2pm will be Watermelon Day and Plant Swap.

See the Greer Farmers Market website for the full list of details.

Moonlight Movies

Thursday, July 23 from 6pm-9pm. Enjoy the movie Inside Out 2 at the Greer City Park Amphitheater. Concessions will be available for purchase, and guests are encouraged to bring blankets or chairs. Pre-show fun & crafts start at 6:00pm. Movies start at 7:00pm

Appointments to Boards and Commissions

Board of Zoning Appeals

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

ACTION – Councilman Mark Hopper nominated Justin T. Bradley for appointment to the Board of Zoning Appeals. Councilman Paul Lamb seconded the motion.

VOTE – Motion carried 7-0.

NEW BUSINESS

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

Ashley Kaade, Planning Manager presented the request. She stated staff recommend approval. Planning Commission will hold a public hearing July 20, 2026.

ACTION – Councilman Paul Lamb made a motion to approve First Reading of Ordinance Number 20-2026. Councilman Jay Arrowood seconded the motion.

Discussion held. A representative Marshall McAbee spoke.

VOTE – Motion carried 7-0.

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

Ashley Kaade, Planning Manager presented the request. She stated staff recommend approval. Planning Commission will hold a public hearing July 20, 2026.

ACTION – Councilman Paul Lamb made a motion to approve First Reading of Ordinance Number 21-2026. Councilman Jay Arrowood seconded the motion.

Discussion held. A representative was present but did not speak.

VOTE – Motion carried 7-0.

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

David Buchanan, Civil Engineer presented the request.

ACTION – Councilman Mark Hopper made a motion to approve First and Final Reading of Resolution Number 18-2026. Councilman Paul Lamb seconded the motion.

Discussion held.

VOTE – Motion carried 7-0.

First and Final Reading of Resolution Number 19-2026

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

Chris Kline, Finance Director presented the request.

ACTION – Councilman Wryley Bettis made a motion to approve First and Final Reading of Resolution Number 19-2026. Councilman Paul Lamb seconded the motion.

Discussion held.

VOTE – Motion carried 7-0.

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.

Adam Vidalis, P.E. | Civil Engineer II – Stormwater presented the request.

ACTION – Councilman Jay Arrowood made a motion to approve Compliance Envirosystems in an amount not to exceed \$200,000.00. Councilman Paul Lamb seconded the motion.
Discussion held.

VOTE – Motion carried 7-0.

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

Alex Cahill, Director of Planning and Development presented the request.

ACTION – Councilman Paul Lamb made a motion to approve First and Final Reading of Resolution Number 13-2026. Councilman Jay Arrowood seconded the motion.

Discussion held.

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

First Reading of Ordinance Number 26-2026

AN ORDINANCE AUTHORIZING THE CONVEYANCE OF EASEMENTS IN CERTAIN REAL PROPERTY IN THE CITY OF GREER (E. Wade Hampton Boulevard and Hawkesberry Drive)

Andy Merriman, City Administrator and Ashley Kaade, Planning Manager presented the request.

ACTION – Councilman Paul Lamb made a motion to approve First Reading of Ordinance Number 26-2026. Councilman Karuiam Booker seconded the motion.

Discussion held.

VOTE – Motion carried 7-0.

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 (Project Keystone)

Item to be held over until after Executive Session.

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 (Project Titus)

Item to be held over until after Executive Session.

Executive Session

- 1. Contractual Matters – Project Keystone and Project Titus**
- 2. Legal Matter – Pending Legal Matter**

ACTION – In (8:19 p.m.) – Councilmember Mark Hopper made a motion to enter into Executive Session to discuss two (2) Contractual Matters pertaining to Project Keystone and Project Titus; and one (1) Legal Matter pertaining to an update on a pending Legal Matter allowed by State Statute Section 30-4-70(a)(2). Councilmember Paul Lamb seconded the motion. Motion carried 7-0.

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

ACTION - Out (8:59 p.m.) – Councilmember Mark Hopper made a motion to come out of Executive Session. Councilmember Wryley Bettis seconded the motion. Motion carried 7-0.

Motion after Executive Session

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 (Project Keystone)

Andy Merriman, City Administrator spoke briefly.

ACTION – Councilman Paul Lamb made a motion to approve First Reading of Ordinance Number 27-2026. Councilman Mark Hopper seconded the motion.

VOTE – Motion carried 7-0.

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 (Project Titus)

Andy Merriman, City Administrator spoke briefly.

ACTION – Councilman Wryley Bettis made a motion to approve First Reading of Ordinance Number 28-2026. Councilman Paul Lamb seconded the motion.

Discussion.

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

Adjourn

There being no further business, the meeting was adjourned at 9:03 P.M.

Tammela Duncan, Municipal Clerk

Richard W. Danner, Mayor

Approval Date: July 28, 2026 _____

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

Memorandum

To: City Council

From:

Subject: Economic Development Activity Report - June 2026

Date: July 28, 2026

CC:

Summary:

Attachments:

1. Economic Development Activity Report - June 2026

ECONOMIC DEVELOPMENT
KEY PERFORMANCE INDICATORS
June 2026

Objectives	Key Performance Indicators	Initiatives	Results	Evaluation	Next Actions
Business Retention	Conduct Company Visits with a Variety of Industrial and Commercial Businesses in the City of Greer	Schedule and Complete Business Retention and Expansion ("BRE") visits with Greer Businesses to address concerns and issues, determine needs, and assess opportunities.	8 Business Retention visits completed. Scheduling for 7 BRE visits. Planning underway for a BRE event with Greenville Area Development Corporation in Greer. Completed Business Appreciation BBQ in Pleasant Grove area.	Meeting Expectations	Schedule one on one BRE visits.
	Support Business and Industry Needs and Objectives to Solidify Connections to the City of Greer and Facilitate Expansions	Address timely issues and define value-add opportunities for businesses and industries.	Demo of Size Up small business data platform completed.	Meeting Expectations	Identify new strategy to add value for Small Businesses.
Objectives	Key Performance Indicators	Initiatives	Results	Evaluation	Next Actions
Economic Development Recruiting	Build a Healthy Economic Development Project Pipeline	(1) Build relationships, field inquiries, generate leads, convert leads to projects, and manage pipeline to company decision. (2) Facilitate donut-hole annexation projects.	15 new inquiries generated in June from sources including the Upstate Alliance and local Real Estate Brokers.	Meeting Expectations	Ramp up COI visits with a goal of two or more each month.
	Increase Tax Base and Promote Job Creation	Close projects that increase tax base, create jobs with competitive wage averages, and improve quality of life.	Pipeline: 51 active Leads, 10 active Projects, 5 Losses, and 9 Wins (Manufacturing, Distribution, Professional Office, and Restaurant). Total new capital investment is \$24,400,000 and 141 new jobs created.	Meeting Expectations	Work Project pipeline to move Leads to Project status. Connect County and State partners for Project Incentives Proposals.
	Diversify the Greer Economy	Recruit companies and support talent initiatives that diversity the Greer economy.	Pipeline projects include Restaurant, Retail, Industrial Manufacturing (Automotive, Advanced Manufacturing, and Aerospace), and Multi-family.	Meeting Expectations	Attend conferences and recruiting opportunities that provide diverse lead opportunities.
Objectives	Key Performance Indicators	Initiatives	Results	Evaluation	Next Actions
Product Development	Facilitate Industrial and Commercial Product Development	Facilitate the creation or redevelopment of competitive industrial and commercial buildings and sites.	Commercial: Active projects for Project Keystone, Project Indy, and Project Titus. Industrial: Continued discussion regarding Velocity Park remaining parcels.	Meeting Expectations	Negotiate Purchase Sale Agreements and Development Agreements for Commercial Projects.
	Facilitate Special Projects	Facilitate unique and mixed use projects that are significant to Greer.	Evaluating a potential lead with an Affordable Housing component.	Meeting Expectations	Understand Council priorities relative to Affordable Housing and the City of Greer Affordable Housing Strategy.
Objectives	Key Performance Indicators	Initiatives	Results	Evaluation	Next Actions

ECONOMIC DEVELOPMENT
KEY PEROFRMANCE INDICATORS
June 2026

Objectives	Key Performance Indicators	Initiatives	Results	Evaluation	Next Actions
Admin	Develop Staff	Participate in professional development programs and implement best practices into program of work.	<u>Jeff Howard</u> attended SC Automotive Summit, Upstate Alliance Atlanta Site Selection Consultant Event, Leadership Spartanburg, and Upstate Alliance recruiting trip to Chicago. <u>Reno Deaton</u> attended SC Bio, Local Government Leadership Institute, and SCEDA Membership Meeting and Annual Conference. <u>Team</u> participated in SC Rural Summit	Exceeding Expectations	Upcoming Conferences and Recruiting Opportunities: SCEDA Membership Meeting
	Support City of Greer Business Development Functions	Provide support to Sports & Events Center and Tourism recruiting activities.	Facilitating Corporate Sponsor and Partner recruitment for Sports & Events Center.	Meeting Expectations	Monthly sales meeting regarding prospect identification and pipeline.
	Support Greer Moves	Provide staff support to Greer Moves.	Financial management.	Meeting Expectations	SC Secretary of State registration and submission of Lobbyist Disclosure

Memorandum

To: City Council

From:

Subject: Engineering Activity Report - June 2026

Date: July 28, 2026

CC:

Summary:

Attachments:

1. Engineering Activity Report - June 2026

**June
2026**

Engineering Department Monthly Report

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

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

Engineering/Capital Projects (ongoing):

- Sidewalk Improvement Various locations – Complete →
- Brookshire/Woodruff Rd Improvement – Contract finalized
- McElrath Road Improvement – Council approved, contracts being processed



Stormwater Projects:

- Stormdrain CIP project – need start date from contractor
- Storm Drain Asset Mgmt./Watershed study phs. 2- to Council July 14

Engineering Activities:

- Snow Road guard rail repair – complete →
- 2026 Paving – GnvI side – Let in July
- Engineering Manual update – contracts signed
- Safe Streets for All (SS4A) – Consultant under way
- Traffic Calming – Vandiventer/Cunningham – Complete
- Cunningham Drive SD Improvement – scope development – acquiring r/w
- Quiet Crossing/Moore St. closure – RR starting soon
- 2026 Pavement Preservation – Council approved – Start in summer
- Cannon St Parking Deck - developing long term maintenance plan
- Infrastructure inspection data collection - (Culverts) nearing completion
- Development process review - ongoing



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

Active projects:

- Brookside Farms sidewalk issue
- Westmoreland Rd project annexation and utility discussions
- Greer Sports & Events Center – utility coordination and weekly meetings
- Intake Reviews – Lorla St Hotel, E. Phillips commercial dev, Hannah Grove, Arlington Commons major modification

Other:

- Supervisor Training (11th)
- Expedited project review policy discussion with Planning
- Encroachment Permit mtg with CPW
- Magnolia Green private to public road review
- Cartegraph (now EAM) planning meetings

Assistant City Engineer – Nathan Jackson, P.E.

Tasks:

- Floodplain Review performed for Wards Creek Trail and communicated requirements to the development team.
- Culvert Asset Evaluation: Reviewed data from previous inspections, and GIS is currently importing the data into asset management software (EAM) after completing the linework.
- Orphaned Roads: Continued compiling list of disputed road ownerships (AKA Orphaned Roads) while noting varying levels of complexity before further discussions with Administration, legal team, and Greenville County. Discussions typically performed on a monthly basis with Engineering Dpt, Administration, and Planning Dpt.
- Old Woodruff & Brookshire Roads – Subgrade Improvement and Repaving: Procurement Agreement was signed in June. CoTransCo indicated they will update with tentative schedule but plan to complete the work before 2027.
- Enterprise Asset Management (EAM): Assisting with the collection of asset inventory and the development of future asset condition projections for associated maintenance projects. Performing Scenarios for future Paving and Pavement Preservation street lists to be assessed prior to implementation. Preparing agenda for routine meetings to potentially begin in July with other department head designated users to assist with uniform application of the software.
- Street Paving: Provided Greenville County the list of streets to be paved in that county. Spartanburg County requested their list to be completed by December 2026.
- Street Preservation: HA5 treatment tentatively scheduled for July. Reclamite to be performed before 2027 with tentative schedule to be provided at a later date. Meeting with Greenville County Pavement Engineer and possibly other peers for roundtable preservation discussion in July as we plan for FY27 efforts.
- Stillwaters Phase III: Finalizing bond call documents. Plan for contractor procurement in July.
- Bridge Maintenance: Coordinating with Public Services to perform erosion control improvements at W Phillips Rd Bridge.
- Closeout Inspection: Lakeside Cottages closeout inspection performed and communicated punchlist to development team.

Other:

- Stormwater Capital Improvement Projects: Continued supporting Adam Vidalis who is managing these new projects for the City of Greer.
- Continuing Education: Attended SC Association of Stormwater Managers conference, Enterprise Asset Management Southeast User Group meeting, and supervisor training.
- Completed performance evaluations for my team.

Engineering and Stormwater Civil Engineer – David Buchanan, EIT

- Reviewed three (3) submittals for PAC.
- Reviewed three (3) Engineering submittals for SDPs.
- As part of the development of the City Transportation Safety Action Plan (as part of the federal grant programs Safe Streets for All), staff (with coordination of the consultant Bolton & Menk) held two stakeholder meetings. One with Greenville County School District and Spartanburg County School District 5 representatives, and a second meeting with representatives from Greer Fire and Police Departments. The goal of these stakeholder meetings was to add the institutional knowledge of traffic issues and concerns with the analytical results of the crash data gathered. Additionally, three community engagement pop-up events are being planned to solicit additional community feedback about outstanding traffic and pedestrian safety concerns.
- Ongoing improvements to coordination and communication with Greer CPW with items relation to encroachment on City owned roadways.

Civil Engineer II – Stormwater Division – Adam Vidalis, PE

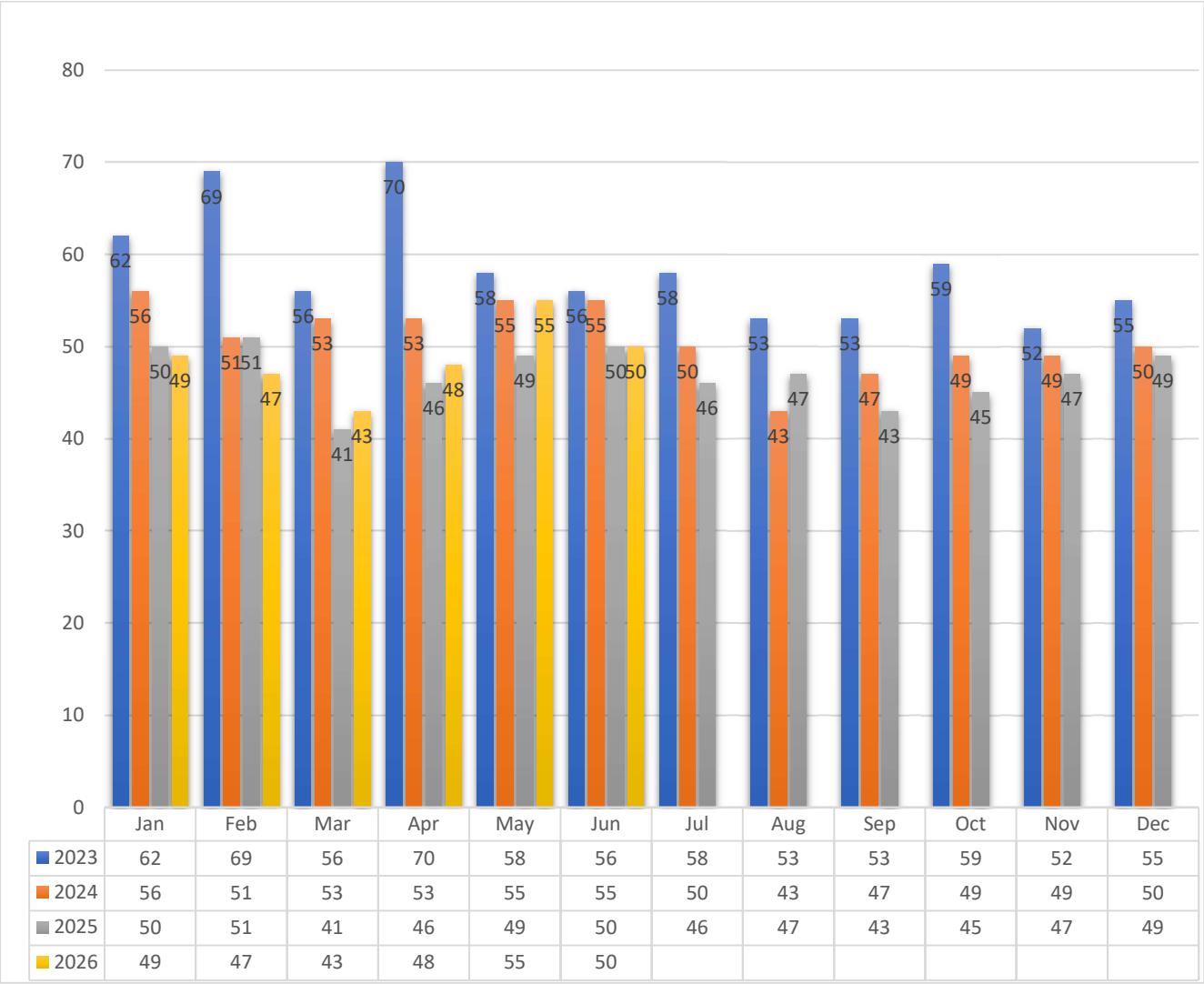
- 1) Stormwater Project Coordination Meeting 6/2
- 2) 2701 E Phillips Rd Pre-Construction meeting 6/2
- 3) Engineering & Stormwater Meeting 6/10
- 4) Adley Trace Drainage Issue Meeting w/ Resident and Developer
- 5) Stormwater Project Coordination Meeting 6/23
- 6) Engineering & Stormwater Meeting 6/24
- 7) Expedited Review Policy Discussion 6/29

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

2026 Stormwater Summary January 1 st , 2026 through June 30 th , 2026		
Projects Submitted	Site Dev. Plan Reviews	Preconstruction Meetings
23	71	9

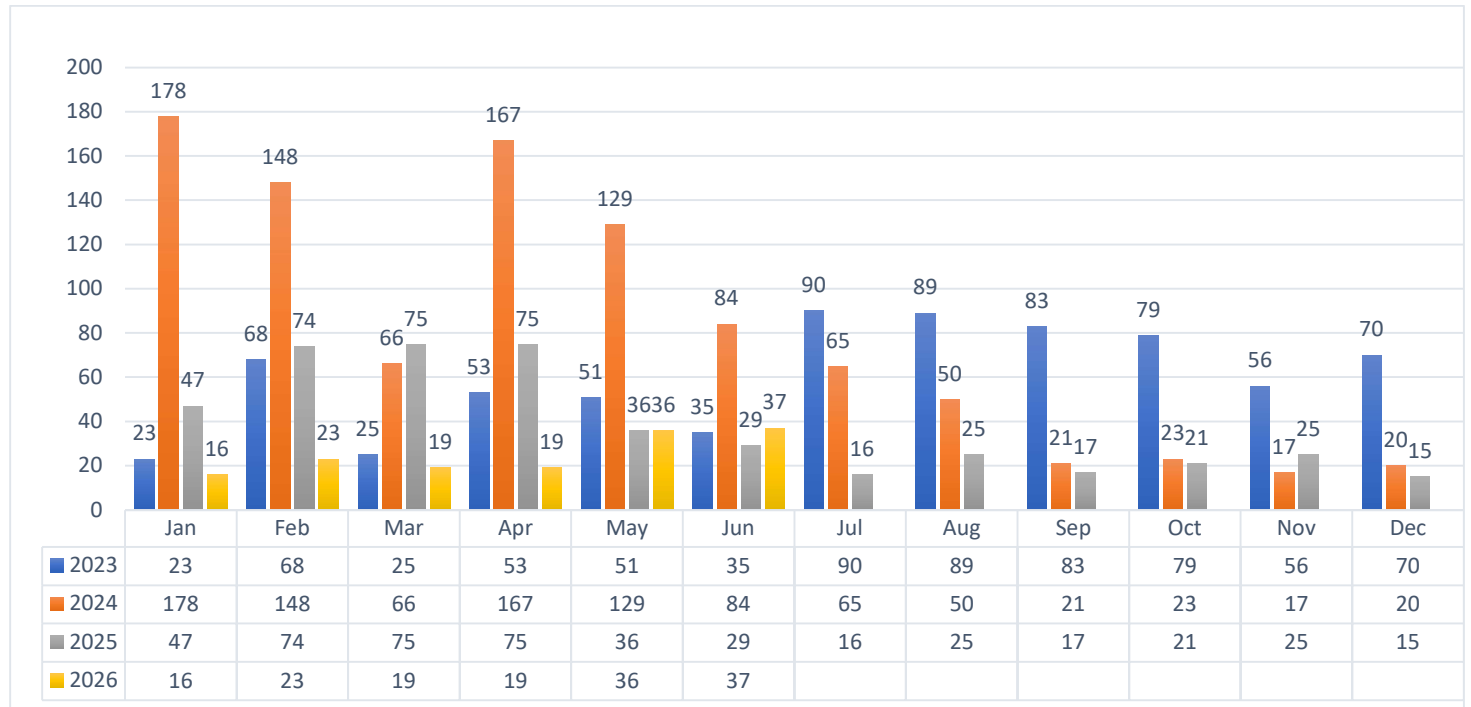
Historical Project Submittals		
Year	Projects Submitted	
	Commercial	Residential
2026	17	6
2025	25	
2024	39	
2023	51	
2022	50	
2021	55	
2020	32	
2019	41	
2018	46	
2017	37	
2016	41	
2015	35	
2014	34	

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



STORMWATER INSPECTION: Anthony Copeland / Scott Reid / Jim Arnau

37 Individual LOT Drainage Plan Reviews (Per Month)



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

Subd. / Project Name	Date	Operation
Alexander Place Subd	6/2/2026	Stone Base Proof-roll
Alexander Place Subd	6/2/2026	Asphalt Binder Placement
Alexander Place Subd	6/3/2026	Asphalt Binder Placement

Addressed Citizen Complaints: Anthony Copeland

Issue	Complaint Date	Address	Resolution	Completed
SW Runoff	6/3/2026	321 Juniper Leaf Way	Neighboring Lot requires stabilization	On-Going (Can't locate the owner)

Memorandum

To: City Council

From:

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

Date: July 28, 2026

CC:

Summary:

Attachments:

1. Financial Activity Report - June 2026



June 2026 Summary Financial Report

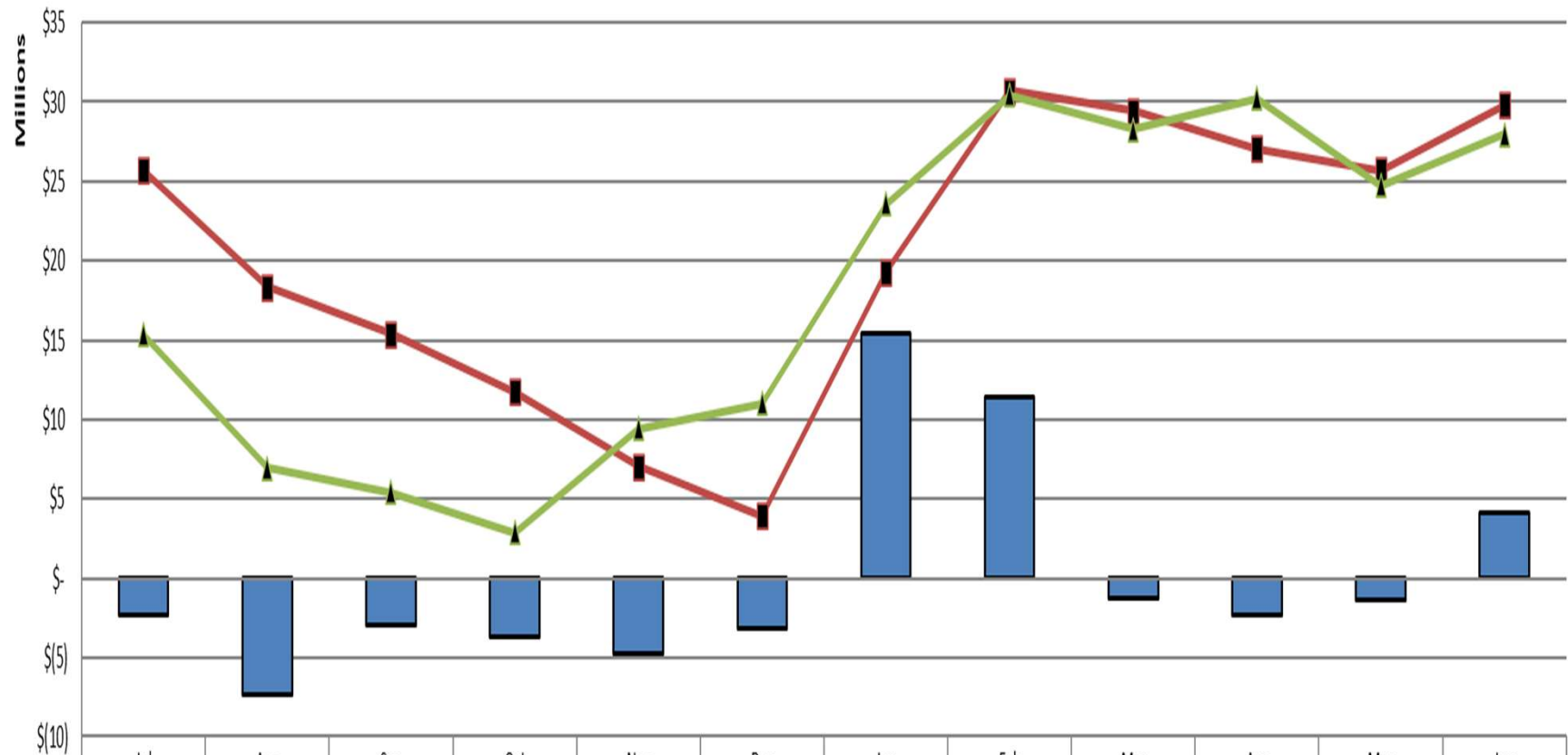


Financial Performance Summary

As of Month End June, 2026

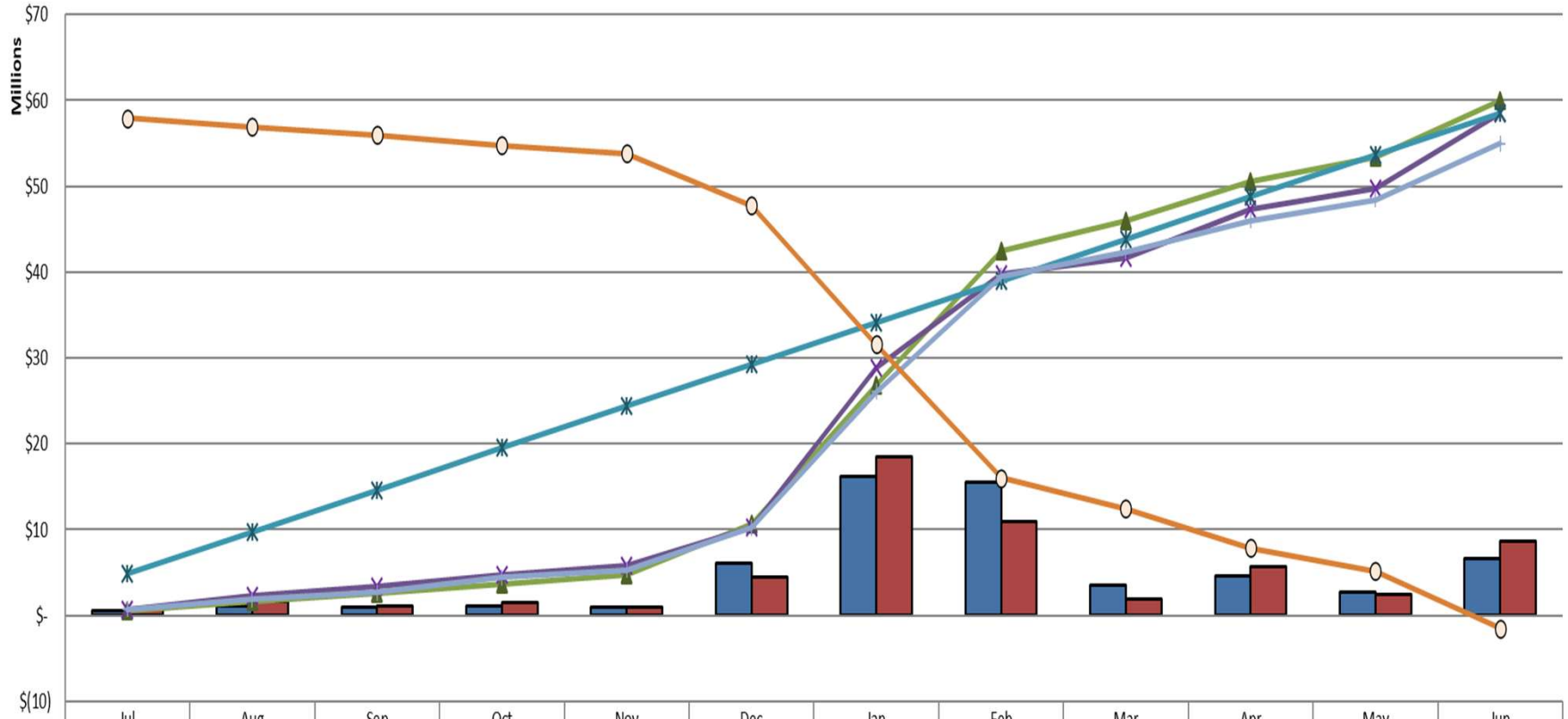
Quick Look Indicators	This Month	This Year	Balance
GENERAL FUND			
Cash Balance	↑	↑	\$ 29,825,232
Revenue	↑	↑	\$ 60,020,798
Total Expenditures	↑	↑	\$ 55,979,734
Total Percentage (Over) / Under	-	↓	4%
Revenue Benchmark Variance	↓	↓	\$ 1,527,343
Expenditure Benchmark Variance	↓	↓	\$ 2,513,721
Overall Benchmark Variance	↑	↓	\$ 4,041,064
HOSPITALITY FUND			
Cash Balance	↓	↑	\$ 2,848,818
Revenue	↑	↑	\$ 4,078,834
Expenditures	↓	↑	\$ 3,496,118
STORM WATER FUND			
Cash Balance	↓	↓	\$ 3,587,427
Revenue	↑	↓	\$ 1,601,975
Expenditures	↑	↓	\$ 1,163,023

Cash Balance - General Fund Fiscal Year 2025/26



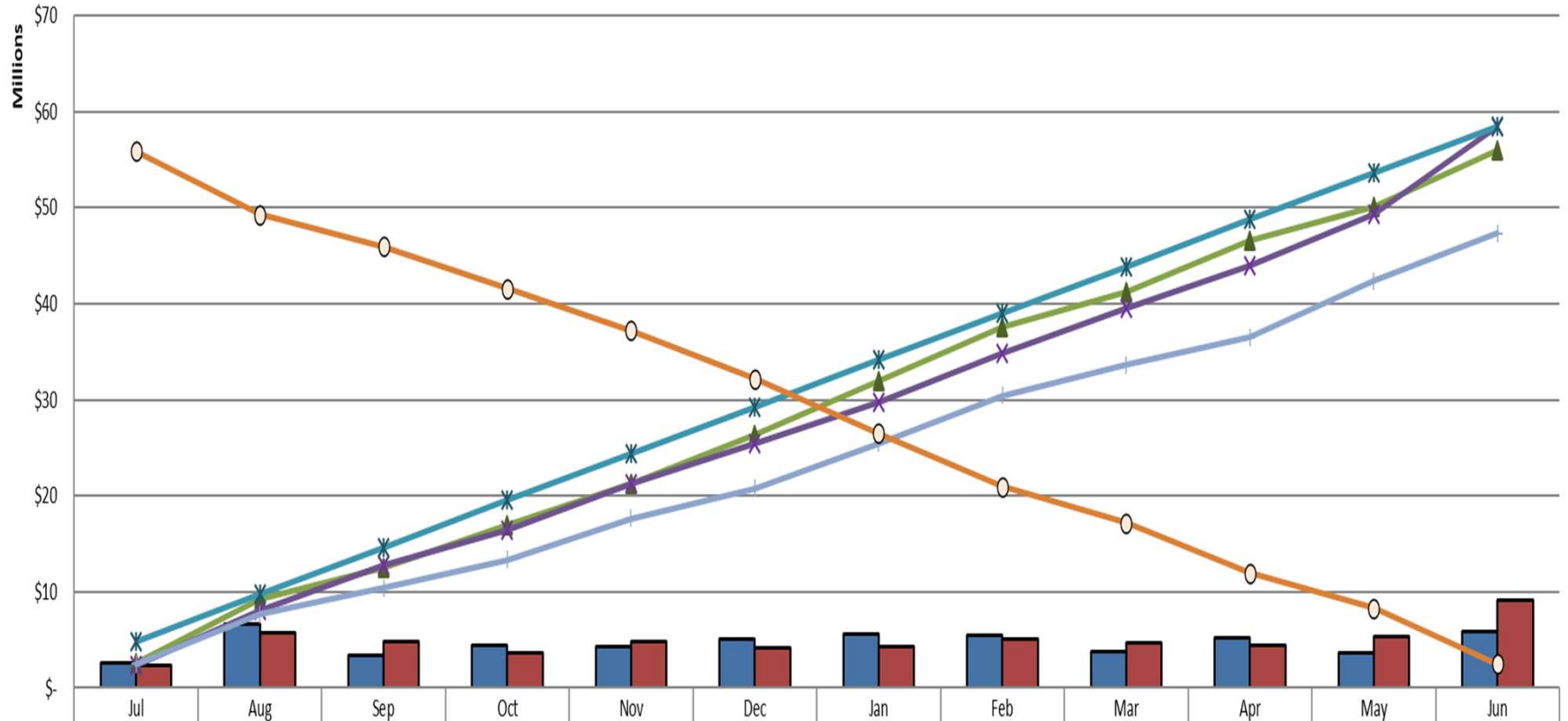
Net Monthly Cash	(2,308,429)	(7,349,027)	(2,938,291)	(3,659,285)	(4,687,980)	(3,114,054)	15,385,364	11,395,319	(1,297,397)	(2,333,793)	(1,378,374)	4,127,240
Current Fiscal YTD Balance	25,675,509	18,326,482	15,388,191	11,728,906	7,040,926	3,926,873	19,312,236	30,707,556	29,410,159	27,076,366	25,697,992	29,825,232
Prior Fiscal YTD Balance	15,365,663	6,946,276	5,444,426	2,910,699	9,424,490	11,024,263	23,580,410	30,440,369	28,283,570	30,231,083	24,714,552	27,936,002

Revenue - General Fund Fiscal Year 2025/26



	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun
Monthly Actual	545,154	1,037,247	951,816	1,162,409	989,782	6,035,209	16,157,279	15,570,783	3,563,684	4,577,394	2,746,998	6,683,043
Monthly Benchmark	631,405	1,624,340	1,075,470	1,442,008	997,141	4,518,447	18,526,760	10,984,453	1,848,023	5,671,981	2,472,095	8,701,332
YTD Actual	545,154	1,582,401	2,534,217	3,696,626	4,686,408	10,721,617	26,878,896	42,449,679	46,013,363	50,590,757	53,337,755	60,020,798
YTD Benchmark	631,405	2,255,745	3,331,215	4,773,223	5,770,364	10,288,811	28,815,571	39,800,024	41,648,047	47,320,028	49,792,123	58,493,455
YTD Prorated Budget	4,874,455	9,748,909	14,623,364	19,497,818	24,372,273	29,246,728	34,121,182	38,995,637	43,870,091	48,744,546	53,619,000	58,493,455
Prior YTD Actual	724,221	1,881,093	2,699,925	4,453,499	5,303,274	10,219,443	26,096,702	39,529,741	42,369,107	45,999,370	48,430,303	54,988,763
Balance to Collect	57,948,301	56,911,054	55,959,238	54,796,829	53,807,047	47,771,838	31,614,559	16,043,776	12,480,092	7,902,698	5,155,700	(1,527,343)

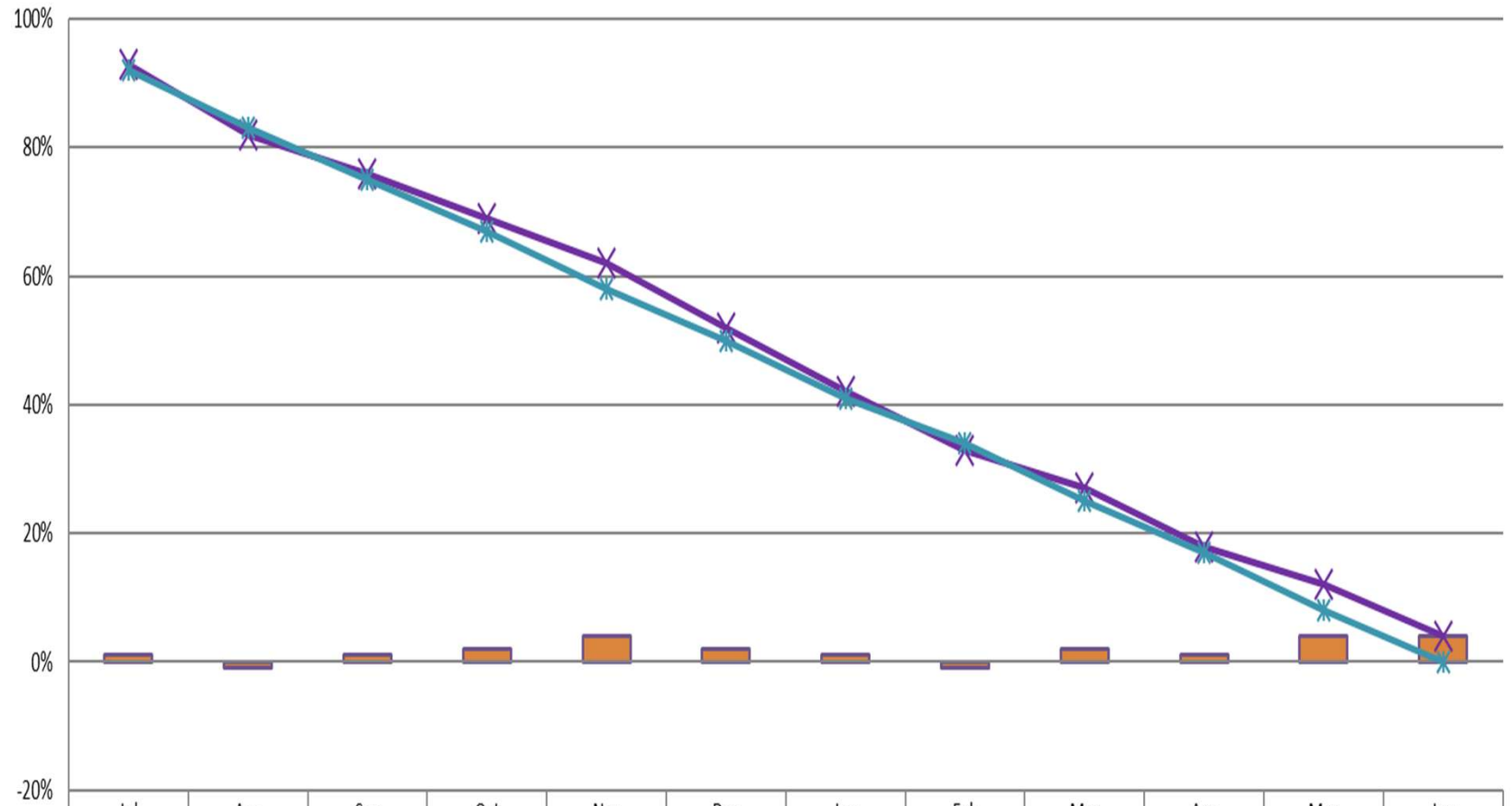
Expenditures - General Fund Fiscal Year 2025/26



	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun
Monthly Actual	2,595,589	6,597,549	3,347,470	4,393,341	4,352,333	5,050,659	5,654,158	5,519,345	3,773,149	5,240,346	3,639,823	5,815,971
Monthly Benchmark	2,348,409	5,667,786	4,771,770	3,697,279	4,806,845	4,184,396	4,258,803	5,120,648	4,686,925	4,467,739	5,337,613	9,145,242
YTD Actual	2,595,589	9,193,137	12,540,608	16,933,948	21,286,282	26,336,941	31,991,099	37,510,444	41,283,594	46,523,940	50,163,763	55,979,734
YTD Benchmark	2,348,409	8,016,195	12,787,965	16,485,244	21,292,089	25,476,485	29,735,288	34,855,936	39,542,861	44,010,600	49,348,213	58,493,455
YTD Prorated Budget	4,874,455	9,748,909	14,623,364	19,497,818	24,372,273	29,246,728	34,121,182	38,995,637	43,870,091	48,744,546	53,619,000	58,493,455
Prior YTD Actual	2,510,280	7,627,439	10,361,397	13,357,283	17,638,435	20,749,577	25,497,224	30,401,205	33,613,963	36,512,569	42,347,822	47,304,975
Balance to Expend	55,897,866	49,300,318	45,952,847	41,559,507	37,207,173	32,156,514	26,502,356	20,983,011	17,209,861	11,969,515	8,329,692	2,513,721

Budget Percent Remaining - General Fund

Fiscal Year 2025/26



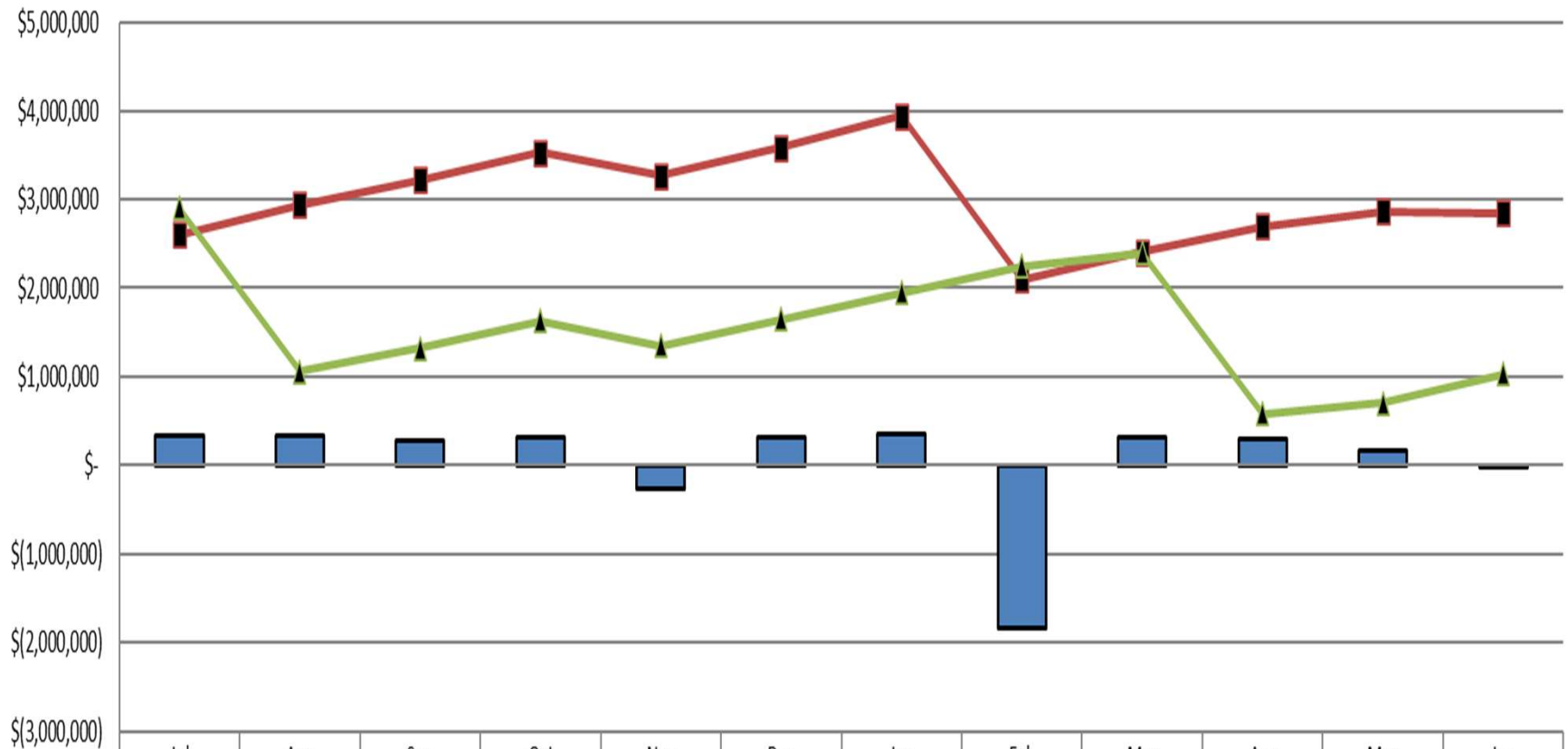
	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun
(Over) Under Budget	1	(1)	1	2	4	2	1	(1)	2	1	4	4
Actual Percent Remaining	93	82	76	69	62	52	42	33	27	18	12	4
Prorated Percent Remaining	92	83	75	67	58	50	41	34	25	17	8	0



Hospitality Taxes Fund

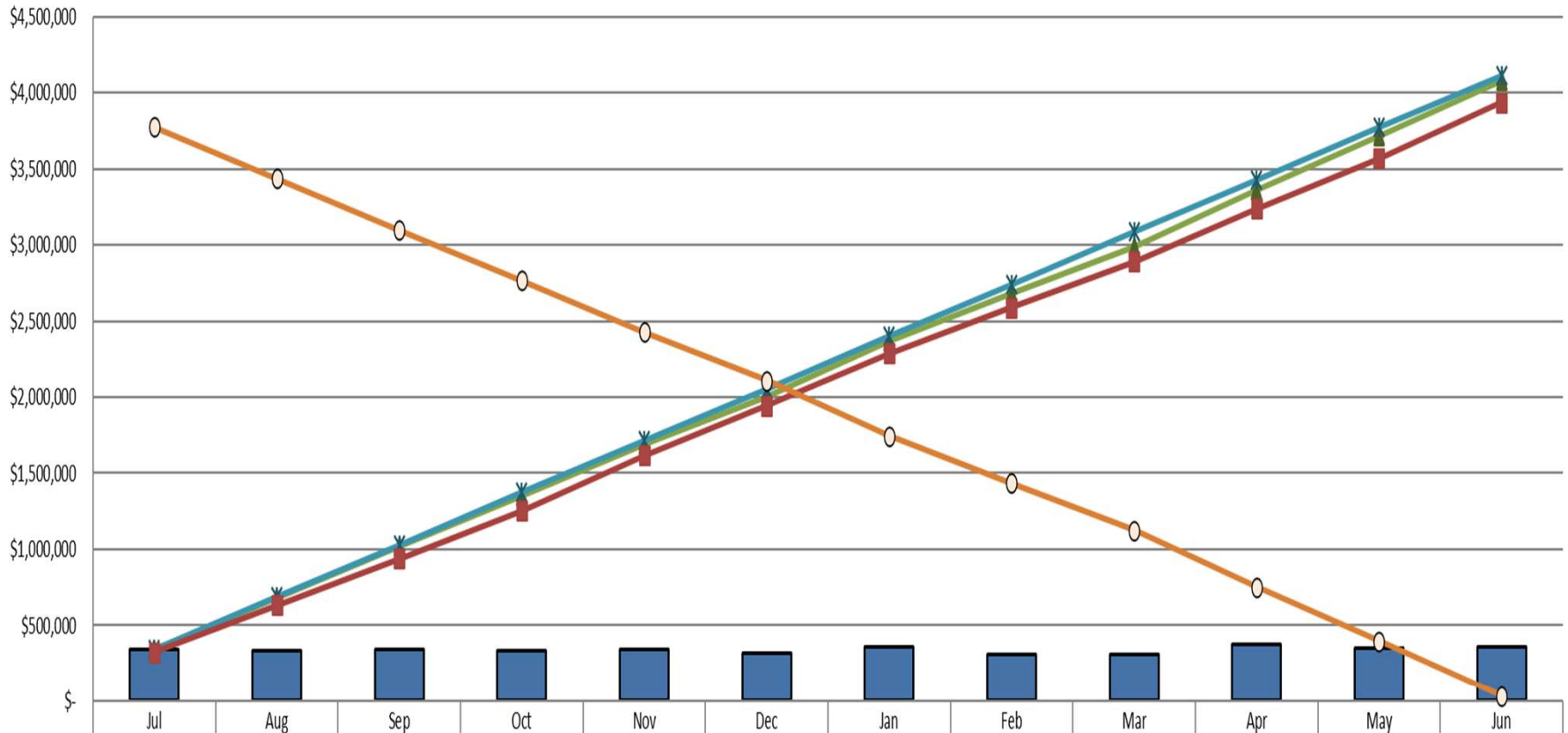
Cash Balance - Hospitality Taxes Fund

Fiscal Year 2025/26



Net Monthly Cash	337,694	331,361	281,071	313,996	(260,947)	318,766	351,631	(1,841,438)	307,315	293,347	166,605	(17,379)
Current Fiscal YTD Balance	2,604,489	2,935,850	3,216,921	3,530,917	3,269,970	3,588,737	3,940,367	2,098,929	2,406,244	2,699,592	2,866,197	2,848,818
Prior Fiscal YTD Balance	2,898,337	1,058,468	1,324,902	1,626,683	1,349,261	1,643,583	1,945,629	2,242,647	2,397,959	582,801	704,315	1,033,122

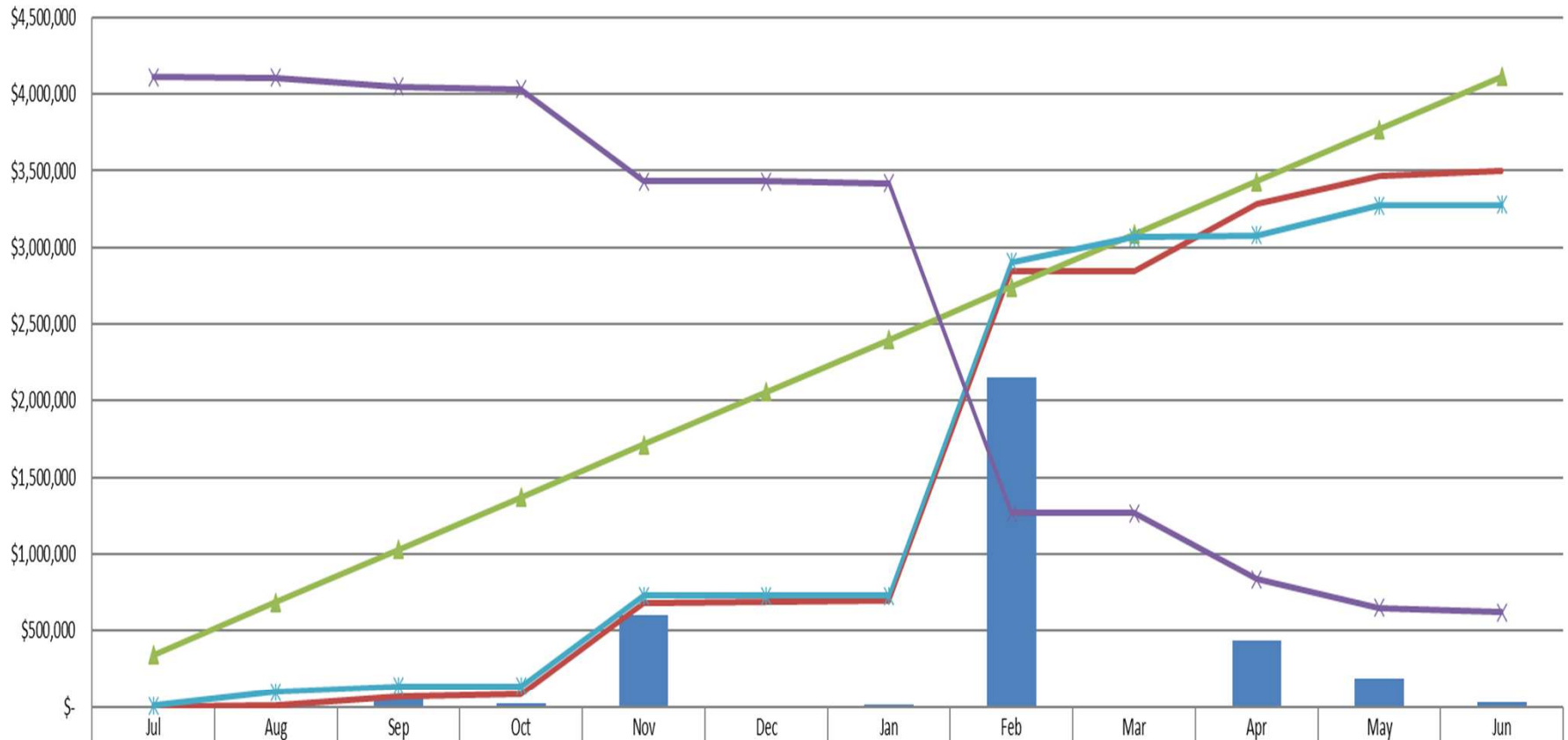
Revenue - Hospitality Taxes Fund Fiscal Year 2025/26



Monthly Actual	341,190	336,477	339,528	330,947	339,067	320,045	362,631	310,545	307,315	374,809	354,415	361,866
YTD Actual	341,190	677,667	1,017,195	1,348,142	1,687,208	2,007,253	2,369,884	2,680,429	2,987,744	3,362,553	3,716,968	4,078,834
YTD Prorated Budget	342,909	685,817	1,028,726	1,371,635	1,714,543	2,057,452	2,400,361	2,743,269	3,086,178	3,429,087	3,771,995	4,114,904
Prior YTD Actual	323,949	633,904	941,340	1,254,522	1,615,778	1,942,414	2,288,132	2,589,517	2,889,846	3,239,717	3,570,347	3,938,483
Balance to Collect	3,773,714	3,437,237	3,097,709	2,766,762	2,427,696	2,107,651	1,745,020	1,434,475	1,127,160	752,351	397,936	36,070

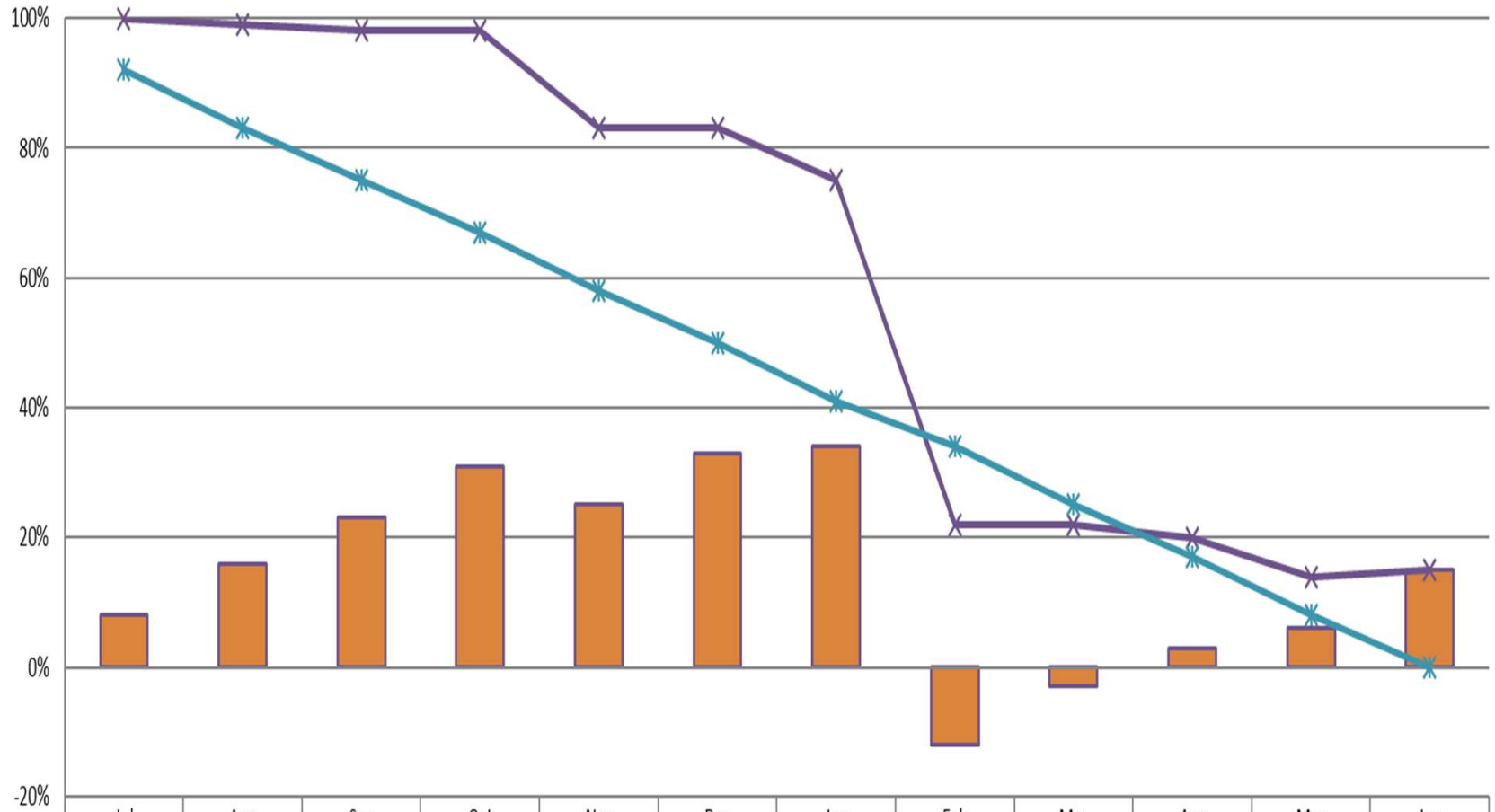
Expenditures - Hospitality Taxes Fund

Fiscal Year 2025/26



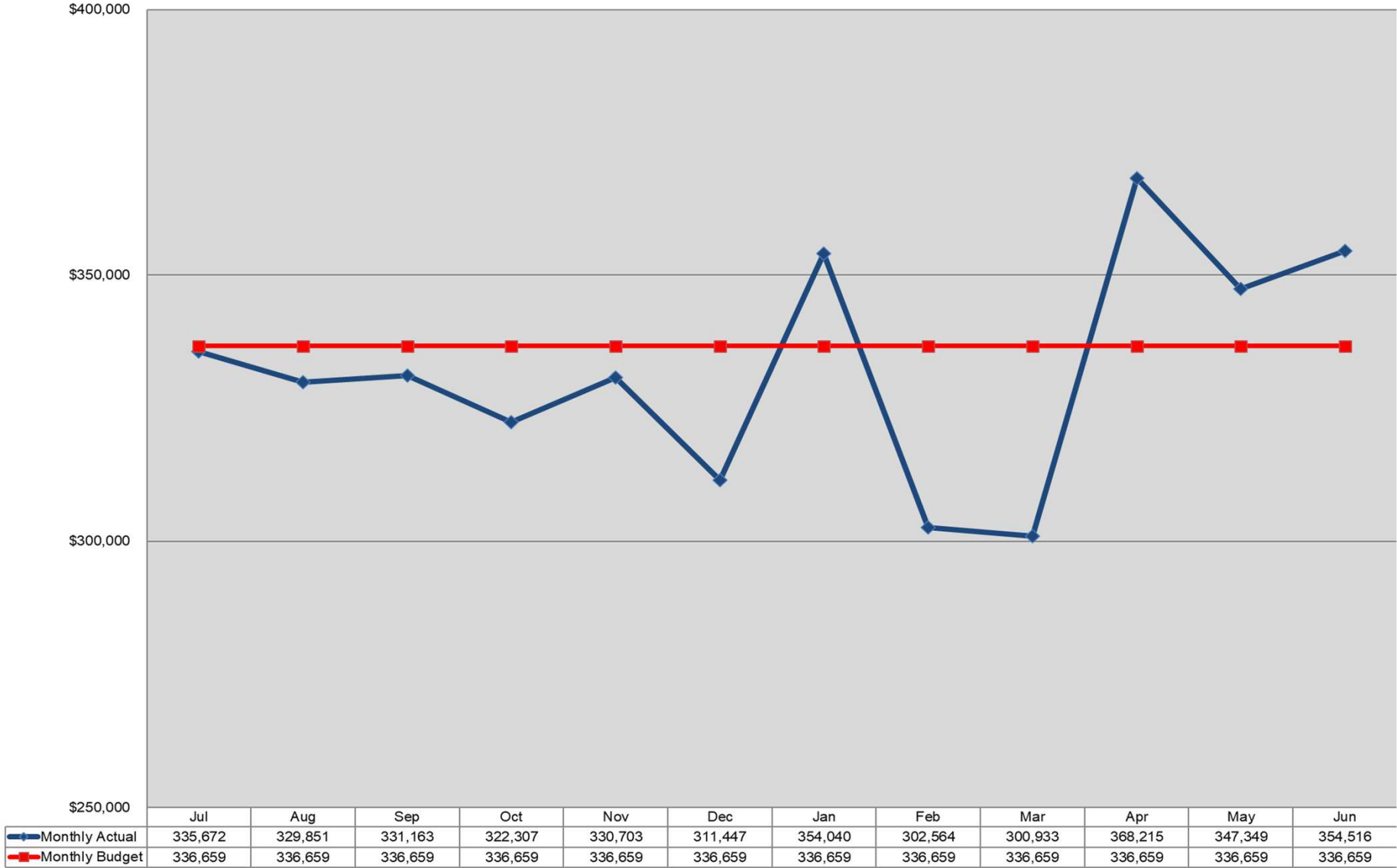
	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun
Monthly Actual	3,496	4,904	57,975	16,950	600,013	1,778	11,000	2,151,984	0	431,661	188,035	28,320
YTD Actual	3,496	8,400	66,376	83,326	683,339	685,118	696,118	2,848,101	2,848,101	3,279,763	3,467,798	3,496,118
YTD Prorated Budget	342,909	685,817	1,028,726	1,371,635	1,714,543	2,057,452	2,400,361	2,743,269	3,086,178	3,429,087	3,771,995	4,114,904
Prior YTD Actual	4,370	99,638	133,844	134,445	726,909	728,127	728,126	2,905,560	3,066,611	3,080,057	3,274,651	3,278,549
Balance to Expend	4,111,408	4,106,504	4,048,528	4,031,578	3,431,565	3,429,787	3,418,786	1,266,803	1,266,803	835,141	647,106	618,786

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



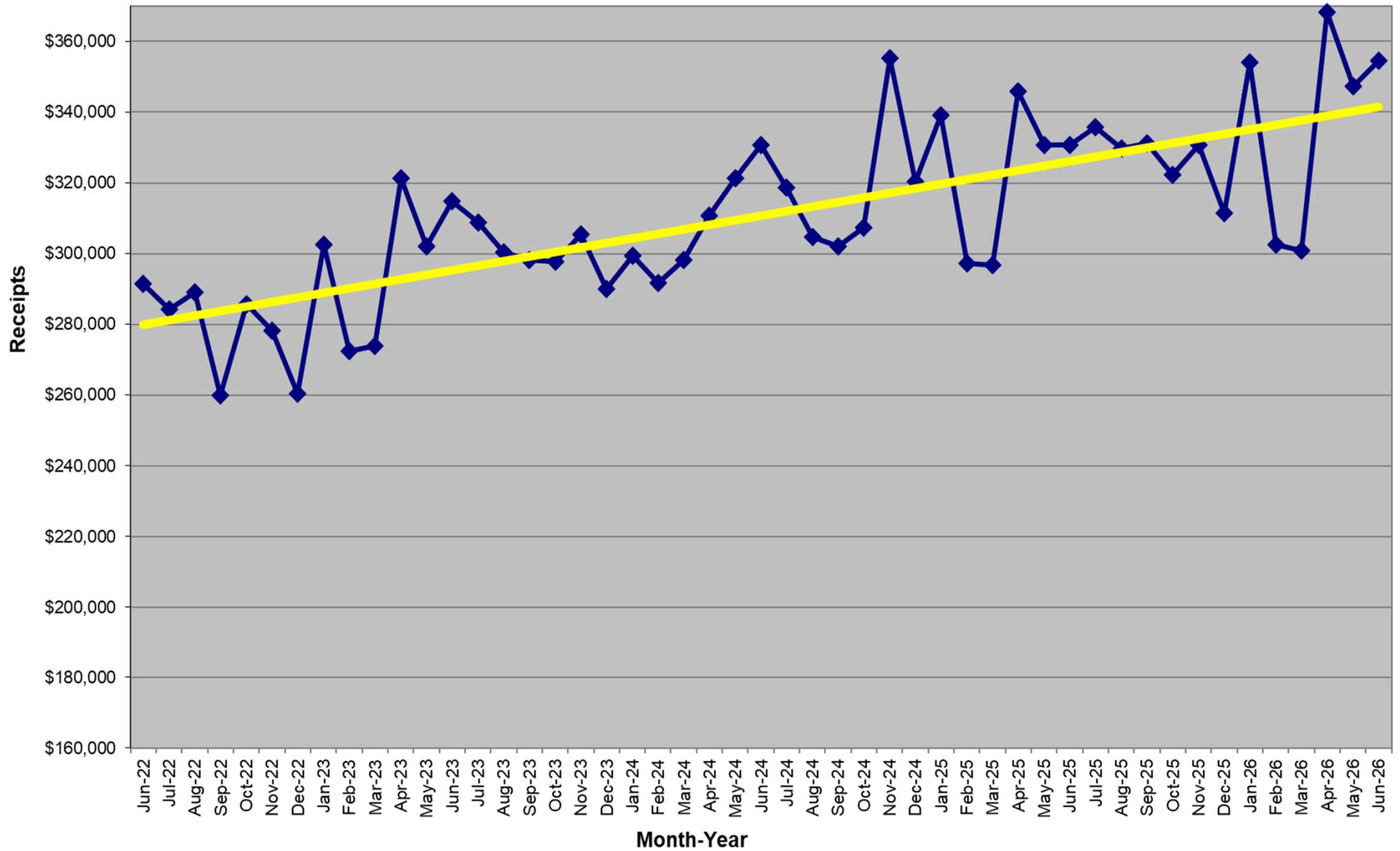
(Over) Under Budget	8	16	23	31	25	33	34	-12	-3	3	6	15
Actual Percent Remaining	100	99	98	98	83	83	75	22	22	20	14	15
Prorated Percent Remaining	92	83	75	67	58	50	41	34	25	17	8	0

Hospitality Taxes Fiscal Year 2025/26



Hospitality Tax

4 - Year Trending

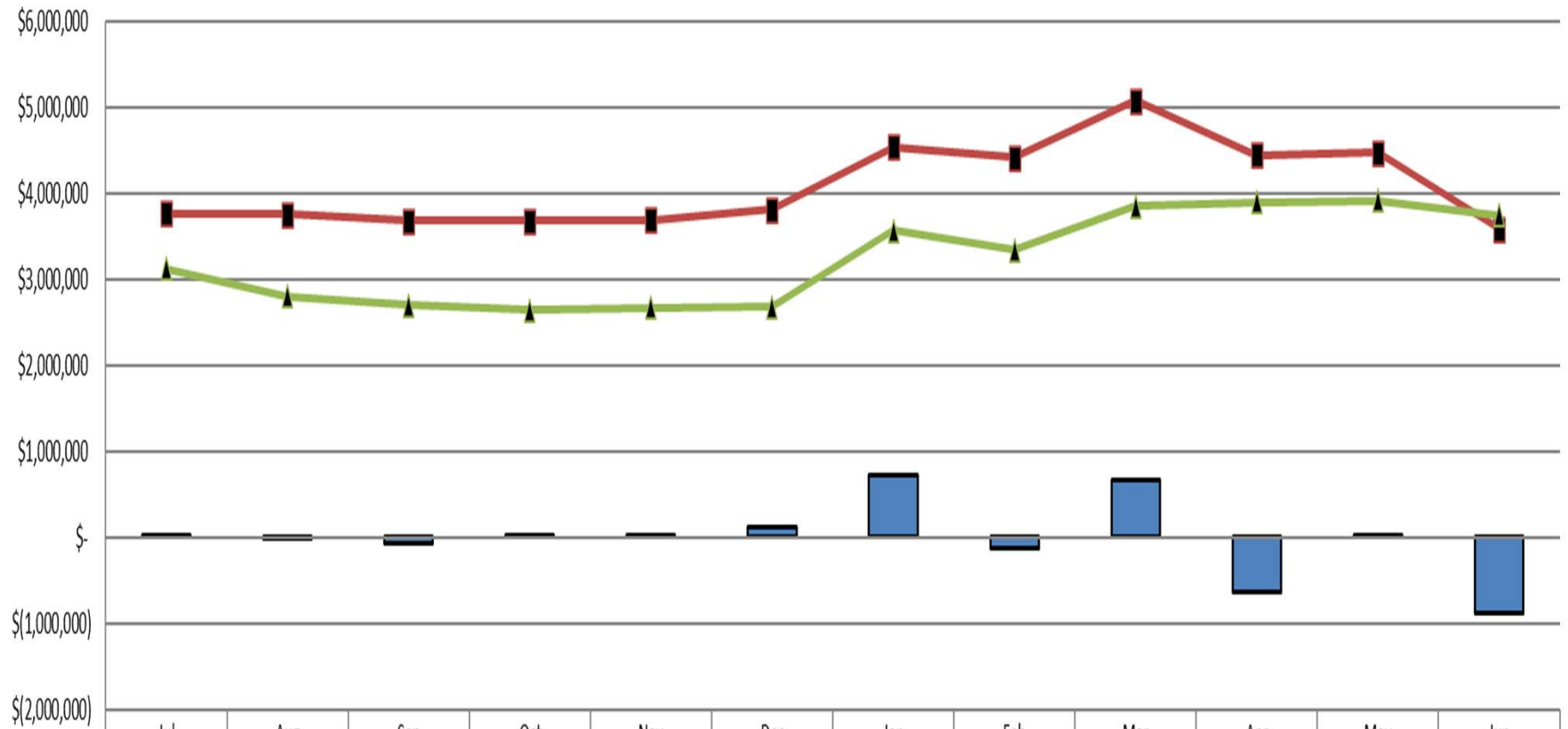




Storm Water Fund

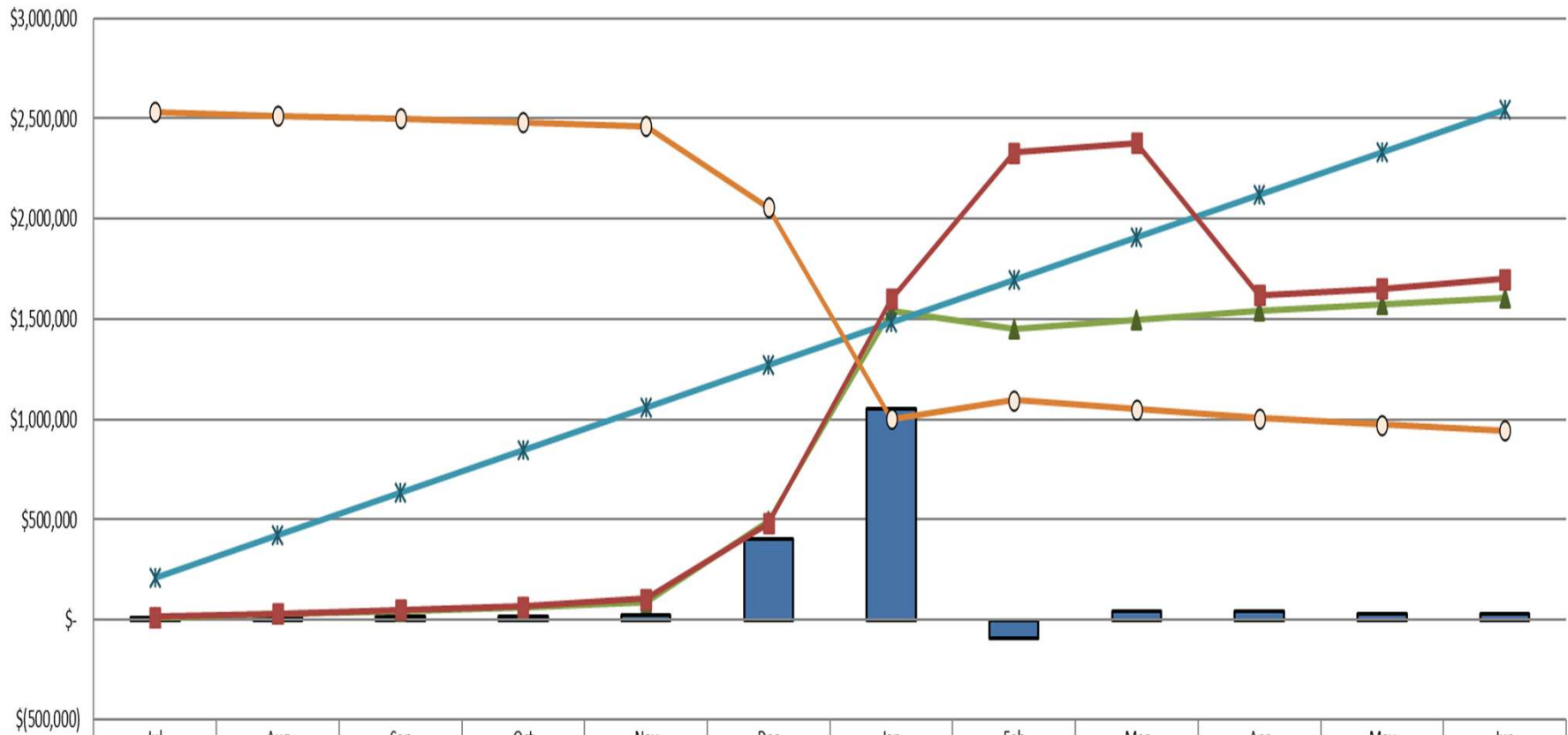
Cash Balance - Storm Water Fund

Fiscal Year 2025/26



	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun
Net Monthly Cash	16,196	(12,152)	(73,628)	6,030	8,880	120,304	722,531	(123,894)	663,250	(627,431)	22,984	(888,798)
Current Fiscal YTD Balance	3,769,349	3,757,197	3,683,570	3,689,600	3,698,479	3,818,784	4,541,315	4,417,421	5,080,671	4,453,240	4,476,225	3,587,427
Prior Fiscal YTD Balance	3,124,442	2,806,402	2,706,796	2,646,047	2,670,905	2,679,946	3,575,241	3,348,427	3,859,609	3,899,542	3,920,722	3,753,154

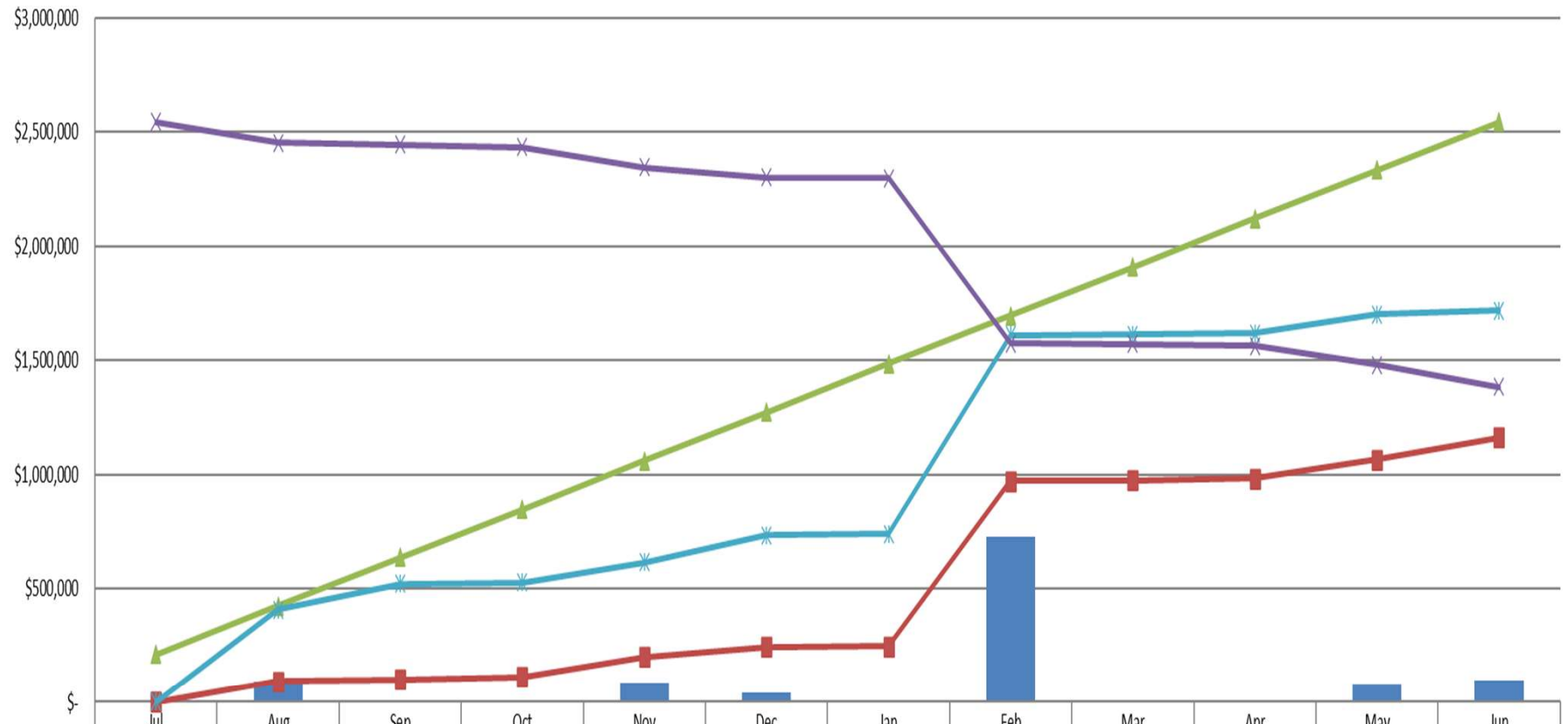
Revenue - Storm Water Taxes Fund Fiscal Year 2025/26



	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun
Monthly Actual	12,041	18,579	14,450	16,935	22,311	405,103	1,053,594	(92,863)	45,173	45,102	30,398	31,151
YTD Actual	12,041	30,620	45,070	62,005	84,316	489,419	1,543,013	1,450,150	1,495,323	1,540,426	1,570,824	1,601,975
YTD Prorated Budget	212,071	424,141	636,212	848,283	1,060,353	1,272,424	1,484,495	1,696,565	1,908,636	2,120,707	2,332,777	2,544,848
Prior YTD Actual	13,642	31,605	50,554	65,688	103,674	481,892	1,600,752	2,329,294	2,377,488	1,621,043	1,651,488	1,700,566
Balance to Collect	2,532,807	2,514,228	2,499,778	2,482,843	2,460,532	2,055,429	1,001,835	1,094,698	1,049,525	1,004,422	974,024	942,874

Expenditures - Storm Water Fund

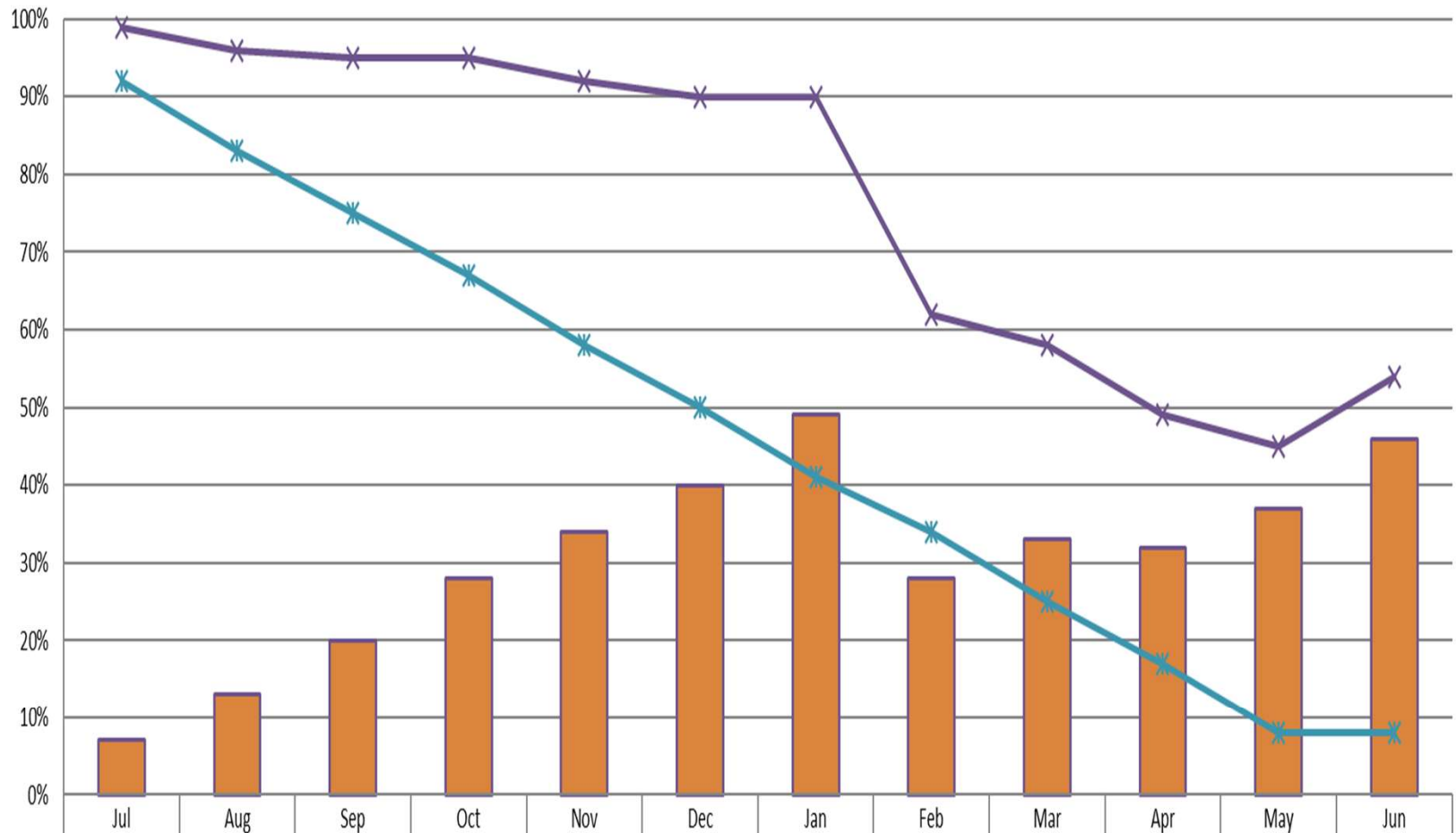
Fiscal Year 2025/26



	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun
Monthly Actual	2,111	91,240	7,638	10,768	87,961	43,362	3,354	725,732	2,653	8,358	81,630	98,216
YTD Actual	2,111	93,351	100,989	111,757	199,718	243,080	246,434	972,166	974,819	983,177	1,064,807	1,163,023
YTD Prorated Budget	212,071	424,141	636,212	848,283	1,060,353	1,272,424	1,484,495	1,696,565	1,908,636	2,120,707	2,332,777	2,544,848
Prior YTD Actual	455	406,512	521,939	525,638	614,223	732,418	740,365	1,611,072	1,613,176	1,618,478	1,702,167	1,718,329
Balance to Expend	2,542,737	2,451,497	2,443,859	2,433,091	2,345,130	2,301,768	2,298,414	1,572,682	1,570,029	1,561,671	1,480,041	1,381,825

Budget Percent Remaining - Storm Water Fund

Fiscal Year 2025/26



(Over) Under Budget	7	13	20	28	34	40	49	28	33	32	37	46
Actual Percent Remaining	99	96	95	95	92	90	90	62	58	49	45	54
Prorated Percent Remaining	92	83	75	67	58	50	41	34	25	17	8	8

Memorandum

To: City Council

From:

Subject: Fire Department Activity Report - June 2026

Date: July 28, 2026

CC:

Summary:

Attachments:

1. Fire Department Activity Report - June 2026



JUNE

2026

MONTHLY REPORT



CITY OF GREER FIRE DEPARTMENT

STAFFING



Engineer Christian Stewart was promoted
to the rank of Lieutenant



Firefighter Evan Williams was promoted
to the rank of Engineer.

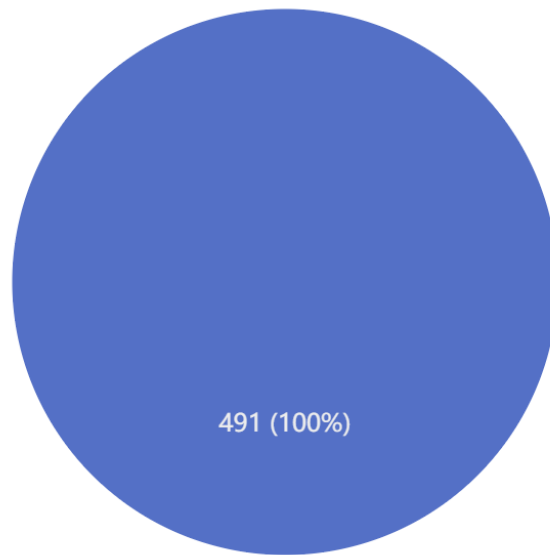
STAFFING REPORT

DIVISION	TOTAL POSITIONS ALLO- CATED	CURRENT STAFFING LEVEL	STAFF ON LIGHT DUTY/LEAVE	POSITIONS TO FILL	IN PROCESS
SUPPRESSION	61	60	0	1	0
ADMINISTRATION	9	9	0	0	0
PART-TIME	20	14	0	6	0

DISPATCH ALARM ANSWERING AND PROCESSING TIMES

Alarm Answering Time

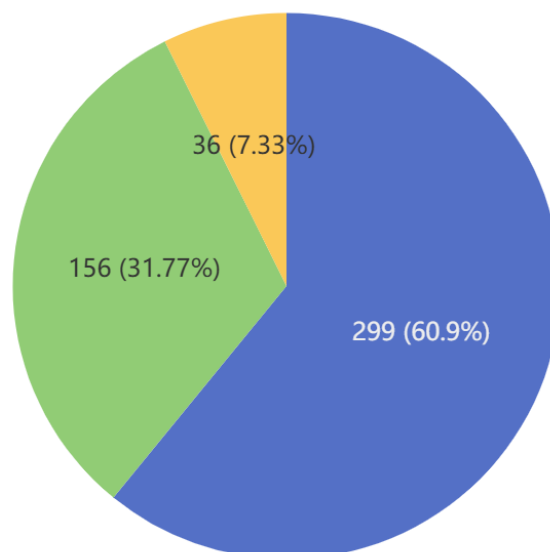
Total: 491



≤ 15 Seconds

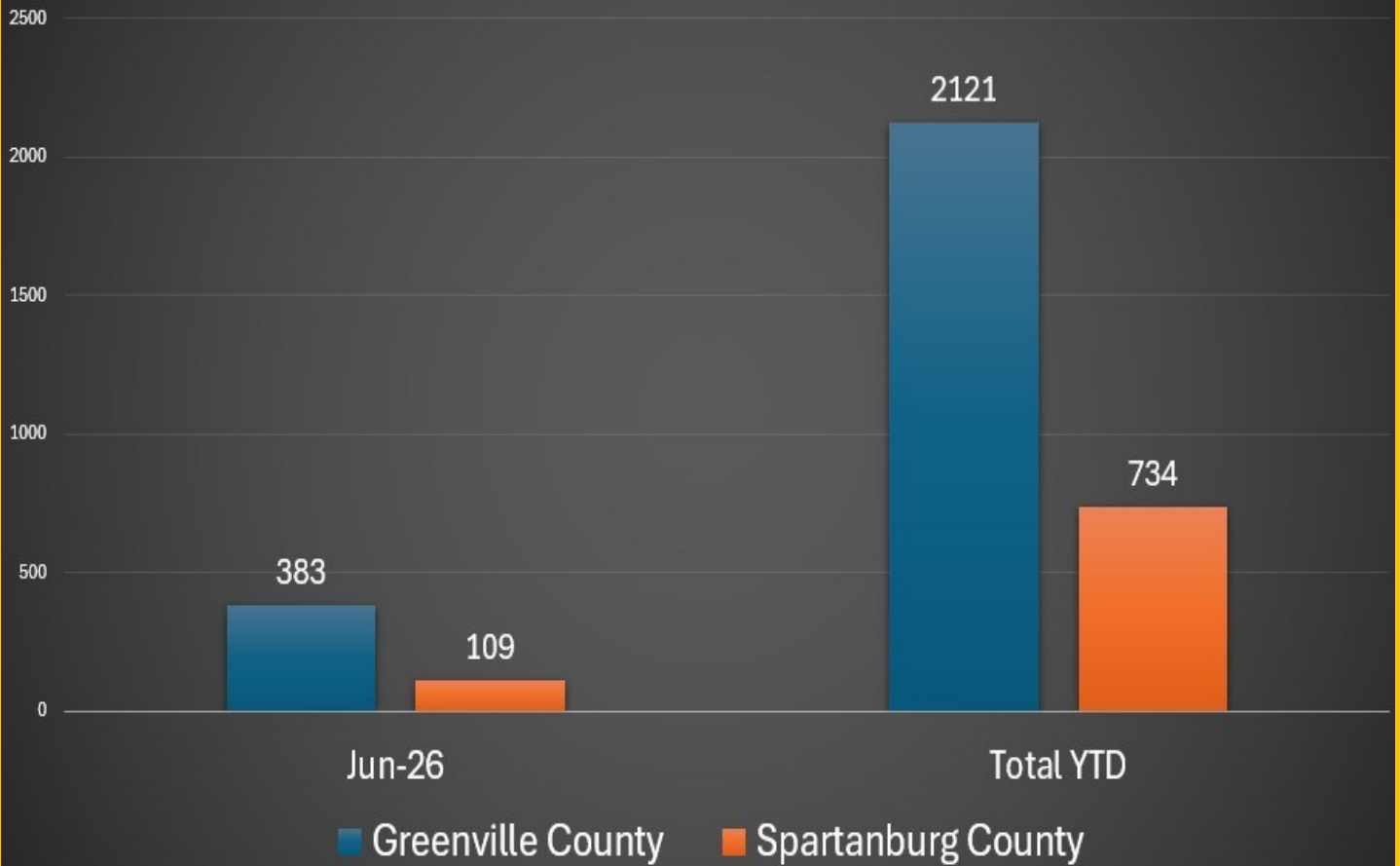
Alarm Processing Time

Total: 491

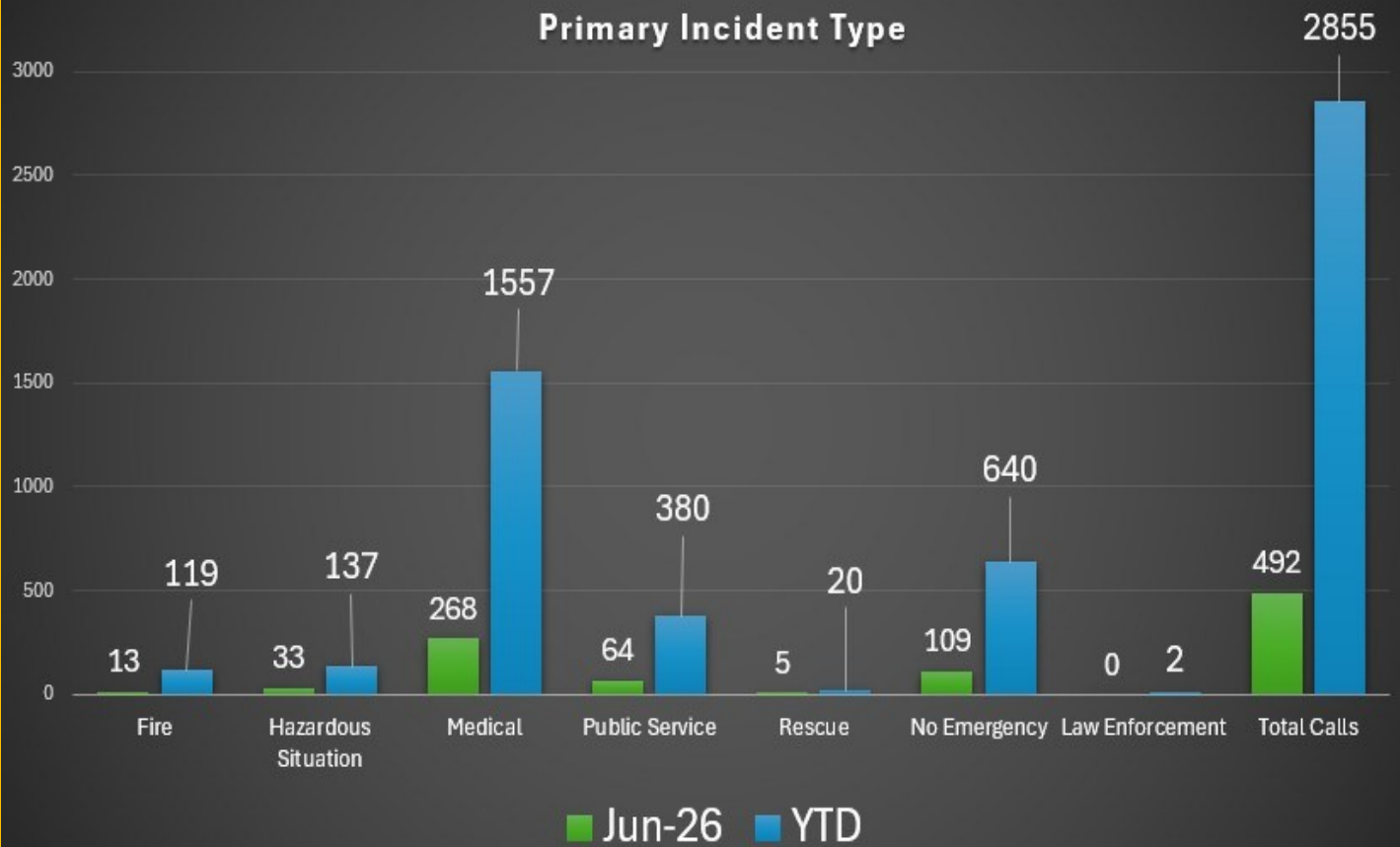


≤ 64 Seconds > 64 ≤ 180 Seconds > 180 Seconds

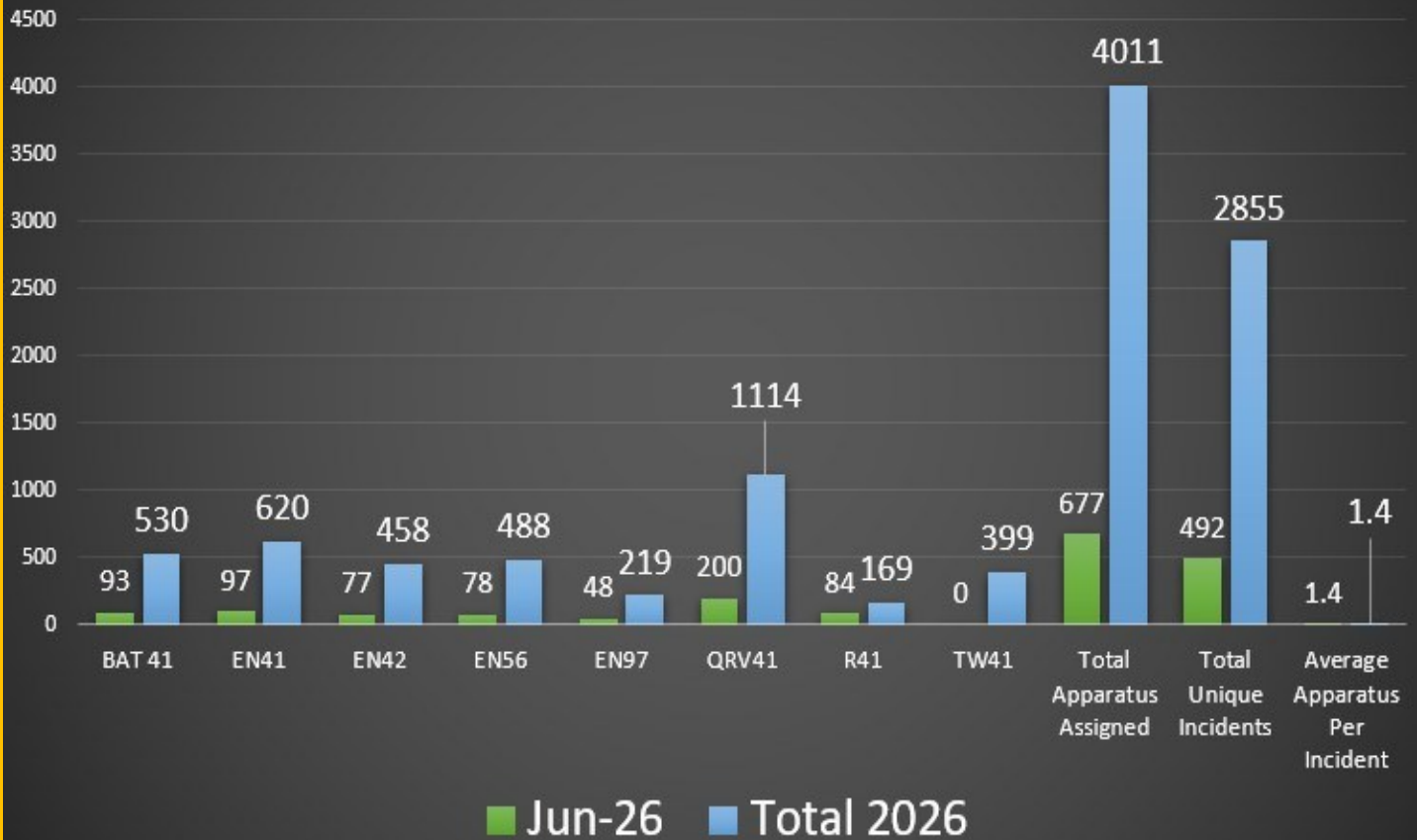
County Breakdown



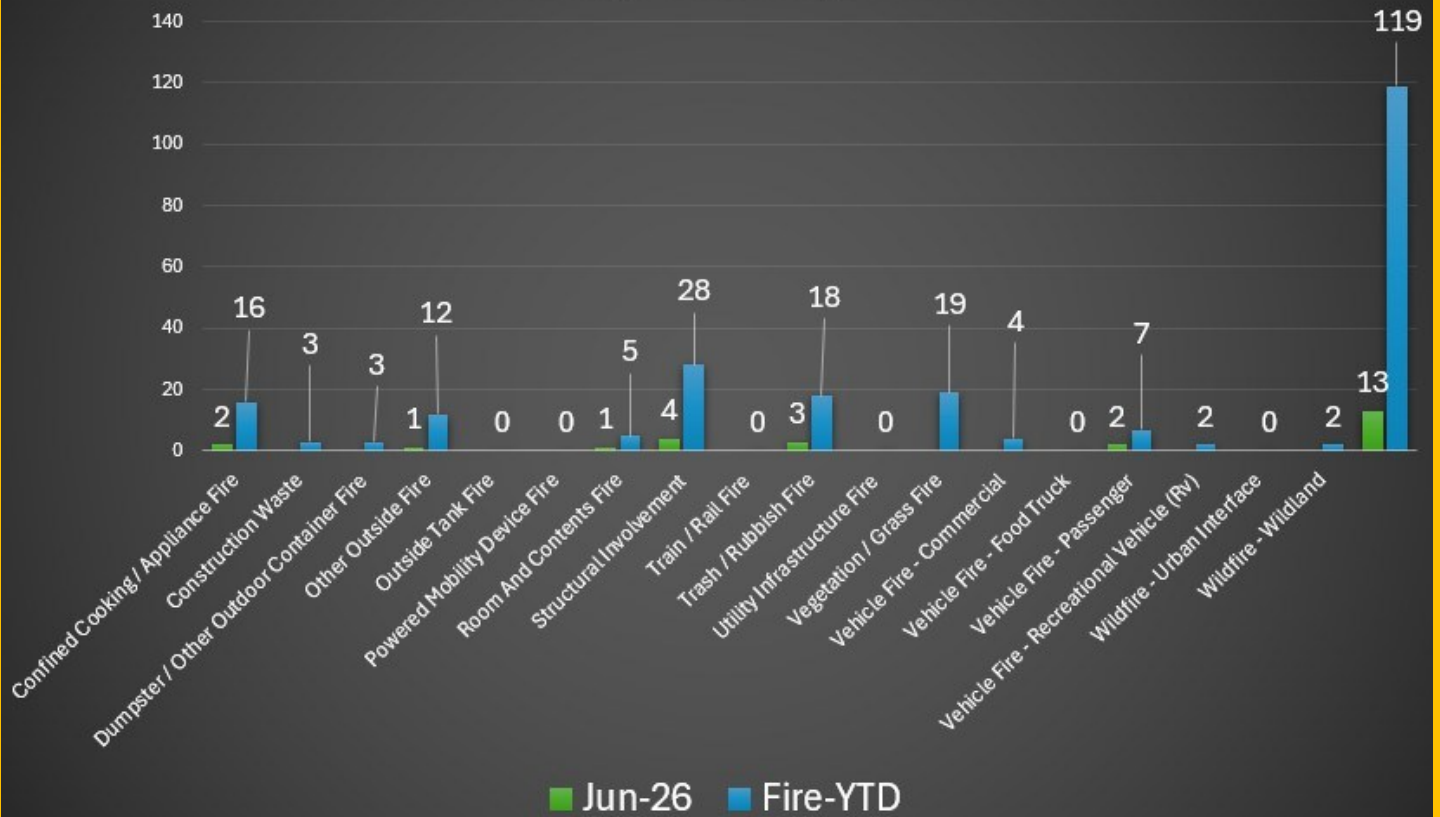
Primary Incident Type



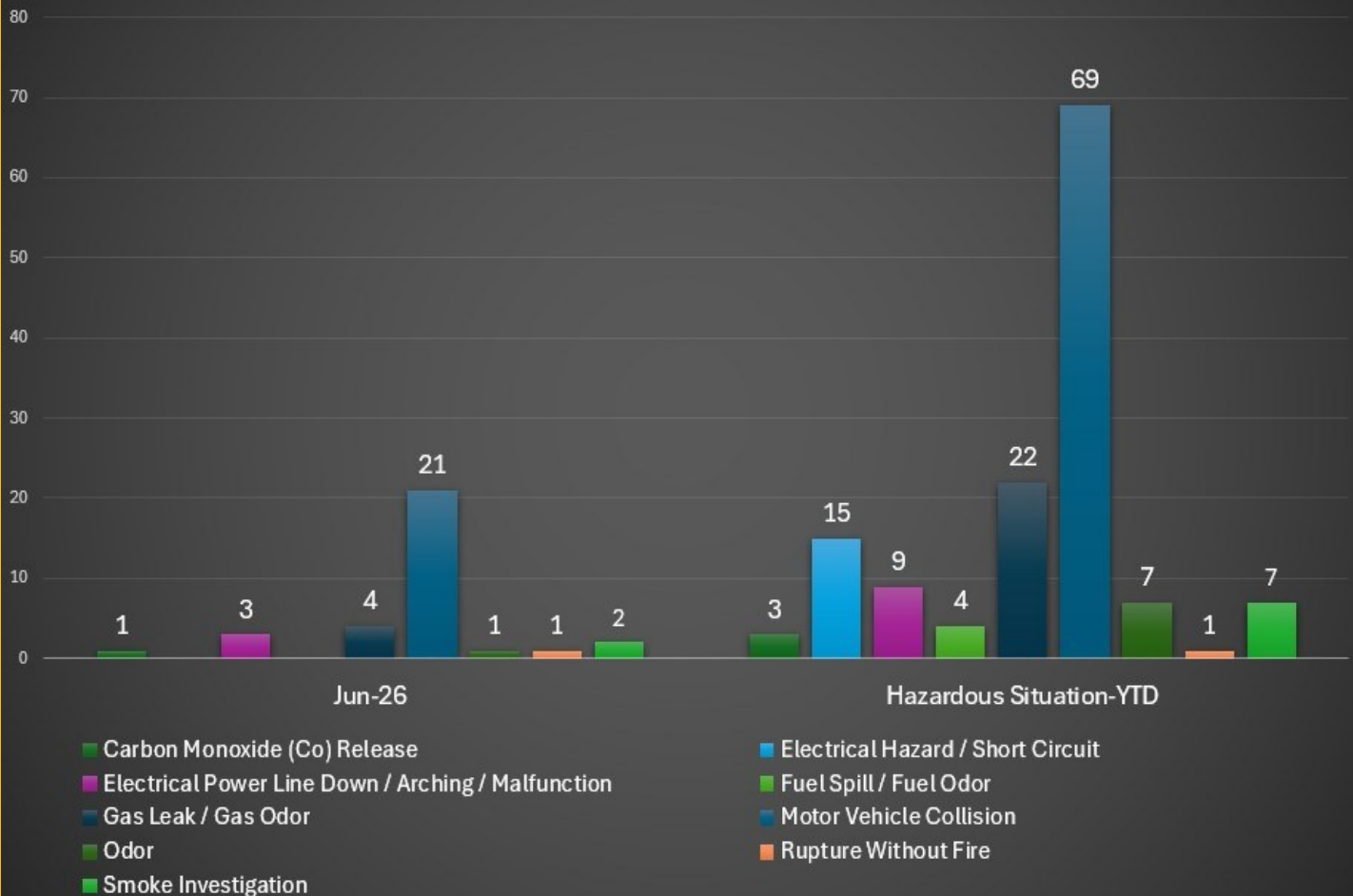
Count of Incidents by Apparatus



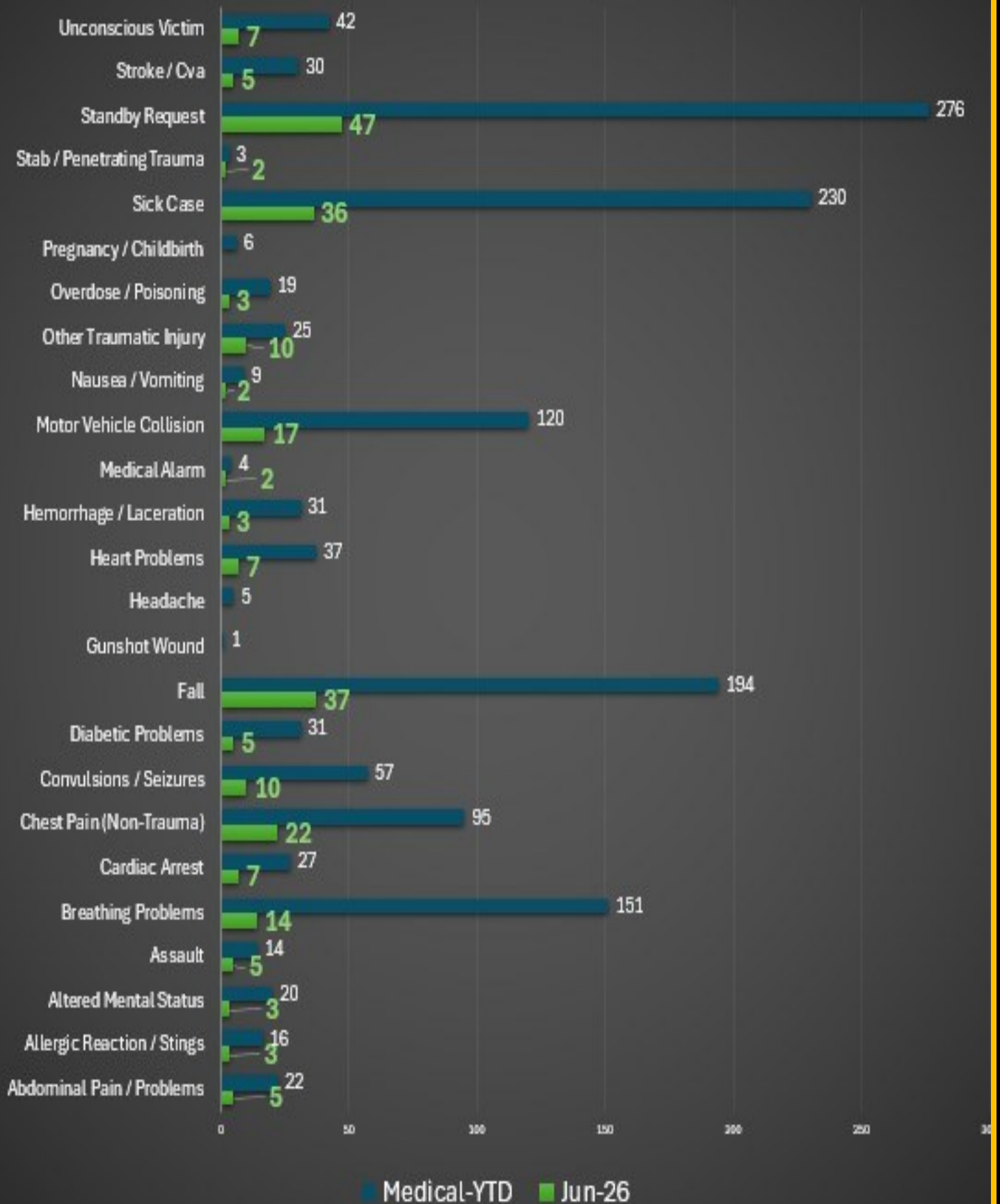
Primary Incident Type - Fire



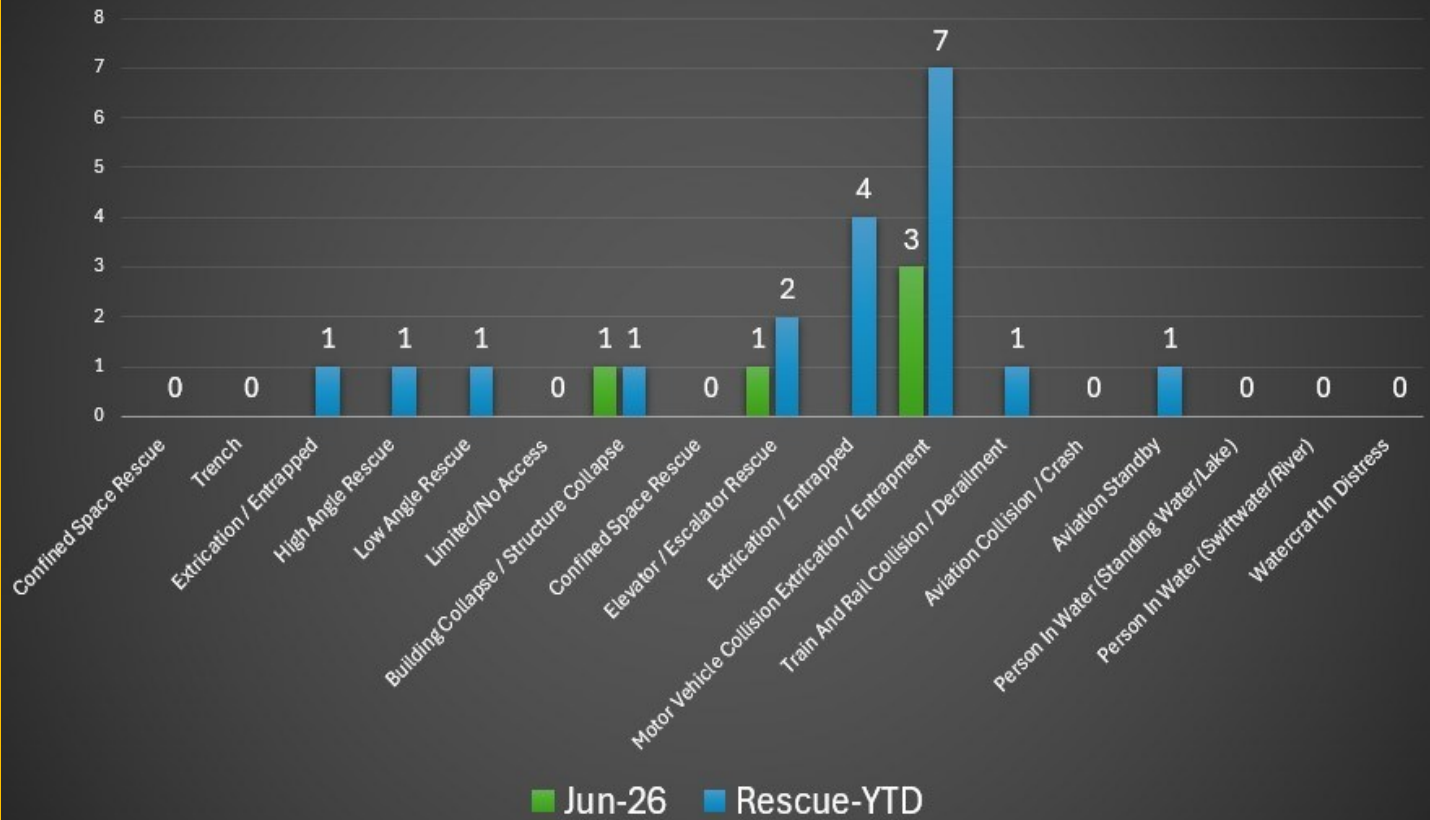
Primary Incident Type - Hazardous Situation



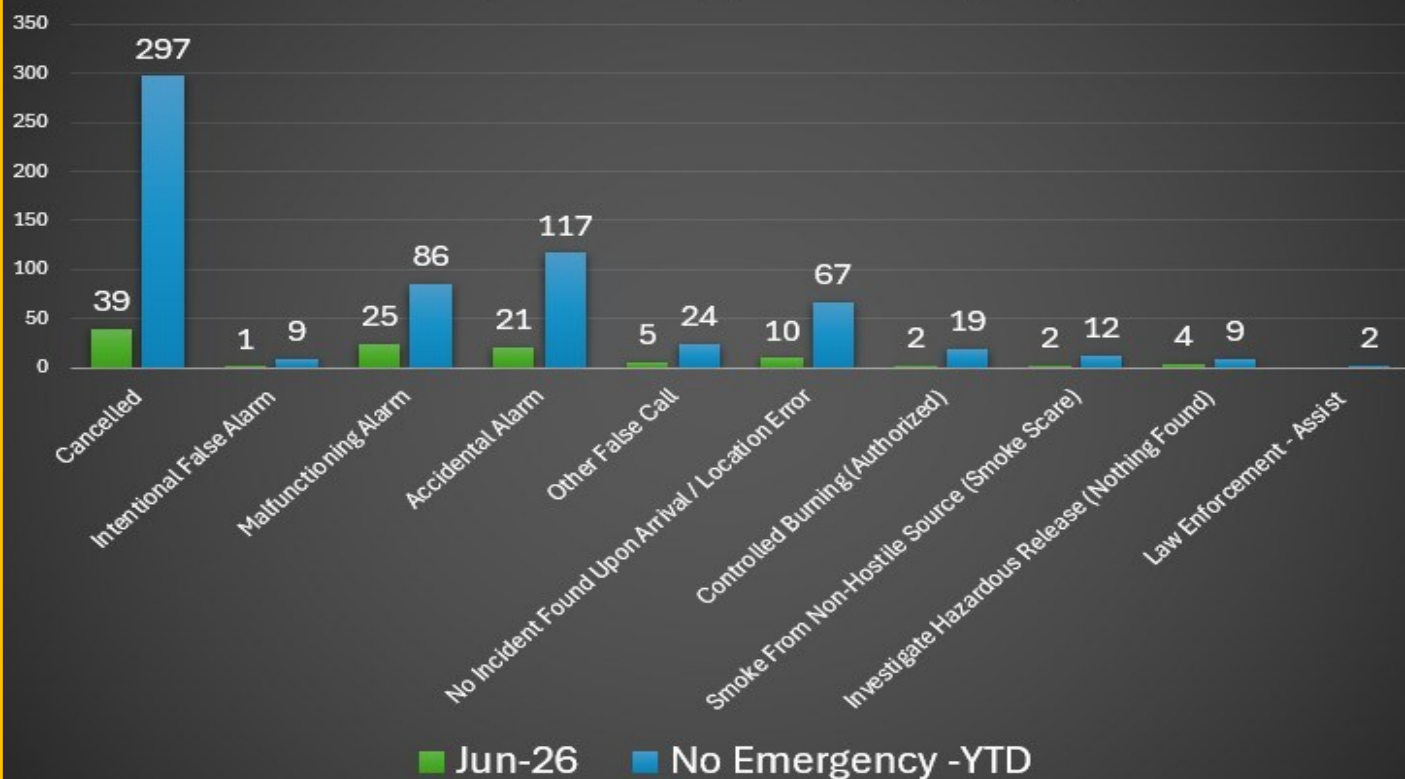
Primary Incident Type - Medical



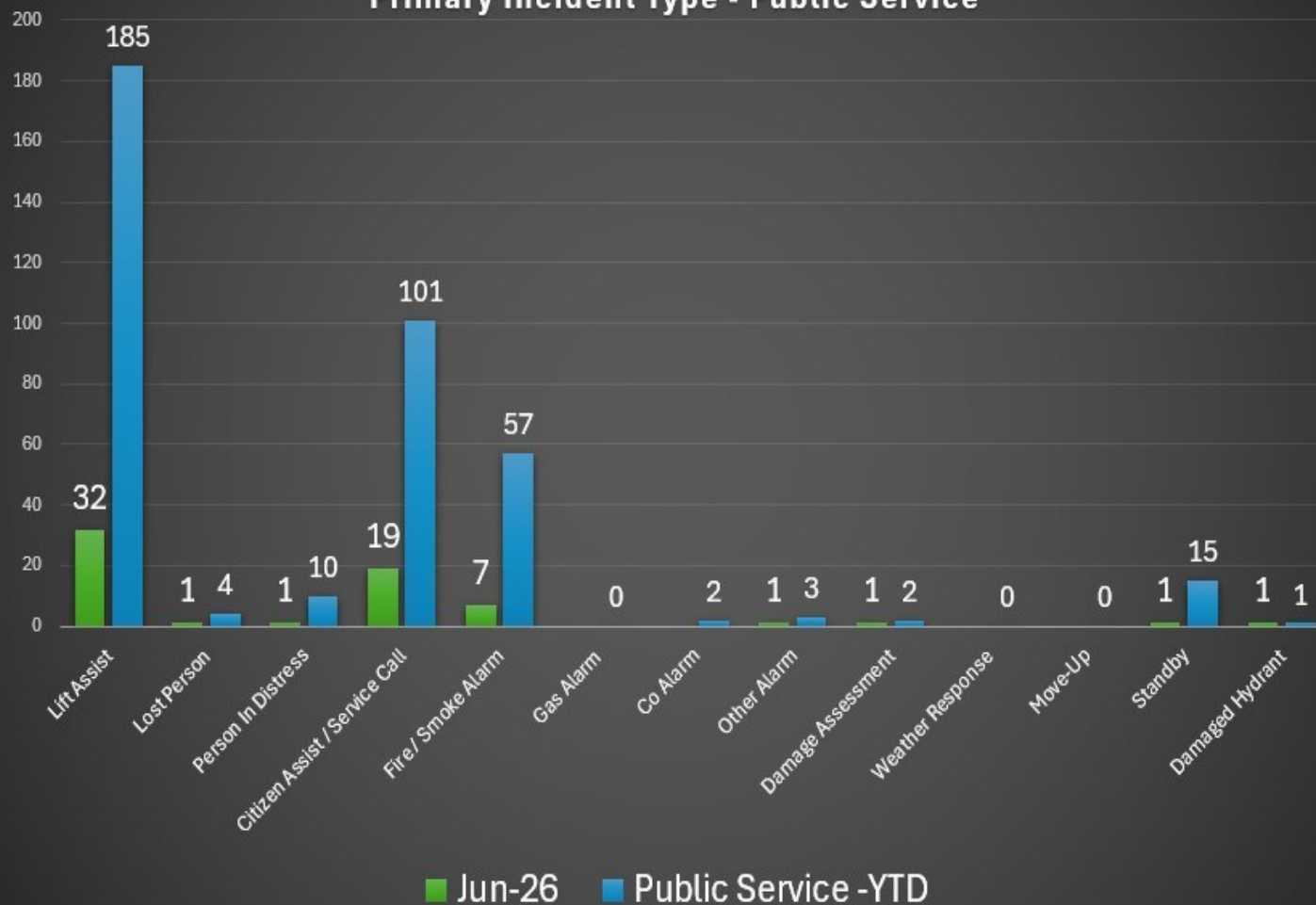
Primary Incident Type - Rescue



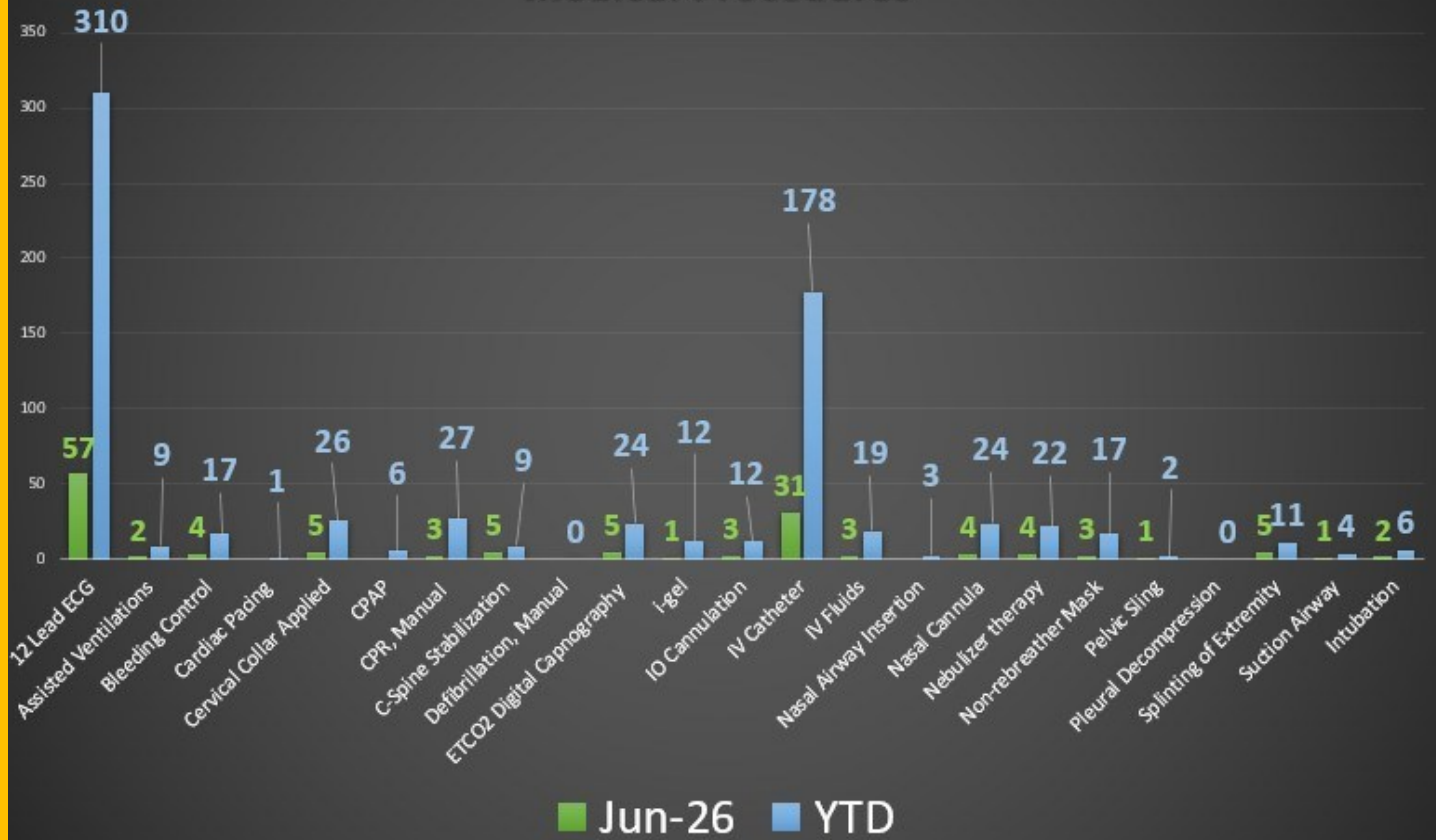
Primary Incident Type - No Emergency



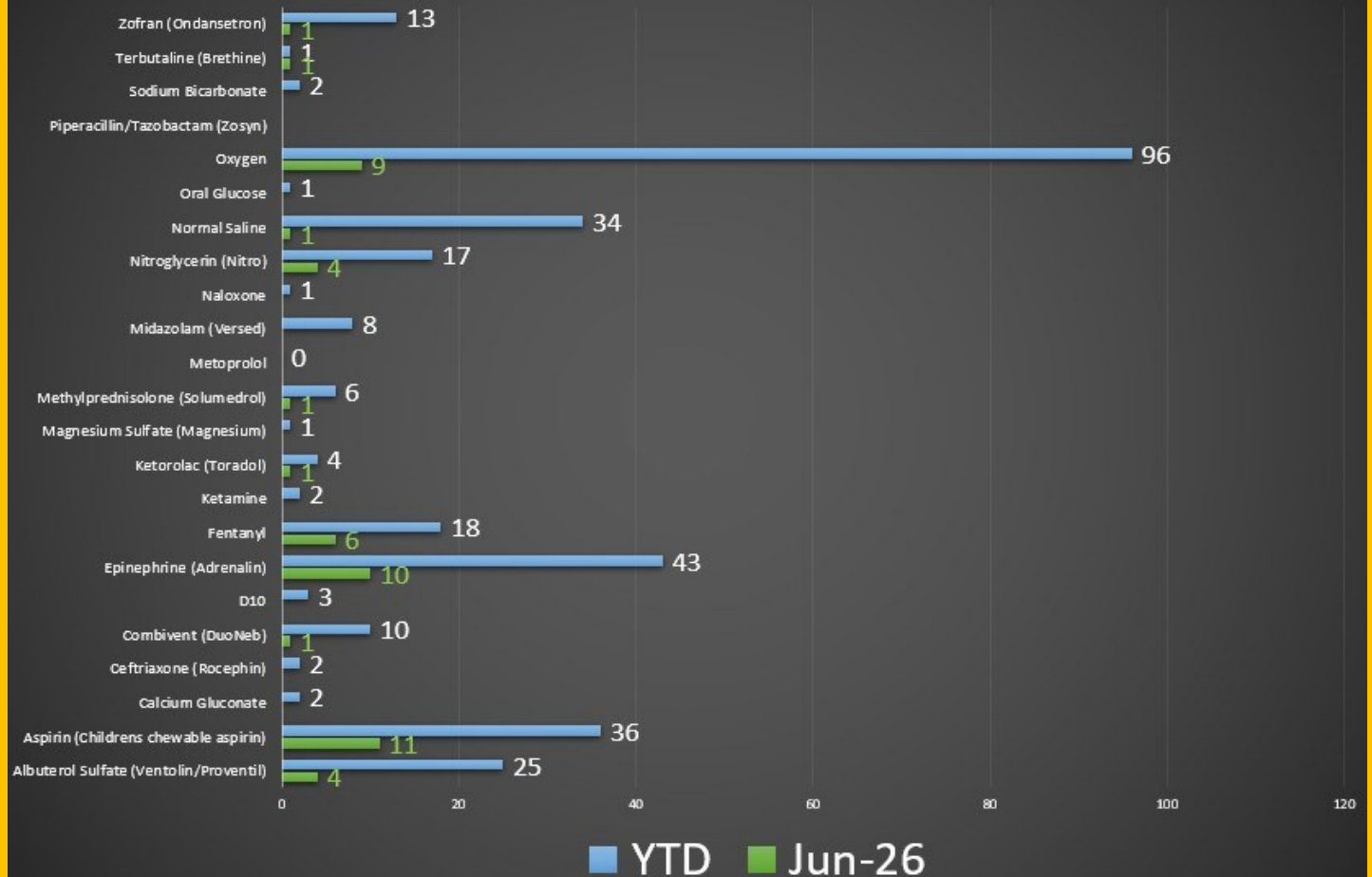
Primary Incident Type - Public Service



Medical Procedures



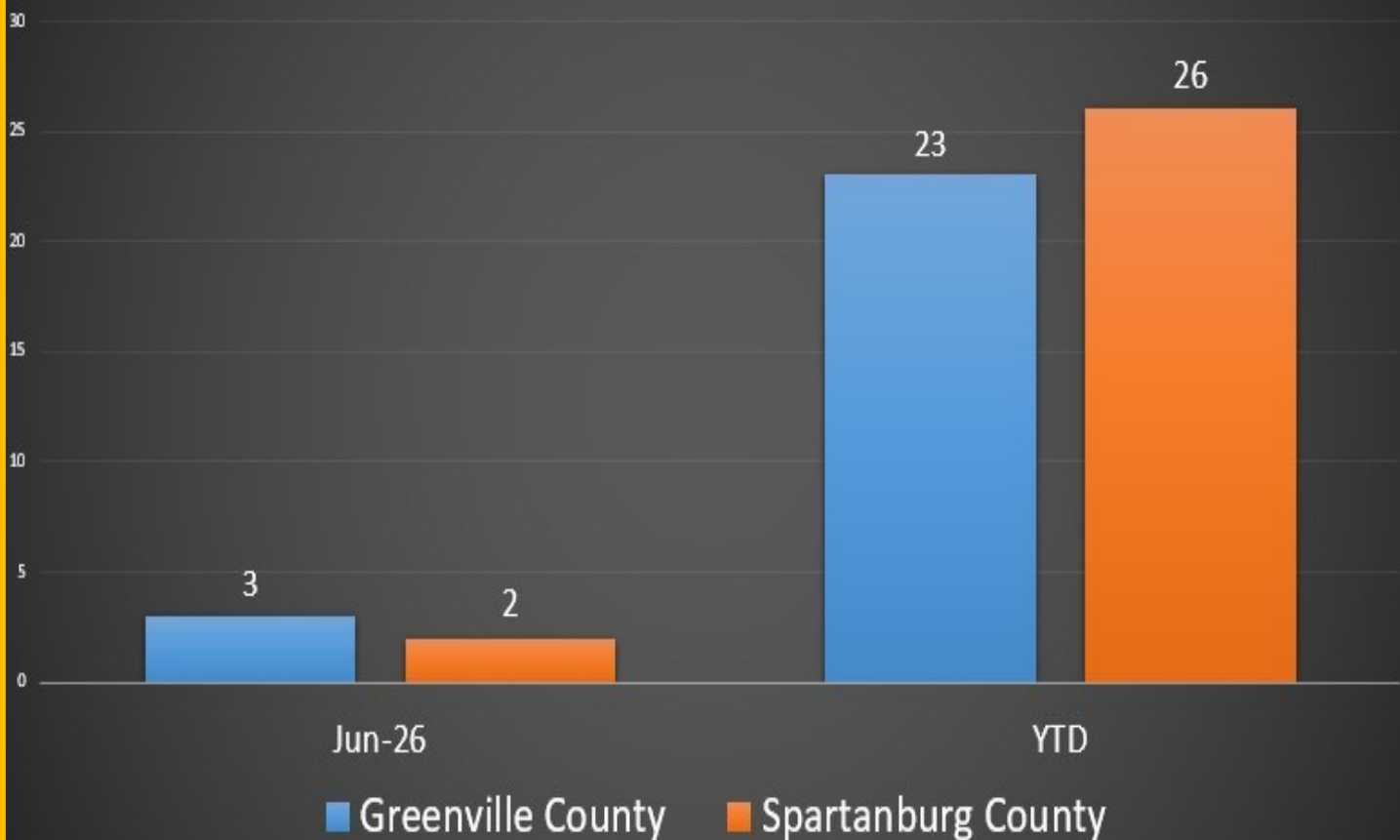
Medications Administered



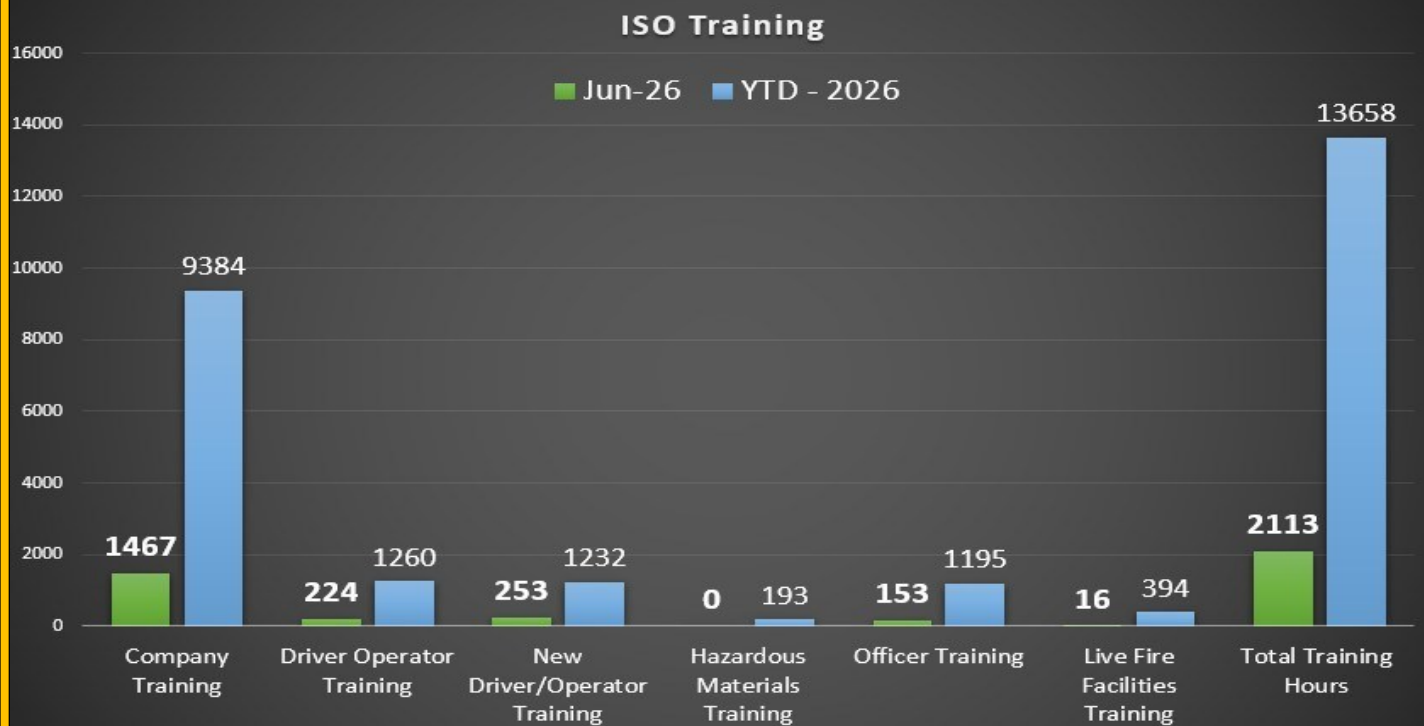
EMS Transport Delays



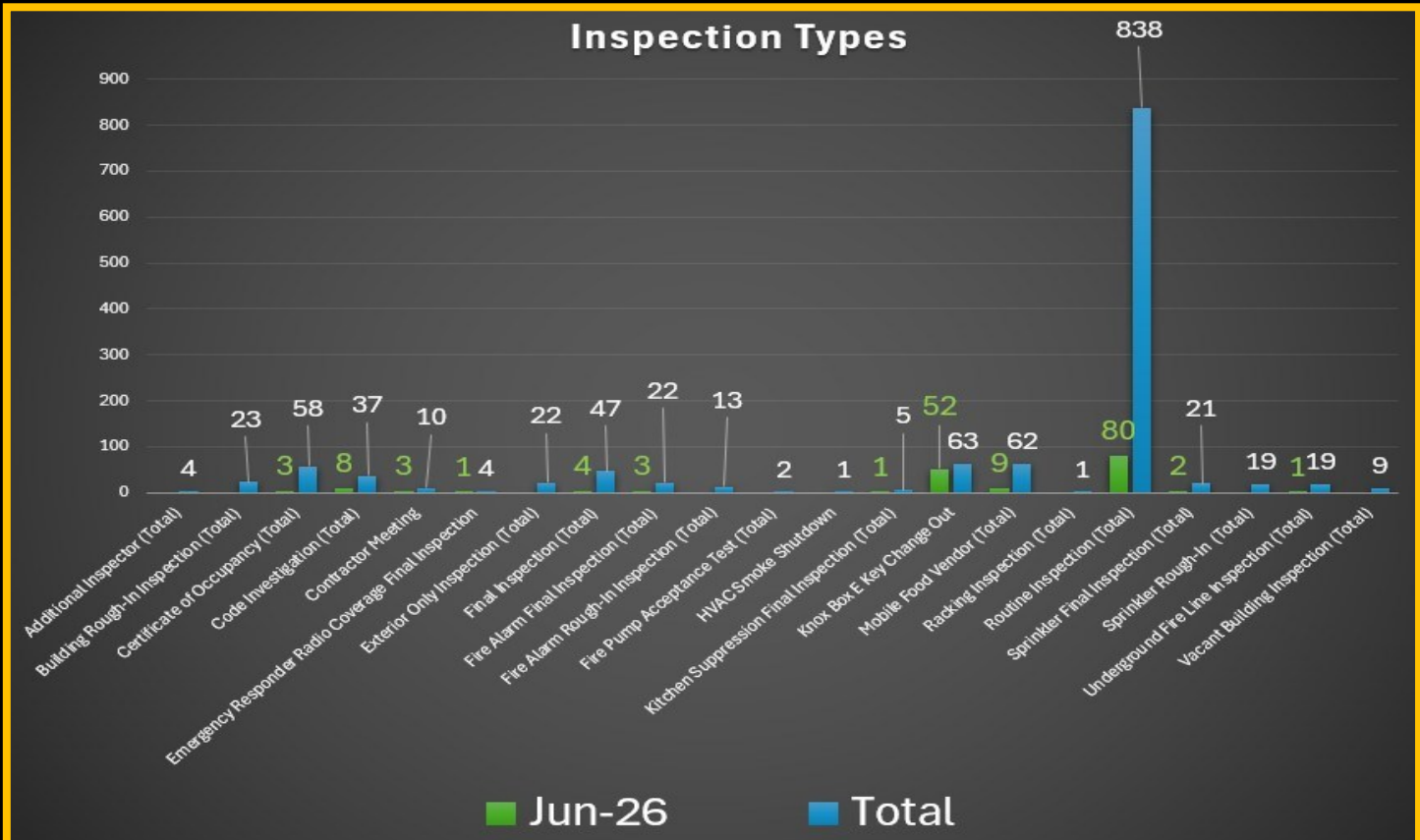
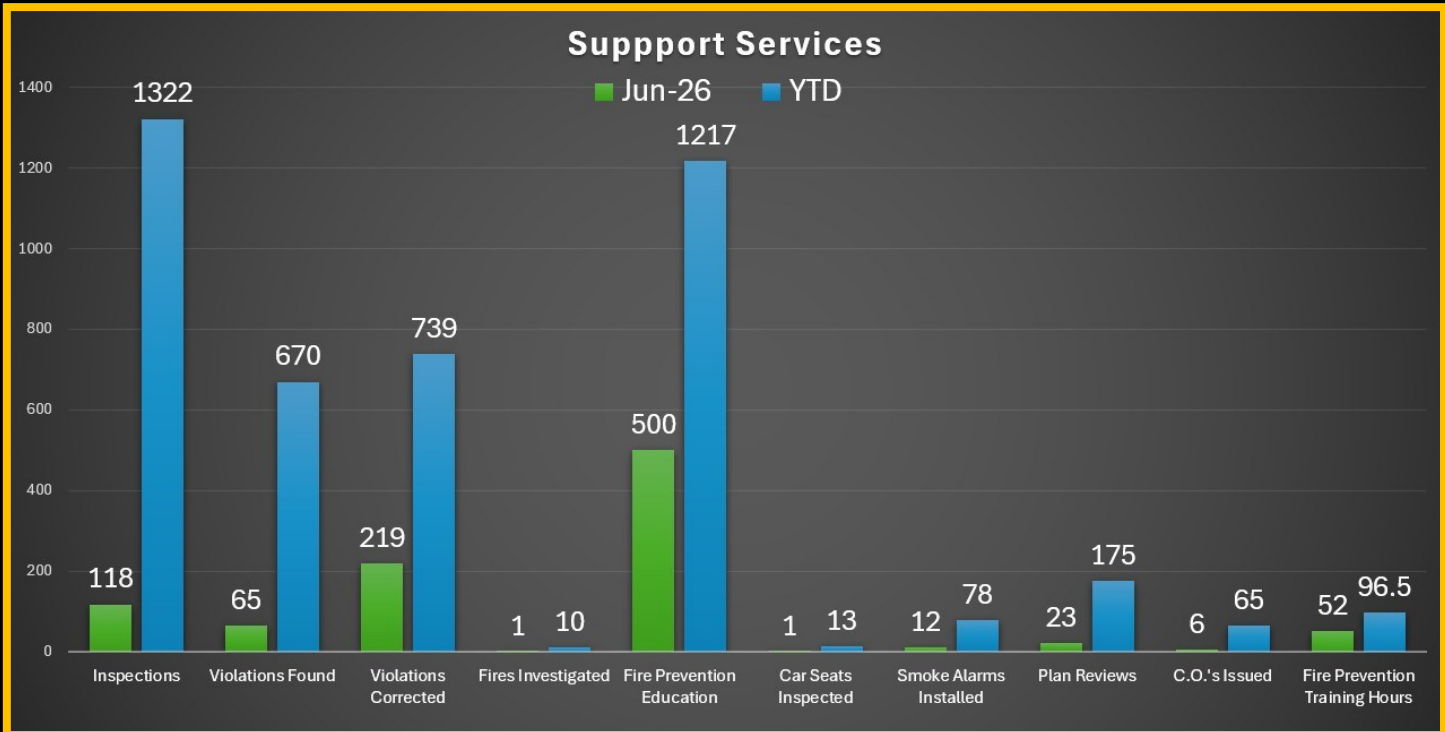
Provide ALS for Transport



Division Of Training and Professional Standards



Division Of Support Services





BLOCK PARTY - KENDRICK APTS.





BLOCK PARTY - OAKLAND APTS.



Departmental Milestones for June 2026:

- ⇒ Chief Flowers, Chief Holzheimer, Chief Means, Chief Crutchfield, Engineer Carlson, Engineer Sims, and Firefighter Nicholson attended annual South Carolina Fire Rescue in Myrtle Beach June 9th thru 14th.
- ⇒ FF/Medic John Kenney and FF/EMT Darren Henrie completed their probationary check-offs on Monday, June 29th. This milestone marks the successful completion of their probationary period, during which their skills and readiness were formally evaluated; both members have now earned their assigned company shield and retired their orange “probationary” shield. FF/Medic Kenney is assigned to Engine 42 (B-Shift), and FF/EMT D. Henrie is assigned to Engine 56 (B-Shift).
- ⇒ A Continuing Education Program (CEP) session was conducted June 15–17, taught by Chris Ruggiero, covering spinal trauma and the Flow Safe Bi-Level CPAP System.

Memorandum

To: City Council

From:

Subject: Municipal Court Activity Report - June 2026

Date: July 28, 2026

CC:

Summary:

Attachments:

1. Municipal Court Activity Report - June 2026



MUNICIPAL COURT

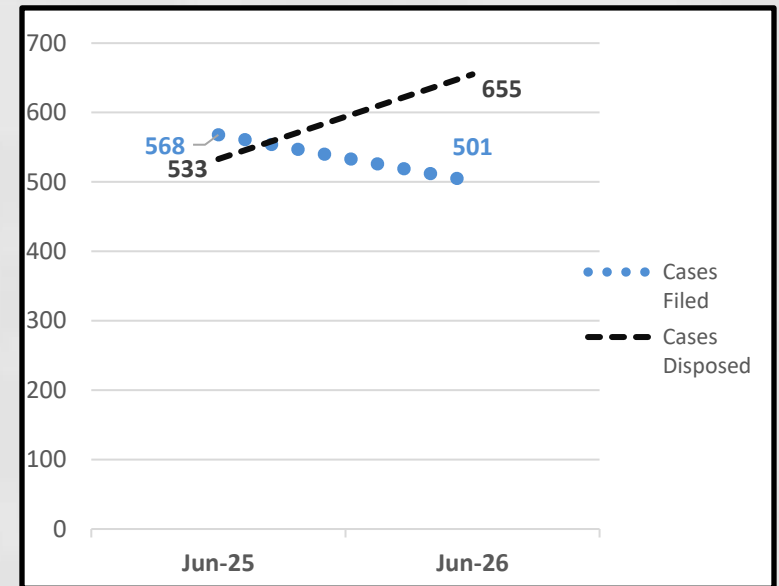
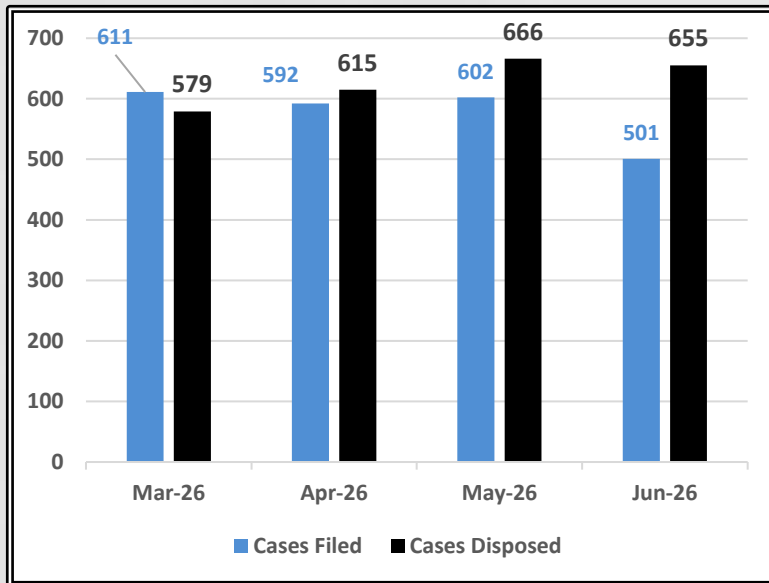
Monthly Report
June 2026

CASE LOAD

Traffic, Criminal and City Ordinances

Total cases disposed: **655**

Total cases filed by officers: **501**

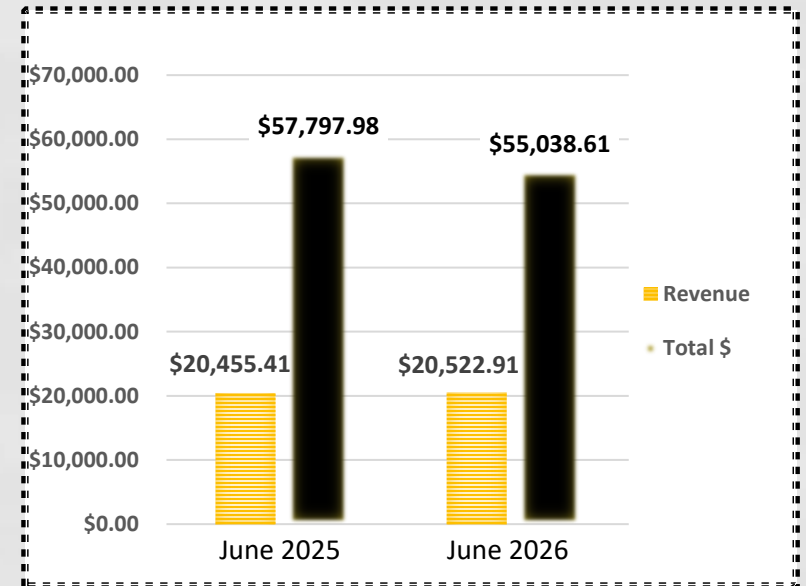
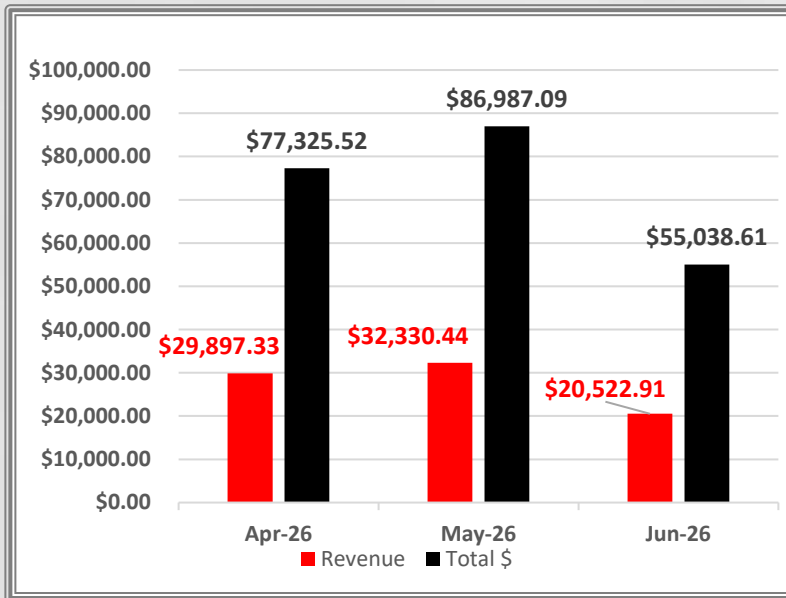


Arrest Warrants, Bench Warrants & Search Warrants

Arrest Warrants issued	82
Arraignments-# of defendants	108
Arraignments-# of charges	180
Bench Warrants issued	15
Bench Warrants served	10
Search Warrants issued	22

Revenue

Total Revenue	\$20,522.91
Sent to State Treasurer	\$27,785.58
Victim Assistance Funds	\$ 3,201.51
Total Collected	\$55,038.61



ACTIVITY

- Traffic Court was held on the 2, 3, 9, 10, 16, 17, 23, 24 and 30.
- Preliminary Hearings were held on June 5.
- Domestic Violence Court was held on June 11.

Memorandum

To: City Council

From:

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

Date: July 28, 2026

CC:

Summary:

Attachments:

1. PRT Activity Report - June 2026



PLAY
EXPLORE
DISCOVER

MONTHLY REPORT

JUNE 2026



GREER Parks,
Recreation
& Tourism

ADMINISTRATION

➤ **Freedom Blast:**

Freedom Blast 2026 was a tremendous success, and we couldn't have done it without our incredible staff, dedicated volunteers, and outstanding vendors. Their hard work, generosity, commitment, and teamwork made this year's Freedom Blast a memorable event for our community.

CAPITAL PROJECTS:

➤ **Stevens Field:**

LED Light Conversion Project: The project was temporarily deferred and is scheduled for readvertisement. New construction remains on track to begin in late fall 2026.

➤ **Wards Creek:**

The plans for SCDOT Review/Coordination for construction of the Wards Creek Trail is currently taking place. We are expecting comments/plan approval from SCDOT in early August and SCDOT will release for bidding once approved. Construction of the trail is expected to begin mid-November 2026 and be completed by mid-August 2027. Wards Creek Park Conceptual Planning has been completed. We will work towards completing the engineering and design Masterplan in FY 26-27.

➤ **Century Park Infrastructure Updates:**

- Stormwater and repaving: Construction at the lower entrance concluded the week of March 23. This phase successfully mitigated severe stormwater erosion issues within Kids Planet and the lower entrance while repaving the primary access road to the ball fields.
- Kids Planet upgrades: Irrigation work and the installation of safety handrails on the new park staircases commenced in the week of April 27.
- Project completion: Final landscaping and sod installation followed these upgrades, bringing the entire park project to successful completion in late June.

➤ **Greentown Park:** We are working with the Capital Projects team and Blue Water Civil Engineering to complete the design and engineering plans for the renovation of Greentown Park in FY 26-27.

➤ **South Tyger River Greenway:** Foothills Construction Company has completed pouring concrete sections of the trail and removed dozens of trees from the South Tyger River. They have added stone along the edges of the concrete and have begun installing the boardwalk sections of the trail. The estimated date of completion is mid-to-late fall.

We are working with the Capital Projects team and Keck and Wood to complete trail signage design/construction, an additional entrance/exit gate to provide parking for trail users during the daytime and engineered drawings for the deck overlook, near the entrance to the trailhead off the parking lot. PRT plans to use PARD funds with a match from the City to construct the deck overlook during FY 26-27.

ATHLETICS

-  **Registrations:** Athletics registration continues to remain strong for our Fall 2026 programming. Current registrations include Greer 76ers Summer Flag & Touch Rugby, Greer Baseball Club, Greer Softball Club, Greer PRT NFL Flag Football, Greer PRT Tackle Football, Foothills Soccer Club of Greer, Greer Adult Baseball, and Cheer for Greer. Cheer for Greer registration is now complete, sizing sessions have concluded, and the preseason camp schedule has been finalized.
-  **American Legion Baseball:** Junior and Senior American Legion Baseball games continued throughout the month of June at Stevens Field. Legion playoffs are set to begin in mid-July.
-  **Adult Volleyball:** Spring-Summer 2026 Adult Volleyball season concluded on June 17 at Country Club Park. Next season will be in the Fall of 2026 at Suber Road Park.
-  **Rentals:** The athletics division completed youth baseball tournament rentals at Country Club Park. Youth baseball teams from all over the Upstate and Western North Carolina competed.
-  **Greer 76ers Summer Flag and Touch Rugby:** Greer 76ers Summer Flag and Touch Rugby training sessions started at Country Club Park.
-  **Maintenance/Repairs:** Athletics staff is currently overseeing Country Club Batting Cage project as well as a lighting maintenance project at Country Club Park that requires the replacement of underground wiring to poles.
-  **Concessions:** Athletics staff successfully managed concession operations throughout the month of June for league and tournament play.
-  **Greer Baseball Club:** Greer Baseball Club All-Star teams continue to represent the program well in tournaments across South Carolina.
 - **6U:** Greer Baseball Club 6U all-stars qualified for the South Carolina State Tournament, Competed in the South Carolina Diamond Youth Baseball State Tournament June 26 through June 30.
 - **8U White:** Greer Baseball Club 8U White competed well at the MB6 Tournament in Mauldin, SC and South Carolina Diamond Youth Baseball District 1 Tournament. Team was unfortunately eliminated in district play.
 - **8U Navy:** Greer Baseball Club 8U Navy captured the district 1 Championship, finished district undefeated. Competed in the South Carolina Diamond Youth Baseball State Tournament June 26 through June 30.
 - **10U White and 10U Navy:** Both 10U Greer Baseball Club summer tournament teams competed well throughout the summer in various tournaments but eventually were eliminated in district play.
 - **12U:** Greer Baseball Club 12U all-stars claimed the SC DYB District 1 Championship, MB6 Championship, and finished 3rd at the SC DYB State Tournament
 - **15U:** Greer Baseball Club 15U all-stars concluded its summer season with a runner-up finish at the MB6 Tournament in Mauldin.
-  **Greer Softball Club:** Greer Softball All-Star teams continue to compete successfully throughout the state.
 - Greer Softball Club 8Us claimed the 2026 South Carolina State Championship on June 23 in North Augusta. Greer Softball Club 8U All Stars finish the summer as 2026 MB6 tournament runner ups, 2026 District runner ups, and 2026 SCAP State Champions. This is our first softball state title since 2009. This group of girls climbed the mountain top through a summer of hard work and dedication.

- 8U: 8U All Stars finished as runner-up at the MB6 Invitational Tournament in Mauldin, finished as runner up in districts, but claimed a South Carolina Athletic Programs (SCAP) state title over the summer. This is our program's first title in well over a decade. Greer PRT staff and the City of Greer are scheduled to honor them at a city council meeting this Fall. This is a tremendous accomplishment for our local softball program.
- 10U: 10U All Stars competed well but were eliminated in the third round of district tournament play.



8U 2026 South Carolina State Champions

CULTURAL ARTS

- ✍ We successfully launched Stories and Adventures, a new program for young children inspired by our former "Tall Tale Tuesdays" series. The six-week program runs every Tuesday morning from 10:00 AM to 11:00 AM (June 2 – July 14). Each session features a guest speaker presentation, themed story readings, and matching crafts. The initiative has been an overwhelming success, reaching maximum capacity each week with an average of 120–150 attendees.
- ✍ June weekly recap:
 - June 2: Beekeeper Mark Sweatman shared insights on honeybees and showcased a live observation hive.
 - June 9: The Greer Children's Theatre cast of Junie B. Jones The Musical Jr. performed for attendees.
 - June 16: Local author Kathryn Rountree hosted a live reading of her book.
 - June 23: Costumed Star Wars characters read galaxy-themed stories to the children.
 - June 30: Justin Miller delivered a presentation on monarch butterflies
- ✍ Visitors are still attending the Center for the Arts to see the Bing Davis exhibition, which will be ending on June 30.
- ✍ Edwin Hutchinson, Ice Age Sculptures, has finished carving the 4th tree sculpture at the Center for the Arts called Butterfly Migration. The first tree sculpture carved at the Center for the Arts called Emerging, was decaying at the base. It was cut off the base and transported to Edwin Hutchinson's workshop to be repaired. Public services poured a concrete base for it, and it was returned on Tuesday, June 23.
- ✍ Painting began on the mural on the side of the Davenport building. It was created by Adam Schimmer of Blank Canvas Mural Company.
- ✍ Ceramics and clay programming continued five days a week at the Center for the Arts, running daily except for Fridays and Sundays. Additionally, the center hosted two Tuesday crochet classes tailored for both adults and children.
- ✍ Staff worked on graphic designs for upcoming events and upcoming summer and fall programming. We also worked on logistics for upcoming programs, including the Holiday Arts Fair, the Day of the Dead Festival, Santa Central, etc.
- ✍ The 2nd Tunes in the Park for 2026 was held on June 20 with the Jaime Wright band performing. Crowds were not as high as the first month, but the city amphitheater was full, and the weather was beautiful, and the Greer Idol competition continues. Staff worked on preparations for Tunes in the Park and Greer Idol, including an information meeting with the Greer Idol contestants.
- ✍ The Upstate healthcare coalition held their second rental in three weeks at the Center for the Arts.

EVENTS

✚ **Total events held in June: 53** (*Internal: 21, Rentals: 14, Special Events: 9, Weddings: 9*)

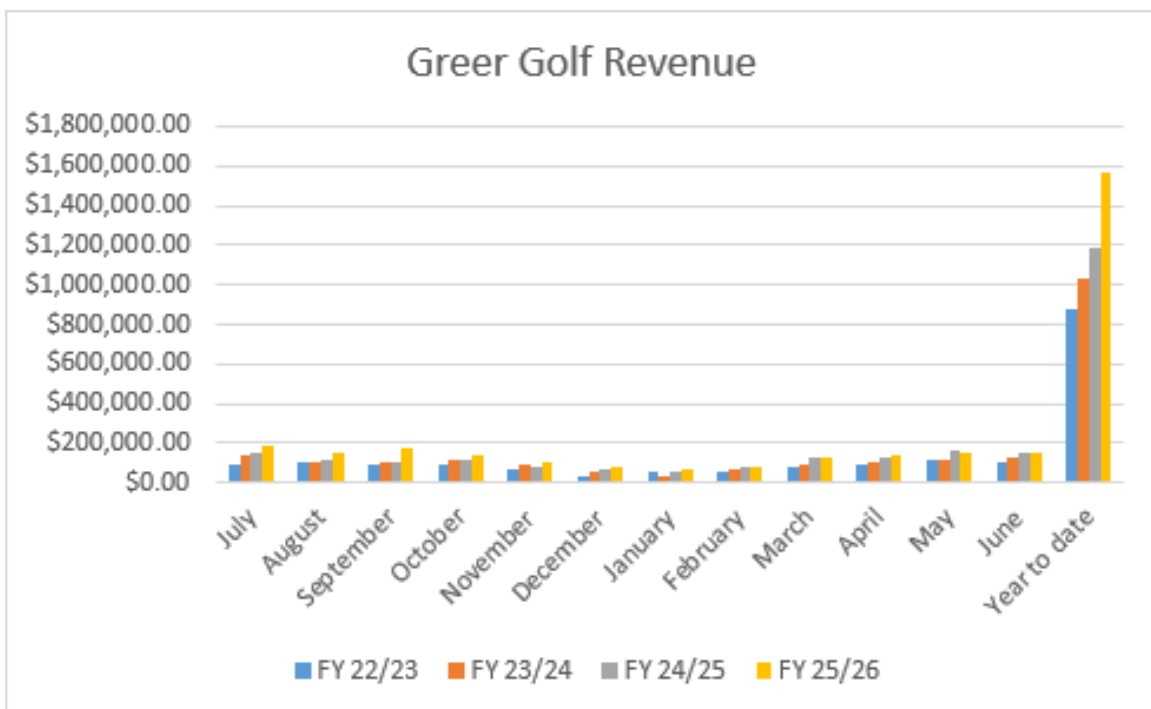
- ✚ Freedom Blast welcomed more than 20,000 attendees as the City of Greer celebrated America's 250th anniversary. As one of Greer's premier events and a signature military and veteran-focused celebration, Freedom Blast featured participation from 15 local military and veteran organizations. Several enhancements were made this year, including the expansion of food vendors into the Tribe 513 parking lot, additional roaming performers throughout the event site, and a laser show projected onto Greer City Hall. The event also returned to a traditional fireworks display, which lasted more than 25 minutes and received positive feedback from attendees. The success of Freedom Blast requires the support of more than 250 staff members and volunteers who assist with event operations, safety, logistics, and guest services throughout the day.
- ✚ The first Moonlight Movies event of the season was held on Thursday, June 4 at Greer City Park and was a great success, drawing a large crowd. The featured film was Zootopia 2. Attendees enjoyed complimentary face painting provided by Joyset Entertainment, two food vendors, a free children's craft activity, and a raffle featuring a variety of prizes donated by local businesses. Since transitioning to a mobile LED screen last season, which allows movies to begin earlier than in previous years, attendance has continued to increase. We have also noticed more attendees staying for the entire movie. A photo of the crowd is attached for reference.
- ✚ The Greer Farmers Market was held each Sunday in June and continued to serve as a popular community gathering space, with weekly attendance averaging more than 1,000 visitors. The June 7 market featured a kid-themed event with balloon animals, face painting, bounce houses, live children's music, and a variety of activities and games. The Father's Day Market on June 21 featured more than 60 farmers, makers, and bakers, including 16 local farms offering fresh, locally grown products, along with live music, food vendors, and family-friendly activities. The market also continued its commitment to improving access to fresh food through SNAP benefits, Healthy Bucks incentives, the Healthy Kids program, and participation in the POP Club program. Through these initiatives, children and families received vouchers that could be used to purchase fresh produce and other healthy food options from participating vendors.
- ✚ The Ambassadors transported more than 500 passengers during the month of June.



Moonlight Movies Fun

GREER GOLF

-  **Hosted events:** Welcomed 160 total tournament players across two major June events: Piedmont Boys annual tournament (June 6): 88 players and the Gap Creek Club event (June 13): 72 players
-  **Retail stock:** The Pro Shop received and displayed its new summer inventory and apparel lines.
-  **Grounds maintenance Greens optimization:**
 - Completed essential turf healthcare, including aerification, top-dressing, rolling, and brushing across all putting greens.
 - Fertilization: Applied specialized granular fertilizer to all putting greens on two separate occasions to maintain optimal turf health.
 - System repairs: Addressed and resolved an irrigation power malfunction impacting Hole #9.
-  **Revenue targets:** As of June 22, recorded revenues reached \$1,489,065.28, exceeding the budgeted projection by \$153,565.28.
 - Net profit: Total expenses were held to \$1,378,145.25, resulting in a net profit of \$110,920.03.



RECREATION

 **Rentals:** Recreation Center rentals - 8, Kids Planet – 134, Bus 1

 Recreation Updates:

- Justin Miller presented our 2025 Department presentations and fielded questions at the Lions Club meeting held at Larenda's Restaurant on June 2 along with Lindsey Shaffer.
- Hosted a Staff and Parent Orientation on June 4 in preparation of the Summer Camp program.
- Justin Miller attended Supervisor training at City Hall on June 10.
- Justin Miller planted 8,000 Zienna Seeds around our parks in the pollinator and Butterfly gardens.
- Received a \$5,000 grant from Greenville County for a Pollinator Garden and Sign at the phase 1 trailhead on the South Tyger Greenway.
- Staff provide the mobile rec for Freedom Blast 2026.

 Recreation Programs:

- SOAR
 - Hand and Foot card games were held on June 10, 17 and 24 with 23 participants.
 - Line dancing sessions were held on June 10 17, and 24 with 65 in attendance at the Cannon Centre.
 - Book Club meeting was held on June 16 with 8 seniors.
 - Bingo Day was held on June 4 and 18 at City Hall with 50 seniors.
 - Movie Day was held at City Hall on June 22 with 4 seniors in attendance.
 - On June 25, SOAR had a luncheon at Josey's Chuckwagon with 17 in attendance.
- Summer Camp began at the Needmore Recreation Center on June 8 at 7:30am. This program will run M-F through July 31 with 75 participants.

 Community Partner Programs:

- The South Carolina Artifacts and Treasure Association met on June 22 at the Needmore Recreation Center for their monthly meeting.
- The Disabled American Veterans local chapter 39 met at the Tryon Recreation Center on June 23.
- Never Alone, Narcotics Anonymous continued on Tuesdays at the Tryon Recreation Center.
- Palmetto Cutlery met on June 2 at the Tryon Recreation Center for their monthly meeting.
- Senior Action moved to the Tryon Recreation Center and began meeting there daily Monday – Friday.
- The Upstate Archery Academy held Archery classes on Wednesdays at City Stadium.
- The Disc Golf Club began a 7-week Disc Golf league to be played on Wednesday nights at 6pm at Century Park. There were 18 players in the first week.
- Hosted a Disc Golf Tourney with Rob and Joe Disc Golf at Century Park on June 6.
- Upstate Pickleball hosted pickleball clinics at Tryon Park 3 days a week for paying participants.
- Partnered with local garden clubs during National Garden Week to complete community beautification and conservation projects, including butterfly garden plantings at City Park and the Center for the Arts by the Primrose Garden Club, installation of six bluebird boxes at Century Park and the South Tyger Greenway by the Azalea Garden Club, and support for a new pollinator garden and educational signage at the South Tyger Greenway Phase I trailhead by the Camellia Garden Club.
- Continued a 4-week basketball training session with Academy Basketball every Saturday with 16 participants ages 8-14.
- We served as polling location for the Greenville County Elections on June 9 and 23 with 324 voters.
- Held the SCRPA on June 24 at the Tryon Recreation Center Justin Miller sat on the panel and provided a lecture on our Pickleball program.

TOURISM

- ✈ Lindsey Shaffer and Justin Miller represented the PRT Department at the Lions Club meeting on Tuesday, June 2, and provided a department presentation with updates and event/program information.
- ✈ Staff represented Discover Greer and PRT at the BMW Charity Pro-Am on Thursday, June 4 – Sunday, June 7. Staff provided event/activity information and promotional giveaways.
- ✈ Lindsey Shaffer attended the Supervisor Training Part 1 on Wednesday, June 10.
- ✈ The Greer150: Boom to Bust event took place on Saturday, June 13 and had approximately 60-75 people in each of the three sessions.
- ✈ Staff finalized the updated and expanded Greer Visitor Guide. Printed copies will be available via funding from the Accommodations Tax Grant. A digital version will be available on the Discover Greer website.
- ✈ An approved film project took place in the last two weeks of June. Trade Street, the Jason Street Parking Garage, and other areas of downtown served as a backdrop in several scenes. The South Carolina Film Commission provides incentives and rebates for projects filmed in SC.
- ✈ Three Special Event Permits were approved for Neighborhood Block Parties taking place in June and July 2026.
- ✈ In June, we wrapped up two social media campaigns with two local content creators. The 13 videos featured downtown/surrounding restaurants, events, and things to do in Greer. The posts received high levels of engagement and positive feedback, with many commentors noting the series helped them discover new restaurants and events in Greer.
- ✈ Staff attended the Travel and Tourism Research Association's Annual Conference on Thursday, June 25 in Greenville, SC. Session topics included an economic outlook that explored consumer confidence/purchasing power and how it is shaping travel, strengthening destination advocacy through data driven storytelling, and more.
- ✈ Staff completed updates to the Greer Visitor Guide, which includes a new design and 28 pages packed with information and inspiration. The guide is available at multiple partner locations, Greer City Hall, and a digital version is available on the Discover Greer website. Funding the printed version was made possible through the Accommodations Tax Grant.
- ✈ Lindsey Shaffer and Alex Cahill met with Maria Hooper of Emrose Projects on Monday, June 29 to discuss downtown placemaking opportunities to foster better connectivity and increase foot traffic.

Staff met with the Greer Heritage Museum on Tuesday, June 30 for July event planning. The Greer150: Greer Uncovered event will take place on Saturday, July 18.

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



Memorandum

To: City Council

From:

Subject: Planning & Development Activity Report - June 2026

Date: July 28, 2026

CC:

Summary:

Attachments:

1. Planning & Development Department Activity Report - June 2026

MONTHLY ACTIVITY REPORT | JUNE

PLANNING & DEVELOPMENT
DEPARTMENT | FY26



DEPARTMENT HIGHLIGHTS

Departmental Highlights & Achievements

- Congratulations to Jon Thorne for obtaining his Residential Building Inspector certification.
- Congratulations to Bryan Stephens on obtaining his Fire Inspector II Certification
- Congratulations to Brian Brock for passing his Residential Mechanical Exam
- All inspections were completed, and a CO was issued for the new Greer Public Safety Training Facility.

Community Involvement

- Community Compliance will be hosting a Community Engagement meeting on July 23rd at Praise Cathedral in Greer. This meeting is geared towards tenants, landlords, and property owners.

Unreasonable Public Service Spotlight



Shaner Adams · 1w · 🏆 Top contributor

Mark Hopper Please share my message to Council, as unfortunately, meetings take place on my busiest work evening. I would like to heap praises on our Code Enforcement team. I have handed them several challenging situations over the past few years, which, in the end, they have met with grace, compassion and understanding. As a citizen, it is always a pleasant surprise when officials feel less like enforcers and more like partners in creating a better community. I genuinely look forward to working with them in the future. Their respect for the preservation of our natural environment, habitats and rural character is admirable in the face of relentless development and rapid urban change.



Tim Rylatt, Steven Wingo, Brian Brock, Jon Thorne, and Joe Aughtry have been recognized for **Customer Satisfaction**

A huge shout-out to our inspections team, especially supervisor Wingo and inspector Rylatt. This is a team that provides unreasonable public service everyday, often with little recognition or fanfare. From DR Horton: "We want to extend a sincere thank you to the team at Greer city inspections for all your hard work, professionalism, and support throughout this project (Bentley Manor). Your responsiveness and willingness to work with us played a huge role in helping us successfully complete the subdivision. We truly appreciate your partnership and look forward to working with you guys again soon in the future communities. Thank you for everything you do. You guys are awesome."



DEPARTMENT STATISTIC DASHBOARD (YTD)

PLANNING

- Planning Commission Reviews: **9**
- Board of Zoning Appeals: **1**
- Board of Architectural Review: **1**
- Planning Advisory Committee: **12**
- Administrative Plat: **71**
- Civil Plan Review: **63**
- Final Plat Review: **17**
- Zoning Letters: **29**

HOUSING & CONSTRUCTION

- Housing Starts: **96**
- Residential Cost: **\$26,557,552.83**
- Commercial Cost: **\$113,355,463.18**
- Total Construction Cost: **\$151,136,560**
- Building Inspections: **14,164**
- Building Permits: **1,346**
- Miscellaneous Permit Cost: **\$6,036,069**
- Accessory Dwelling Units: **2**

COMMUNITY COMPLIANCE

- Inspections: **1,995**
- Illegal Signs Removed: **436**
- Educational Conversations Held: **1**
- Current Condemnations: **27**

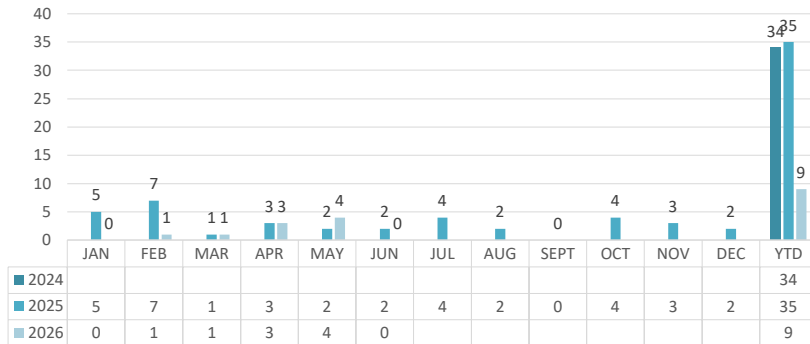
IMPACT FEES (Residential & Commercial)

- Police: **\$10,736(R) \$54,487.10(C)**
- Fire: **\$23,156(R) \$117,556.15(C)**
- Public Safety: **\$30,409(R) \$154,442.64(C)**
- Parks & Rec: **\$51,791**

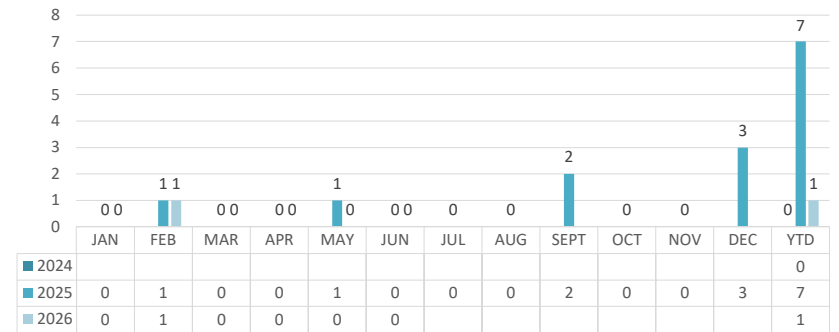
Total: \$442,578.49

PLANNING

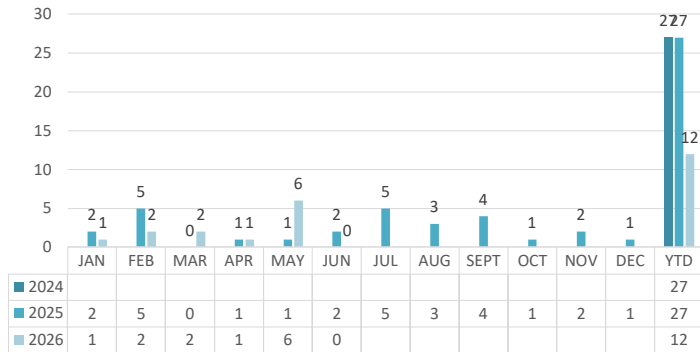
Planning Commission



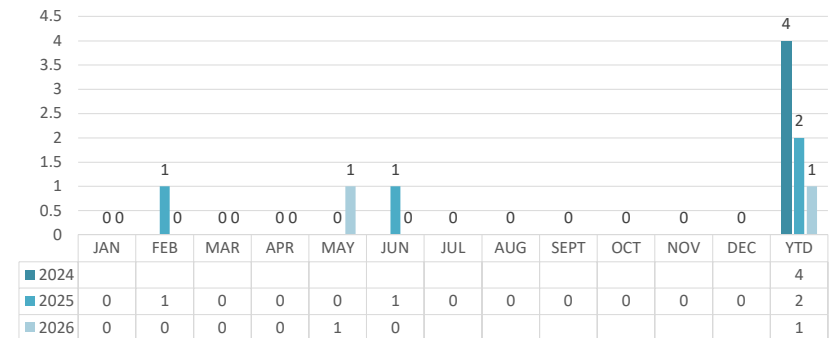
Board of Zoning Appeals



Planning Advisory Committee

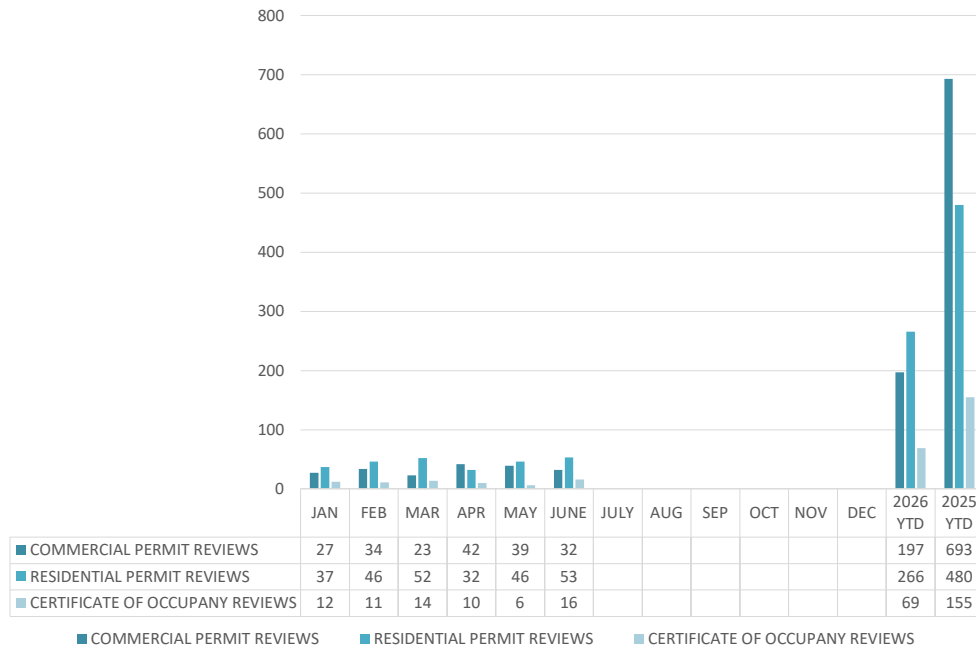


Board of Architectural Review

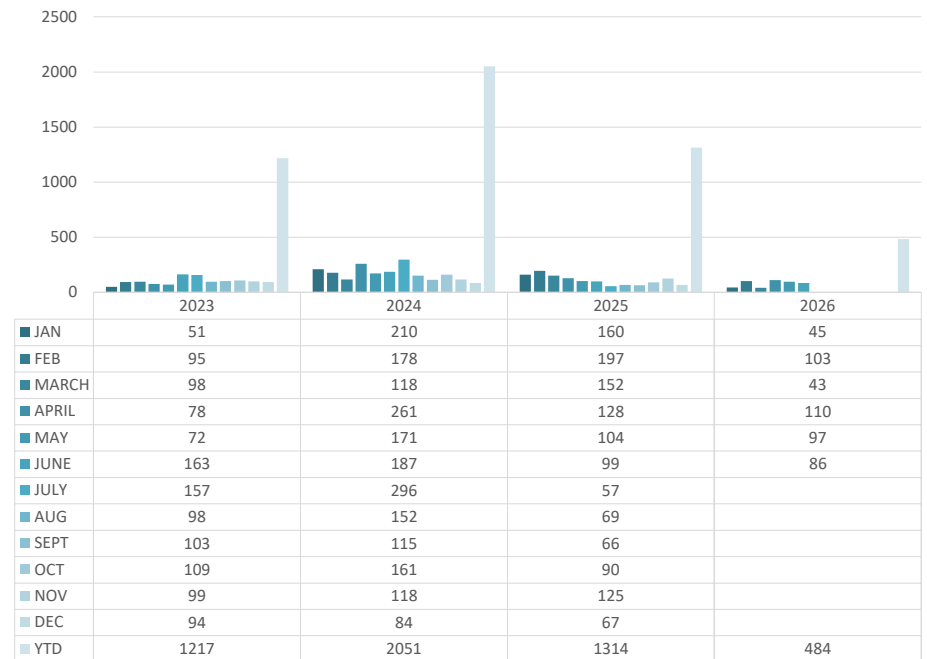


PLANNING

Zoning Review Breakdown

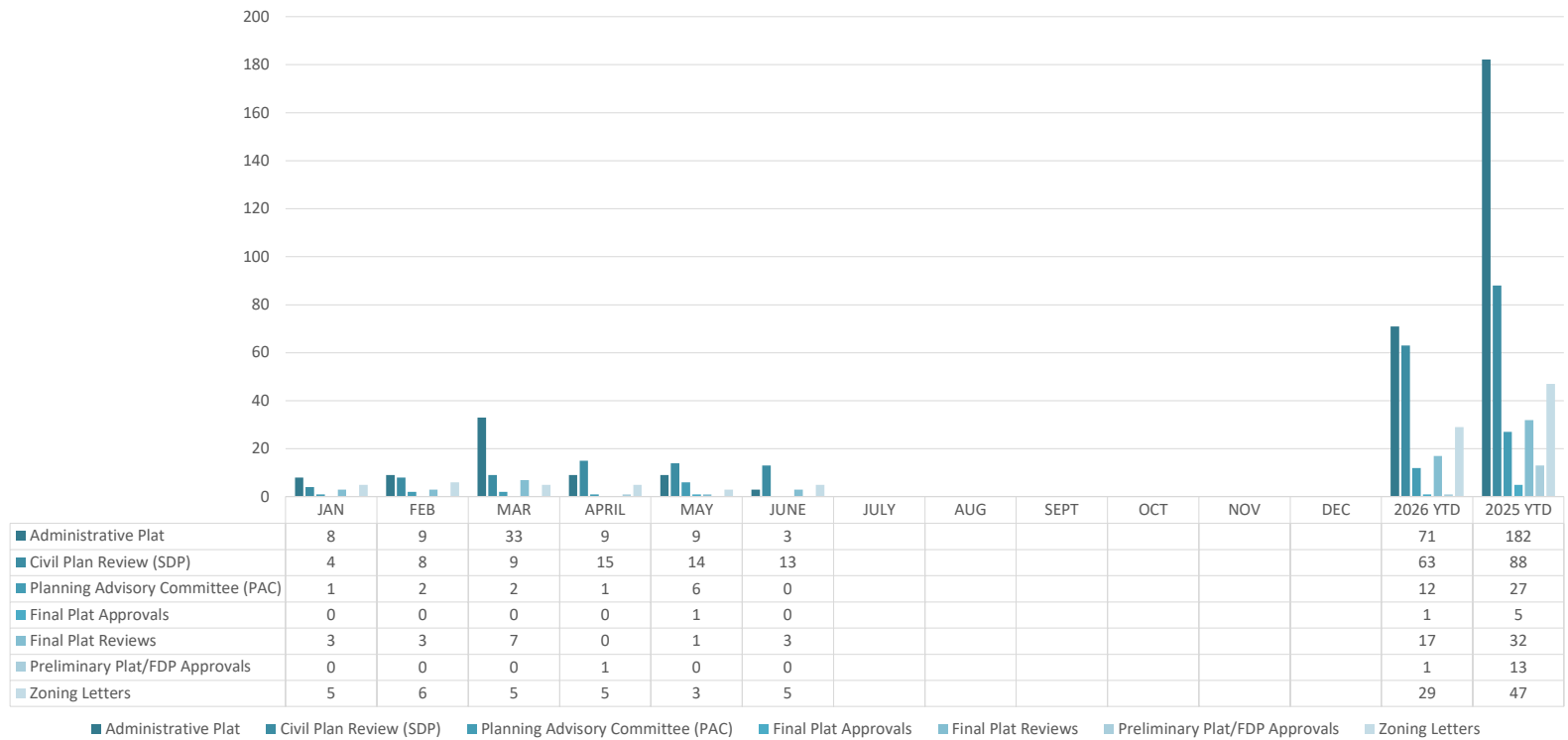


Zoning Review Comparison

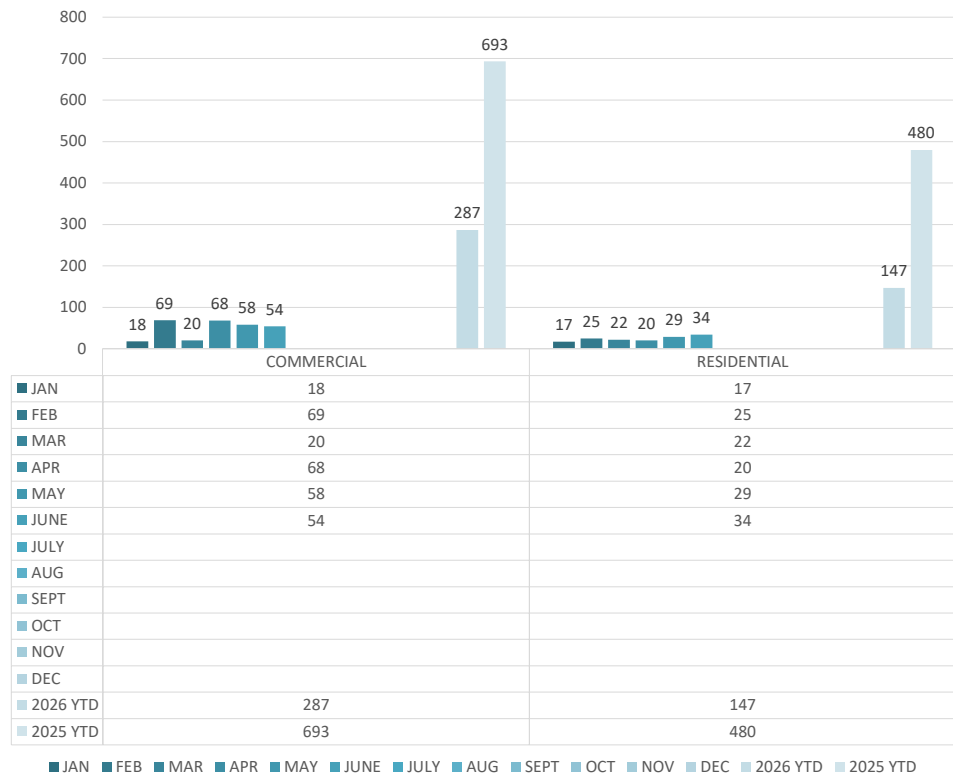


PLANNING

Other Planning Activity

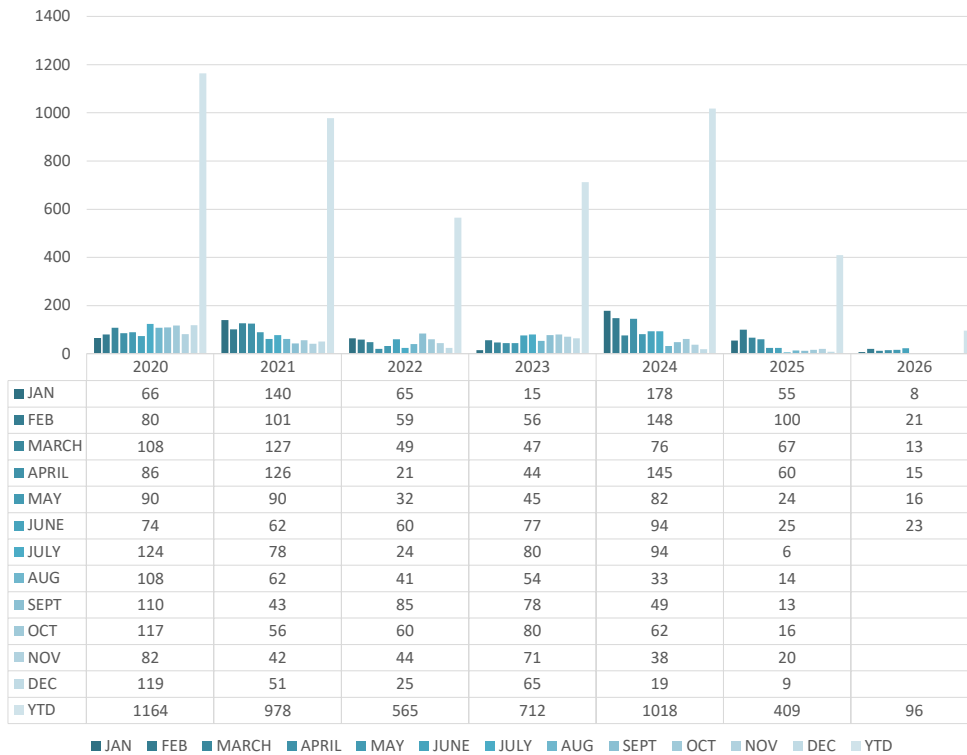


COMMERCIAL PLAN REVIEWS

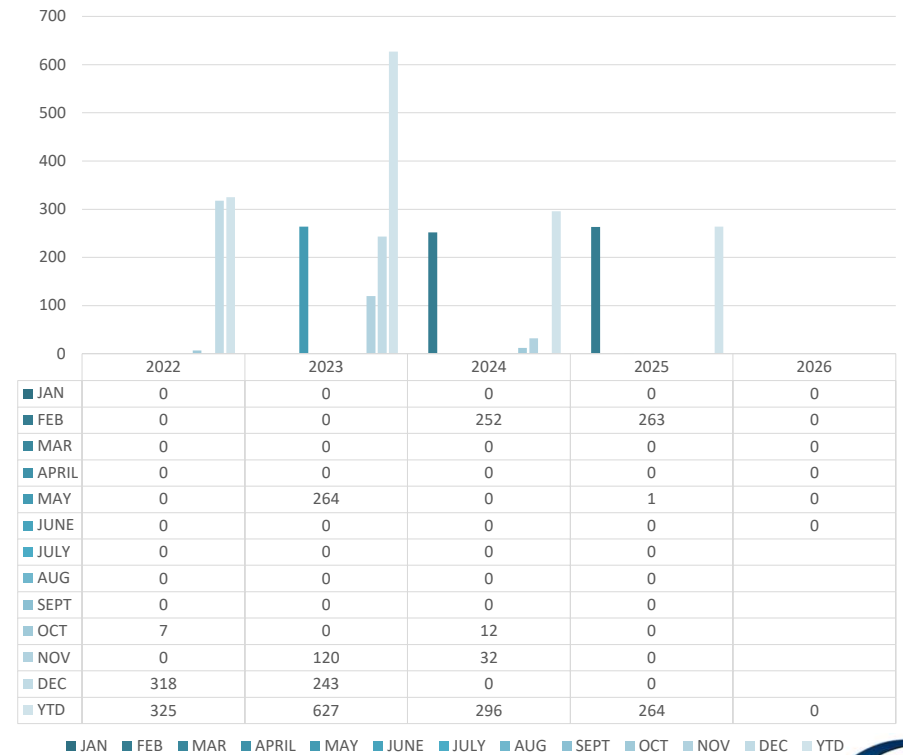


HOUSING & CONSTRUCTION

HOUSING STARTS

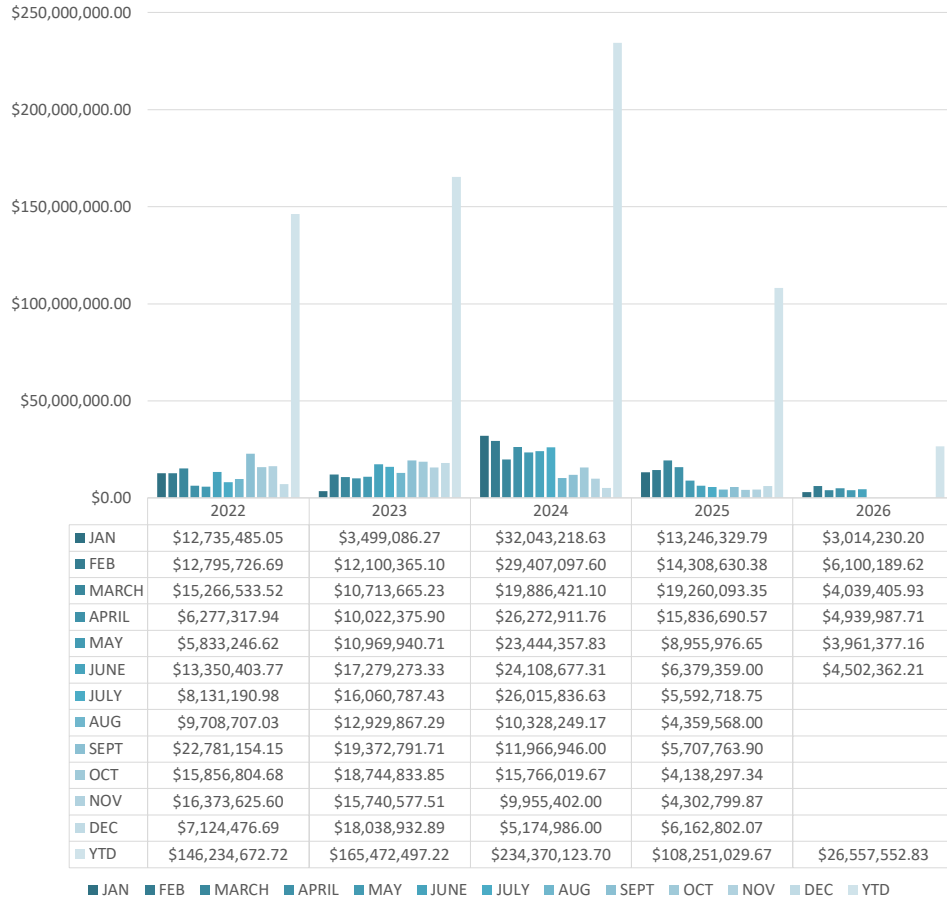


MFA STARTS

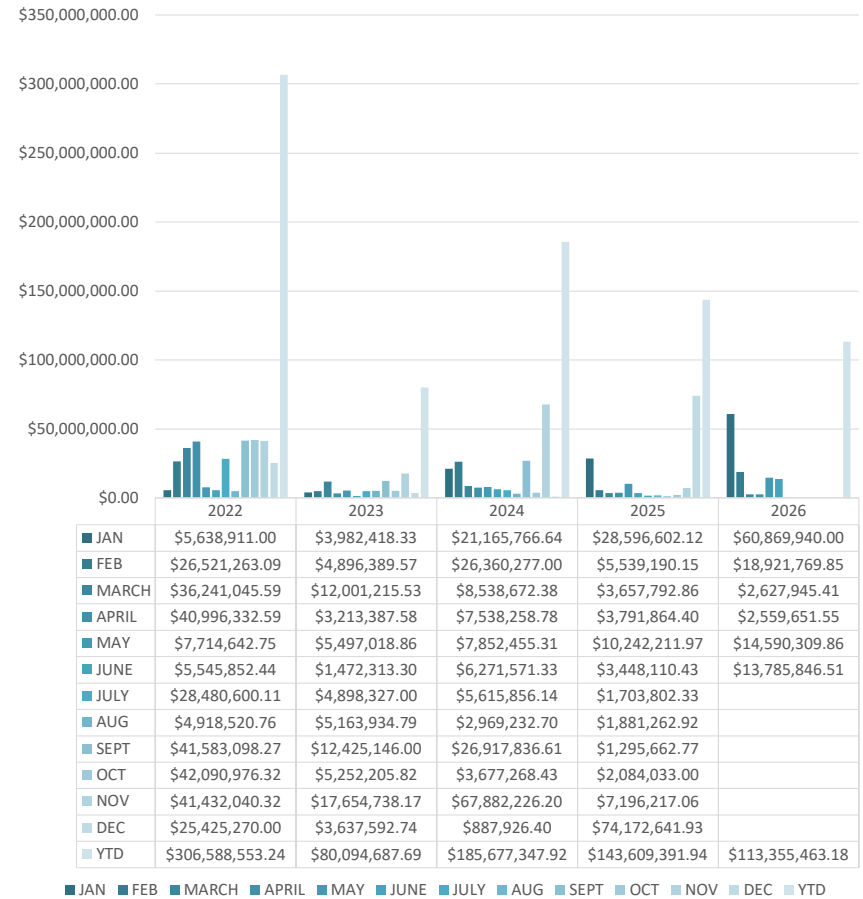


HOUSING & CONSTRUCTION

RESIDENTIAL CONSTRUCTION

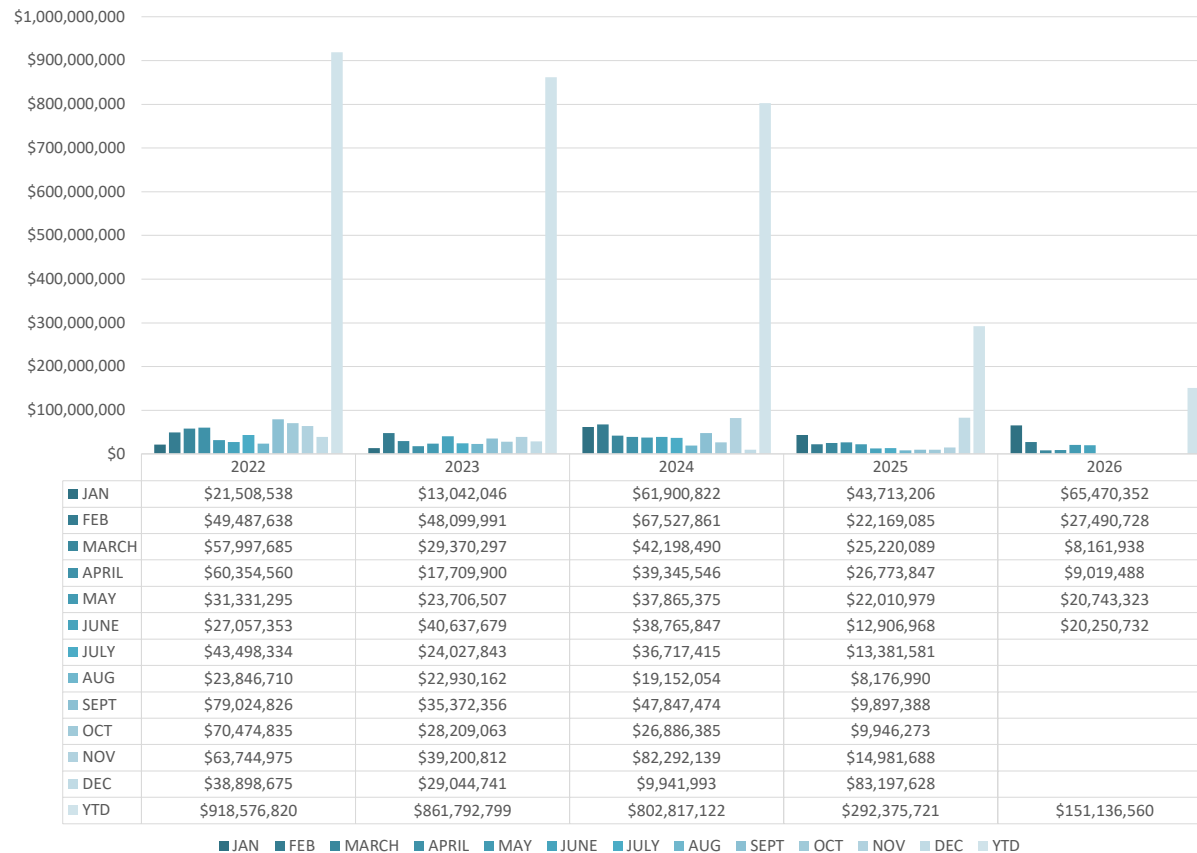


COMMERCIAL CONSTRUCTION



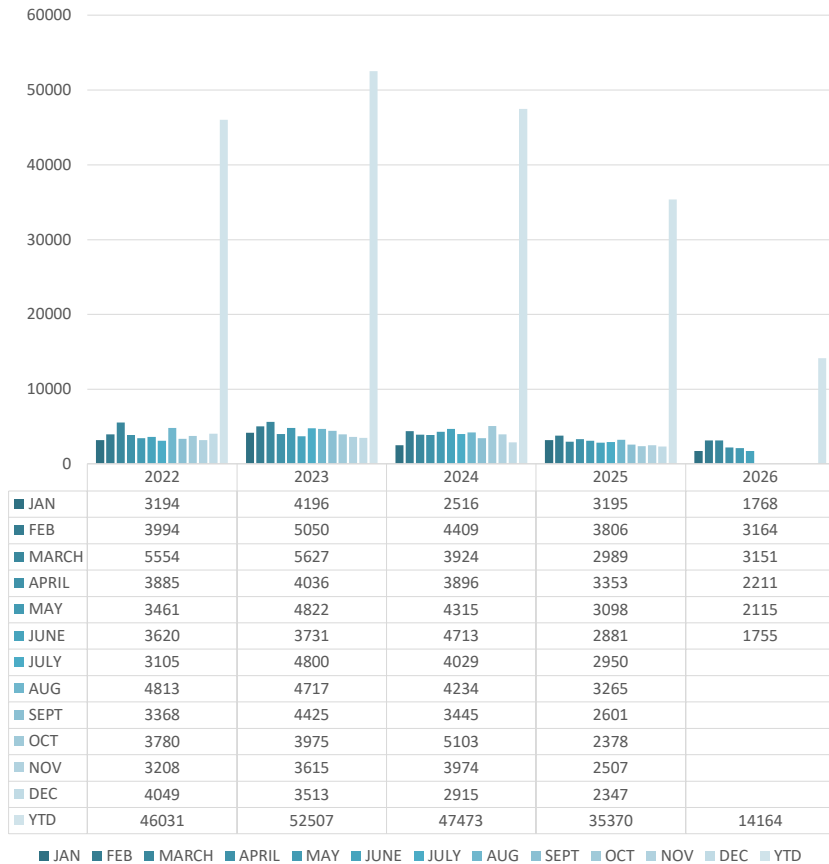
HOUSING & CONSTRUCTION

TOTAL CONSTRUCTION

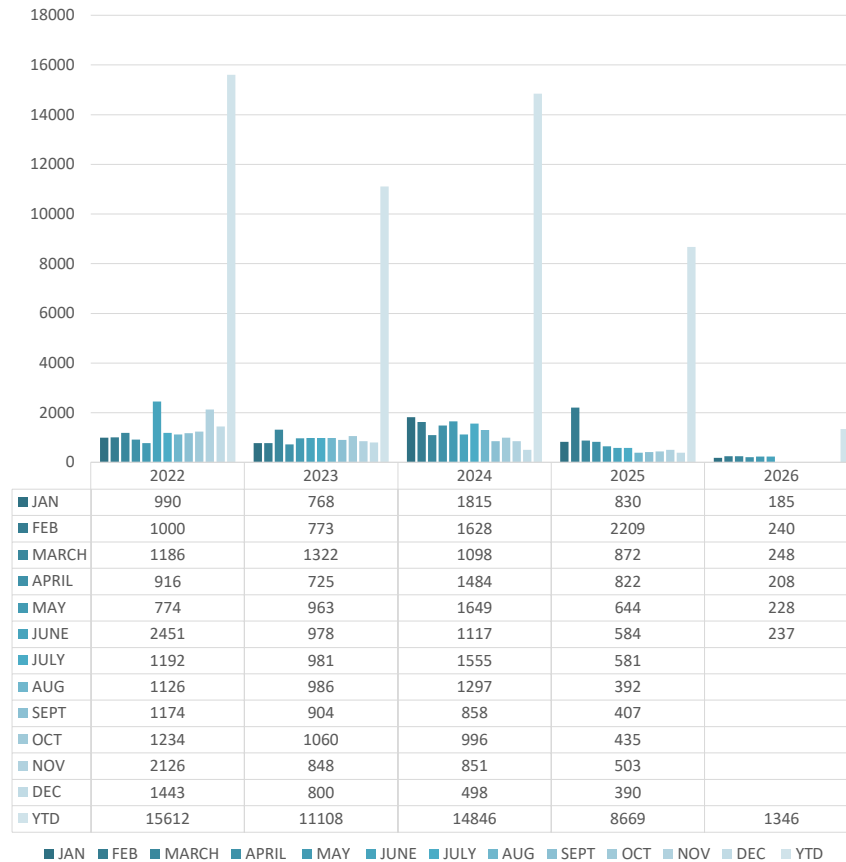


HOUSING & CONSTRUCTION

BUILDING INSPECTIONS

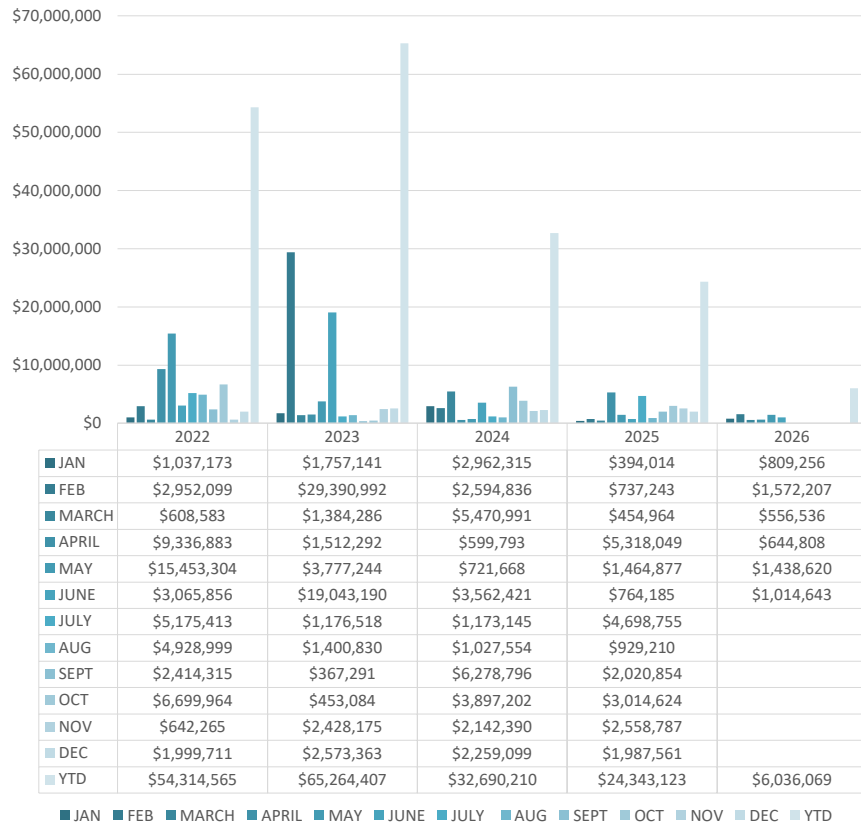


BUILDING PERMITS

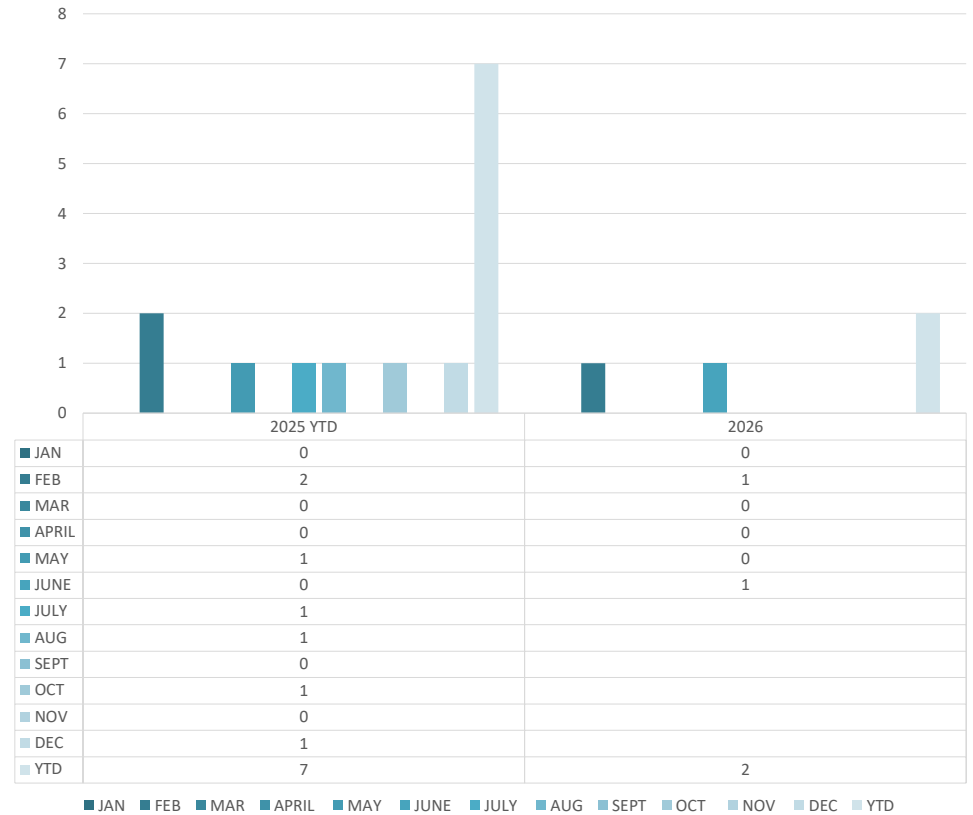


HOUSING & CONSTRUCTION

MISCELLANEOUS PERMITS

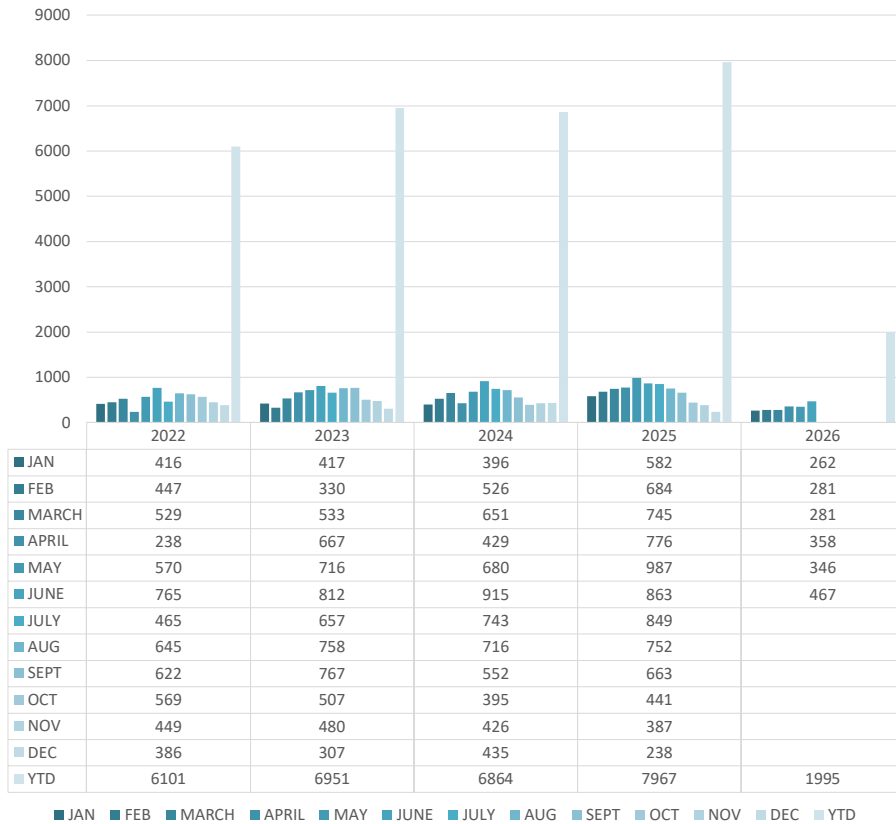


ACCESSORY DWELLING UNITS (ADU)

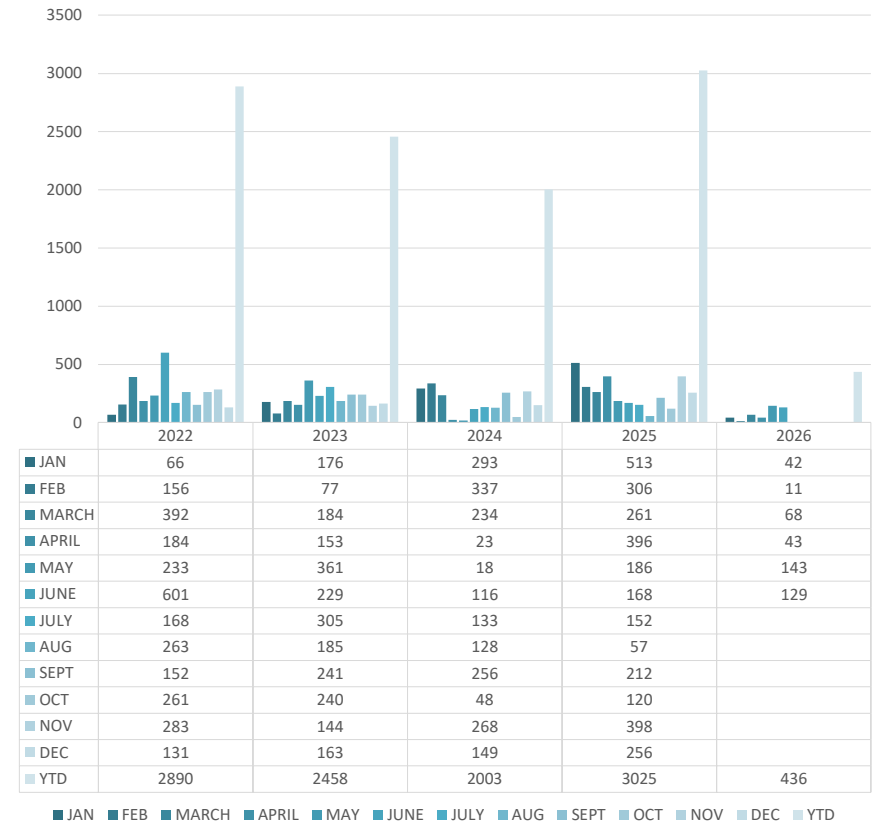


COMMUNITY COMPLIANCE

INSPECTIONS



ILLEGAL SIGNS



COMMUNITY COMPLIANCE

ACTIVE CONDEMNATIONS

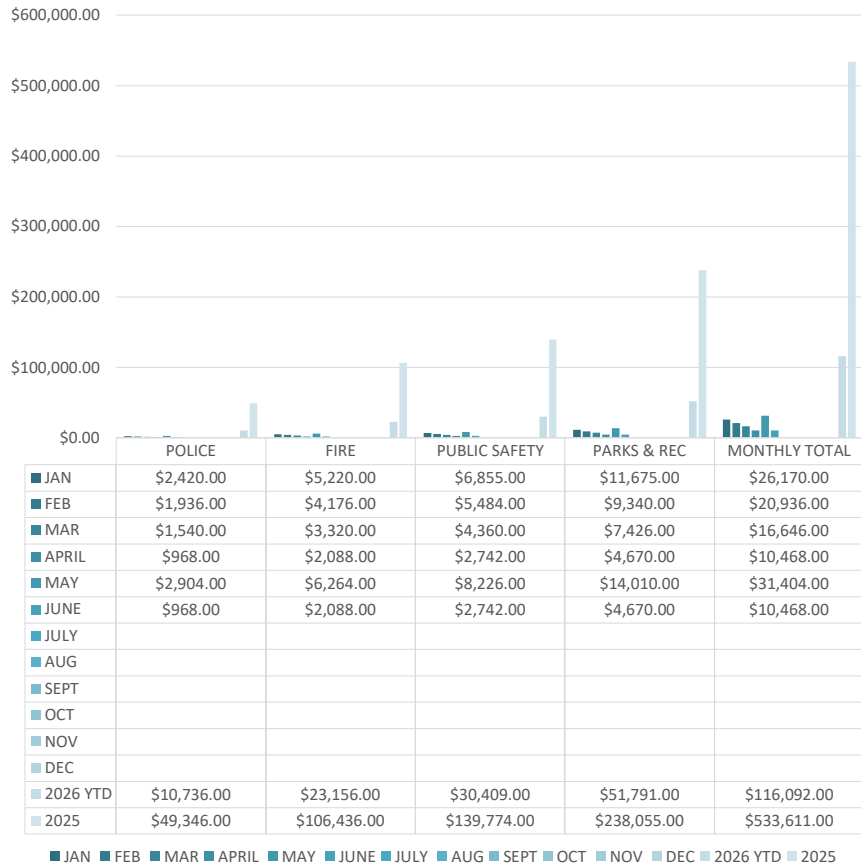
Address	Reason for Condemnation	Current Status
409 TRADE ST	FIRE DAMAGE	Owners applying for permits for repair 6/23/26
763 EMBARK CIRCLE	DAMAGE DUE TO CRANE INCIDENT	Met with 3rd party engineer and DR Horton 5/29/26
4 FURWOOD CT	FIRE/TOTAL LOSS	Permit issued for renovation 5/29/2026
1 21ST ST	FIRE/UNFIT	Posted, Vacated, Boarded; 3/19/2026
213 MASON ST	FIRE/ TOTAL LOSS	Property Boarded; 4/25/2026
311 CANNON AVE	DILAPIDATION/VACANT	Permit for remodel rejected due to no response on 4/30/2026
200 VICTOR CT APT 3	FIRE/ TOTAL LOSS	Permit active for renovation; issued 01/20/2026
225 MASON ST	UNSAFE/UNFIT	Permit active for repair; issued 2/19/2026
105 N LINE ST EXT	SANITATION/EGRESS/SMOKE DETECTORS	Permits for structural issued BR25-1007
304 AUSTIN ST	INTERIOR DILAPIDATION	Owner deceased; Property Boarded 11/4/2025
314 NEW WOODRUFF RD	VACANT/TOTAL DILAPIDATION	Asbestos Survey completed 6/23/26, Demolition pending survey
412 NEW WOODRUFF RD	FALLEN TREE/TOTAL LOSS	Pending Final inspectinos for release
203 SUNNYDALE DR	FIRE/TOTAL LOSS	Cleanup completed; Property Boarded; 5/11/2026
202 E CHURCH ST	UNSAFE/UNFIT	Owner/Demolition Permit BR26-0341 approved 6/25/26
205 SPRINGDALE AVE	SANITATION/EGRESS	Demolition Order sent 4/27/2026
100 JACKSON ST (City Stadium)	UNSAFE ACCESORY WALL	Restricted area of access; ATTN: Capital Projects Manager
10 BRIGHTMORE DR	FIRE/LIGHTNING	Permits active for renovation; issued 06/26/2025
103 DELANO AVE	DILAPIDATED/FOUNDATION COMPROMISED	Title Search Returned 6/11/26. Notice of Demolition
106 E CHURCH ST	VANDALISM/DILAPIDATION	Owner obtaining contractors for repair; 1/5/2026
108 CANNON AVE	FIRE/TOTAL LOSS	New owner; 90-day Notice of Required Action; 2/3/2026
215 SUNNYSIDE DR	OCCUPYING W/O C.O.	Building permits issued 5/19/26
602 E FAIRVIEW AVE	DILAPIDATION/VACANT	30-day extension granted for plan of action; 4/28/2026
211 A ARLINGTON RD	DILAPIDATED/VACANT	Grading Permit expired 5/15/26; no progress made
306 NEW WOODRUFF RD	DILAPIDATION/VACANT	Owner deceased; Properties for sale 10/21/2025
302 NEW WOODRUFF RD	UNPERMITTED WORK/VACANT	Owner deceased; Properties for sale 10/21/2025
1 BOBO ST	METH LAB/DILAPIDATION/VACANT	Permits active for remodel; issued 2/17/2026
507 HARVEY RD	DILAPIDATED/VACANT	Owner deceased; Properties for sale 10/21/2025

Total 27

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

IMPACT FEES

RESIDENTIAL



COMMERCIAL



Memorandum

To: City Council

From:

Subject: Police Department Activity Report - June 2026

Date: July 28, 2026

CC:

Summary:

Attachments:

1. Police Department Activity Report- June 2026

Greer Police Department Monthly Report

June 2026



Command Staff

Chief Hamby

Major Pressley- Support
Services Bureau

Major Ellis- Operations
Bureau

Captain Blackwell-
Administrative Division

Captain Varner- Operational
Support Division

Captain Forrester- Patrol
Division

Captain Click- Criminal
Investigations Division

Administrative Division

Monthly Staffing Report

DEPARTMENT	TOTAL POSITION ALLOCATED	CURRENT STAFFING LEVEL	STAFF ON LIGHT DUTY/FMLA/MILITA RY LEAVE	POSITIONS TO FILL
SWORN OFFICERS	75 FT/1 PT	71 FT/0 PT	1	4 FT/1 PT
COMMUNICATIONS	14 FT	11 FT	0	3 FT
DETENTION	9 FT	9 FT	0	0 FT
ADMINISTRATIVE	10 FT	8 FT	0	2 FT
ANIMAL CONTROL	1 FT	1 FT	0	0
TOTAL	109 FT/1 PT	100 FT/1 PT	1	9 FT/1 PT

Monthly Records and Data Entry

REPORTS CODED	387
TRAFFIC CITATIONS ENTERED IN DATABASE	417
RECORDS REQUESTS/FOIA	205
INCIDENT/SUPPLEMENTAL REPORTS ENTERED/COPIED OVER	333
EXPUNGEMENTS RECEIVED	50
EXPUNGEMENTS RESEARCHED/COMPLETED/SEALED	180
TOTAL EXPUNGEMENTS	3062
CRIMINAL HISTORY CHECKS	25
SLED SUBMITTAL	1

MONTHLY STATISTICS

Volunteer Hours

80

OF VOLUNTEER
HOURS THIS MONTH

456.5

OF VOLUNTEER
HOURS YTD

Training

3

OF CLASSES THIS
MONTH

15

OF CLASSES YTD

15

OF STUDENTS THIS
MONTH

143

OF STUDENTS YTD

9

OF CLASS HOURS
THIS MONTH

123.5

OF CLASS HOURS
YTD

45

TOTAL HOURS TRAINING
TIME THIS MONTH

1288.5

TOTAL HOURS
TRAINING TIME YTD

School Resource Officers Report

Job Description	Quantity
Conference with Teachers or Admin Staff	1
Individual Meetings with Students	2
Phone Conferences with Parents	1
Conferences with Parents	0
School Events	2
Classroom Visits	6
Code 5's	0
Follow Ups	0
BTAM's	0

School Coverage

- Woodland, Greer Middle, Greer High and Crestview all hosted summer school. Riverside High is a summer feeding site.
- Offs. Ruiz, Godfrey, Bowens, Anderson and Broome attended the SCSRO conference.
- No arrests in the month of June dueing summer school.

Community Engagement Team Activity

Sgt. Ashley Wright

NET Officer Gibson Chambers

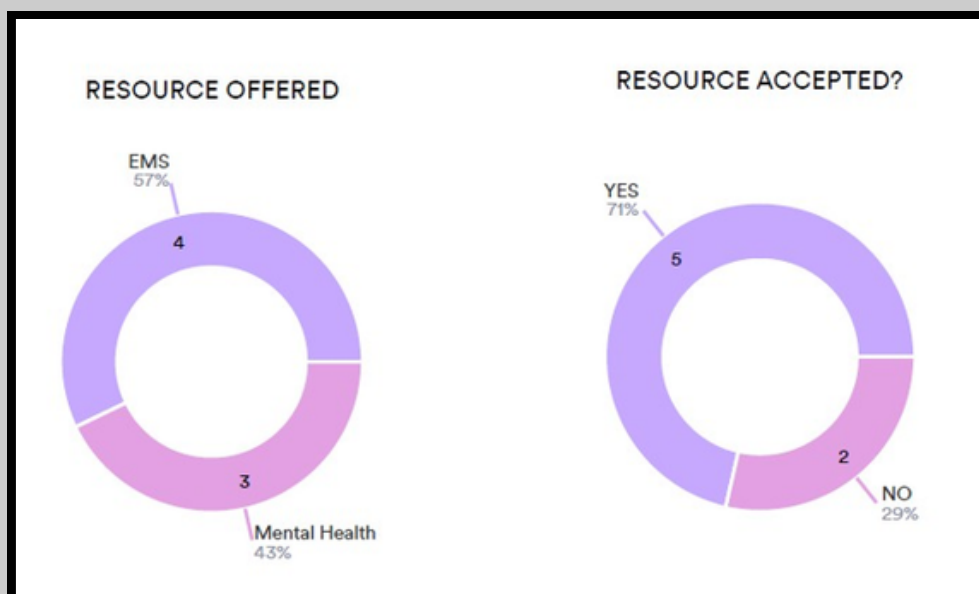
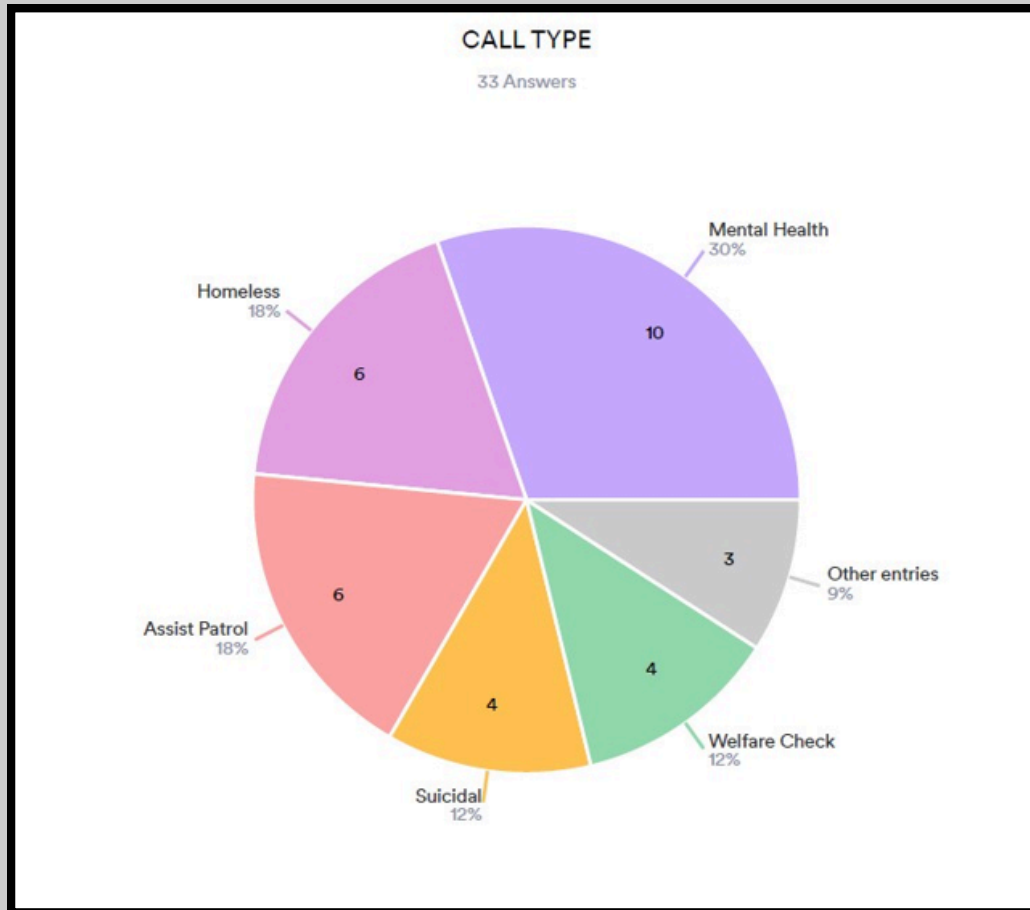
NET Officer Jess Grimstad

CET Officer Whitney Cozzoli

- Sgt. Wright, Ofc. Chambers, and Ofc. Grimstad presented to the Memorial Methodist Church Day Camp. We took the Polaris, a patrol car, and ice pops. The FD and EMS were also there.
- We hosted a Summer Safety Event at Target in conjunction with Greer FD.
- Ofc. Chambers assisted with the arrest of Catherine Emrich from the Arson at Greer Diner.
- We hosted a Block Party at Kendrick Apartments on 6/8, Oakland Apartments on 6/22, and Drummond Village on 6/30.
- We talked to the preschool kids at Foundation Learning and let them see the police cars.
- About half of the CET attended EVO at Greenville Training Center on 6/11. The rest of them will attend on 7/13.
- Sgt. Wright covered Summer School while the OG SROs attended the SCSRO Conference.
- Sgt. Wright met with several Greenville County SROs to discuss reinstating the GASRO monthly meetings.
- CET met to discuss the Morrow Street issues. Ofc. Cozzoli has worked diligently on the issue since, and her and Cpl. Copenhaver had the trespass reinstated.
- Sgt. Richards and Sgt. Wright led the Greer Kids Camp Mascot Parade from Tryon Rec to Needmore Rec.
- The drug locker in the PD lobby was emptied on 6/24.
- Sgt. Wright, Ofc. Chambers and CIT Officer Ferrell de-escalated a suicidal subject (T. Porter). The CNT was put on standby, but we did not fully activate the team.
- We led an obstacle course for the Greer Day Camp at Needmore Rec. This event was so much fun. Ofc. Chambers created the layout and made awards and brought ice pops. The Communications Team came to photograph it.
- Ofc. Cozzoli cross trained with CID for a week.

Administrative Division Activity

Crisis Intervention



Administrative Division Activity

Recruiting

Recruiting Events Attended in June: ONE

6/27- Freedom Blast



- Scheduled 10 ride alongs with potential candidates
- 7 Background investigations in process (6 UPO, 1 SRO)
- Continued to manage 3 interns
- 6/18- UPO testing date
- 6/25- SRO interview

Operational Support Division

Communications Center

DISPATCH AND CALL FREQUENCY	MAY-26	JUN-26	% CHANGE FROM PREVIOUS MONTH	YEAR TO DATE 2025	YEAR TO DATE 2026	% CHANGE FROM PREVIOUS YEAR
NUMBER OF 911 CALLS	1,320	1,209	-8.4%	10,132	8,669	-14.4%
INCOMING 7-DIGIT LINE CALLS	4,418	4,401	-0.4%	28,038	25,627	-8.6%
POLICE CALLS FOR SERVICE	3,662	3,008	-17.9%	20,242	19,583	-3.3%
FIRE CALLS FOR SERVICE	1,189	1,225	3.0%	6,947	6,979	0.5%
TOTAL DISPATCHED CALLS	4,851	4,233	-12.7%	27,189	26,562	-2.3%

Detention Center

INMATE AND PROCESS TOTAL	MAY-26	JUN-26	% CHANGE FROM PREVIOUS MONTH	YEAR TO DATE 2025	YEAR TO DATE 2026	% CHANGE FROM PREVIOUS YEAR
NUMBER OF ADULTS PROCESSED	120	118	-1.7%	782	717	-8.3%
TRANSPORTED TO GREENVILLE	20	21	5.0%	136	145	6.6%
TRANSPORTED TO SPARTANBURG	27	27	0.0%	119	118	-0.8%
INMATES TRANSPORT BY 600	5	10	100.0%	29	49	69.0%

Animal Control Services

ANIMAL CONTROL ACTIVITY	MAY-26	JUN-26	% CHANGE FROM PREVIOUS MONTH	YEAR TO DATE 2025	YEAR TO DATE 2026	% CHANGE FROM PREVIOUS YEAR
CALLS FOR SERVICE	45	41	-9%	361	140	-61%
LIVE DOGS PICKED UP	10	9	-10%	36	35	-3%
LIVE CATS PICKED UP	0	0	NA	0	0	NA
TRAPS DELIVERED	0	6	NA	3	8	167%
FOLLOW UP CALLS	7	8	14%	13	15	15%
CITATIONS ISSUED	1	0	-100%	0	2	NA
DOGS TAKEN TO COUNTY SHELTER	6	5	-17%	30	23	-23%
CATS TAKEN TO COUNTY SHELTER	0	0	NA	0	0	NA

Property and Evidence/Court Security

EVIDENCE & TIME MANAGEMENT	MAY-26	JUN-26	% CHANGE FROM PREVIOUS MONTH	YEAR TO DATE 2025	YEAR TO DATE 2026	% CHANGE FROM PREVIOUS YEAR
TOTAL ITEMS ENTERED	121	154	27.3%	1014	711	-29.9%
NEW ITEMS ENTERED	121	154	27.3%	926	678	-26.8%
ITEMS PURGED	35	54	54.3%	474	178	-62.4%
ITEMS RELEASED	13	9	-30.8%	29	52	79.3%
CASES SENT TO CO 23 LAB	0	0	NA	30	20	-33.3%
CASES SENT TO CO 42 LAB	0	0	NA	42	45	7.1%
HOURS SPENT AT LABS	0	0	NA	10.5	6	-42.9%
HOURS SPENT IN COURT	21	18	-14.3%	211.5	191.5	-9.5%

Patrol Division

POLICE PATROL ACTIVITY	JUNE-25	JUNE-26	% CHANGE	LAST YTD	YTD	% CHANGE
CITATIONS ISSUED	515	424	-17.67%	3224	2924	-9.31%
ARRESTS	140	128	-8.57%	781	788	0.90%
INCIDENT REPORTS	339	296	-12.68%	2013	1816	-9.79%
COLLISION REPORTS	123	137	11.38%	765	798	4.31%
WARNING CITATIONS	548	632	15.33%	3505	3415	-2.57%
PATROL MILES	46435	49357	6.29%	311064	313046	0.64%
WARRANTS SERVED	63	67	6.35%	335	444	32.54%

Patrol Division

Proactive Efforts

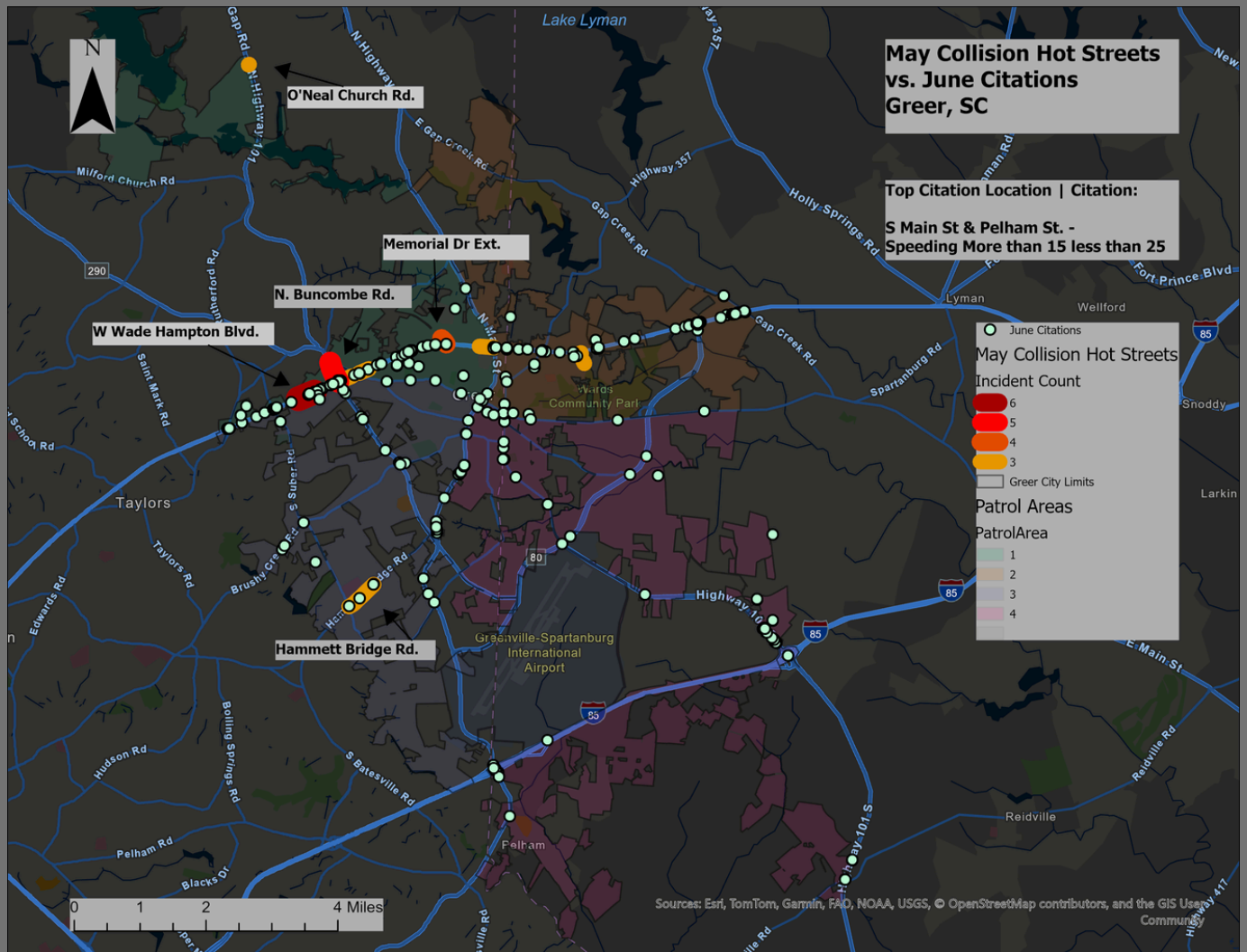
DUI ARRESTS	DRUG CHARGES	DRIVING UNDER SUSPENSION	GENERAL SESSIONS CHARGES	WARRANTS OBTAINED
3	17	83	37	68

Shift Drug Weights

DRUG TYPE	WEIGHT
MARIJUANA	197.55 GRAMS
COCAINE	9.12 GRAMS
CRACK	0 GRAMS
FENTANYL	2.04 GRAMS
METH	8.92 GRAMS
HEROIN	0 GRAMS
SCHEDULED PRESCRIPTION PILLS	1 OXYCODONE/1 XANAX
OTHER	NONE

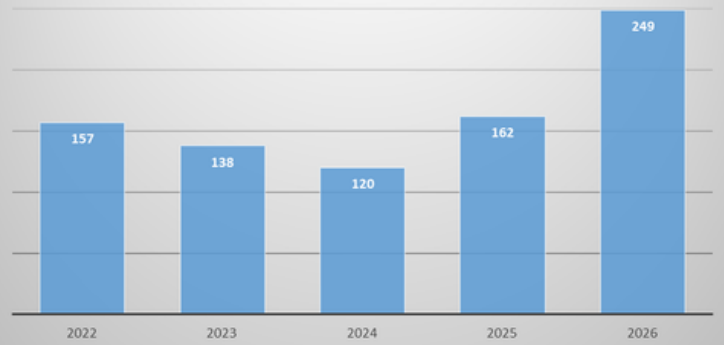
Patrol Division

Monthly Traffic Collision and Enforcement Efforts



Criminal Investigations Division

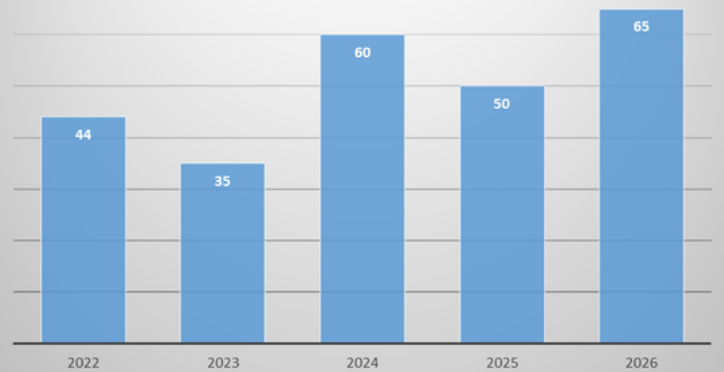
CID Assigned Cases
2026 Total YTD



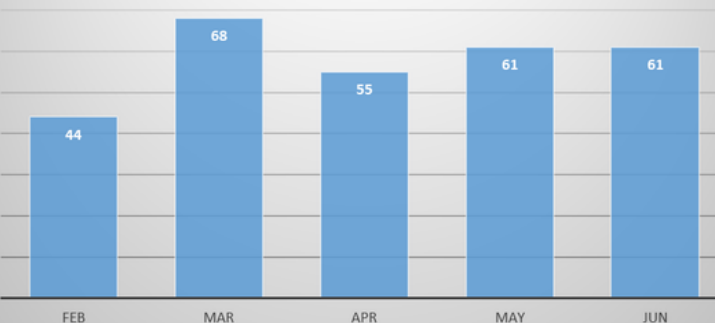
CID Closed Cases - 2026 Total
(Admin, Ex-Clear, No Status, Unfounded, Arrest)



White Collar Cases
2026 Total



New VA Cases
JUNE 2026



Criminal Investigations Division

NARCOTIC TIPS

- *None this month*

Project Safe Neighborhoods Action Plan

Community Engagement

- Discussed options for community events with Ofc. Grimstad

Collaboration with Law Enforcement Partners

- Provided intel, gathered from proactive investigations on multiple documented gang members, to Greenville City PD and the Greenville County Sheriff's Office
- Attended the South Carolina Gang Investigator Assoc. meeting and collaborated with multiple other agencies about gang activities
- Worked with the Spartanburg County Gang Unit on a shooting incident that occurred in Greer City.
- Greenville PD Intel Analyst provided intel and identifications for gang affiliated subjects associated with active Greer investigations

NIBINS

- Fired 2 firearms for NIBINS analysis
- Submitted additional bullet casings to SLED for analysis
- Received a NIBINS lead that connected a Greer City case with a shooting incident that occurred in Greenville, SC.

Gang Member Intel Database

- Entered one new subject through Gangnet and NCIC as a documented gang member (Second entry FY 2026)
- Continued working with Leticia on moving all gang intel documentation to a One Note shareable system and researching each subject to solidify that they meet the criteria to be entered into the NCIC Gang File database.

Chronic Violent Offender (CVO)

- Checked 2 subjects for consideration to be added to the list.
 - 1 subject met the criteria to be referred to the Solicitor's Office for consideration for of stricter sentencing based off of the subject's violent history. Addition to the NCIC Violent Person File pending the conviction of this subject's current charges.

Memorandum

To: City Council

From:

Subject: Public Services Activity Report - June 2026

Date: July 28, 2026

CC:

Summary:

Attachments:

1. Public Services Activity Report - June 2026



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

FROM: Public Services Department

SUBJECT: June 2026 Activity Report

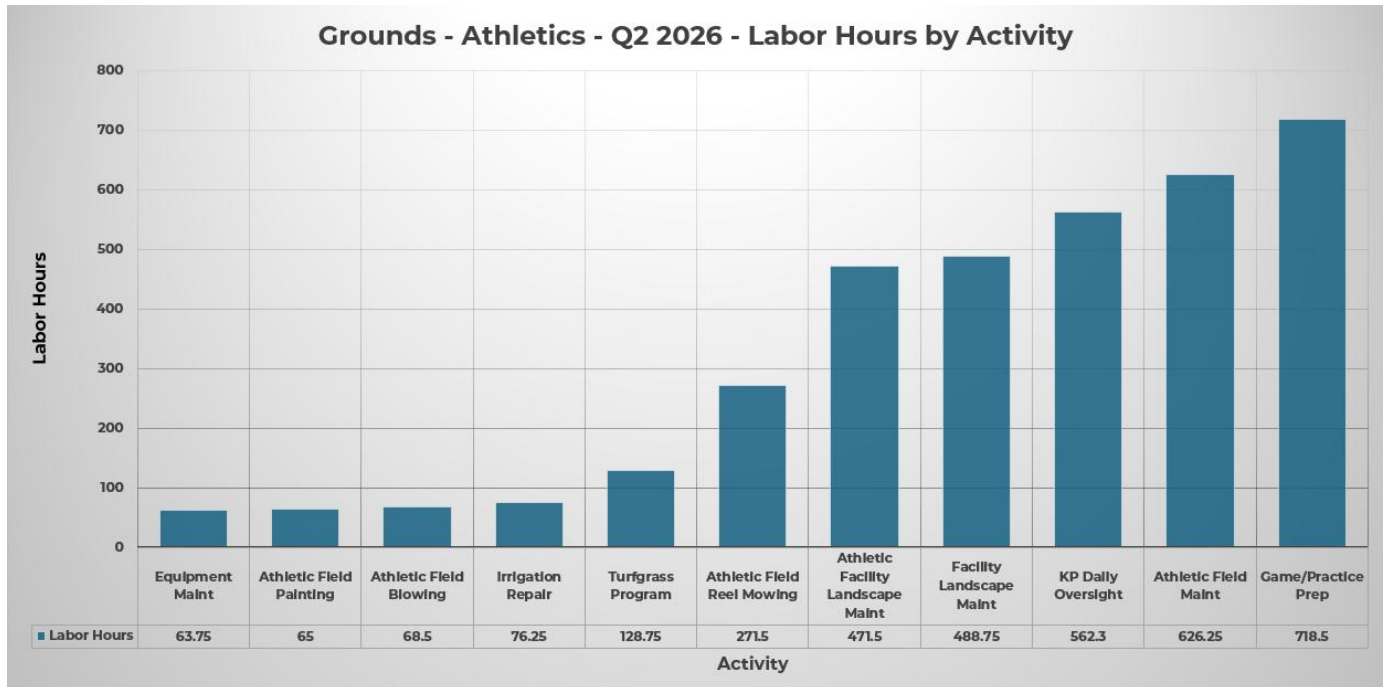
DATE: July 23, 2026

Department Involved Events

- Freedom Blast – Saturday, June 27
 - 44 employees – 376 hours
- Touch A Truck – PRT Summer Camp – Wednesday, June 10
 - 5 employees – 20 hours

Grounds Maintenance Division

- Irrigation/Spray Tech:
 - Adjusted time and irrigation heads at athletic fields
 - Applied fertilizer using the In-House Turf Program to the following:
 - Stevens Field
 - Suber Soccer Fields
 - Aerified City Park Fields
 - Repaired one irrigation valve at City Park
 - Repaired pump station at Country Club
 - Applied growth regulator to the following areas:
 - Stevens Field
 - City Stadium
 - Country Club baseball and soccer fields
- Staff continued weekly reel mowing of athletic fields at Big Turner, Century Field 1, Country Club Rd fields, City Stadium, Stevens Field, and Suber fields
- Staff prepared baseball and softball fields for end-of-season tournaments at Century 1-3, Little & Big Turner, Country Club baseball fields
- Staff continued weekly landscaping and maintenance of grounds and common areas at the athletic fields, Fire Department Station 56, Suber Road FD, Hood Road FD, Shooting Range, Berry Ave, Kids Planet, and Brushy Creek Road
- Staff top-dressed Suber Soccer Fields 1 and 2
- Staff updated area around shelter 1 at Kids Planet with sod [11 pallets] and river stone [7 tons]

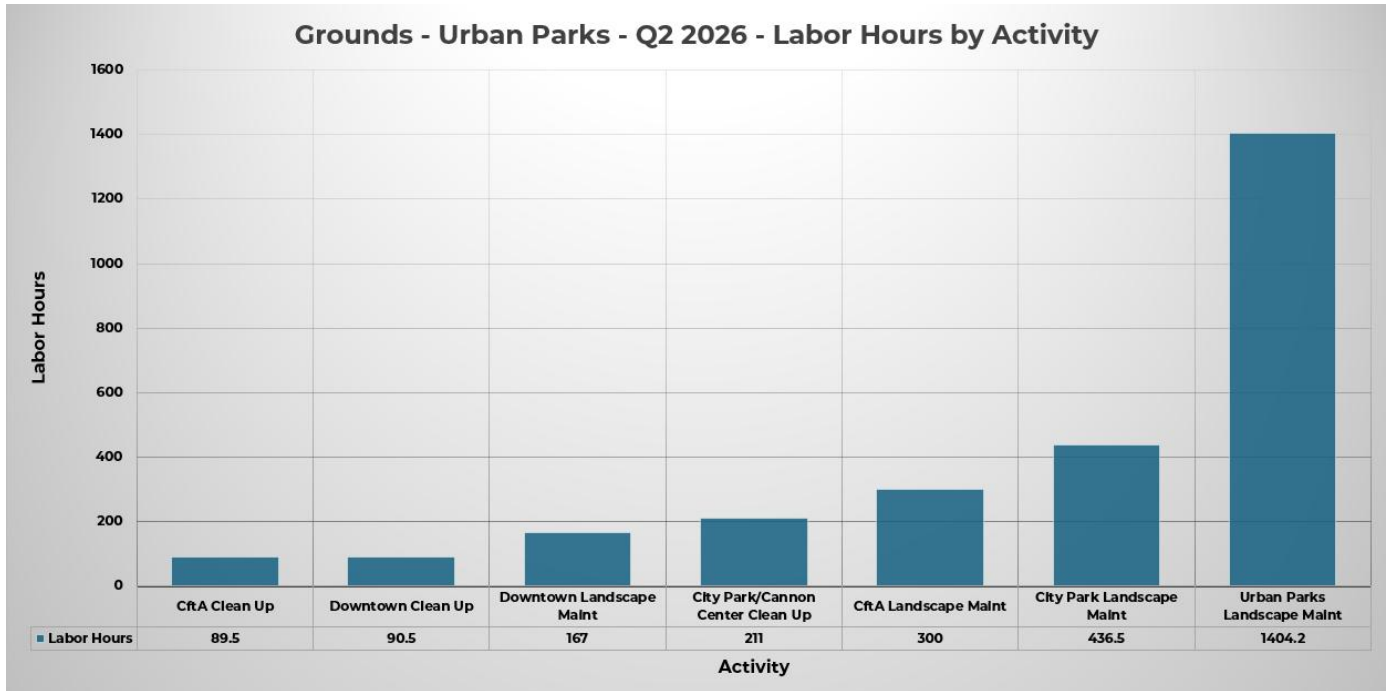


Urban Parks Division

- City Park events:
 - Staff prepared City Park for Farmers Market on June 7, 14, 21, 28
 - Staff prepared the picnic Shelter at City Park for rental on June 3
 - Staff prepared the City Park Gazebo for rentals on June 12
 - Staff prepared the City Park Amphitheater for rentals, Moonlight Movies and Tunes in the Park on June 3, 4, 6, 20
- Staff continued daily routine maintenance of City Park, Downtown Urban Parks, Center for the Arts, neighborhood parks, recreation centers, and Veterans Park
- Staff painted the handrails at the pond/Gazebo
- Staff made repairs to the castle block wall that surrounds the Gazebo pond

Education:

- Two staff members attended Supervisor Training at City Hall on Tuesday, June 9



Street Maintenance Division

- Hauled two [2] loads of e-waste to the landfill
- Ran sweeper truck eight [8] days for a total of 116 miles
- Road/curbside weed spraying in the truck for thirteen [13] days for a total of 69 miles
- Roadside and ROW mowing for nine [9] days
- Installed speed humps
 - Four [4] Vandiventure Dr
- Cutback/ removed trees [5 days]
 - Riverdale Subdivision
 - Clearview Circle
 - Blackwell
 - Hawksberry Dr
 - Lemon Creek Dr
 - Coldbrook Dr
- Three staff completed the Driver Training Class on June 10

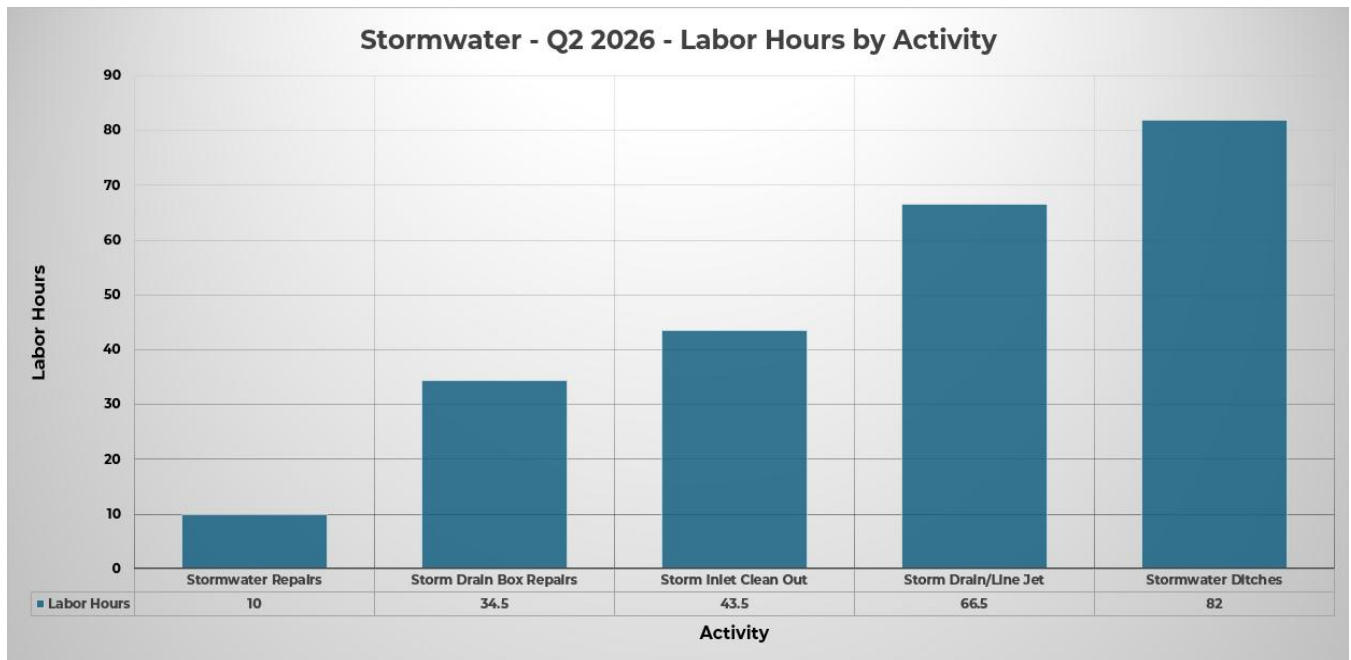
Signs Repaired/Replaced/New

- Staff replaced the following stop signs
 - Pelham and Snow
 - Kay St and Brown St
 - Snow and Poplar

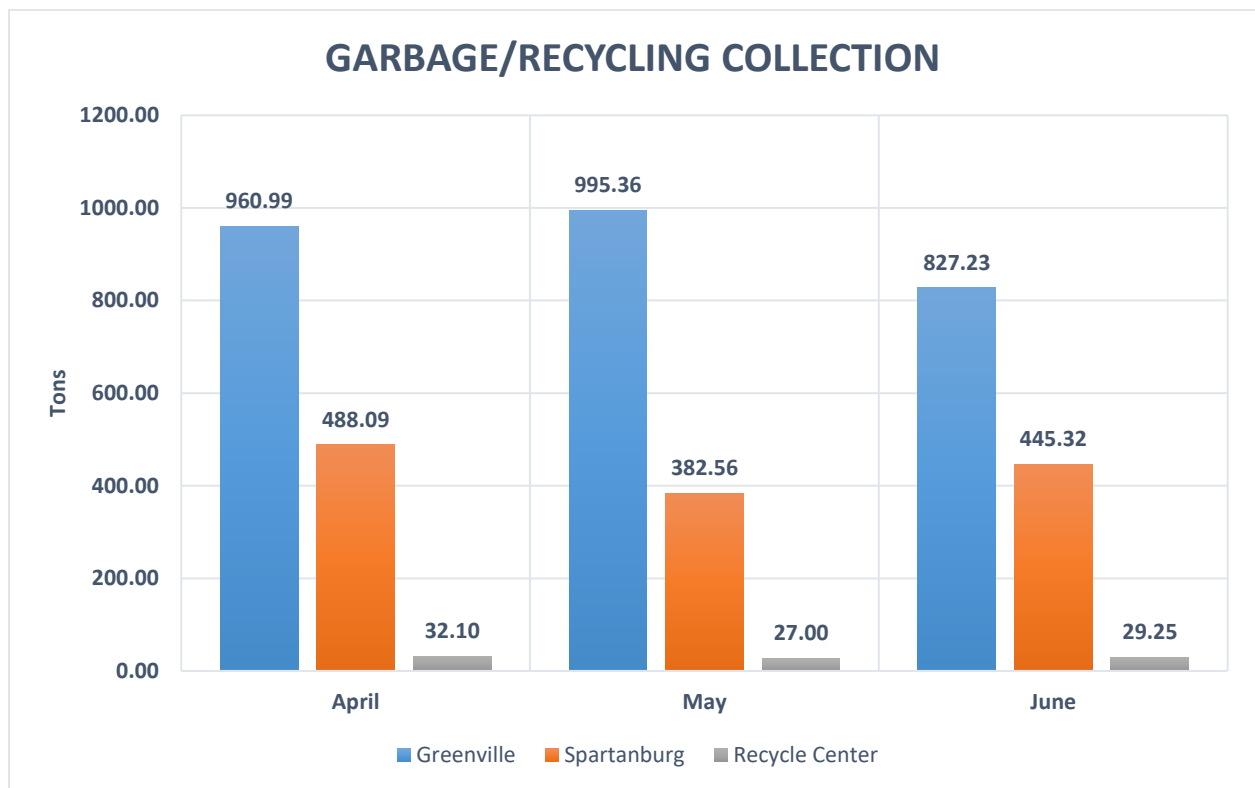


Stormwater Division

- Staff ran the camera [CCTV] to inspect pipes in the following areas
 - Brookside Subdivision [2685 LF]
 - Oak Eagle Lane
 - Ridge Climb Trail
 - Sunriff Court
 - Walnut Lay Lane
 - Sycamore Side Lane



Solid Waste Division



YTD Fiscal Year Totals: Greenville 10,902.46 + Spartanburg 5,114.43 = **16,016.89**

Bins & Carts Delivered

NEW HOME TRASH CARTS: **46** REPAIRED TRASH CARTS: **31**

YARD WASTE CARTS: **10** REPLACED TRASH CARTS: **92**

2nd TRASH CART DELIVERED: **9** PURCHASED REPLACEMENT TRASH CARTS: **1**

ADA LID INSTALL: **2** AT-THE-HOUSE LETTERS DELIVERED: **1**

Memorandum

To: City Council

From:

Subject: Social Media & Website Activity Report - June 2026

Date: July 28, 2026

CC:

Summary:

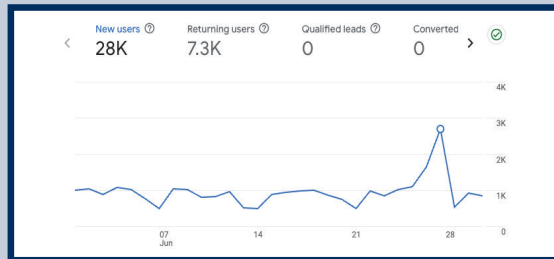
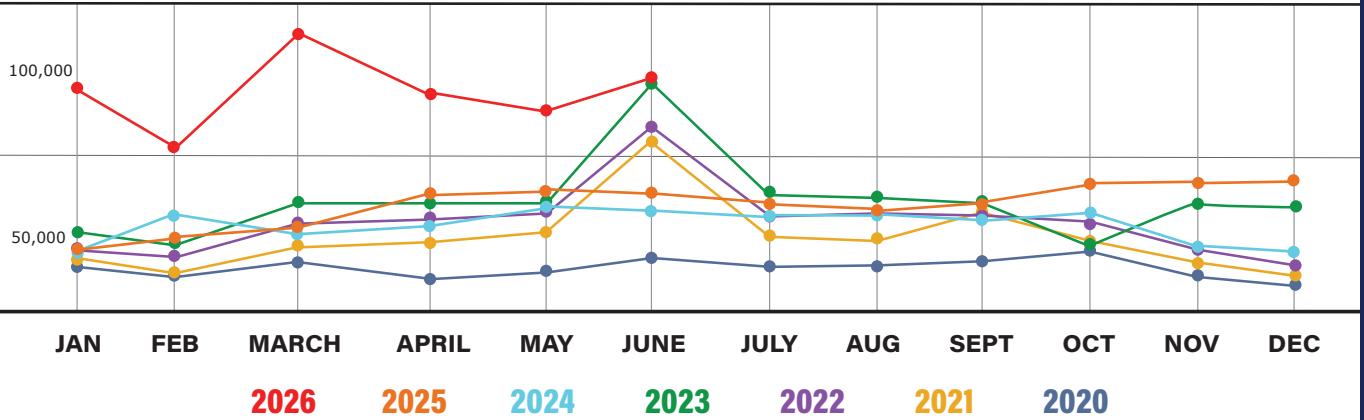
Attachments:

1. Social Media & Website Activity Reporet - June 2026

WEBSITE REPORT

JUNE 1 - JUNE 30, 2026

TOTAL PAGE VIEWS BY MONTH



VISITORS TO CITYOFGREERSC.GOV

Total Users: 31,093

New Users: 28,339

	First user prim. Channel Group	Total users	New users	Returning users	Average engagement time per active user
		31,093	28,339	2,754	41%
		100% of total	100% of total	100% of total	Avg 15%
1	Organic Search	14,082 (45.29%)	12,485 (44.06%)	1,597 (57.1%)	53%
2	Direct	9,315 (29.96%)	8,964 (31.63%)	351 (12.56%)	41%
3	Referral	3,672 (11.81%)	3,200 (11.29%)	472 (17.15%)	1m 18s
4	Organic Social	3,223 (10.37%)	3,139 (11.08%)	84 (3.07%)	16%
5	Paid Search	475 (1.53%)	428 (1.51%)	47 (1.71%)	1m 21s

RETENTION

MONTHLY PAGE VIEWS: 97,818

Avg. Page Views Per Session: 3.19

TOP USERS BY LOCATION

Greer, SC - 8,410 Users

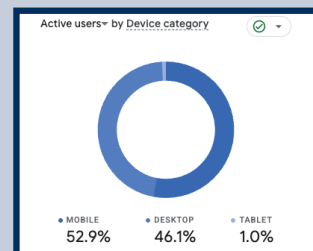
Atlanta, GA - 3,686 Users

Charlotte, NC - 1,813 Users



MOST VIEWED WEBSITE PAGES

1. Home
2. Events Calendar
3. Find Your Career in Greer
4. Freedom Blast Know Before You Go Article
5. Staff Directory
6. PRT/Events/Freedom Blast
7. Events
8. Parks, Trails & Facilities
9. Facility Rentals
10. Apply
11. PRT/Youth Athletics
12. PRT/Events/Moonlight Movies
13. GIS
14. PD Home Page
15. PS/Trash & Yard Waste

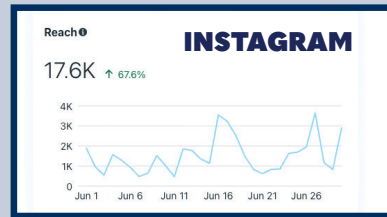


SOCIAL MEDIA REPORT

JUNE 1 - JUNE 30, 2026

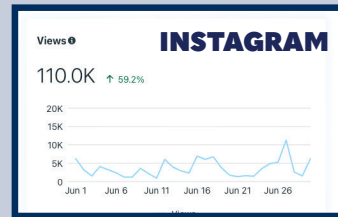
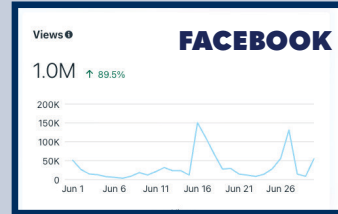
TOTAL REACH

Facebook: 297.3k
Instagram: 17.6k



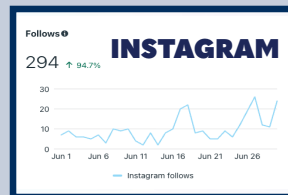
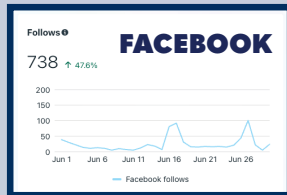
TOTAL VIEWS

Facebook: 1 Million
Instagram: 110k



NEW FOLLOWERS

Facebook: 738
Instagram: 294



VIDEO PERFORMANCE

Time Viewed: 16 days 13 hours (23,820 minutes)
Interactions: 8.8k



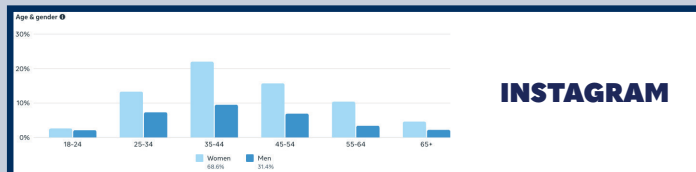
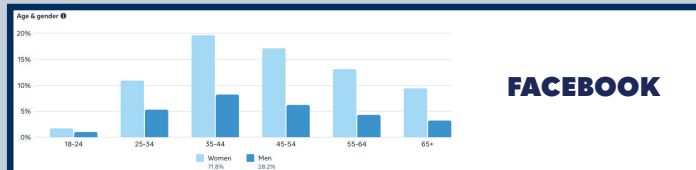
AUDIENCE METRICS

Top Views by City (Facebook)

Greer (29.4%) (down from 30% last month)
Greenville (7.2%) (down from 7.5% last month)
Taylors (6.3%) (down from 6.6% last month)

Top Views by City (Instagram)

Greer (25.7%) (down from 26.8% last month)
Taylors (10.4%) (up from 9.6% last month)
Greenville (5.6%) (down from 5.7% last month)



8.8k Content Interactions on FB 18,031 FB Followers
4.2k Content Interactions on IG 11,035 IG Followers

Highest Engagement Days on FB: June 16 & 27
Highest Engagement Days on IG: June 16 & 27

ORDINANCE NUMBER 19-2026

AN ORDINANCE TO PROVIDE FOR THE ANNEXATION OF CERTAIN PROPERTIES OWNED BY 199 LLC LOCATED ON FREEMAN FARM ROAD BY ONE HUNDRED PERCENT PETITION; AND TO ESTABLISH A ZONING CLASSIFICATION OF TRADITIONAL NEIGHBORHOOD (TN) FOR SAID PROPERTIES

WHEREAS, 199 LLC is the sole owner of certain properties located on Freeman Farm Road more particularly described on the legal description attached hereto marked as Exhibit A, the property description attached hereto marked as Exhibit B, the City of Greer Map attached hereto marked as Spartanburg County Parcel Numbers 5-29-00-083.03 and 5-29-00-082.00 containing approximately 33.87 +/- acres attached hereto marked as Exhibit C, the National Flood Insurance Program Flood Insurance Rate Map Number 45083C0218D attached hereto marked as Exhibit D; and,

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

WHEREAS 199 LLC has petitioned the City of Greer to annex its 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 adjoins the city limits; and,

WHEREAS the property owner has requested that the subject properties be zoned Traditional Neighborhood (TN); 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 33.87 acres +/- properties shown in red on the attached map owned by 199 LLC located on Freeman Farm Road as described on the attached City of Greer Map as Spartanburg County Parcel Numbers 5-29-00-083.03 and 5-29-00-082.00 are hereby annexed into the corporate city limits of the City of Greer.

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

3. ANNEXATION OF 587.5 FEET +/- OF FREEMAN FARM ROAD ROADWAY: 587.5 feet +/- of Freeman Farm Road roadway along the edge of the annexed properties owned by 199 LLC 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 45083C0218D.

6. DISTRICT ASSIGNMENT: The above referenced properties shall be assigned to City Council District #3.

This ordinance shall be effective upon second reading approval thereof.

CITY OF GREER, SOUTH CAROLINA

Richard W. Danner, Mayor

ATTEST:

Tammela Duncan, Municipal Clerk

Introduced by: Councilman Paul Lamb

First Reading: June 9, 2026

Second and
Final Reading: July 28, 2026

APPROVED AS TO FORM:

Daniel R. Hughes, City Attorney

EXHIBIT**A**

DEE-2022019803

Recorded 2 on 04/14/2022 02:02:51 PM

Recording Fee: \$15.00 County Taxes: \$1,100.00 State Taxes: \$2,600.00

Office of REGISTER OF DEEDS, SPARTANBURG, S.C.

DOROTHY EARLE REGISTER OF DEEDS

BK:DEE 136-S PG:561-562

After Recording Mail To: Guest & Brady, LLC 1560 Wade Hampton Blvd. Greenville, SC 29609
22-7700

STATE OF SOUTH CAROLINA)

COUNTY OF SPARTANBURG)

TITLE TO REAL ESTATE

KNOW ALL MEN BY THESE PRESENTS, that Roddy D. Donahue and Joye P. Donahue a/k/a Joy P. Donahue (hereinafter "Grantors"), in consideration of ONE MILLION AND 00/100 (\$1,000,000.00) Dollars, the receipt of which is hereby acknowledged, has granted, bargained, sold and released unto 199, LLC (hereinafter "Grantee"), its successors and assignees forever, to-wit:

ALL that certain piece, parcel or lot of land lying, being and situate in the State of South Carolina, County of Spartanburg, being known as Tract No. 3, containing 20.77 acres, more or less, on a survey dated January 17, 1924, prepared by H. S. Brockman, Surveyor, and having the following metes and bounds, to-wit:

BEGINNING at a stone at Coggins corner, running thence S 66.15 W 12.70 chains to a stake; thence S. 74.45 W .99 links to a stone on side of creek; thence down the meanderings of Abner's Creek 27.23 chains to Hickory near the mouth of a branch; thence N. 45.52 E. 9.24 chains to an iron pin; thence N. 60.30 W. 2.38 chains to a stone; thence N. 5.15 W. 12.37 chains to BEGINNING corner.

This being the same property conveyed to Roddy D. Donahue and Joye P. Donahue by deed of Thomas J. DeZern, Master-in-Equity for Spartanburg County, dated June 6, 1985, recorded June 6, 1985 in Deed Book 51-J, Page 300, in the Register of Deeds Office for Spartanburg, South Carolina.

This conveyance is made subject to all restrictions, setback lines, roadways, easements, and rights-of-way, if any, appearing of record on the premises, or on the recorded plats, which affect the property hereinabove described.

TMS No. 5-29-00-082.00

Property Address: 199 Heath Hill Road, Duncan, SC 29334

Grantee Address: 963 Tall Pine Road, Mount Pleasant, SC 29464

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

TO HAVE AND TO HOLD all and singular the premises mentioned unto the grantee and grantee's successors and assigns, forever;

AND, THE GRANTORS do hereby bind the grantors and the grantors' heirs or successors, executors and administrators to warrant and forever defend all and singular said premises unto the grantee and the grantee's successors and against every person whomsoever lawfully claiming the same or any part thereof.

WITNESS the Grantor's hand and seal(s) this 8th day of April, 2022.

SIGNED, sealed and delivered
In the presence of:

Sunshine Leister
Sunshine Leister

Roddy D. Donahue (SEAL)
Roddy D. Donahue

Natalie Bialas
Natalie Bialas

Joy P. Donahue (SEAL)
Joy P. Donahue a/k/a Joye P. Donahue

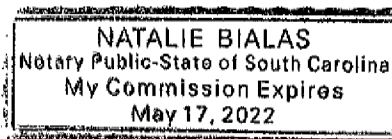
State of South Carolina)
County of Greenville)

ACKNOWLEDGMENT

I, Natalie Bialas, a notary public for South Carolina, do hereby certify that the within named Grantors did personally appear before me this day and acknowledge the due execution of the foregoing instrument.

Witnessed my hand and official seal
this 8th day of April, 2022.

Natalie Bialas
Notary Public for South Carolina
Printed Name: Natalie Bialas
My Commission Expires: 5/17/2022



STATE OF SOUTH CAROLINA)
) **TITLE TO REAL ESTATE**
COUNTY OF SPARTANBURG)

AND, THE GRANTOR does hereby bind the grantor and the grantor's successors, executors and administrators to warrant and forever defend all and singular said premises unto the grantee and the grantee's successors and against every person whomsoever lawfully claiming the same or any part thereof.

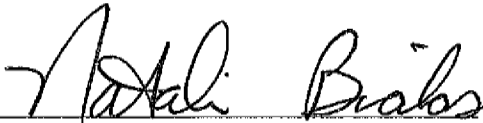
WITNESS the Grantor's hand and seal this 8th day of April, 2022.

SIGNED, sealed and delivered
In the presence of:

Collective Holdings, LLC,


ANDREW E. TORRES

 (SEAL)
By: Rainer Blickle, Member-Vice President
of SEW-EURODRIVE, INC., member of
Collective Holdings, LLC

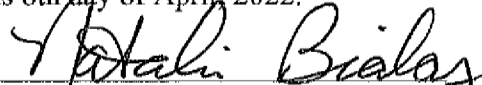

Natalie Bialas

State of South Carolina)
County of Greenville)

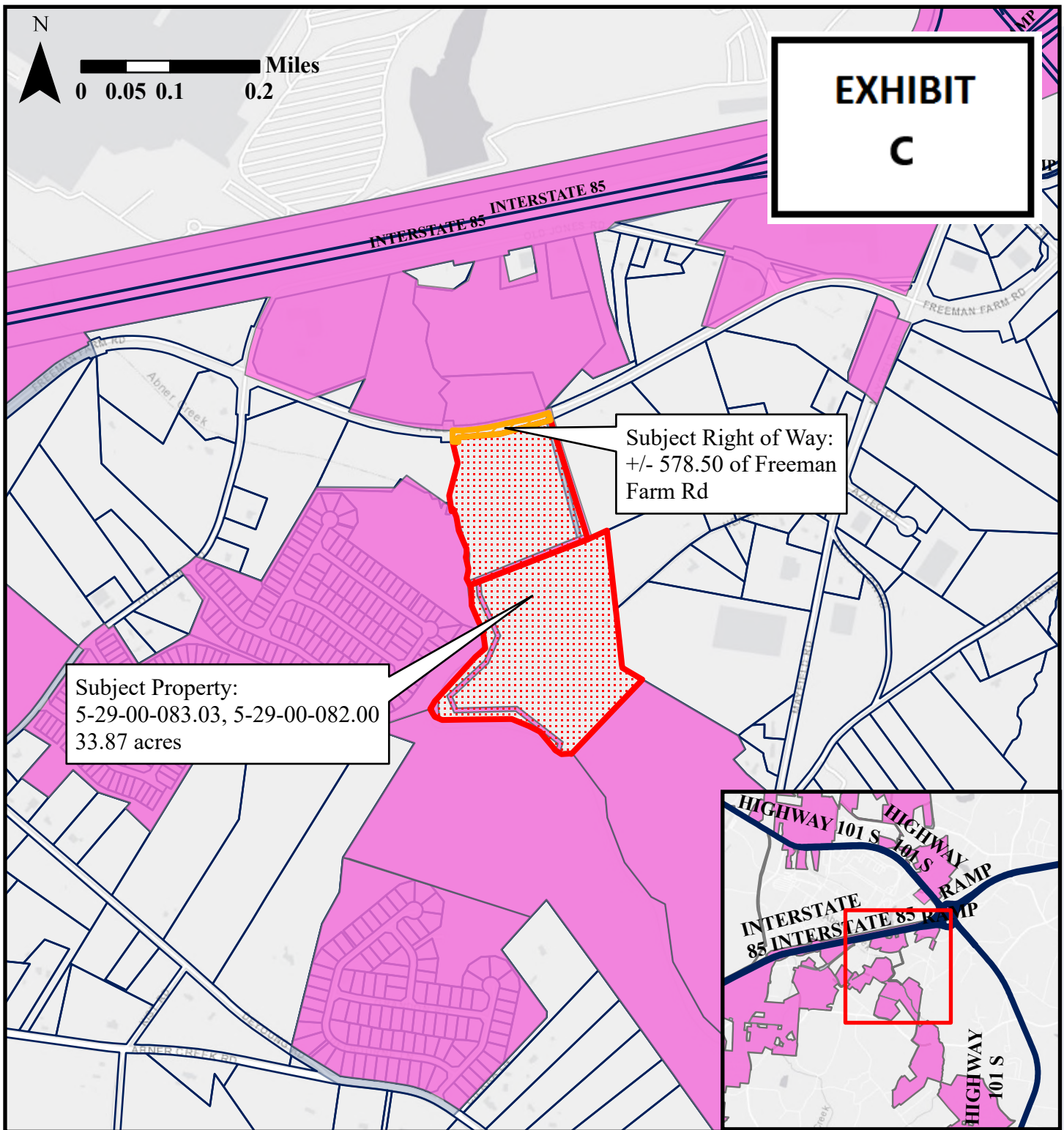
ACKNOWLEDGMENT

I, Natalie Bialas, a notary public for South Carolina, do hereby certify that the within named Grantor did personally appear before me this day and acknowledge the due execution of the foregoing instrument.

Witnessed my hand and official seal
this 8th day of April, 2022.


Notary Public for South Carolina
Printed Name: Natalie Bialas
My Commission Expires: 05-17-2022





Location Map: **Ordinance 19-2026**

Case Number: AN 26-06

City Council Districts

 District 3 - Mark Hopper

Created by the City of Greer Planning & Development
Department: 5/28/2026 2:51 PM

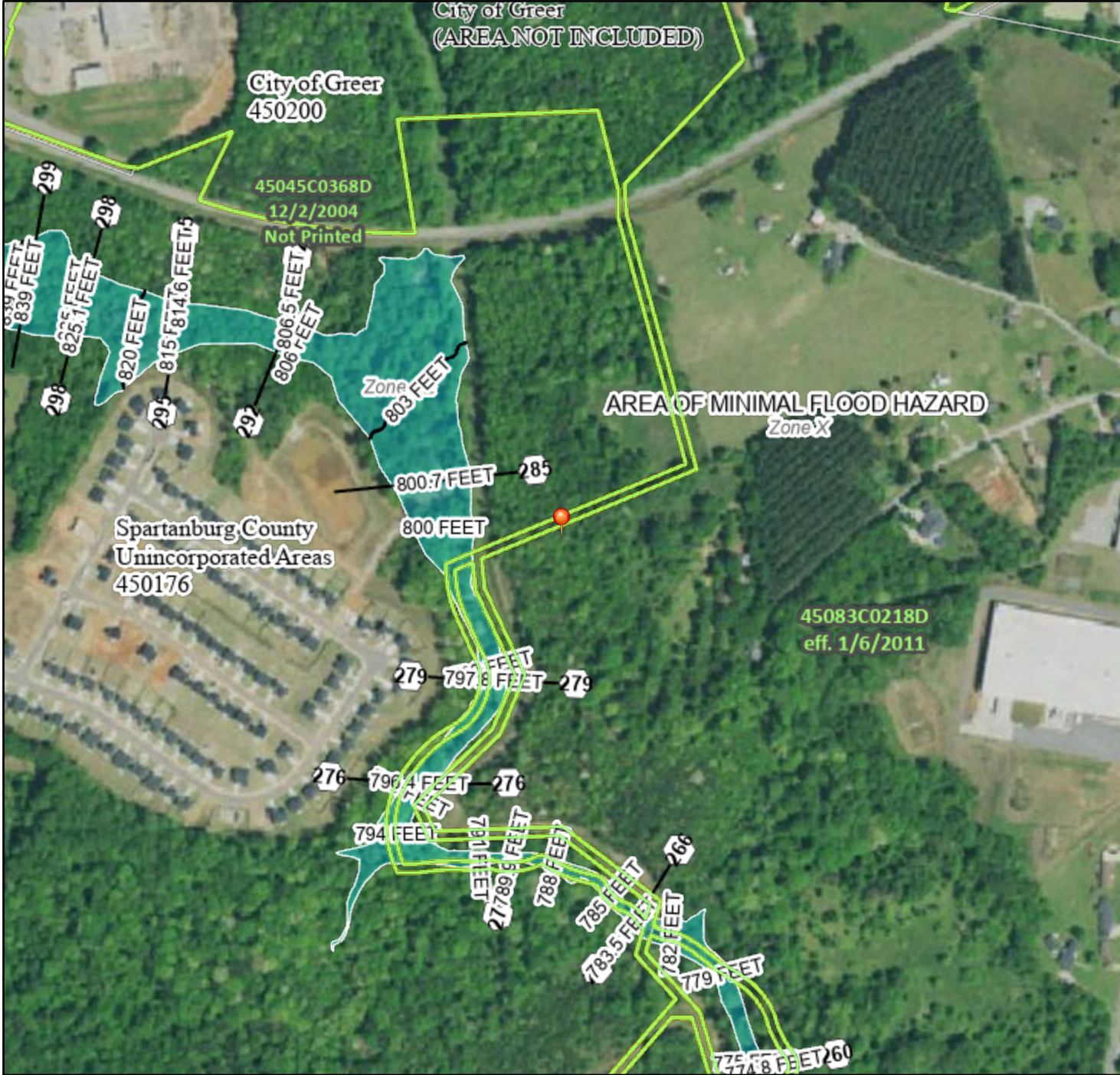
The City of Greer Planning & Development Department does not guarantee the accuracy or the correctness of this map nor assumes any legal responsibility for the information contained on it. This map is not a legal document. This map is based on the SC State Plane Coordinate System using the 1983 North 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°10'31"W 34°53'17"N



0 250 500 1,000 1,500 2,000 Feet 1:6,000

Basemap Imagery Source: USGS National Map 2023

Legend

SEE FIS REPORT FOR DETAILED LEGEND

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

Cross Sections with 1% Annual Chance Water Surface Elevation

Coastal Transect

Base Flood Elevation Line (BFE)

Limit of Study

Jurisdiction Boundary

OTHER FEATURES

Coastal Transect Baseline

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 5/28/2026 at 6:54 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 5th day of May, 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)
199 LLC	Freeman Farm Rd, Greer SC	5-29-00-083.03
199 LLC	Freeman Farm Rd, Greer SC	5-29-00-082.00

I hereby request that the property be zoned: TN

** 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 **Freeman Farm Rd**, 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 5-29-00-083.03 and 5-29-00-082.00 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 **5th** day of **May**, 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	☐ 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 _____
☐ Corporation	☐ Limited Partnership	
☐ County	☒ LLC	

Owner(s) Sign on Lines Below

Address of Owner(s)

Signature of Owner/Partnership/LLC/Agent

963 TALL PINE RD
MT PLEASANT, SC 29464

Aaron Brewer, MANAGER

Print Name of Owner/Partnership/LLC/Agent

Signature of 2nd Owner/Partner/Corporate Secretary

Print Name of 2nd Owner/Partner/Corporate Secretary

(Affix Corporate Seal)

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

ZONING REPORT
STAFF REPORT TO THE GREER PLANNING COMMISSION
Monday, July 20, 2026

DOCKET: AN 26-06

APPLICANT: Indigo Blue Investments

PROPERTY LOCATION: Freeman Farm Road & Heath Hill Road

TAX MAP NUMBER: 5-29-00-083.03; 5-29-00-082.00

EXISTING ZONING: Unzoned Spartanburg County

REQUEST: Annex and zone to Traditional Neighborhood (TN)

SIZE: 33.87 acres total

COMPREHENSIVE PLAN: Suburban Neighborhood

ANALYSIS: **AN 26-06**

AN 26-06 is an annexation and zoning request for two parcels located on Freeman Farm Road and Heath Hill Road with a total acreage of 33.87 acres. The request is to annex and zone both parcels to Traditional Neighborhood (TN) and the intent is to build a single-family detached subdivision.

Surrounding land uses and zoning include:

- North: Medium Density Residential (MD) – vacant
- East: Unzoned Spartanburg County – residential and warehousing
- South: Suburban Neighborhood (SN) – residential (Riley Ridge and Stark Haven)
- West: Unzoned Spartanburg County and Suburban Neighborhood (SN) – vacant and residential (Freeman Farm)

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

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

This request is compatible with the existing development in the area and provides a transition from the Medium Density zoned properties to the north to the Suburban Neighborhood properties to the south and west. It is also in line with Comprehensive Plan recommendations and Future Land Use Map. Therefore, staff recommends approval.

Staff Recommendation: Approval

Planning Commission Recommendation: Approval

Public Hearing

Jonathan Neff, the project engineer, and Linda Hunt, a representative of the development team, were present to represent the project. Mr. Neff said that the site had a challenging topography with flood plain and sewer easements as well that limited their density to 2 units per acre.

There were no public speakers to speak for or against this item.

New Business

Mr. Thoma asked what the traffic study results were for the multi-family project to the north. Ms. Kaade said that the multi-family TIA did recommend a turn lane at the Freeman Farm/101 intersection. The turn lane was not warranted in the TIA for this development and SCDOT was not certain what type of improvement they would like to see at the intersection.

Mr. Jones asked if there was any reason the developer was requesting TN. Ms. Kaade said that the lot size was more desirable for their development. Mr. Neff said that the cluster option with two lot sizes was too challenging with the site constraints.

ACTION – Mr. Thoma made a motion to approve AN 26-06. Ms. Mahaffee seconded the motion. The motion passed with a vote of 5-0.

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 “A”** (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, the Agreement is expressly contingent upon the approval of a Development Agreement; and,

WHEREAS, the development on the Property contemplated by the Agreement will serve the interests of the City by providing a significant economic development opportunity and increased fee, license and tax revenue; 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: Councilman Paul Lamb

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:

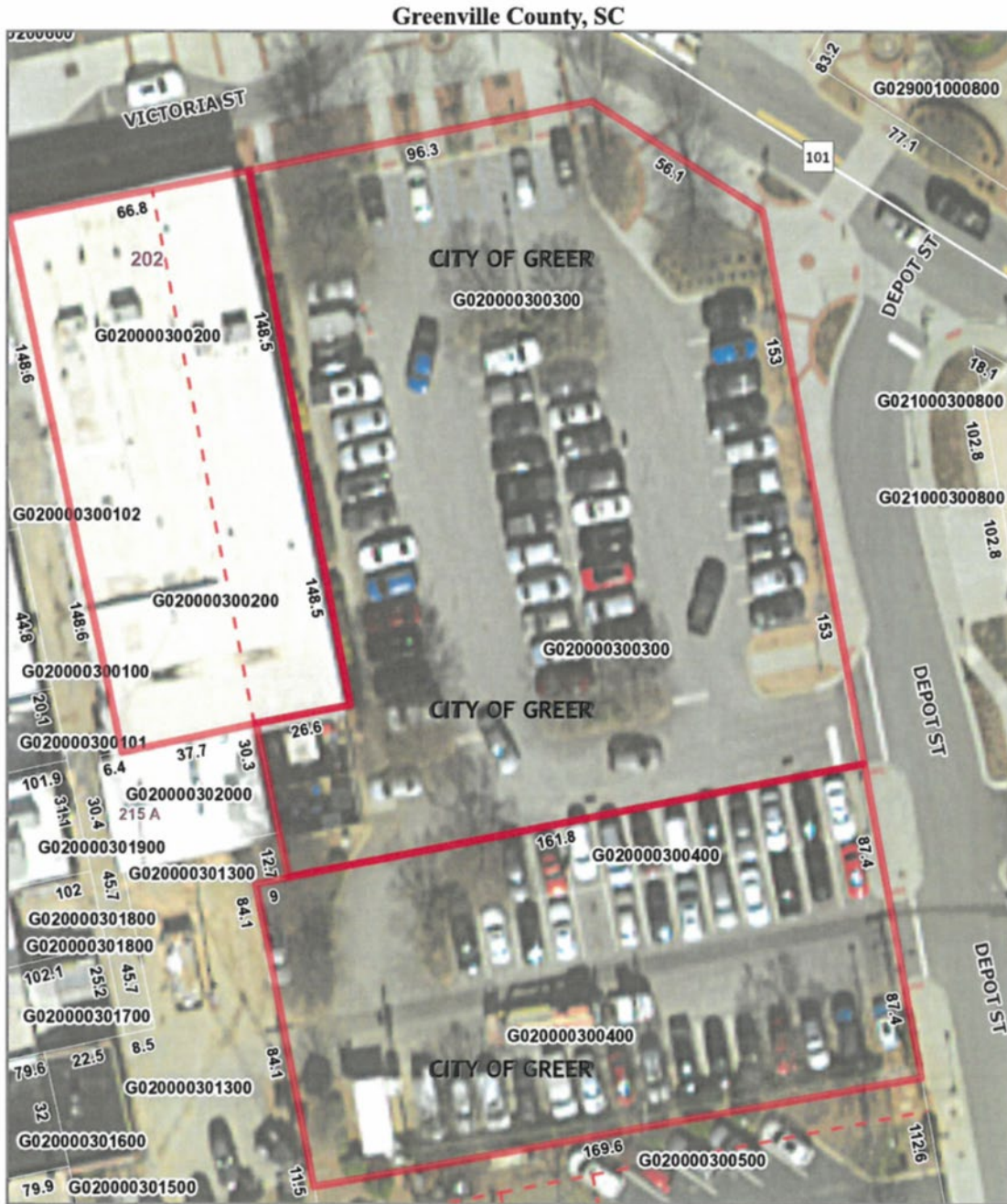
BEGINNING at an iron pin on the western side of Depot Street, corner of the sidewalk and said street and an alley and running thence N. 10-21 W. along said concrete sidewalk 82 feet 8 3/4 inches to an iron pin; corner of property of B. F. Few Estate; thence along line of said property S. 80-14 W. 173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

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, the Agreement is expressly contingent upon the approval of a Development Agreement; and,

WHEREAS, the development on the Property contemplated by the Agreement will serve the interests of the City by providing a significant economic development opportunity and increased fee, license and tax revenue; 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: Councilman Wryley Bettis

First Reading: July 14, 2026

Second Reading: July 28, 2026

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

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. \$35,000.00 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. \$3,465,000.00 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 (60) 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. Development Approval Period. Upon the expiration of the Due Diligence Period, Purchaser shall have an additional one-hundred eighty (180) days after the Due Diligence Period (the “Development Approval Period”), to expire at 11:59 p.m. eastern time on the last day of the Development Approval Period to continue all inspections permitted above in the Due Diligence Period and secure all approvals necessary for the Project. Purchaser is entitled to one (1) sixty (60) day extension of the Development Approval Period upon five (5) days written notice to the Seller prior to the end of the preceding Development Approval Period. If it is determined within the Development Approval Period, or any extension thereto, that the Property is not reasonably suitable for Purchaser’s intended use or the Purchaser is unable to obtain all approvals necessary for the Project, then Purchaser may terminate this Contract and shall be entitled to a return of its earnest money deposit.

d. Notwithstanding any provision in this agreement to the contrary, unless Purchaser provides a written notice to Seller that Purchaser is electing to proceed with the transaction on or before the expiration of each Due Diligence Period set forth above, or any extension thereto under each Due Diligence Period, which election shall be in Purchaser’s sole and absolute discretion (the “Notice to Proceed”), this agreement shall automatically terminate as of the expiration of each

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
3200 Devine Street
Columbia, SC 29205
John.dubose@smithrobinsonlaw.com

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.

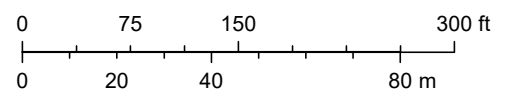
Standard policy exceptions contained in owner's title insurance form in effect as of the date of this contract and issued by Chicago Title Insurance Company.

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

Memorandum

To: City Council

From:

Subject: Award Recommendation - Sports and Events Center Furniture Package
The City of Greer, in collaboration with the architectural firm McMillan Pazdan Smith, has developed a comprehensive furniture package to support operations at the Sports and Events Center located at 1529 S Hwy 14. The furniture package will be purchased through vendors participating in State Term Contracts and co-operative contracts with Sourcewell and TIPS as permitted by our Code of Ordinance. Staff requests that the furniture package price of \$684,913.38 be approved by council. Funding for this project will come from the Corporation for Greer Fund. (Action Required)
Adam Forringer | Director of Sports and Events Center

Date: July 28, 2026

CC:

Summary:

Attachments:

1. SEC Council Memo - Furniture Package
2. SEC PROP15300_City of Greer Athletic Facility_07222026 - For Council

MEMO

July 23, 2026

To: Andy Merriman, City Administrator

From: Adam Forringer, Director Sports and Events Center

Subject: Sports and Events Center Furniture Package

The City of Greer, in collaboration with the architectural firm McMillan Pazdan Smith, has developed a comprehensive furniture package to support operations at the Sports and Events Center located at 1529 S Hwy 14. The furniture package will be purchased through vendors participating in State Term Contracts and co-operative contracts with Sourcewell and TIPS as permitted by our Code of Ordinance. Staff requests that the furniture package price of \$684,913.38 be approved by council.

Funding for this project will come from the Corporation for Greer Fund.



PROPOSAL

Furniture - Greenville
1122 S Main St Unit A
Greenville, SC 29601
Phone: 803.667.3881
Email: ie@in-elements.com

Order Number	15300
Date	07/22/2026
Customer PO	
Customer Name	City of Greer
Salesperson	Will Tuten
Project Number	
Terms	DUE UPON RECEIPT
Page	1 of 19

Interior Elements

City of Greer
113A Berry Ave
Greer, SC 29651

ATTN: Lindsey James
Phone: 864-469-7471
Email: ljames@cityofgreersc.gov

City of Greer Athletic Facility
1529 Hwy 14
Greer, SC 29651

ATTN: Lindsey James
Phone: 864-469-7471
Email: ljames@cityofgreersc.gov

Group	Quantity	Description	Unit Price	Extended Amount
A.LOBBY	1.0		2,087.00	2,087.00

Line	Quantity	Description	List	Unit Price	Extended Amount
1	2.00 Each	Grand Rapids Chair Company BWB-16-64-RTR-18-18--- Bowen, Bench, BWB, 16-64-RTR :Paint-Mirror Silver :HDPE-Walnut Tag: Tag TG: A.Lobby % Off List: 50.00	2,087.00	1,043.50	2,087.00

Group	Quantity	Description	Unit Price	Extended Amount
B.Private Office 011	1.0		6,493.00	6,493.00

Line	Quantity	Description	List	Unit Price	Extended Amount
2	2.00 Each	Allsteel , Inc. DWW-MHWNO--.BLK-.N-.L-.2-\$(PL1)-.BLK-.B-\$(1)-.UR-96-.TC00 Evo Task Mesh High Back Chair 4D Adj Arms no FC .BLK:Black .N:Navy .L:Yes .2:Standard \$(PL1):PL1 Plastic Opts .BLK:Black (Plastic Base) .B:Black Multi-Surface \$(1):Grd 1 Uph .UR:Contourett 96:Ocean .TC00:Coordinating Tag: Tag TG: B.Private Office 011 Tag GC: EVO TASK % Off List: 50.00	1,854.00	927.00	1,854.00
3	1.00 Each	National Public Seating 3210 NPS 3200 Series Premium 2" Vinyl Upholstered Double Hinge Folding Chair, Pack of 2 Tag: Tag TG: B.Private Office 011 % Off List: 50.00	282.00	141.00	141.00
4	1.00 Each	OFS 4-7230FRPD---~TFL-W-NW2-EY-Forte-MSL-HLMD-G4-LCK1 Pulse 72x30 Right Full Pedestal Desk ~TFL-W:TFL Wood Grain	2,443.00	1,221.50	1,221.50



PROPOSAL

Furniture - Greenville
1122 S Main St Unit A
Greenville, SC 29601
Phone: 803.667.3881
Email: ie@in-elements.com

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Customer PO	
Customer Name	City of Greer
Salesperson	Will Tuten
Project Number	
Terms	DUE UPON RECEIPT
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Interior Elements

		NW2:Root (NW2) EY:Square Forte:Forte MSL:Luster Grey HLMD:Half Height Modesty G4:Grommet on Left LCK1:Requires 1 Lock Core - Specific Key (Lock Sets Ordered Separately) Tag: Tag TG: B.Private Office 011 % Off List: 50.00			
5	1.00 Each	OFS 4-7230FLPD---~TFL-W-NW2-EY-FORTE-MSL-HLMD-G2-LCK1 Pulse 72x30 Left Full Pedestal Desk ~TFL-W:TFL Wood Grain NW2:Root (NW2) EY:Square FORTE:Forte MSL:Luster Grey HLMD:Half Height Modesty G2:Grommet on Right LCK1:Requires 1 Lock Core - Specific Key (Lock Sets Ordered Separately) Tag: Tag TG: B.Private Office 011 % Off List: 50.00	2,443.00	1,221.50	1,221.50
6	2.00 Each	OFS 4-7221HDW4---~TFL-W-NW2-Q-JB-LCK2 Pulse 72x15x18.625 Square-edge Wallmount Organizer ~TFL-W:TFL Wood Grain NW2-Q:Root - [Quarter Grain] JB:TFL Panel LCK2:Requires 2 Lock Cores - Specific Key (Lock Sets Ordered Separately) % Off List: 50.00	2,055.00	1,027.50	2,055.00

Group	Quantity	Description	Unit Price	Extended Amount
C.PRIVATE OFC 043	1.0		14,121.18	14,121.18

Line	Quantity	Description	List	Unit Price	Extended Amount
7	2.00 Each	Allsteel, Inc. DWW-MHWNO--.BLK-.N-.L-.2-\$(PL1)-.BLK-.B-\$(1)-.UR-96-.TC00 Evo Task Mesh High Back Chair 4D Adj Arms no FC .BLK:Black .N:Navy .L:Yes .2:Standard \$(PL1):PL1 Plastic Opts .BLK:Black (Plastic Base) .B:Black Multi-Surface \$(1):Grd 1 Uph .UR:Contourett 96:Ocean .TC00:Coordinating Tag: Tag TG: C.Private Office 043 Tag GC: EVO TASK % Off List: 50.00	1,854.00	927.00	1,854.00
8	2.00 Each	Gunlocke GGWA16-011--.U-\$(6)-.SMHMMER-23-\$(6)-.SMHMMER-23 Metta Fully Upholstered .U:CTB 117 Flammability Rating	2,546.00	1,250.09	2,500.18



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Customer PO	
Customer Name	City of Greer
Salesperson	Will Tuten
Project Number	
Terms	DUE UPON RECEIPT
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Interior Elements

		\$(6):Grd 6 Uph .SMHMMER:Merit 23:Kookaburra \$(6):Grd 6 Uph .SMHMMER:Merit 23:Kookaburra Tag: Tag TG: C.Private Office 043 Tag GC: METTA % Off List: 50.90			
9	2.00 Each	OFS 4-FT4223--~OFS~GATSBY-3128083 Pulse 42x23.75 Fabric Tackboard for 42" Wallmount Units ~OFS:OFS ~GATSBY:Gatsby - Grade 1 3128083:Windsor Tag: Tag TG: C.Private Office 043 Tag GC: 4-FT4223 % Off List: 50.00	401.00	200.50	401.00
10	1.00 Each	OFS 4-7230HARPD-4--~TFL-W-NW2-Q-EY-Forte-MSL-FMWP-G4-LCK1 Pulse, 72W x 30D x 30H, Height Adjustable Single Ped Desk, Electronic height adjustable from 29.5"-45.5" ~TFL-W:TFL Wood Grain NW2-Q:Root - [Quarter Grain] EY:Square Forte:Forte MSL:Luster Grey FMWP:Full Static Modesty With Partial G4:Grommet on Left LCK1:Requires 1 Lock Core - Specific Key (Lock Sets Ordered Separately) Tag: Tag TG: C.Private Office 043 Tag GC: 4-7230HARPD-4 % Off List: 50.00	4,925.00	2,462.50	2,462.50
11	1.00 Each	OFS 4-7230HALPD-4--~TFL-W-NW2-Q-EY-Forte-MSL-FMWP-G2-LCK1 Pulse, 72W x 30D x 30H, Height Adjustable Single Ped Desk, Electronic height adjustable from 29.5"-45.5" ~TFL-W:TFL Wood Grain NW2-Q:Root - [Quarter Grain] EY:Square Forte:Forte MSL:Luster Grey FMWP:Full Static Modesty With Partial G2:Grommet on Right LCK1:Requires 1 Lock Core - Specific Key (Lock Sets Ordered Separately) Tag: Tag TG: C.Private Office 043 Tag GC: 4-7230HALPD-4 % Off List: 50.00	4,925.00	2,462.50	2,462.50
12	2.00 Each	OFS 4-4229MCB--~TFL-W-NW2-V7 Pulse 42x28.8125 Modular Cabinet Back, Horizontal Grain ~TFL-W:TFL Wood Grain NW2:Root (NW2) V7:No Wire Access Slot Tag: Tag TG: C.Private Office 043 Tag GC: 4-4229MCB % Off List: 50.00	431.00	215.50	431.00
13	2.00 Each	OFS 4-4222MCT--~TFL-W-NW2-Q-EY-G1-G1	430.00	215.00	430.00



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Customer Name	City of Greer
Salesperson	Will Tuten
Project Number	
Terms	DUE UPON RECEIPT
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Interior Elements

		Pulse 42x22 Modular Cabinet Top, Long Grain ~TFL-W:TFL Wood Grain NW2-Q:Root - [Quarter Grain] EY:Square G1:No Grommet G1:No Grommet Tag: Tag TG: C.Private Office 043 Tag GC: 4-4222MCT % Off List: 50.00			
14	2.00 Each	OFS 4-4221HDW2--~TFL-W-NW2-Q-JB-LCK1 Pulse 42x15x18.625 Square-edge Wallmount Organizer ~TFL-W:TFL Wood Grain NW2-Q:Root - [Quarter Grain] JB:TFL Panel LCK1:Requires 1 Lock Core - Specific Key (Lock Sets Ordered Separately) Tag: Tag TG: C.Private Office 043 Tag GC: 4-4221HDW2 % Off List: 50.00	1,239.00	619.50	1,239.00
15	2.00 Each	OFS 4-2812SP--~TFL-W-NW2 Pulse 12d x 28.8125h Support Panel ~TFL-W:TFL Wood Grain NW2:Root (NW2) Tag: Tag TG: C.Private Office 043 Tag GC: 4-2812SP % Off List: 50.00	282.00	141.00	282.00
16	2.00 Each	OFS 4-1621MFFC--~TFL-W-NW2-Q-Forte-MSL-LCK1 Pulse 15.625x20.75 Modular File/File Pedestal ~TFL-W:TFL Wood Grain NW2-Q:Root - [Quarter Grain] Forte:Forte MSL:Luster Grey LCK1:Requires 1 Lock Core - Specific Key (Lock Sets Ordered Separately) Tag: Tag TG: C.Private Office 043 Tag GC: 4-1621MFFC % Off List: 50.00	1,165.00	582.50	1,165.00
17	1.00 Each	OFS 4-3622LF2--~HPL-W-NWP-Q-EY-Forte-MSL-LCK1 Pulse 36x29.9375 2-Drawer Lateral File ~HPL-W:HPL Wood Grain NWP-Q:Root - [Quarter Grain] EY:Square Forte:Forte MSL:Luster Grey LCK1:Requires 1 Lock Core - Specific Key (Lock Sets Ordered Separately) % Off List: 50.00	1,788.00	894.00	894.00

Group	Quantity	Description	Unit Price	Extended Amount
D.GYMNASIUM	1.0		36,834.00	36,834.00

Line	Quantity	Description	List	Unit Price	Extended Amount
18	175.00 Each	National Public Seating 3210 NPS 3200 Series Premium 2" Vinyl Upholstered Double Hinge Folding	282.00	141.00	24,675.00



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Salesperson	Will Tuten
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Interior Elements

		Chair, Pack of 2 Tag: Tag TG: D.Gymnasium % Off List: 50.00			
19	6.00 Each	National Public Seating 84 NPS Double-Tier Hanging Chair Truck Tag: Tag TG: D.Gymnasium % Off List: 50.00	1,977.00	988.50	5,931.00
20	24.00 Each	National Public Seating BT3072 NPS 30" x 72" Heavy Duty Folding Table Tag: Tag TG: D.Gymnasium % Off List: 50.00	307.00	153.50	3,684.00
21	3.00 Each	National Public Seating DY-3072 NPS Folding Table Dolly for Horizontal Storage, Up To 72" L Tag: Tag TG: D.Gymnasium % Off List: 50.00	1,696.00	848.00	2,544.00

Group	Quantity	Description	Unit Price	Extended Amount
E.TEAM ROOMS 021/025	1.0		6,003.00	6,003.00

Line	Quantity	Description	List	Unit Price	Extended Amount
22	15.00 Each	National Public Seating 3210 NPS3200 Series Premium 2" Vinyl Upholstered Double Hinge Folding Chair, Pack of 2 Tag: Tag TG: E.Team Rooms 021/025 % Off List: 50.00	282.00	141.00	2,115.00
23	2.00 Each	Ghent Manufacturing Co. EZ6MA7538 75"H x 38"W EZ Porcelain Mobile, Magnetic Tag: Tag TG: E.Team Rooms 021/025 % Off List: 50.00	1,980.00	990.00	1,980.00
24	2.00 Each	Ghent Manufacturing Co. ARIASM46WH--- 4' x 6' Aria Low Profile Glassboard, Magnetic, Horizontal, White :Each Aria includes 4 Markers, an Eraser & 4 Rare Earth Magnets : Tag: Tag TG: E.Team Rooms 021/025 % Off List: 50.00	1,908.00	954.00	1,908.00

Group	Quantity	Description	Unit Price	Extended Amount
F.WELCOME DESK	1.0		2,781.00	2,781.00

Line	Quantity	Description	List	Unit Price	Extended Amount
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PROPOSAL

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1122 S Main St Unit A
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Customer Name	City of Greer
Salesperson	Will Tuten
Project Number	
Terms	DUE UPON RECEIPT
Page	6 of 19

Interior Elements

25	3.00 Each	Allsteel, Inc. DWW-MHWNO--.BLK-.N-.L-.2-\$(PL1)-.BLK-.B-\$(1)-.UR-96-.TC00 Evo Task Mesh High Back Chair 4D Adj Arms no FC .BLK:Black .N:Navy .L:Yes .2:Standard \$(PL1):PL1 Plastic Opt .BLK:Black (Plastic Base) .B:Black Multi-Surface \$(1):Grd 1 Uph .UR:Contourett 96:Ocean .TC00:Coordinating Tag: Tag TG: F.Welcome Desk % Off List: 50.00	1,854.00	927.00	2,781.00
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Group	Quantity	Description	Unit Price	Extended Amount
G.CONFEREN 108	1.0		18,719.00	18,719.00

Line	Quantity	Description	List	Unit Price	Extended Amount
26	12.00 Each	HON Industries HCFMU--.Y0-.STC-.P-.H-\$(2)-.WP-18-.CHS-TC00-.PA Cofi Managerial Height Chair .Y0:Synchro-Tilt .STC:Standard Cylinder .P:Fixed Polished Aluminum .H:Black Hard Caster \$(2):Grade 2 Uph .WP:Whisper Vinyl 18:Camel 18 .CHS:Channel Stitch TC00:Coordinating .PA:Polished Aluminum Tag: Tag TG: G.Conference 108 Tag GC: HCFMU % Off List: 50.00	1,457.00	728.50	8,742.00
27	1.00 Each	OFS CC-C16848RT--~HPL-NWP-NW2~4BA-QS-QT Intermix 168x48x1.1875 Rectangular Top ~HPL:OFS HPL NWP:Root (NWP) NW2:Root (NW2) ~4BA:Cutouts for 3 or 4 Bases QS-QT:Cutout Only Between 1st & 2nd and 2nd & 3rd Tag: Tag TG: G.Conference 108 Tag GC: CC-C16848RT % Off List: 50.00	4,603.00	2,301.50	2,301.50
28	2.00 Each	OFS PS-38 Power Supply, (silver) Six 12 Amp Power Outlets, Two RJ-45 Cat6 Data Jacks, One HDMI Port, One VGA Port, One Mini Stero, (2) 9' Cord, UL Listed Tag: Tag TG: G.Conference 108 Tag GC: PS-38 % Off List: 50.00	3,100.00	1,550.00	3,100.00



PROPOSAL

Furniture - Greenville
1122 S Main St Unit A
Greenville, SC 29601
Phone: 803.667.3881
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Order Number	15300
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Customer PO	
Customer Name	City of Greer
Salesperson	Will Tuten
Project Number	
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Interior Elements

29	3.00 Each	OFS CC-M24TPB--NW2 Intermix 24x8x28.75 - 8" Deep Panel Base NW2:Root (NW2) Tag: Tag TG: G.Conference 108 Tag GC: CC-M24TPB % Off List: 50.00	1,199.00	599.50	1,798.50
30	1.00 Each	OFS *NSCC-1136850CC-M7136BCC--NW2-EY-FORTE-MSL- Intermix 71x20x36 Buffet Door/Drawer Credenza NW2:Root (NW2) EY:Square FORTE:Forté MSL:Luster Grey :Special feature- size, venting, grommet. CC-M7136BCC at special depth. Right side is one drawer above two hinged doors. One adjustable shelf behind doors. Left side is two full-height hinged doors and will hold customer's fridge(Honeywell Home Beverage Cooler Fridge Model- # H115BCS). Fridge is 17.5"w x 19"d x 31.3"h. Back panel is vented and has grommet at bottom center behind left cabinet. In standard TFL. Tag: Tag TG: G.Conference 108 Tag GC: CC-M7136BCC % Off List: 50.00	5,554.00	2,777.00	2,777.00

Group	Quantity	Description	Unit Price	Extended Amount
H.PRIVATE OFFICES	1.0		40,766.96	40,766.96

Line	Quantity	Description	List	Unit Price	Extended Amount
31	4.00 Each	Allsteel , Inc. DWW-MHWNO--.BLK-.N-.L-.2-\$(PL1)-.BLK-B-\$(1)-.UR-96-.TC00 Evo Task Mesh High Back Chair 4D Adj Arms no FC .BLK:Black .N:Navy .L:Yes .2:Standard \$(PL1):PL1 Plastic Opts .BLK:Black (Plastic Base) .B:Black Multi-Surface \$(1):Grd 1 Uph .UR:Contourett 96:Ocean .TC00:Coordinating Tag: Tag TG: HB.Private Office PedR Tag GC: EVO TASK % Off List: 50.00	1,854.00	927.00	3,708.00
32	8.00 Each	Gunlocke GGWA16-021--.QT-679-.U-\$(6)-.SMHMMER-23 Metta Wood Outers .QT:Natural QC Walnut 679:Pinnacle-L .U:CTB 117 Flammability Rating \$(6):Grd 6 Uph .SMHMMER:Merit 23:Kookaburra Tag: Tag TG: HB.Private Office PedR Tag GC: METTA	2,764.00	1,357.12	10,856.96



PROPOSAL

Furniture - Greenville
1122 S Main St Unit A
Greenville, SC 29601
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Email: ie@in-elements.com

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33	4.00 Each	% Off List: 50.90 OFS 4-3621HDW2--~TFL-W-NW2-Q-JB-LCK1 Pulse 36x15x18.625 Square-edge Wallmount Organizer ~TFL-W:TFL Wood Grain NW2-Q:Root - [Quarter Grain] JB:TFL Panel LCK1:Requires 1 Lock Core - Specific Key (Lock Sets Ordered Separately) Tag: Tag TG: HB.Private Office PedR Tag GC: 4-3621HDW2	1,092.00	546.00	2,184.00
34	4.00 Each	% Off List: 50.00 OFS 4-FT3623--~OFS~GATSBY-3128083 Pulse 36x23.75 Fabric Tackboard for 36" Wallmount Units ~OFS:OFS ~GATSBY:Gatsby - Grade 1 3128083:Windsor Tag: Tag TG: HB.Private Office PedR Tag GC: 4-FT3623	390.00	195.00	780.00
35	4.00 Each	% Off List: 50.00 OFS 4-6630HARPD-4--~TFL-W-NW2-Q-EY-Forte-MSL-FMWP-G4-LCK1 Pulse, 66W x 30D x 30H, Height Adjustable Single Ped Desk, Electronic height adjustable from 29.5"-45.5" ~TFL-W:TFL Wood Grain NW2-Q:Root - [Quarter Grain] EY:Square Forte:Forte MSL:Luster Grey FMWP:Full Static Modesty With Partial G4:Grommet on Left LCK1:Requires 1 Lock Core - Specific Key (Lock Sets Ordered Separately) Tag: Tag TG: HB.Private Office PedR Tag GC: 4-6630HARPD-4	4,864.00	2,432.00	9,728.00
36	4.00 Each	% Off List: 50.00 OFS *NS4-1133841--LCK1----- Pulse Storage 30"W X 24"D X 72.5"H LCK1:Requires 1 Lock Core - Specific Key (Lock Sets Ordered Separately) :TFLWood Grain :Root :Square :Forte :Luster :Special feature- drawers and configuration. 4-7230SCL with two hinged doors above box/box/lateral drawers. Interior has center divider with two adjustable shelves on left/coat rod on right. In standard TFL. Drawers are locking. Tag: Tag TG: HB.Private Office PedR Tag GC: 5-3072SCL	4,258.00	2,129.00	8,516.00
37	4.00 Each	% Off List: 50.00 OFS 4-1621MFFC--~TFL-W-NW2-Q-Forte-MSL-LCK1 Pulse 15.625x20.75 Modular File/File Pedestal ~TFL-W:TFL Wood Grain NW2-Q:Root - [Quarter Grain] Forte:Forte MSL:Luster Grey LCK1:Requires 1 Lock Core - Specific Key (Lock Sets Ordered Separately)	1,165.00	582.50	2,330.00



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38	4.00 Each	% Off List: 50.00 OFS 4-3622MCT--~TFL-W-NW2-Q-EY-G3-LK Pulse 36x22 Modular Cabinet Top, Long Grain ~TFL-W:TFL Wood Grain NW2-Q:Root - [Quarter Grain] EY:Square G3:Grommet Center LK:Satin Nickel % Off List: 50.00	480.00	240.00	960.00
39	4.00 Each	OFS 4-2922TEP--~TFL-W-NW2-Q Pulse, Full End Panel for 22"D Top ~TFL-W:TFL Wood Grain NW2-Q:Root - [Quarter Grain] % Off List: 50.00	390.00	195.00	780.00
40	4.00 Each	Ghent Manufacturing Co. M1-34-1 3'H x 4'W M1 Porcelain Magnetic Whiteboard, Aluminum Frame Tag: Tag TG: H. Private Offices % Off List: 50.00	462.00	231.00	924.00

Group	Quantity	Description	Unit Price	Extended Amount
I.BREAKROOM	1.0		2,191.50	2,191.50

Line	Quantity	Description	List	Unit Price	Extended Amount
41	2.00 Each	Allsteel, Inc. CUBS-PGANO--0-(P1)-.P71-.QR Vicinity Bar Stool Polymer Shell .0:Nylon \$(P1):P1 Grd Frame .P71:Black .QR:Quarry Tag: Tag TG: I.Breakroom Tag GC: VICINITY % Off List: 50.00	863.00	431.50	863.00
42	1.00 Each	OFS *NSDT-1137245--SQRC~HPL/W/PP~HPL-EY-6703-A2L-BKO- Nineteen20 60"W x 30"D Rectangular Top Table, TFL or HPL top w/2mm PP EDGE or HPL w/Urethane Edge SQRC:Square Corner ~HPL/W/PP:HPL w/ PP EDGE ~HPL:OFS HPL EY:Square 6703:Tubular Steel Table Base (2 required) A2L:Bar BKO:Onyx :with top in Wilsonart 7991-38 Neo Walnut laminate w/matching edge banding Tag: Tag TG: I.Breakroom Tag GC: DT-T6030RDT % Off List: 50.00	2,657.00	1,328.50	1,328.50



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Group	Quantity	Description	Unit Price	Extended Amount
J.COMMUNITY ROOM	1.0		120,535.00	120,535.00

Line	Quantity	Description	List	Unit Price	Extended Amount
43	2.00 Each	Allsteel , Inc. AW4LECT--X-\$(L2STD)-LMM1-MM-\$(P2)-.PR6 43.8 X 19.7 X2 6 Technology Ready Lectern .X:Standard Wood \$(L2STD):Grd L2 Standard Laminates .LMM1:Mangalore Mango MM:Mangalore Mango \$(P2):P2 Paint Opts .PR6:Silver Tag: Tag TG: J.Community Room Tag GC: LECTERN % Off List: 50.00	6,064.00	3,032.00	6,064.00
44	351.00 Each	Falcon Group 8667----- Aluminum Stacking Banquet Chair :Seat-Grade 1-Whi-2171 Whisper Pearl :Back- Grade 1-Whi-2171 Whisper Pearl :Finish-N351 Grey Iron - Grade 1 :RGM Retractable Ganger Tag: Tag TG: J.Community Room % Off List: 50.00	531.00	265.50	93,190.50
45	5.00 Each	Falcon Group 79 Stack Chair Carrier, with protective carpeted platform Tag: Tag TG: J.Community Room % Off List: 50.00	1,271.00	635.50	3,177.50
46	25.00 Each	National Public Seating BT71R NPS 71" Heavy Duty Round Folding Table Tag: Tag TG: J.Community Room % Off List: 50.00	784.00	392.00	9,800.00
47	3.00 Each	National Public Seating DY-71R NPS Folding Table Dolly for Vertical Storage, 71" Round Tables Tag: Tag TG: J.Community Room % Off List: 50.00	1,281.00	640.50	1,921.50
48	25.00 Each	National Public Seating BT3072 NPS 30" x 72" Heavy Duty Folding Table Tag: Tag TG: J.Community Room % Off List: 50.00	307.00	153.50	3,837.50
49	3.00 Each	National Public Seating DY-3072 NPS Folding Table Dolly for Horizontal Storage, Up To 72" L Tag: Tag TG: J.Community Room % Off List: 50.00	1,696.00	848.00	2,544.00



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Group	Quantity	Description	Unit Price	Extended Amount
K.SIMULATION LAB	1.0		13,811.00	13,811.00

Line	Quantity	Description	List	Unit Price	Extended Amount
50	1.00 Each	OFS KT2-M6024KT--~TFL-QR Kintra 60"W x 24"D x 29"H Desk Height Table, Ships KD ~TFL:Undecided TFL QR:No Power Cutout (standard) Tag: Tag TG: K.Simulation Lab Tag GC: KT2-M6024KT % Off List: 50.00	3,683.00	1,841.50	1,841.50
51	1.00 Each	OFS KT2-M6024KTH--NW2-Q-ZP-QR Kintra 60"W x 24"D x 42"H Standing Height Table, Ships KD NW2-Q:Root (Quarter Grain) ZP:No Shelf QR:No Power Cutout (standard) Tag: Tag TG: K.Simulation Lab Tag GC: KT2-M6024KTH % Off List: 50.00	3,968.00	1,984.00	1,984.00
52	2.00 Each	OFS KT2-M8424KTH--NW2-Q-ZP-QR Kintra 84"W x 24"D x 42"H Standing Height Table, Ships KD NW2-Q:Root (Quarter Grain) ZP:No Shelf QR:No Power Cutout (standard) Tag: Tag TG: K.Simulation Lab Tag GC: KT2-M8424KTH % Off List: 50.00	5,557.00	2,778.50	5,557.00
53	2.00 Each	OFS 103338--MNW-B-X9--~MOM--~PACE OCEAN CITY Modello 18.5x23.5x32.75 Armless Side Chair MNW-B:Root - [Beech] X9:No Stitching ~MOM:Momentum ~PACE - Grade 8 OCEAN CITY Tag: Tag TG: K.Simulation Lab Tag GC: 103338 % Off List: 50.00	2,081.00	1,040.50	2,081.00
54	3.00 Each	Source International 800STL30-NA-UBCW----- Meets Stool , Bar Stool 30", No Arms, Exposed Wood Back/Seat w/ Upholstered Cushions, :Pecan Wood Finish Back and Seat :Light Bronze Frame Finish :Plastic Glides :Fabric-Maharam Grade E Lariat Navy Tag: Tag TG: K.Simulation Lab % Off List: 50.00	1,565.00	782.50	2,347.50



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Group	Quantity	Description	Unit Price	Extended Amount
L.PRIVATE ROOM	1.0		14,348.00	14,348.00

Line	Quantity	Description	List	Unit Price	Extended Amount
55	1.00 Each	OFS KT2-M8424KTH--NW2-Q-ZP-QR Kintra 84"W x 24"D x 42"H Standing Height Table, Ships KD NW2-Q:Root (Quarter Grain) ZP:No Shelf QR:No Power Cutout (standard) Tag: Tag TG: L.Private Room Tag GC: KT2-M8424KTH % Off List: 50.00	5,557.00	2,778.50	2,778.50
56	3.00 Each	Source International 800STL30-NA-UBCW----- Meets Stool , Bar Stool 30", No Arms, Exposed Wood Back/Seat w/ Upholstered Cushions, :Pecan Wood Finish Back and Seat :Light Bronze Frame Finish :Plastic Glides :Fabric-Maharam Lariat Navy Grade E Tag: Tag TG: L.Private Room % Off List: 50.00	1,565.00	782.50	2,347.50
57	4.00 Each	OFS 83041--X9-X9-LNGH-MAL-BKO-X9-X9--ETC-ETC8-ETC Rowen Lounge w/ Arms, 33.5x29.75x30.75 X9:None X9:None LNGH:Lounge Height Leg - 17.5" MAL:Metal BKO:Onyx X9:None X9:None ~ETC:Graded-in Fabric ETC8:Graded-in - Grade 8 MOMENTUM ETC:Graded-in Fabric Color PACE OCEAN CITY Tag: Tag TG: L.Private Room Tag GC: 83041 % Off List: 50.00	3,819.00	1,909.50	7,638.00
58	2.00 Each	OFS 810-20RD-20---X9-X9-X9-X9-X9-X9 X&O Tables 20x20x20 Cylinder Table :Veneer :Root X9:No Selection of Option X9:No Selection of Option X9:None X9:No Selection X9:None X9:No Selection of Option Tag: Tag TG: L.Private Room Tag GC: 810-20RD-20 % Off List: 50.00	1,584.00	792.00	1,584.00



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Group	Quantity	Description	Unit Price	Extended Amount
M.CAFE	1.0		48,383.50	48,383.50

Line	Quantity	Description	List	Unit Price	Extended Amount
59	6.00 Each	OFS 83041--X9-X9-LNGH-MAL-BKO-X9-X9--ETC-ETC7-ETC-Arc Com Rowen Lounge w/ Arms, 33.5x29.75x30.75 X9:None X9:None LNGH:Lounge Height Leg - 17.5" MAL:Metal BKO:Onyx X9:None X9:None ~ETC:Graded-in Fabric ETC7:Graded-in - Grade 7 ETC:Graded-in Fabric Color Arc Com:Ranger Color-Ash Tag: Tag TG: M.Cafe % Off List: 50.00	3,631.00	1,815.50	10,893.00
60	2.00 Each	OFS 810-36RD-15--T-NWP-Q-X9-X9--LIGHT-RKST-X9-X9 X&O Tables 36x36x15 Cylinder Table T:HPL NWP-Q:Root (Quarter Grain) X9:No Selection of Option X9:No Selection of Option ~LIGHT:Light Tone Solid Surface RKST:Rock Salt X9:No Selection X9:No Selection of Option Tag: Tag TG: M.Cafe % Off List: 50.00	4,327.00	2,163.50	4,327.00
61	5.00 Each	Allsteel , Inc. CUCS-PGANO--.2-\$(P1)-.P71-.RE Vicinity Counter Stool Polymer Shell .2:Felt \$(P1):P1 Grd Frame .P71:Black .RE:Regatta Tag: Tag TG: M.Cafe Tag GC: VICINITY % Off List: 50.00	884.00	442.00	2,210.00
62	18.00 Each	Allsteel , Inc. CUBS-PGANO--.2-\$(P1)-.P71-.RE Vicinity Bar Stool Polymer Shell .2:Felt \$(P1):P1 Grd Frame .P71:Black .RE:Regatta Tag: Tag TG: M.Cafe Tag GC: VICINITY % Off List: 50.00	884.00	442.00	7,956.00
63	9.00 Each	OFS DT-T3030SDT--SQRC--HPL/W/PP--HPL-NWP-Q-EY-NW2-Q-6703-A2L-BKO	1,403.00	701.50	6,313.50



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		Nineteen20 30" Square Top Table, TFL or HPL top w/2mm PP EDGE or HPL w/Urethane Edge SQRC:Square Corner ~HPL/W/PP:HPL w/ PP EDGE ~HPL:OFS HPL NWP-Q:Root - (Quarter Grain) EY:Square NW2-Q:Root - (Quarter Grain) 6703:Tubular Steel Table Base A2L:Bar BKO:Onyx Tag: Tag TG: M.Cafe % Off List: 50.00			
64	32.00 Each	Allsteel , Inc. CSG-PGANO--.2-\$(P1)-.P71-.QR Vicinity Four Leg Polymer Glides Armless .2:Felt \$(P1):P1 Grd Frame .P71:Black .QR:Quarry Tag: Tag TG: M.Cafe Tag GC: VICINITY % Off List: 50.00	632.00	316.00	10,112.00
65	8.00 Each	OFS DT-T4242SDT--SQRC--~HPL/W/PP--~HPL-NWP-Q-EY-NW2-Q-6703-A2K-BKO Nineteen20 42" Square Top Table, TFL or HPL top w/2mm PP EDGE or HPL w/Urethane Edge SQRC:Square Corner ~HPL/W/PP:HPL w/ PP EDGE ~HPL:OFS HPL NWP-Q:Root - (Quarter Grain) EY:Square NW2-Q:Root - (Quarter Grain) 6703:Tubular Steel Table Base A2K:Dining (Standard) BKO:Onyx Tag: Tag TG: M.Cafe % Off List: 50.00	1,643.00	821.50	6,572.00

Group	Quantity	Description	Unit Price	Extended Amount
N.EXTERIOR	1.0		76,637.50	76,637.50

Line	Quantity	Description	List	Unit Price	Extended Amount
66	2.00 Each	Graber WDRFS-8hc-wi34-p Walden 8 Ft PICNIC PARK Table ADA-6 Ft SEats - IPD 3x4s - Free Standing e- esteele Tag: Tag TG: N.Exterior % Off List: 0.00	0.00	6,742.00	13,484.00
67	6.00 Each	Graber WDTFS-8-WI34-P WALDEN 8 FT PICNIC PARK TABLE - FREE STANDING- IPE 3X4- E STEELE % Off List: 0.00	0.00	7,252.25	43,513.50
68	3.00	Landscape Forms	0.00	5,240.00	



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	Each	CAROUSEL TABLE----- Carousel Table :Dining Height :6 Seat :Backed Perforated :Freestandin :Catena :Round :42"Round :Without Hole :Seat-MATTE BLACK :Support-MATTE BLACK :Table Top-MATTE BLACK Tag: Tag TG: N.Exterior % Off List: 0.00			15,720.00
69	1.00 Each	Landscape Forms CAROUSEL TABLE----- Carousel Table :Dining Height :3 SEAT+ 1 ADA :Backed Perforated :Freestandin :Catena :Round :42"Round :Without Hole :Seat-MATTE BLACK :Support-MATTE BLACK :Table Top-MATTE BLACK Tag: Tag TG: N.Exterior % Off List: 0.00	0.00	3,920.00	3,920.00

Group	Quantity	Description	Unit Price	Extended Amount
O.LOCKER ROOM	2.0		1,137.00	2,274.00

Line	Quantity	Description	List	Unit Price	Extended Amount
70	4.00 Each	KFI Seating BN5600--- Eveleen Bench :Mocha :Silver Tag: Tag TG: O.Locker Room % Off List: 50.00	1,137.00	568.50	2,274.00

Group	Quantity	Description	Unit Price	Extended Amount
P.PLATFORM SEATING	1.0		24,424.00	24,424.00

Line	Quantity	Description	List	Unit Price	Extended Amount
71	24.00 Each	Allsteel , Inc. CUBS-PGANO--.2-\$(P1)-.P71-.RE Vicinity Bar Stool Polymer Shell :2:Felt	884.00	442.00	10,608.00



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		\$(P1):P1 Grd Frame .P71:Black .RE:Regatta Tag: Tag TG: P.Platform Seating Tag GC: VICINITY % Off List: 50.00			
72	8.00 Each	OFS DT-T36RNDT--~HPL-NW2-Q-EY-NW2-Q-6703-A2L-BKO Nineteen20 36" Round Top Table, TFL or HPL top w/2mm PP EDGE or HPL w/Urethane Edge ~HPL:HPL w/ PP EDGE NW2-Q:Root - (Quarter Grain) EY:Square NW2-Q:Root - (Quarter Grain) 6703:Tubular Steel Table Base A2L:Bar BKO:Onyx Tag: Tag TG: P.Platform Seating Tag GC: DT-T36RNDT % Off List: 50.00	1,760.00	880.00	7,040.00
73	2.00 Each	OFS KT2-M9630KTH--NW2-Q-QR Kintra 96"W x 30"D x 42"H STANDING Height Table, Ships KD NW2-Q:Root (Quarter Grain) QR:No Power Cutout (standard) Tag: Tag TG: P.Platform Seating Tag GC: KT2-M9630KT % Off List: 50.00	6,776.00	3,388.00	6,776.00

Group	Quantity	Description	Unit Price	Extended Amount
Q.SHELVING	1.0		8,492.95	8,492.95

Line	Quantity	Description	List	Unit Price	Extended Amount
74	23.00 Each	Amazon *** 40" W Storage Shelves 5 Tier Shelving Heavy Duty,2350LBS Adjustable Metal Shelving Unit, Garage Shelves 72.1" H x 40" W x 20" D, Black Tag: Tag TG: Q.Shelving % Off List: 0.00	0.00	114.65	2,636.95
75	12.00 Each	Uline H-5394 BULK STORAGE RACK - PARTICLE BOARD, 48X36X72 3 SHELVES % Off List: 0.00	0.00	488.00	5,856.00

Group	Quantity	Description	Unit Price	Extended Amount
R.BLEACHERS	1.0		132,982.50	132,982.50

Line	Quantity	Description	List	Unit Price	Extended Amount
76	35.00	Anthem Sports A07-673-21 3 Row, 21' Tip and Roll Bleacher	0.00	3,799.50	132,982.50



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		Tag: Tag TG: R.Bleachers			
		% Off List: 0.00			

Group	Quantity	Description	Unit Price	Extended Amount
S.TRASH CANS	1.0		28,509.60	28,509.60

Line	Quantity	Description	List	Unit Price	Extended Amount
77	70.00 Each	TRASH CANS WAREHOUSE 730101 45-Gallon Round Waste Container Tag: Tag TG: S.Trash Cans % Off List: 0.00	0.00	192.68	13,487.60
78	20.00 Each	Uline H-11607 Open Top Trash Can - Half-Round, 21 Gallon Tag: Tag TG: S.Trash Cans % Off List: 0.00	0.00	189.00	3,780.00
79	14.00 Each	Global Industrial / Global Equipment Company WB261941BK Outdoor Slatted Steel Trash Can W/Access Door & Rain Bonnet Lid,36 Gal,Black Tag: Tag TG: S.Trash Cans % Off List: 0.00	0.00	803.00	11,242.00

Group	Quantity	Description	Unit Price	Extended Amount
T.INSTALLATION & CONTRACTS	1.0		45,750.00	45,750.00

Line	Quantity	Description	List	Unit Price	Extended Amount
80	1.00 Each	GreenGen35, LLC INSTALLATION Installation of Product During Normal Business Hours M-F 8-5 % Off List: 0.00	0.00	45,750.00	45,750.00
81	1.00 Each	Allsteel, Inc. NOTE Priced Per SC State Contract Allsteel/Gunlocke % Off List: 0.00	0.00	0.00	0.00
82	1.00 Each	Ghent Manufacturing Co. NOTE Priced Per SC State Contract GMI % Off List: 0.00	0.00	0.00	0.00
83	1.00 Each	Grand Rapids Chair Company NOTE Priced Per Omnia Contract Grand Rapids % Off List: 0.00	0.00	0.00	0.00
84	1.00	OFS	0.00	0.00	0.00



PROPOSAL

Furniture - Greenville
1122 S Main St Unit A
Greenville, SC 29601
Phone: 803.667.3881
Email: ie@in-elements.com

Order Number	15300
Date	07/22/2026
Customer PO	
Customer Name	City of Greer
Salesperson	Will Tuten
Project Number	
Terms	DUE UPON RECEIPT
Page	18 of 19

Interior Elements

	Each	NOTE Priced Per SC State Contract OFS % Off List: 0.00			
85	1.00 Each	KFI Seating NOTE Priced PER SC State Contract KFI % Off List: 0.00	0.00	0.00	0.00
86	1.00 Each	Falcon Group NOTE Priced Per SC State Contract Falcon % Off List: 0.00	0.00	0.00	0.00
87	1.00 Each	National Public Seating NOTE Priced Per SC State Contract NPS % Off List: 0.00	0.00	0.00	0.00
88	1.00 Each	HON Industries NOTE Priced Per SC State Contract Hon % Off List: 0.00	0.00	0.00	0.00
89	1.00 Each	Source International NOTE Priced Per SC State Contract Source Intl % Off List: 0.00	0.00	0.00	0.00
90	1.00 Each	Graber NOTE Priced Per TIPS Contract Graber Manufacturing % Off List: 0.00	0.00	0.00	0.00
91	1.00 Each	Landscape Forms NOTE Priced Per TIPS Contract % Off List: 0.00	0.00	0.00	0.00

Order Sub-Total : \$646,144.69

6.0000%-GREER-29651-1307-GREENVILLE : \$38,768.69

TOTAL ORDER : \$684,913.38

Signature: _____ Name: _____ Title: _____ Date: _____



PROPOSAL

Furniture - Greenville
1122 S Main St Unit A
Greenville, SC 29601
Phone: 803.667.3881
Email: ie@in-elements.com

Order Number	15300
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Salesperson	Will Tuten
Project Number	
Terms	DUE UPON RECEIPT
Page	19 of 19

Interior Elements

Interior Elements Terms & Conditions

Buyer: _____

Address: _____

Seller: Interior Elements, LLC ("Seller")

1. **PAYMENT TERMS:** 50% deposit with order placement and balance is due upon substantial delivery and installation. Payment terms are upon receipt.
2. **CANCELLATIONS:** Furniture cannot be cancelled without prior approval of Seller or the manufacturer once an order has been entered.
3. **RETURNS:** Manufacturers do not accept the return of furnishings. Merchandise may not be returned or replaced, credit or deduction taken, or refund requested without prior written authorization from Seller and payment by Buyer of restocking, pick-up, uninstall and freight fees. Damaged or defective items will be repaired or replaced at the manufacturer's discretion.
4. **PRICES:** Prices and quotes are valid for 30 days. Quotes may exclude applicable taxes or surcharges which will be added to the invoices. State laws require us to charge the sales tax rate in effect as of the date the product is shipped.
5. **DELIVERY & INSTALLATION:** Standard business installation hours are considered from 8:00am – 4:00pm, Monday through Friday. Overtime labor costs will be added when overtime work is performed at the Buyer's request or if Seller incurs additional labor costs due to unfavorable building conditions.
 - a. **Condition of Job Site:** The job site will need to be clean and free of debris prior to delivery and installation. If other trades on the job site delay the installation, the Buyer shall incur any additional fees.
 - b. **Existing Furnishings:** When existing furniture/equipment occupies the spaces, it is the Buyer's responsibility to clear the area prior to the start of the installation. Buyer is responsible for moving computers and all related equipment. Seller will move existing furniture/items for a fee. In this instance, a separate document must be signed regarding liability and labor charges.
 - c. **Assembly:** Quoted prices are based upon using standard labor rates for installation. Should the project require on-site tradesman to complete the installation, the Buyer will incur any additional costs. Charges for special handling or installation outside the normal Seller service area will be agreed upon in advance.
 - d. **Building Electrical Connections:** It is the responsibility of the Buyer to make electrical connections from the building power supply to the furniture and/or panel systems. Data and telephone cabling is also the responsibility of the Buyer.
 - e. **Protection of Delivered Goods:** Furnishings delivered to the job site will be inspected and conditionally accepted by the Buyer. The ownership of delivered goods and responsibility for its security and protection will at that time pass to the Buyer. Property damage/replacement insurance costs of said goods will at that time be the responsibility of the Buyer.
 - f. **Job Site Services:** Electric current, heat and elevator services will be furnished without charge to Seller. Adequate facilities for off-loading, staging, and handling of merchandise will be provided by the buyer. For any services or conditions outside the norm, which incur additional costs, the Buyer will agree to pay the fees.
 - g. **Storage:** Buyer/owner is responsible for all storage fees from day one.
 - h. **Scope:** Any services requested outside the original scope of work will be considered as a change order and will be subject to billing at the current hourly.
6. **INDUSTRY STANDARDS:** All merchandise, including veneers, are subject to reasonable variations in color, pattern grain and finish according to the trade customs of the industry. These variations, or any subtle changes over time, are not considered defects.
7. **WARRANTY:** Product warranty is provided by each manufacturer. Seller disclaims all express or implied warranties.
8. **AGREEMENT:** The Terms and Conditions supersede all prior oral and written agreements related hereof. These Terms and Conditions can only be amended in a writing signed by Seller and Buyer's authorized officers. If these Terms and Conditions conflict with the documents in section 1, these Terms and Conditions control.

Memorandum

To: Mr. Andrew Merriman, City Administrator

From: Heather Stahl, AICP, Planner II

Subject: Ordinance 22-2026

Date: July 22, 2026

CC: Tammy Duncan, Clerk to City Council

Ordinance 22-2026 is a zoning map amendment for two parcels located near the intersection of Arlington Rd and Victor St in Spartanburg County. The parcels consist of 2.04 acres. The request is to rezone the larger property from Commercial General (CG) and smaller parcel from Medium Density Residential (MD) to Office Professional (OP). The intent is to combine the properties and make expansions to both existing church building and parking area.

The Planning Commission conducted a public hearing on the zoning request July 20, 2026 and recommended approval.

ORDINANCE NUMBER 22-2026

AN ORDINANCE TO CHANGE THE ZONING CLASSIFICATION OF CERTAIN PROPERTIES OWNED BY APOSTOLIC ASSEMBLY OF THE FAITH IN CHRIST JEASUS LOCATED AT VICTOR STREET AND 403 ARLINGTON ROAD FROM COMMERCIAL GENERAL (CG) AND MEDUIM DENSITY RESIDENTIAL (MD) TO OFFICE PROFESSIONAL (OP)

The City Council of Greer makes the following findings:

This ordinance pertains to certain properties owned by Apostolic Assembly of the Faith in Christ Jesus located at Victor Street and 403 Arlington Road and more clearly identified by the attached City of Greer Map specifying Spartanburg County Parcel Numbers 9-03-10-049.00 and 9-03-10-050.00 containing approximately 2.04 +/- acres attached hereto marked as Exhibit A, Deed attached hereto marked as Exhibit B; and the Survey attached hereto marked at Exhibit C.

1. The owner desires to change the zoning classification of its properties and has shown the need for such use to the Greer Planning Commission at a public hearing held on July 20, 2026.
2. To accomplish the desired change in use in the most effective manner, the zoning classification should be changed to Office Professional (OP).
3. The proposed use is in keeping with the general character of the surrounding property.

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

The zoning classification of properties located at Victor Street and 403 Arlington Road more particularly identified by the attached City of Greer Map specifying Spartanburg County Parcel Numbers 9-03-10-049.00 and 9-03-10-050.00 containing approximately 2.04 +/- acres attached hereto marked as Exhibit A shall be changed from Commercial General (CG) and Medium Density Residential (MD) to Office Professional (OP).

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 28, 2026

Second and
Final Reading: August 11, 2026

Approved as to Form:

Daniel R. Hughes, City Attorney

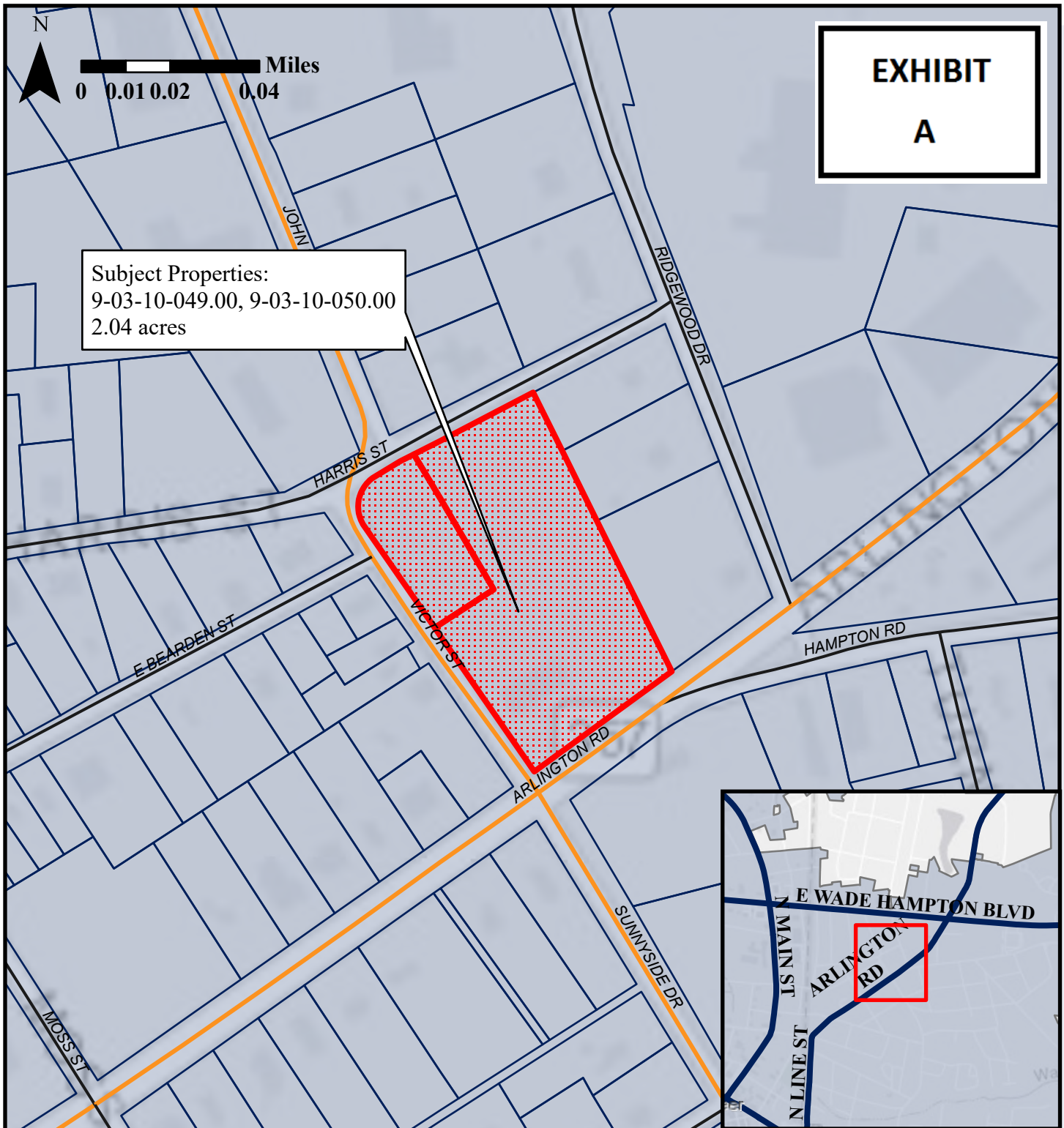
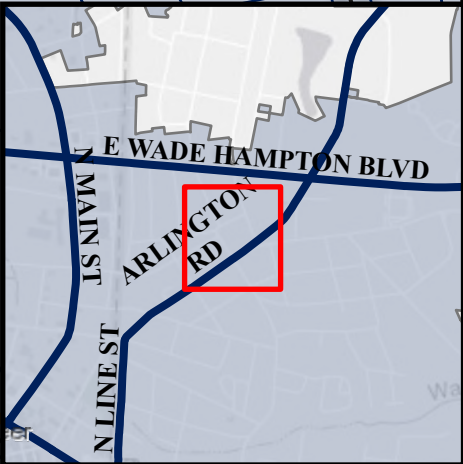


EXHIBIT
A

Subject Properties:
9-03-10-049.00, 9-03-10-050.00
2.04 acres



Location Map:
Ordinance 22-2026
Case Number: RZ 26-06

Legend	
	City Limits
	Parcels
	Ord 22-2026 (Arlington Rd CC & MD to OP)

Created by the City of Greer Planning & Development Department: 7/22/2026 1:48 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.



DEED 87F PG 300

DEE-2006-63368
 Recorded 2 Pages on 11/21/2006 2:38:41 PM
 Recording Fee: \$10.00 Documentary Stamps: \$684.50
 Office of Register of Deeds, Spartanburg, S.C.
 Stephen Ford, Register



PREPARED BY
 REESE LAW FIRM
 304 North Main Street, Greer, SC 29650

GRANTEE'S ADDRESS:

STATE OF SOUTH CAROLINA)
)
 COUNTY OF SPARTANBURG)

P.O. Box 1835
 Greer SC 29652
WARRANTY DEED

KNOW ALL MEN by these presents, that **Thomas E. Grady**, in consideration of the sum of One Hundred Eighty-five Thousand and no/100ths (\$185,000.00) Dollars, the receipt of which is hereby acknowledged, have granted, bargained, sold, and released, and by these presents do grant, bargain, sell and release unto **Apostolic Assembly of the Faith in Christ Jesus**, A California eleemosynary corporation, Its Successors and Assigns Forever:

ALL that piece, parcel or lot of land, with all improvements thereon or hereafter constructed thereon, situate, lying and being in the State of South Carolina, County of Spartanburg, Beech Springs Township, City of Greer, on the northwesterly side of the Greer-Apalache Road and the southeastern side of Victor Street, designated as Lots No. One (1) and Three (3) on a plat entitled "MAP OF J. J. MILLER ESTATE" prepared by H. S. Brockman, Surveyor, dated November 15, 1934 and recorded in Plat Book 12 at page 180 in the Office of the Register of Deeds for Spartanburg County. Reference is made to said plat for a more complete property description.

This is the identical property conveyed to the Grantor by deed of Edna L. Duncan and Grace Duncan recorded on October 16, 1974 in Deed Book 42-H at page 833, Spartanburg County Records.

This conveyance is subject to all restrictions, easements, rights-of-way, roadways and zoning ordinances of record affecting the above described property and to such matters as would appear from a current resurvey of the property.

TAX MAP REFERENCE: 9 03-10-050.00

Page 186 of 229

**DEED PREPARATION ONLY
NO TITLE EXAMINATION**

Grantee's Address:

**5401 Citrus Ave.
Fontana, CA 92336**

Mail Deed to:

**Apostolic Assembly of the
Faith in Christ Jesus
5401 Citrus Ave.
Fontana, CA 92336**

STATE OF SOUTH CAROLINA)

WARRANTY DEED

COUNTY OF SPARTANBURG)

KNOW ALL MEN BY THESE PRESENTS, that **Shirley A. Staggs**, hereinafter referred to as Grantor, in consideration the sum of **Twenty Five Thousand (25,000.00) DOLLARS**, the receipt of which is hereby acknowledged, have granted, bargained, sold, and released, and by these presents do grant, bargain, sell and release unto **Apostolic Assembly of the Faith in Christ Jesus, A California eleemosynary corporation**, Grantee, its Successors and Assigns forever, the following described property:

Property Address: Harris Street, Greer, SC

Block Map No.: 9-03-10-049.00

All that piece, parcel or lot of land in Beech Springs Township, Spartanburg County, State of South Carolina, near the northwestern city limits of Greer, lying on the easterly side of Victor Street, and the southerly side of Frances Street, designated as Lot 2 on plat of the J.J. Miller Estate, prepared by H.S. Brockman, November 15, 1934, and by a more recent plat entitled "Property of James C. Staggs" prepared by Terry L. Mosley, Registered Surveyor, dated March 17, 1988 and recorded in the Register of Deeds Office for Spartanburg County in Plat Book 103 at Page 708. Reference to said plat is hereby made for a more complete metes and bounds description.

This is the same property conveyed by James C. Staggs and Shirley A. Staggs to James C. Staggs and Shirley A. Staggs, as joint tenants with right of survivorship, dated December 3, 2012 and recorded December 5, 2012 in Deed Book 102D at Page 820, Register of Deeds Office for Spartanburg County. See also Corrective Title to Real Estate dated February 10, 2015 and recorded February 12, 2015 in Deed Book 108E at Page 990 in the Register of Deeds Office for Spartanburg County. See also Certificate of Death for James Cleveland Staggs recorded August 24, 2021 in Deed Book 133-N at Page 682 in the Register of Deeds Office for Spartanburg County.

DEE-2023-26937



DEE BK 142-Q PG 832-835

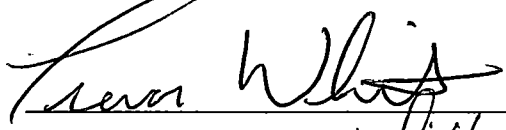
Recorded 4 Pages on 07/14/2023 01:29:51 PM
Recording Fee: \$15.00 County Taxes: \$27.50 State Taxes: \$65.00
Office of REGISTER OF DEEDS, SPARTANBURG, S.C.
Ashley B. Williams, Register Of Deeds

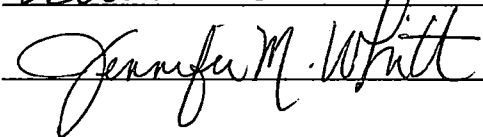
TOGETHER with all and singular, the rights, members, hereditaments and appurtenances to the said premises belonging or in anywise incident or appertaining.

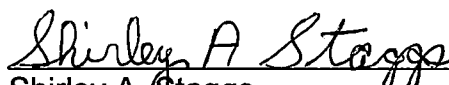
TO HAVE AND TO HOLD, all and singular, the premises before mentioned unto the Grantee, and the Grantee's heirs or successors and assigns, forever. And, the Grantor does hereby bind the Grantor and Grantor's Heirs or Successors, Executors and Administrators, to warrant and forever defend all and singular said premises unto the Grantee and the Grantee's Heirs or Successors and against every person whomsoever lawfully claiming or to claim the same, or any part thereof, except as to restrictions and easements of record, if any.

WITNESS the Grantor's(s') Hand and Seal this 30th day of June, 2023.

Signed, Sealed and Delivered
in the Presence of:







Shirley A. Staggs

STATE OF SOUTH CAROLINA
COUNTY OF SPARTANBURG

ACKNOWLEDGMENT

I, Jane B. Mills, a Notary Public for the County and State aforesaid, do hereby certify that Shirley A. Staggs, personally appeared before me this date and acknowledged the due execution of the foregoing instrument.

Witness my hand and official stamp or seal this 30th day of June, 2023.



Notary Public for SOUTH CAROLINA (SEAL)

My Commission Expires: 12-6-2027

STATE OF SOUTH CAROLINA)
COUNTY OF Spartanburg)

Affidavit

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

1. I have read the information on this affidavit and I understand such information.
2. The property being transferred is located at Harris Street, Greer, SC, bearing Spartanburg County Tax Map Number 9-03-10-049.00, was transferred by Shirley A. Staggs to Apostolic Assembly of the Faith in Christ Jesus, A California eleemosynary con.
3. Check one of the following: The deed is
 - (a) ☒ subject to the deed recording fee as a transfer for consideration paid or to be paid in money or money's worth.
 - (b) ☐ subject to the deed recording fee as a transfer between a corporation, a partnership, or other entity and a stockholder, partner, or owner of the entity, or is a transfer to a trust or as a distribution to a trust beneficiary.
 - (c) ☐ exempt from the deed recording fee because (see information section of affidavit): _____ (If exempt, please skip items 4 – 7 and go to item 8 of this affidavit.)
4. Check one of the following if either item 3(a) or item 3(b) above has been checked (see information section of this affidavit):
 - (a) ☒ The fee is computed on the consideration paid or to be paid in money or money's worth in the amount of \$25,000.00.
 - (b) ☐ The fee is computed on the fair market value of the realty which is _____.
 - (c) ☐ The fee is computed on the fair market value of the realty as established for property tax purposes which is _____.
5. Check Yes ☐ or No ☒ to the following: A lien or encumbrance existed on the land, tenement, or realty before the transfer and remained on the land, tenement, or realty after the transfer. If "yes" the amount of the outstanding balance of this lien or encumbrance is: _____.
6. The deed recording fee is computed as follows:
 - (a) Place the amount listed in item 4 above here: 25,000.00
 - (b) Place the amount listed in item 5 above here: _____
(If no amount is listed, place zero here)
 - (c) Subtract line 6(b) from line 6(a) and place result here: 25,000.00
7. The deed recording fee due is based on the amount listed on line 6(c) above and the deed recording fee due is : \$92.50.
8. As required by Code Section 12-24-70, I state that I am a responsible person who was connected with the transaction as: Deed Preparation Only.
9. I understand that a person required to furnish this affidavit who willfully furnishes a false or fraudulent affidavit is guilty of a misdemeanor and, upon conviction, must be fined not more than one thousand dollars or imprisoned not more than one year, or both.

Pam Staggs
Responsible Person Connected with the Transaction

Pam Staggs
Print or Type Name Here

SWORN to before me this 30
day of June 2023
James M. Jones
Notary Public for SC
My Commission Expires: 12-6-2027

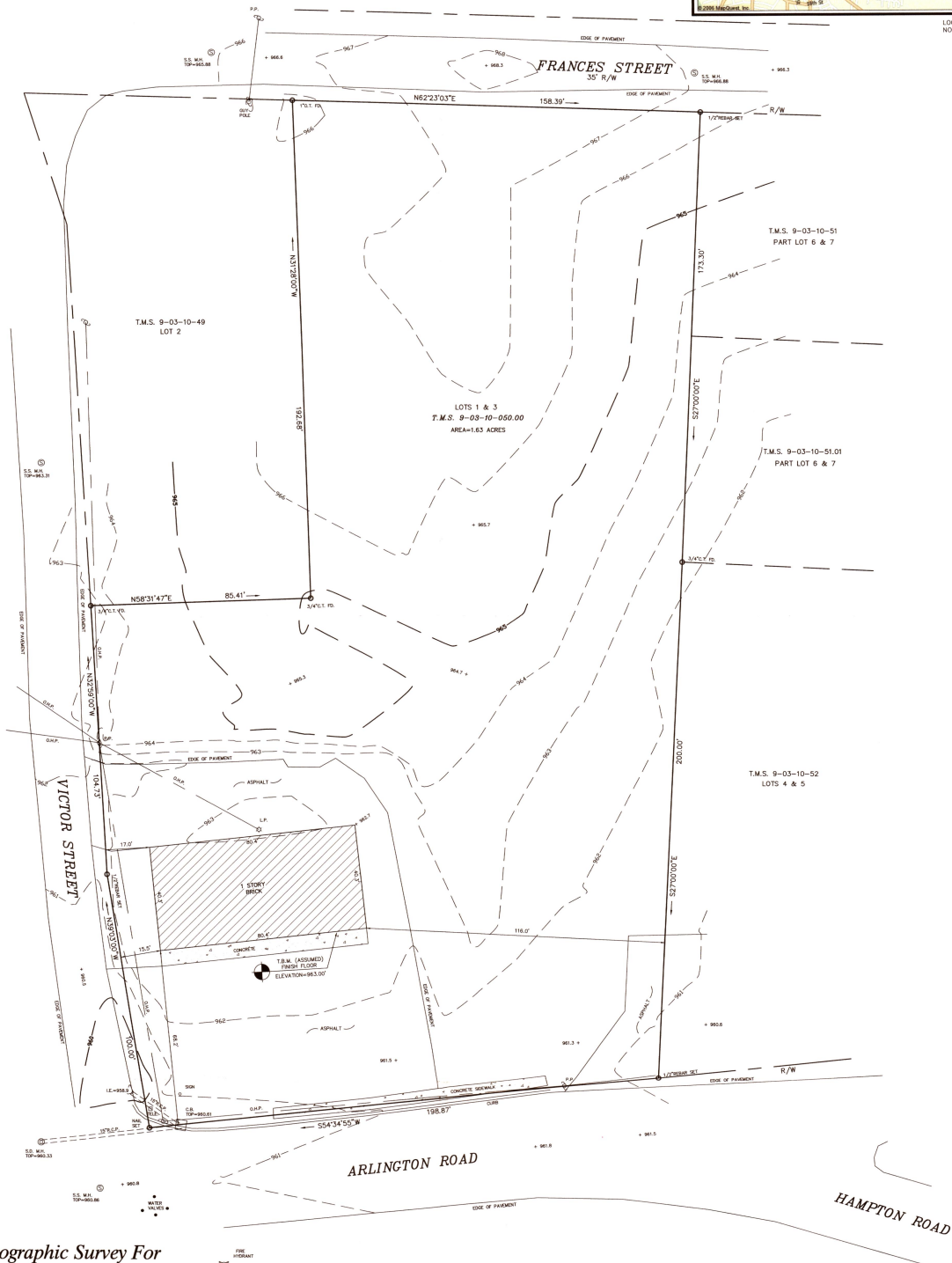
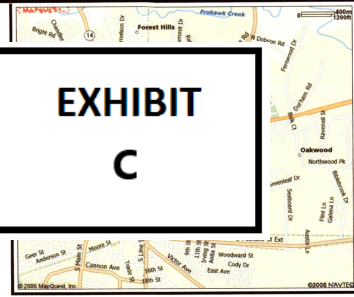
INFORMATION

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

Exempted from the fee are deeds:

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

EXHIBIT C



Topographic Survey For Apostolic Assembly Lot 1 & 3, J. J. Miller Estate

SPARTANBURG COUNTY, S.C. DATE: 1-02-07 SCALE: 1" = 20'

DWG# 536

EAS

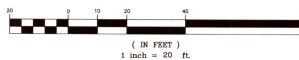
PROFESSIONALS, INC.

Civil & Geotechnical Engineering • Land Surveying • Materials Testing

153 Brozzini Court, Suite C
Greenville, South Carolina 29615
Phone (864) 234-7368 • Fax (864) 234-7369

David J. H.
S.C. REG. NO.
17033

GRAPHIC SCALE



"I HEREBY CERTIFY 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 'B' SURVEY AS SPECIFIED THEREIN."

ZONING REPORT
STAFF REPORT TO THE GREER PLANNING COMMISSION
Monday, July 20, 2026

DOCKET: RZ 26-07

APPLICANT: Red Cedar Construction

PROPERTY LOCATION: Jackson St.

TAX MAP NUMBER: G015000201302

EXISTING ZONING: Suburban Neighborhood (SN)

REQUEST: Rezone to Traditional Neighborhood (TN)

SIZE: 0.28 acres

COMPREHENSIVE PLAN: Traditional Neighborhood

ANALYSIS: **RZ 26-07**

RZ 26-07 is a rezoning request for one parcel located on Jackson Street with a total area of 0.28 acres. The request is to rezone the parcel to Traditional Neighborhood (TN) and the intent is to split the parcel and build single-family homes.

Surrounding land uses and zoning include:

- North: Traditional Neighborhood (TN) – residential
- East: Suburban Neighborhood (SN) – recreational (Greer City Stadium, Lonnie McGee Field)
- South: Suburban Neighborhood (SN) – residential
- West: Suburban Neighborhood (SN) – residential

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

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

This request to rezone this property to Traditional Neighborhood (TN) is in line with Comprehensive Plan recommendations and Future Land Use Map. Therefore, staff recommends approval.

STAFF RECOMMENDATION: Approval

PLANNING COMMISSION RECOMMENDATION: Approval, 5-0

Memorandum

To: Mr. Andrew Merriman, City Administrator

From: Heather Stahl, AICP, Planner II

Subject: Ordinance 23-2026

Date: July 22, 2026

CC: Tammy Duncan, Clerk to City Council

Ordinance 23-2026 is a zoning map amendment for one parcel located on Jackson St in Greenville County. The parcel consists of .28 acres. The request is to rezone the property from Suburban Neighborhood (SN) to Traditional Neighborhood (TN). The intent is to subdivide the parcel and build one single-family detached home on each lot.

The Planning Commission conducted a public hearing on the zoning request July 20, 2026 and recommended approval.

ORDINANCE NUMBER 23-2026

AN ORDINANCE TO CHANGE THE ZONING CLASSIFICATION OF A CERTAIN PROPERTY OWNED BY E. WRYLEY BETTIS LOCATED ON JACKSON STREET FROM SUBURBAN NEIGHBORHOOD (SN) TO TRADITIONAL NEIGHBORHOOD (TN)

The City Council of Greer makes the following findings:

This ordinance pertains to a certain property owned by E. Wryley Bettis located on Jackson Street and more clearly identified by the attached City of Greer Map specifying Greenville County Parcel Number G015000201302 containing approximately 0.28 +/- acres attached hereto marked as Exhibit A, the Titles to Real Estate attached hereto marked as Exhibit B; and the Survey attached hereto marked at Exhibit C.

1. The owner desires to change the zoning classification of his property and has shown the need for such use to the Greer Planning Commission at a public hearing held on July 20, 2026.
2. To accomplish the desired change in use in the most effective manner, the zoning classifications should be changed to Traditional Neighborhood (TN).
3. The proposed use is in keeping with the general character of the surrounding property.

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

The zoning classification of property located on Jackson Street more particularly identified by the attached City of Greer Map specifying Greenville County Parcel Number G015000201302 containing approximately 0.28 +/- acres attached hereto

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

This ordinance shall be effective upon second reading approval thereof.

CITY OF GREER, SOUTH CAROLINA

Richard W. Danner, Mayor

ATTEST:

Tammela Duncan, Municipal Clerk

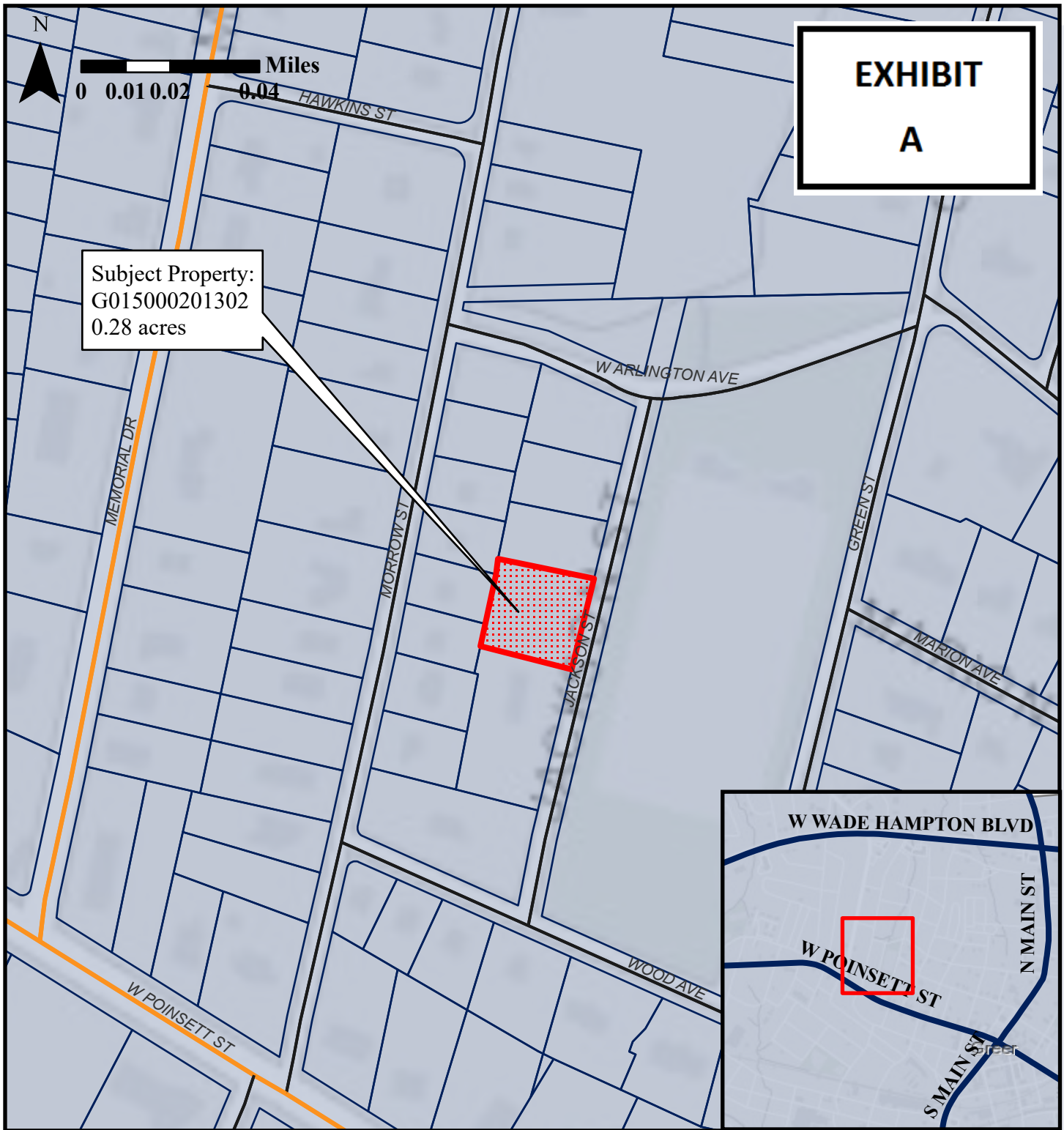
Introduced by:

First Reading: July 28, 2026

Second and
Final Reading: August 11, 2026

Approved as to Form:

Daniel R. Hughes, City Attorney



Location Map: Ordinance 23-2026

Case Number: RZ 26-07

Legend

 City Limits
 Parcels

 Ord 23-2026 (Jackson St
SN to TN)

Created by the City of Greer Planning & Development Department: 7/22/2026 1:44 PM

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* Re-recorded to correct
Grankes name

201802034
DEED Book: DE 2534 Page: 2410 - 2411
March 22, 2018 12:44:57 PM Cons: \$8,056.00
Rec: \$10.00 Cnty Tax: \$9.35 State Tax: \$22.10
FILED IN GREENVILLE COUNTY, SC *Timothy J. Haney*

EXHIBIT
B

TITLE TO REAL ESTATE

NO TITLE SEARCH PERFORMED/NONE REQUESTED

STATE OF SOUTH CAROLINA COUNTY OF GREENVILLE

GRANTEES ADDRESS: 103 JACKSON STREET, GREER, SC 29650

TMS#: G015.00-02-013.02

KNOW ALL MEN BY THESE PRESENTS, that

G. STEVEN SANDLIN, in consideration of **Eight Thousand Fifty-Six and No/100th (\$8,056.00) DOLLARS**, the receipt of which is hereby acknowledged, has granted, bargained, sold, and released, and by these presents does grant, bargain, sell and release unto:

E. ~~W~~. WRYLEY BETTIS, his heirs and assigns, forever;

All that certain piece, parcel or lot of land situate, lying and being in the City of Greer, County of Greenville, State of South Carolina, in Chick Springs Township, on the west side of Jackson Street and being shown and designated as Lot No. 7 of the property of Maude S. Buford according to survey and plat by John A. Simmons, RS, dated October 6, 1960, and having the following metes and bounds, to-wit:

BEGINNING at an iron pin on the west side of Jackson Street, corner of Lots No. 7 and 8 and running thence along said Street, N. 13-30 E. 105 feet to an iron pin, corner of Lot No. 6; thence along line of Lot No. 6, N. 78-30 W. 117.4 feet to an iron pin; thence S. 11-22 W. 105 feet to an iron pin, corner of Lot No. 8; thence along the line of Lot No. 8, S. 78-30 E. 113.5 feet to the beginning corner.

This being the same property conveyed to G. Steven Sandlin by deed of G. Steven Sandlin as Trustee of the G. Steven Sandlin Profit Sharing Plan and Trust on August 9, 2017 in Deed Book 2518 at Page 4418, Greenville ROD.

Tax Map #: G015.00-02-013.02

This conveyance is subject to all taxes, restrictions, set back lines, road-ways, zoning ordinances, easements, and right-of-way of record, if any, affecting the above described property.

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

2018022482
DEED Book: DE 2534 Page: 5814 - 5815 2 Pgs
March 29, 2018 01:26:13 PM Cons: \$8,056.00
Rec: \$10.00 Cnty Tax: EXEMPT State Tax: EXEMPT
FILED IN GREENVILLE COUNTY, SC *Timothy J. Haney*

the premises before mentioned unto the grantee (s), and the grantee's (s) heirs or successors and assigns, forever. And, the grantor (s) do (es) hereby bind the grantor(s) and the grantor's (s) heirs or successors, executors and administrators to warrant and forever defend all and singular said premises unto the grantee(s) and the grantee's (s) heirs or successors 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 the 14th day of March, 2018.

SIGNED, sealed and delivered
in the presence of:

Kathryn R. Rayway
WITNESS

Cao Bynum, II
WITNESS


G. STEVEN SANDLIN

[illegible]

ACKNOWLEDGEMENT

I, a Notary Public of the County and State aforesaid, certify that the Grantor(s), personally appeared before me this day and acknowledged the execution of the foregoing instrument.

Witness my hand and official stamp this 14th day of March 2018.

Katie of Ridgeway
Notary Public for South Carolina
My commission expires: 2/14/21



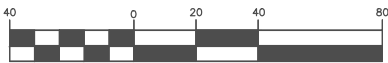


9 Pilgrim Road
Greenville, South Carolina 29607
Phone (864) 234-7368

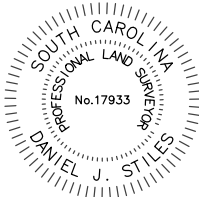
Date of Survey: June 24, 2026

Date of Last Revision:

Tax Map: Portion of G015000201302



1 inch = 40 ft.



S.C. REG. NO.
17933

State of South Carolina
Greenville County

Survey for
Red Cedar Homes

Lots 7A & 7B
Plat by John Simmons
of the Property of Maude S. Buford

Site Address:

103 Jackson Street
Greer, SC 29650

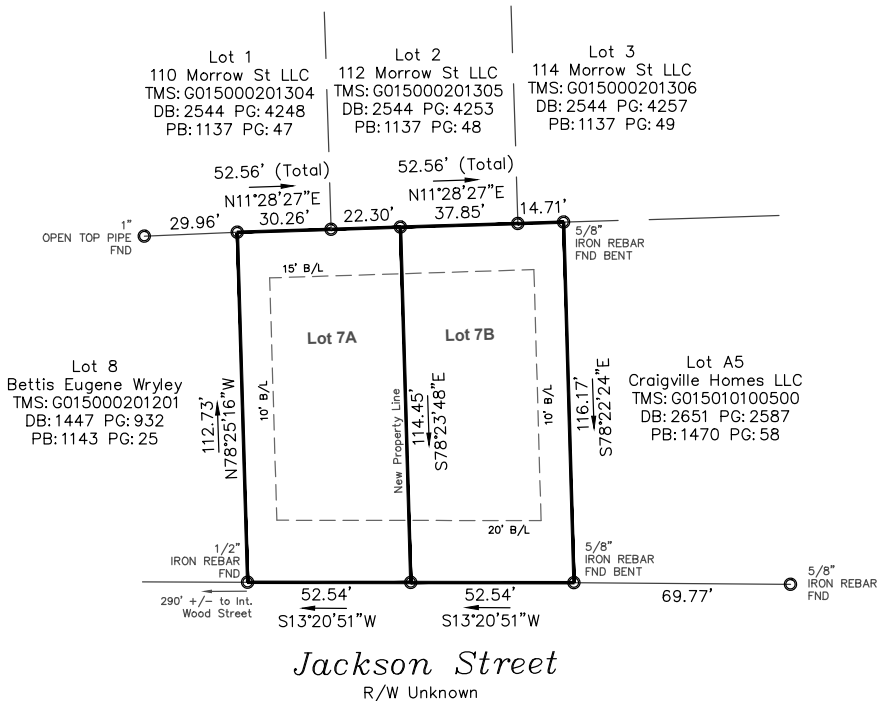
Surveyor's Notes:

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

2) 1/2" REBAR AT ALL PROPERTY CORNERS, UNLESS OTHERWISE NOTED.

3) SETBACKS:
FRONT: 20'
SIDE: 10'
REAR: 15'

257350



Lot 7A
Part of TMS: G015000201302
Area=5,968 SQ. FT.
0.14 Acres

Lot 7B
Part of TMS: G015000201302
Area=6,058 SQ. FT.
0.14 Acres

ZONING REPORT
STAFF REPORT TO THE GREER PLANNING COMMISSION
Monday, July 20, 2026

DOCKET: RZ 26-07

APPLICANT: Red Cedar Construction

PROPERTY LOCATION: Jackson St.

TAX MAP NUMBER: G015000201302

EXISTING ZONING: Suburban Neighborhood (SN)

REQUEST: Rezone to Traditional Neighborhood (TN)

SIZE: 0.28 acres

COMPREHENSIVE PLAN: Traditional Neighborhood

ANALYSIS: **RZ 26-07**

RZ 26-07 is a rezoning request for one parcel located on Jackson Street with a total area of 0.28 acres. The request is to rezone the parcel to Traditional Neighborhood (TN) and the intent is to split the parcel and build single-family homes.

Surrounding land uses and zoning include:

- North: Traditional Neighborhood (TN) – residential
- East: Suburban Neighborhood (SN) – recreational (Greer City Stadium, Lonnie McGee Field)
- South: Suburban Neighborhood (SN) – residential
- West: Suburban Neighborhood (SN) – residential

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

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

This request to rezone this property to Traditional Neighborhood (TN) is in line with Comprehensive Plan recommendations and Future Land Use Map. Therefore, staff recommends approval.

STAFF RECOMMENDATION: Approval

PLANNING COMMISSION RECOMMENDATION: Approval

New Business

Mr. Jones asked how big the lot was. Ms. Kaade said the lot is 0.28 acres and they could either subdivide or build one duplex.

ACTION – Ms. Albert made a motion to recommend approval. Mr. Thoma seconded the motion. The motion passed with a vote of 5-0.

Memorandum

To: City Council

From:

Subject: First Reading of Ordinance Number 24-2026
AN ORDINANCE AUTHORIZING THE CONVEYANCE OF AN
EASEMENT IN CERTAIN REAL PROPERTY IN THE CITY OF GREER
(Action Required)
Lindsey James | Project Coordinator

Date: July 28, 2026

CC:

Summary:

Attachments:

1. Ord 24-2026 Gas Easement - Council Memo
2. Ord 24-2026 Greer CPW Easement Ordinance - Natural Gas
3. Ord 24-2026 CPW Gas Easement - Sports and Events Center
4. Ord 24-2026 Exhibit A Greer CPW Gas Easement Plat



MEMORANDUM

To: Mr. Andrew Merriman, City Administrator

From: Lindsey James, Project Coordinator

Date: Jul 23, 2026

Subject: Ordinance Number 24-2026

CC: Tammy Duncan, Municipal Clerk

Ordinance Number 24-2026 is a request to convey a utility easement to Greer Commission of Public Works over City owned property associated with the Sports and Events Center, located at 1529 S. Hwy 14. This easement is necessary to support the installation and operation of natural gas services to the site.

ORDINANCE NUMBER 24-2026

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

WHEREAS, the City of Greer is the owner of certain real property located at 1529 S. Hwy 14, Greer, SC 29650 and identified by TMS No. 0528030100600 within the city limits of Greer, County of Greenville (hereinafter the “City Property”); and,

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

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

WHEREAS, the Mayor and City Council find that it is in the best interest of the City of Greer to convey a utility easement on the City Property to Greer CPW identified as Exhibit “A” to the Easement Agreement attached hereto.

NOW, THEREFORE, BE IT ORDAINED, by the Mayor and Council of the City of Greer, that the Mayor of the City is hereby authorized, empowered, and directed to execute, acknowledge and deliver the Easement Agreement attached hereto

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.

CITY OF GREER, SOUTH CAROLINA

Richard W. Danner, Mayor

ATTEST:

Tammela Duncan, Municipal Clerk

Introduced by: _____

First Reading: July 28, 2026

Second Reading: August 11, 2026

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

STATE OF SOUTH CAROLINA)
)
COUNTY OF GREENVILLE)

GENERAL UTILITY EASEMENT

FOR AND IN CONSIDERATION of \$1.00 and other valid consideration, the receipt and sufficiency of which is hereby acknowledged, **City of Greer** (“Grantor”) does hereby grant and convey unto the **Greer Commission of Public Works**, a body politic under the laws of South Carolina (“Grantee”), its successor, assigns and licensees, the right, privilege and easement to enter and re-enter at any time and to install, dig, build, erect, maintain, repair, rebuild, replace, operate, and patrol one or more water pipelines, sewer pipelines, natural gas pipelines, regulator and/or metering stations, and/or electric power distribution lines, aboveground or underground, including the right to erect poles and other distribution line structures, wires, cable and any necessary appurtenances for the proper provision of water, sewer, gas, or electricity, electronic information, data, and communications; the right to clear the easement area and keep it clear of brushes, trees, structures, personal property and fire hazards; and the right to trim and or remove trees, if any, located beyond the limits of the easement area, but which interfere with the Easement; the above described rights being incident to performance by the Grantee as the operator of its public utilities systems, being ten (10’) feet wide and approximately 102.5 linear feet on such route as is set forth and described as 1,025 square feet (0.02 acres) on the survey entitled “Greer CPW Sports Complex Gas Pipeline Extension” attached as **Exhibit A** on property owned by Grantor evidenced by a deed recorded in the Register of Deed’s Office in Book 2720 at Page 1087 bearing Tax Map No. 0528030100600, in Greenville County, South Carolina.

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

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

And the Grantor hereby represents that said premises are owned by the undersigned in fee and are not subject to any mortgage or lien that would prohibit or prevent the conveyance of the easement contemplated herein.

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

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

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

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

SIGNED, SEALED AND DELIVERED IN THE PRESENCE OF:

CITY OF GREER

Grantor Name

Witness 1

By: _____
Richard W. Danner, Mayor

Witness 2

Date: _____

STATE OF SOUTH CAROLINA)

)

ACKNOWLEDGMENT

COUNTY OF GREENVILLE)

The foregoing instrument was acknowledged before me this ____ day of _____ 20_____,
by Richard W. Danner, Mayor for the City of Greer.

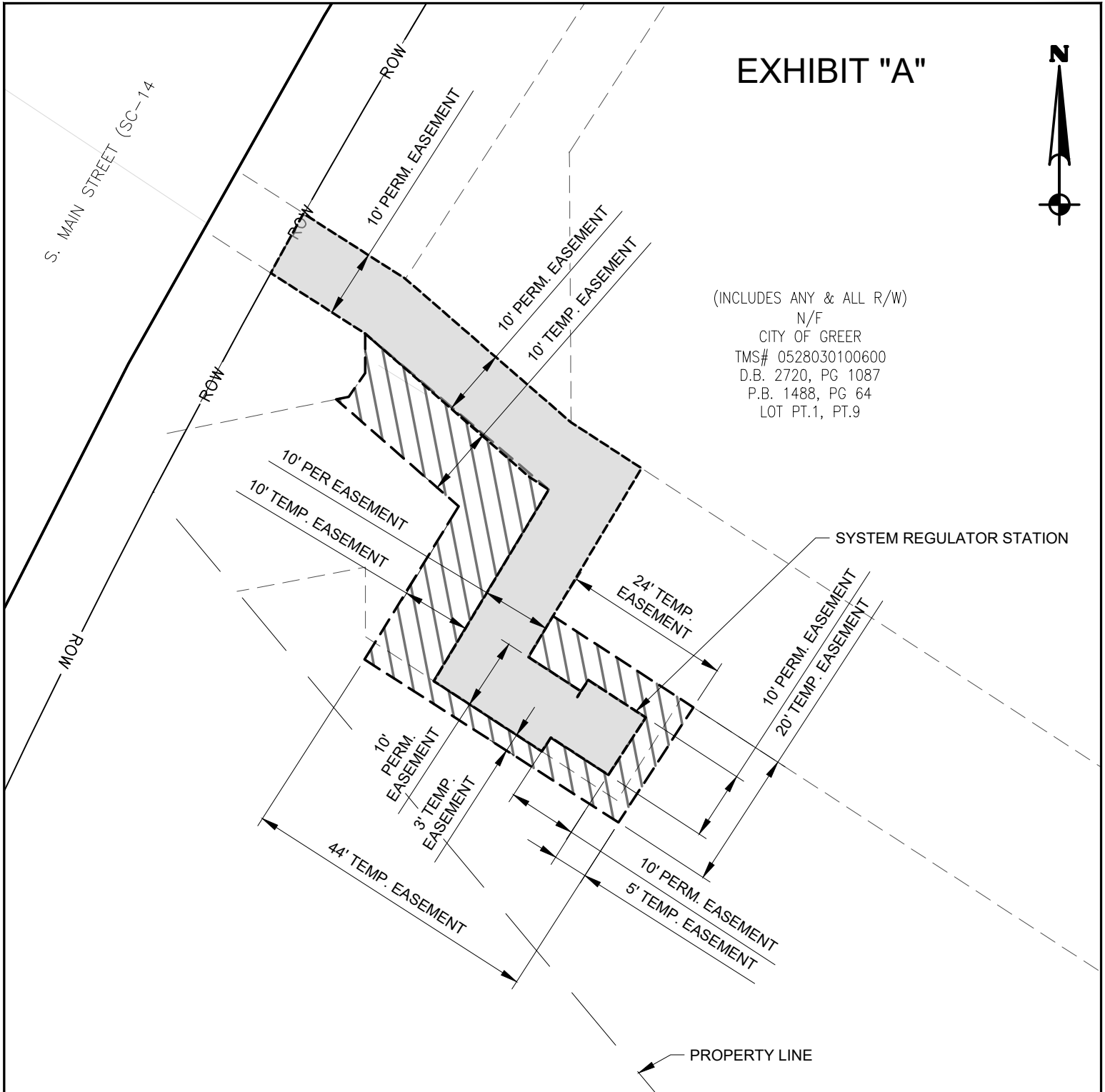
Notary Public for _____

My Commission expires _____

EXHIBIT "A"



(INCLUDES ANY & ALL R/W)
N/F
CITY OF GREER
TMS# 0528030100600
D.B. 2720, PG 1087
P.B. 1488, PG 64
LOT PT.1, PT.9

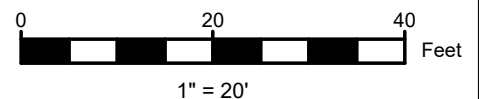


STATE OF SOUTH CAROLINA
GREENVILLE COUNTY

MAP OF THE APPROXIMATE LOCATION OF THE
PERMANENT AND TEMPORARY EASEMENT
ACROSS THE PROPERTY OF: CITY OF GREER

PERMANENT EASEMENT: 1,025 S.F. (0.02 AC)
TEMPORARY EASEMENT: 1,420 S.F. (0.03 AC)

GRAPHIC SCALE



GREER CPW SPORTS COMPLEX
GAS PIPELINE EXTENSION
GREER, SOUTH CAROLINA

EXHIBIT: 02

EASEMENT EXHIBIT

GMC # CCOL260001
DATE: 03/18/2026
DRAWN BY: RBS

OWNER: CITY OF GREER
TMS #: 0528030100600

915 Lady Street, Suite C
Columbia, SC 29201
T 803.766.1235
GMCNETWORK.COM

GMC

Memorandum

To:

From:

Subject: First Reading of Ordinance Number 29-2026
AN ORDINANCE AMENDING THE TEXT OF THE CITY OF GREER
UNIFIED DEVELOPMENT ORDINANCE PERTAINING TO ELECTRONIC
MESSAGE BOARD AND DIGITAL DISPLAY SIGNAGE (DIGITAL
DISPLAY STANDARDS). (Action Required)
Alexander D. Cahill, AICP | Planning & Development Director

Date: July 28, 2026

CC:

Summary:

Attachments:

1. Ord 29-2026 Memo
2. Ord 29-2026 Ordinance Amending the UDO
3. Ord 29-2026 Exhibit A - UDO Amendment (REDLINED)
4. Ord 29-2026 Exhibit B - UDO Amendment (CLEAN)
5. Ord 29-2026 GPC Minutes

City of Greer

PLANNING & DEVELOPMENT DEPARTMENT

STAFF REPORT TO CITY COUNCIL

Case	MISC 26-01 — UDO Text Amendment: Electronic Message Board / Digital Display Signage
Request	Amend the standards pertaining to electronic message board-type signage, including drive-through digital menu boards and digital display standards for monument signs in the RC and CC zoning districts
Applicant	City of Greer (city-initiated amendment)
Meeting Date	July 28, 2026 — First Reading
Prepared By	Alexander Cahill, AICP, Planning & Development Director
Attachments	Ordinance No. 29-2026; Exhibit A (redlined amendment text); Exhibit B (clean amendment text)

SUMMARY OF REQUEST

This city-initiated text amendment (MISC 26-01) updates the UDO's standards for electronic message board-type signage in two parts. First, it strikes § 5.2.2.E (Changeable Copy/Electronic Message Board Signs), relocating zoning-specific standards for electronic signs to the UDO's sign-type-specific standards. Second, it adds a new § 5.2.6.I (Digital Display Standards) governing monument signs that incorporate changeable copy or electronic message board signage in the RC and CC zoning districts. The full amendment text is attached to the ordinance in redlined form as Exhibit A and in final (clean) form as Exhibit B.

The new § 5.2.6.I establishes a definition of electronic message signs; digital display area limits of 32 square feet in the RC district for developments under five acres and 64 square feet for developments of five acres or greater, with a flat 32-square-foot limit in the CC district regardless of acreage; location standards prohibiting digital displays within sight triangles or within 50 feet of a signalized intersection; illumination and operation standards including automatic dimming, luminance limits (5,000 nits daytime / 500 nits otherwise), a static-or-blank default upon malfunction, a prohibition on video and animated content, and a minimum 10-second message dwell time; design and materials standards requiring the display to be integrated into an architecturally finished monument sign; and landscaping requirements for the sign base.

BACKGROUND & ANALYSIS

The UDO currently addresses changeable copy and electronic message board signs in a single general provision (§ 5.2.2.E) that permits them in the RC and CC districts and for drive-through signs, caps changeable copy at 50 percent of permitted sign area up to 32 square feet, prohibits video and animated content, and requires a minimum 10-second message hold. That provision predates current electronic display technology and offers limited guidance on brightness, design integration, and site placement.

The amendment modernizes and reorganizes these standards. Moving the substantive requirements into the sign-type-specific standards of § 5.2.6 places digital display regulation alongside the monument sign standards it modifies, improving usability for applicants and staff. The new standards retain the existing protections — no video or animation and a 10-second dwell time — while adding objective luminance limits, automatic dimming, a malfunction default, intersection and sight-triangle setbacks, masonry-quality design integration, and base landscaping. The acreage-based tier in the RC district reserves the larger 64-square-foot display for

sites whose scale warrants it, while the CC district remains capped at 32 square feet. The drive-through provision recognizes digital menu boards as a standard industry feature and exempts them from the district display standards only where they are oriented to the lane and not primarily visible from the right-of-way. Staff finds the amendment consistent with the Comprehensive Plan's goals for high-quality commercial corridors and with the UDO's overall sign framework.

PLANNING COMMISSION ACTION

A duly advertised public hearing was held on July 20, 2026, in conjunction with the Planning Commission's review of the amendment. Following the hearing, the Planning Commission voted 4–1 to recommend approval of the amendment to City Council.

STAFF RECOMMENDATION

Staff recommends approval of Ordinance No. 29-2026, adopting the UDO text amendment as presented in Exhibit B, consistent with the Planning Commission's recommendation.

REQUESTED COUNCIL ACTION

Approve Ordinance No. 29-2026 on first reading and schedule the ordinance for second and final reading on August 11, 2026.

ORDINANCE NUMBER 29-2026

AN ORDINANCE AMENDING THE TEXT OF THE CITY OF GREER UNIFIED DEVELOPMENT ORDINANCE PERTAINING TO ELECTRONIC MESSAGE BOARD AND DIGITAL DISPLAY SIGNAGE (DIGITAL DISPLAY STANDARDS).

WHEREAS, the City of Greer, South Carolina (the “City”) is authorized pursuant to the South Carolina Local Government Comprehensive Planning Enabling Act of 1994, S.C. Code Ann. § 6-29-310 et seq., to adopt and amend zoning and land development regulations, which the City has adopted in the form of the City of Greer Unified Development Ordinance (the “UDO”); and

WHEREAS, a city-initiated amendment to the text of the UDO, has been proposed to update the standards pertaining to electronic message board and digital display signage by amending the UDO all as set forth in redlined form in Exhibit A and in final form in Exhibit B, each attached hereto and incorporated herein by reference (the “Amendment”); and

WHEREAS, pursuant to S.C. Code Ann. § 6-29-760, the Amendment was referred to the City of Greer Planning Commission, which reviewed the Amendment at its regular meeting on July 20, 2026, and, by a vote of four (4) to one (1), recommended approval of the Amendment to City Council; and

WHEREAS, notice of a public hearing on the Amendment was published in a newspaper of general circulation in the community not less than fifteen (15) days prior to the hearing, in accordance with S.C. Code Ann. § 6-29-760, and a duly advertised public hearing was held on July 20, 2026, in conjunction with the Planning Commission’s review of the Amendment, at which all interested persons were afforded an opportunity to be heard; and

WHEREAS, City Council finds that the Amendment is consistent with the goals and policies of the City’s adopted Comprehensive Plan and that adoption of the Amendment will promote the public health, safety, and general welfare of the citizens of the City of Greer;

NOW, THEREFORE, BE IT ORDAINED by the Mayor and City Council of the City of Greer, South Carolina, in council assembled, as follows:

Section 1. Adoption of Amendment. The text of the City of Greer Unified Development Ordinance is hereby amended as set forth in Exhibit B, attached hereto and incorporated herein by

reference. Exhibit A, attached hereto, sets forth the Amendment in redlined form for reference; in the event of any conflict between Exhibit A and Exhibit B, Exhibit B shall control.

Section 2. Codification. The City Administrator, or his designee, is hereby authorized and directed to cause the Amendment to be incorporated into the official text of the UDO, and to correct any scrivener's errors, renumber sections, and make such other non-substantive editorial revisions as may be necessary to effect such incorporation, provided that no such revision shall alter the substance of the Amendment.

Section 3. Conflicting Provisions. All ordinances or parts of ordinances in conflict with this Ordinance are hereby repealed to the extent of such conflict.

Section 4. Severability. If any section, subsection, sentence, clause, phrase, or portion of this Ordinance is for any reason held invalid or unconstitutional by any court of competent jurisdiction, such portion shall be deemed a separate, distinct, and independent provision, and such holding shall not affect the validity of the remaining portions hereof.

Section 5. Effective Date. This Ordinance shall take effect and be in full force upon its adoption at second and final reading.

ADOPTED this ____ day of _____, 2026.

CITY OF GREER, SOUTH CAROLINA

Richard W. Danner, Mayor

ATTEST:

Tammela Duncan, Municipal Clerk

Introduced by:

First Reading: July 28, 2026

Public Hearing Planning Commission: July 20, 2026

Second and
Final Reading: August 11, 2026

APPROVED AS TO FORM:

Daniel R. Hughes, City Attorney

Legend

~~Strikethrough~~ represents deleted text

Underline and **RED** represent inserted text

*** represents unmodified text omitted for brevity

Section 1. Amendment of UDO § 5.2.5 (Permitted Sign Types By Zoning District).

UDO § 5.2.5 is amended as below:

OTHER SIGNS

Sign Type	RR	SN	TN	MD	HD	OP	CG	BT	ML	GS	NC	RC	CC
Sidewalk	P	P	P	P	P	P	P	P	P	P	P	P	P
Window	X	X	X	P	P	P	P	P	P	P	P	P	P
<u>Digital/Electronic</u>	<u>X</u>	<u>X</u>	<u>X</u>	<u>X</u>	<u>X</u>	<u>X</u>	<u>X</u>	<u>X</u>	<u>X</u>	<u>X</u>	<u>X</u>	<u>P</u>	<u>P</u>

Section 2. Amendment of UDO § 5.2.2.D (GENERAL SIGN STANDARDS/DRIVE-THROUGH SIGNS).

UDO § 5.2.2.D is amended by adding paragraph 3:

D. Drive-Through Signs. For each parcel with a lawful, permitted use that utilizes a drive-through lane, a maximum two (2) drive-through menu signs shall be allowed for each drive-through lane and shown on the signage plan.

1. Each allowed drive-through sign may be either a freestanding monument sign or an attached sign and shall not exceed forty-two (42) square feet in sign area.

2. Drive-through signs shall be in addition to the freestanding and attached signage otherwise allowed pursuant to the other provisions of this section.

3. Drive-through signs may incorporate electronic or digital display technology, including digital menu boards. Electronic or digital drive-through signs permitted under this subsection shall not be subject to the standards governing electronic or digital signs in the RC (Regional Commercial) and CC (Community Commercial) districts set forth elsewhere in this section, provided that such signs are oriented toward the drive-through lane and are not primarily visible from the public right-of-way.

Section 2. Amendment of UDO § 5.2.2.E (Changeable Copy/Electronic Message Board Signs).

UDO § 5.2.2.E is amended by striking the below and moving zoning specific standards for electronic signs to its respective sign-specific standard section:

~~**E. Changeable Copy/Electronic Message Board Signs.** Changeable copy and/or electronic message board signs are permitted in RC and CC zoning districts, and drive-through signs. Changeable copy shall comply with the following standards:~~

- ~~1. Up to fifty (50) percent of the permitted sign area may be used for changeable copy. The sign area dedicated for changeable copy shall not exceed thirty-two (32) square feet.~~
- ~~2. Video, animated, scrolling or moving changeable electronic variable messages are not permitted. This provision shall not restrict the copy from changing from one message to another.~~
- ~~3. Period of time between each copy or message shall be a minimum ten (10) seconds.~~

Section 3. Amendment of UDO § 5.2.6 by Adding a New Subsection I.

UDO § 5.2.6 (Sign Type Specific Standards) is amended by adding a new subsection I, immediately following subsection H (Pole/Pylon Sign), to read as follows:

I. Digital Display Standards

In the Regional Center (RC) and CC zoning districts, a Monument Sign that incorporates a changeable copy or electronic message board sign shall comply with the following, in addition to the height, area, and location standards of Section 5.2.6.D:

<u>Definition</u>	<u>Electronic Message Sign (Digital Sign).</u> <u>A sign, or portion thereof, that displays static images, characters, or graphics through the use of electronically changeable copy, including but not limited to light-emitting diodes (LED), liquid crystal displays (LCD), plasma displays, projected images, or any functionally equivalent technology, and which is capable of being changed or altered by electronic means without physical alteration of the sign face or its components. This definition includes signs commonly referred to as electronic message centers (EMC), digital displays, changeable electronic variable message signs (CEVMS), and electronic reader boards. This definition does not include signs with copy changed manually, such as changeable-letter marquee or reader boards</u>
<u>Size Standards</u>	<u>The area dedicated to changeable copy or electronic message board signage on a Monument Sign in the RC district shall not exceed: (i) thirty-two (32) square feet for developments of less than five (5) acres; or (ii) sixty-four (64) square feet for developments of five (5) acres or greater — consistent with the acreage-based area tiering of Section 5.2.6.D</u> <u>The area dedicated to changeable copy or electronic message board signage on a Monument sign in the CC district shall not exceed thirty-two square feet for any development, regardless of acreage.</u>
<u>Location</u>	<u>Monument Sign with a digital display shall not be erected within any sight triangle established under Section 5.1.E. A Monument Sign with a digital display shall not be located within 50 feet of the edge of pavement of any signalized intersection, measured from the leading edge of the sign structure.</u>

	<u>The location standards of this subsection are in addition to, and do not supersede, the general sign location standards of Section 5.2.2.A.</u>
<u>Specific Standards</u>	<u>. Illumination and Operation.</u> a. <u>The sign shall be equipped with a functioning automatic dimming device (photocell or equivalent light sensor) that continuously adjusts brightness to ambient light conditions.</u> b. <u>Maximum luminance shall not exceed 5,000 nits between local sunrise and sunset and shall not exceed 500 nits at all other times, transitioning gradually rather than as a single abrupt step. This standard is in addition to, and does not relieve compliance with, the 0.2-footcandle property-line illumination limit of Section 5.2.2.B.8.</u> c. <u>The sign shall include a default mechanism that automatically displays a static image or a blank (black) screen in the event of a malfunction, loss of signal, or software error.</u> d. <u>Video, animated, scrolling or moving changeable electronic variable messages are not permitted. This provision shall not restrict the copy from changing from one message to another.</u> e. <u>Period of time between each copy or message shall be a minimum ten (10) seconds.</u> <u>2. Design and Materials.</u> a. <u>The digital display shall be set within a continuous-base Monument Sign and framed on all four sides by an architectural surround (cap, cornice, or pilasters); the digital cabinet, exclusive of its surround, shall not occupy more than seventy percent (70%) of the sign face within that surround.</u> b. <u>Notwithstanding the general sign material standards of Section 5.2.2.B.1, the base, surround, and supporting structure of a Monument Sign with a digital display shall be brick, natural or manufactured stone veneer, textured architectural concrete masonry unit, or architectural metal panel, and shall incorporate at least one material and one color found on the principal building on the site. Plastic, vinyl, unfinished concrete masonry unit, EIFS/stucco as the predominant finish, plywood, and an unframed plastic cabinet face are prohibited as the base or surround material. This</u>

subsection governs only the base, surround, and supporting structure of the sign; sign face and cabinet materials remain subject to Section 5.2.2.B.1 and subsection 2.c below

- c. The digital cabinet housing shall be a single, non-reflective, dark or muted color (such as bronze, black, or charcoal); bright primary colors and unfinished or mill-finish aluminum are prohibited for the cabinet housing.
- d. In the Regional Center (RC) zoning district, a changeable copy or electronic message board sign authorized under this subsection shall be permitted only as an integrated component of a Monument Sign conforming to Section 5.2.6.D, and shall not be incorporated into a Wall, Projecting, Pylon, Subdivision, or any other sign type otherwise permitted in the RC district under Table 5.2.5.

3. Landscaping.

- a. A continuously planted bed shall surround the base of a Monument Sign with a digital display on all sides visible from a public street or parking area, sized at not less than two (2) times the area of the digital display (combined faces), and in no case less than 50 square feet.
- b. Required plant material shall be selected from the City's approved landscape plant list under Section 5.3.1 and shall include, at minimum, a continuous evergreen shrub border at least 18 inches in height at installation and seasonal color occupying not less than 15 percent of the bed area. Plant material shall be maintained so that, at maturity, it does not obscure the sign face or any required sight line.
- c. Required landscaping shall be maintained in healthy condition at all times; dead material shall be replaced within 30 days of written notice from the City. Failure to maintain required landscaping is enforceable under Section 1.5: Code Enforcement and may result in suspension of the digital display permit until the landscaping is restored to compliance.

Section 1. Amendment of UDO § 5.2.5 (Permitted Sign Types By Zoning District).

UDO § 5.2.5 is amended as below:

OTHER SIGNS

Sign Type	RR	SN	TN	MD	HD	OP	CG	BT	ML	GS	NC	RC	CC
Sidewalk	P	P	P	P	P	P	P	P	P	P	P	P	P
Window	X	X	X	P	P	P	P	P	P	P	P	P	P
Digital/Electronic	X	X	X	X	X	X	X	X	X	X	X	P	P

Section 2. Amendment of UDO § 5.2.2.D (GENERAL SIGN STANDARDS/DRIVE-THROUGH SIGNS).

UDO § 5.2.2.D is amended by adding paragraph 3:

D. Drive-Through Signs. For each parcel with a lawful, permitted use that utilizes a drive-through lane, a maximum two (2) drive-through menu signs shall be allowed for each drive-through lane and shown on the signage plan.

1. Each allowed drive-through sign may be either a freestanding monument sign or an attached sign and shall not exceed forty-two (42) square feet in sign area.
2. Drive-through signs shall be in addition to the freestanding and attached signage otherwise allowed pursuant to the other provisions of this section.
3. Drive-through signs may incorporate electronic or digital display technology, including digital menu boards. Electronic or digital drive-through signs permitted under this subsection shall not be subject to the standards governing electronic or digital signs in the RC (Regional Commercial) and CC (Community Commercial) districts set forth elsewhere in this section, provided that such signs are oriented toward the drive-through lane and are not primarily visible from the public right-of-way.

Section 2. Amendment of UDO § 5.2.2.E (Changeable Copy/Electronic Message Board Signs).

UDO § 5.2.2.E is deleted.

Section 3. Amendment of UDO § 5.2.6 by Adding a New Subsection I.

UDO § 5.2.6 (Sign Type Specific Standards) is amended by adding a new subsection I, immediately following subsection H (Pole/Pylon Sign), to read as follows:

I. Digital Display Standards

In the Regional Center (RC) and CC zoning districts, a Monument Sign that incorporates a changeable copy or electronic message board sign shall comply with the following, in addition to the height, area, and location standards of Section 5.2.6.D:

Definition	Electronic Message Sign (Digital Sign). A sign, or portion thereof, that displays static images, characters, or graphics through the use of electronically changeable copy, including but not limited to light-emitting diodes (LED), liquid crystal displays (LCD), plasma displays, projected images, or any functionally equivalent technology, and which is capable of being changed or altered by electronic means without physical alteration of the sign face or its components. This definition includes signs commonly referred to as electronic message centers (EMC), digital displays, changeable electronic variable message signs (CEVMS), and electronic reader boards. This definition does not include signs with copy changed manually, such as changeable-letter marquee or reader boards
Size Standards	The area dedicated to changeable copy or electronic message board signage on a Monument Sign in the RC district shall not exceed: (i) thirty-two (32) square feet for developments of less than five (5) acres; or (ii) sixty-four (64) square feet for developments of five (5) acres or greater — consistent with the acreage-based area tiering of Section 5.2.6.D The area dedicated to changeable copy or electronic message board signage on a Monument sign in the CC district shall not exceed thirty-two square feet for any development, regardless of acreage.
Location	Monument Sign with a digital display shall not be erected within any sight triangle established under Section 5.1.E. A Monument Sign with a digital display shall not be located within 50 feet of the edge of pavement of any signalized intersection, measured from the leading edge of the sign structure. The location standards of this subsection are in addition to, and do not supersede, the general sign location standards of Section 5.2.2.A.
Specific Standards	5.2.6.I.1. Illumination and Operation. - The sign shall be equipped with a functioning automatic dimming device (photocell or equivalent light sensor) that continuously adjusts brightness to ambient light conditions. - Maximum luminance shall not exceed 5,000 nits between local sunrise and sunset and shall not exceed 500 nits at all other times, transitioning gradually rather than as a single abrupt step. This standard is in addition to, and does not relieve compliance with, the 0.2-footcandle property-line illumination limit of Section 5.2.2.B.8.

- c. The sign shall include a default mechanism that automatically displays a static image or a blank (black) screen in the event of a malfunction, loss of signal, or software error.
- d. Video, animated, scrolling or moving changeable electronic variable messages are not permitted. This provision shall not restrict the copy from changing from one message to another.
- e. Period of time between each copy or message shall be a minimum ten (10) seconds.

5.2.6.I.2. Design and Materials.

- a. The digital display shall be set within a continuous-base Monument Sign and framed on all four sides by an architectural surround (cap, cornice, or pilasters); the digital cabinet, exclusive of its surround, shall not occupy more than seventy percent (70%) of the sign face within that surround.
- b. Notwithstanding the general sign material standards of Section 5.2.2.B.1, the base, surround, and supporting structure of a Monument Sign with a digital display shall be brick, natural or manufactured stone veneer, textured architectural concrete masonry unit, or architectural metal panel, and shall incorporate at least one material and one color found on the principal building on the site. Plastic, vinyl, unfinished concrete masonry unit, EIFS/stucco as the predominant finish, plywood, and an unframed plastic cabinet face are prohibited as the base or surround material. This subsection governs only the base, surround, and supporting structure of the sign; sign face and cabinet materials remain subject to Section 5.2.2.B.1 and subsection 2.c below
- c. The digital cabinet housing shall be a single, non-reflective, dark or muted color (such as bronze, black, or charcoal); bright primary colors and unfinished or mill-finish aluminum are prohibited for the cabinet housing.
- d. In the Regional Center (RC) zoning district, a changeable copy or electronic message board sign authorized under this subsection shall be permitted only as an integrated component of a Monument Sign conforming to Section 5.2.6.D, and shall not be incorporated into a Wall, Projecting, Pylon, Subdivision, or any other sign type otherwise permitted in the RC district under Table 5.2.5.

5.2.6.I.3. Landscaping.

	a. A continuously planted bed shall surround the base of a Monument Sign with a digital display on all sides visible from a public street or parking area, sized at not less than two (2) times the area of the digital display (combined faces), and in no case less than 50 square feet. b. Required plant material shall be selected from the City's approved landscape plant list under Section 5.3.1 and shall include, at minimum, a continuous evergreen shrub border at least 18 inches in height at installation and seasonal color occupying not less than 15 percent of the bed area. Plant material shall be maintained so that, at maturity, it does not obscure the sign face or any required sight line. c. Required landscaping shall be maintained in healthy condition at all times; dead material shall be replaced within 30 days of written notice from the City. Failure to maintain required landscaping is enforceable under Section 1.5: Code Enforcement and may result in suspension of the digital display permit until the landscaping is restored to compliance.
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ZONING REPORT
STAFF REPORT TO THE GREER PLANNING COMMISSION
Monday, July 20, 2026

DOCKET: MISC 26-01

APPLICANT: City of Greer

REQUEST: Amend the Unified Development Ordinance's standards for electronic message board signage.

ANALYSIS: **MISC 26-01**

MISC 26-01 is a request to amend the Unified Development Ordinance's standards for electronic message center (EMC) signage. The amendment includes more comprehensive regulations and defines standards based on zoning district.

Staff Recommendation: Approval

Planning Commission Recommendation: Approval

Public Hearing

There was no one present to speak for or against this item.

New Business

Mr. Thoma asked if Commercial Corridor (CC) is mostly along Wade Hampton, then where are Regional Center (RC) properties. Ms. Kaade said the only properties zoned RC are along Hwy 14, the Prisma Medical Complex and the Sports and Events Center.

Mr. Thoma asked if this was related to the two RC projects? Ms. Kaade said that was generated by administration based on feedback from city council and the Sports Center task force, however staff did do research and support the amendment based on the types of uses allowed in RC.

Mr. Jones asked what enhanced materials meant. Ms. Kaade said that refers to the frame of the sign, not the screen.

Mr. Thoma asked if this would change the requirements for any other districts. Ms. Kaade said no, we will have separate standards for CC and RC.

Action – Ms. Mahaffee made a motion to recommend approval. Ms. Jones seconded the motion. The motion passed with a vote of 4-1.

Memorandum

To: City Council

From:

Subject: First and Final Reading of Resolution Number 20-2026
A RESOLUTION IN CONSIDERATION OF A REQUEST FOR CLOSURE
OF A PORTION OF AN ALLEY IN THE CITY OF GREER AND TO
REFER THE CLOSURE OF THE ALLEY TO THE CITY ATTORNEY
PURSUANT TO CITY ORDINANCE 78-11 (Action Required)
Andy Merriman, City Administrator

Date: July 28, 2026

CC:

Summary:

Attachments:

1. Res 20-2026 Close PO Alley 110 Virginia Ave
2. Res 20-2026 Exhibits A and B to Resolution
3. Res 20-2026 Exhibit C to Resolution

RESOLUTION NUMBER 20-2026

A RESOLUTION IN CONSIDERATION OF A REQUEST FOR CLOSURE OF A PORTION OF AN ALLEY IN THE CITY OF GREER AND TO REFER THE CLOSURE OF THE ALLEY TO THE CITY ATTORNEY PURSUANT TO CITY ORDINANCE 78-11

WHEREAS, the City received a request from Kenneth and Anne Bouchillon (“Bouchillon”) attached hereto, owners of property located at 110 Virginia Avenue (Greenville County TMN: G008000203000) (“Property”) to permanently close and deed to any interest it may have in an abandoned 10’ alley located at the near of the Property as identified on the survey and GIS map attached hereto as **Exhibits “A” and “B”**; and,

WHEREAS, pursuant to Ordinance 78-11, the City Attorney notified the public utilities companies, AT&T, Greer Commission of Public Works, and Duke Energy, of the proposed road closure as shown by the letter attached hereto as **Exhibit “C”**; and,

WHEREAS, pursuant to Ordinance 78-11, prior to Council’s decision to close the alley, the City Attorney shall notify all abutting property owners, notice shall be provided by newspaper publication once a week for three weeks, and this matter shall be scheduled for a public hearing at a future council meeting. Furthermore, if Council consents to the request, it shall establish a value to be placed on the alley; and,

NOW, THEREFORE, BE IT RESOLVED by the Mayor and Members of Council of the City of Greer, in Council assembled that:

Section 1. That the request for the closure and abandonment of the 10’ alley shown in the survey attached hereto as **Exhibit “A”** shall be forwarded to the City Attorney to proceed according to the requirements of Greer City Ordinance 78-11.

DONE AND RATIFIED this 28th day of July 2026.

CITY OF GREER, SOUTH CAROLINA

Richard W. Danner, Mayor

ATTEST:

Tammela Duncan, Municipal Clerk

Introduced by:

First and Final Reading: July 28, 2026

Approved as to Form:

Daniel R. Hughes, City Attorney

05/05/2026

Rick Danner, Mayor Greer, SC

301 E Poinsett St Greer, SC 29651

Mayor Danner,

I am requesting the abandonment of the old alley way behind my property at 110 Virginia Ave. The property in question is the old alley way that runs between Virginia Ave and Carolina Ave. I have lived at 110 Virginia Ave since September 2022 and no one takes care of this property except myself.

I understand this was used as an alley for trash pickup but has not been used for years. This property was an eyesore when we moved to Virginia Ave and I have taken care of the property since September 2022.

I am petitioning the City of Greer for ownership of the section of alley that runs behind my property at 110 Virginia Ave, Map number G00080002003000 and 111 Carolina Ave, map number G008000202100.

I have included a updated survey with the requested property attached to my current property.

Thank You,

A handwritten signature in black ink, appearing to read "Kenneth Bouchillon". The signature is fluid and cursive, with the first name "Kenneth" written in a larger, more prominent script than the last name "Bouchillon".

Kenneth Bouchillon

110 Virginia Ave

Greer, SC 29650

864-320-6708

Buschsc1@gmail.com

NOTES: 1. ALL COORDINATES SHOWN HEREON ARE SOUTH CAROLINA GRID, NORTH AMERICAN DATUM OF 1983 (2011) COORDINATES. 2. ALL DISTANCES SHOWN HEREON ARE HORIZONTAL GRID DISTANCES IN INTERNATIONAL FEET, UNLESS NOTED OTHERWISE. 3. AREAS COMPUTED BY COORDINATE METHOD. 4. THE CERTIFICATION SHOWN HEREON IS NOT A CERTIFICATION OF TITLE, ZONING OR FREEDOM FROM ENCUMBRANCES. 5. RECORD OWNER INFORMATION IS OBTAINED FROM THE GREENVILLE COUNTY GIS WEBSITE AND DEEDS AND PLATS OF RECORD. 6. GREEN PLANNING DEPARTMENT. 7. NO ZONING REPORT WAS PROVIDED AND ALL ZONING INFORMATION SHOWN HEREON SHOULD BE VERIFIED WITH THE GREENVILLE COUNTY AND CITY OF GREENVILLE PLANNING DEPARTMENT. 8. THE LOCATION OF EXISTING UNPUBLISHED LOTS (IF ANY) ARE APPROXIMATE, THERE MAY BE OTHER LOTS (IF ANY) IN THE AREA THAT WERE NOT VISIBLY AT TIME OF SURVEY AND ARE NOT SHOWN ON THIS PLAT. CALL SC 811 BEFORE DIGGING. 9. THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF AN ABSTRACT OF TITLE. MATTERS OF PROPERTY TITLE SHOULD BE REFERRED TO AN ATTORNEY-AT-LAW. 10. THIS DRAWING REPRESENTS THE ON-SITE, GROUND CONDITIONS FOUND DURING THE COURSE OF A SURVEY CONDUCTED UNDER MY SUPERVISION ON 04/20/2025. THIS DRAWING SOLELY REPRESENTS ON-SITE GROUND CONDITIONS AND SURVEY PRO ASSUMES NO RESPONSIBILITY OR GUARANTEE FOR USE OF THIS SURVEY BEYOND ITS INTENDED PURPOSE. 11. THE WORD "CERTIFY" OR "CERTIFICATE" IS AN EXPRESSION OF PROFESSIONAL OPINION REGARDING THE FACTS OF THE SURVEY AND DOES NOT CONSTITUTE A WARRANTY OR GUARANTEE EXPRESSED OR IMPLIED. 12. THIS PROPERTY IS SUBJECT TO ANY AND ALL EASEMENTS, RIGHTS OF WAY, ZONING ORDINANCES, AND RESTRICTIONS OF RECORD OR NOT OF RECORD THAT A CURRENT TITLE SEARCH MAY DISCLOSE.

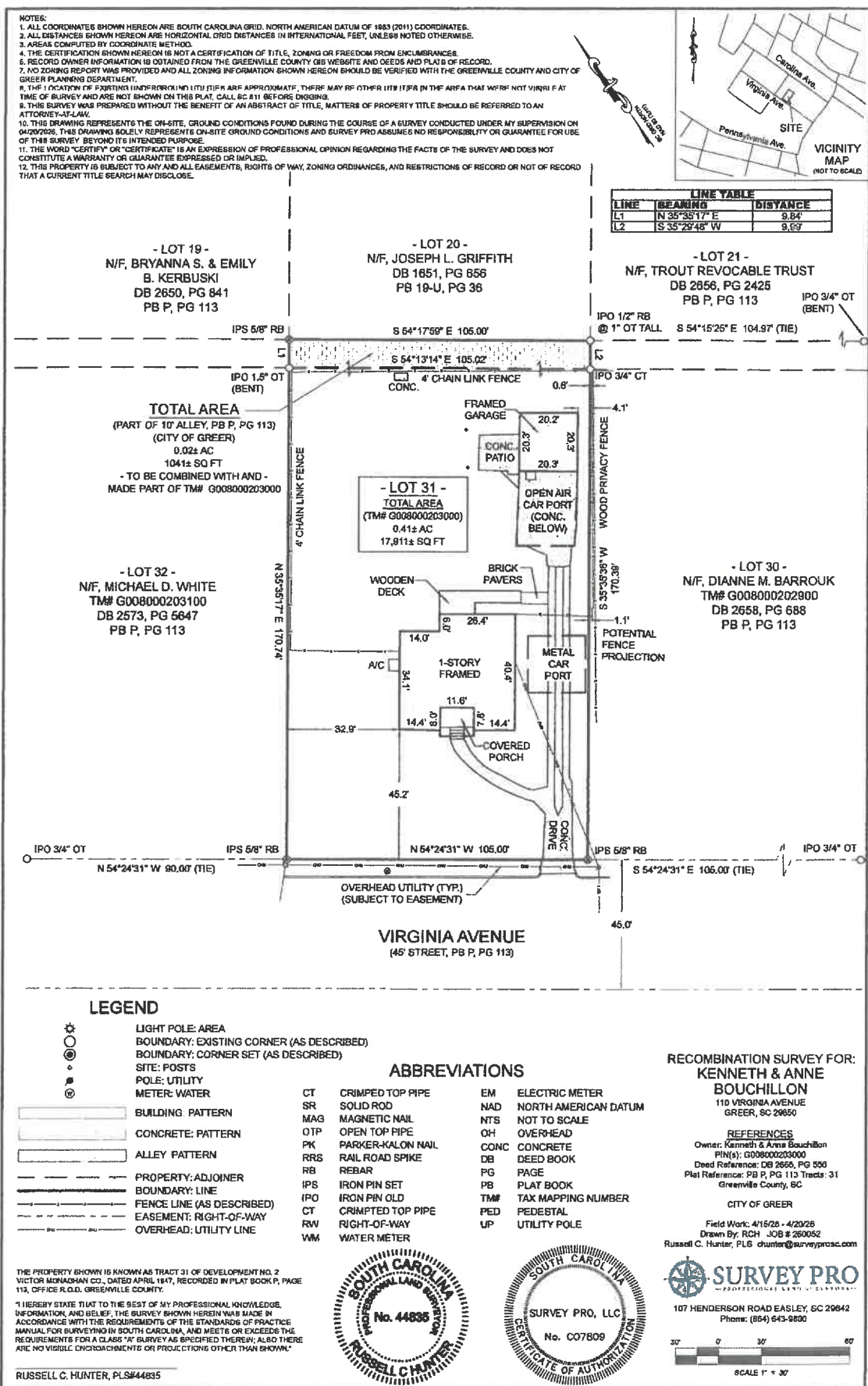




EXHIBIT "B"

DUGGAN, HUGHES & BRAMHALL, LLC
ATTORNEYS AND COUNSELORS AT LAW

Daniel R. Hughes
Evan C. Bramhall

457-B Pennsylvania Avenue
Greer, South Carolina 29650
Telephone: (864) 334-2500 Facsimile: (864) 879-0149

Mailing Address
Post Office Box 449
Greer, S.C. 29652

July 20, 2026

AT&T
c/o C.T. Corporation System
2 Office Park Court, Ste. 103
Columbia, SC 29223

Greer CPW
301 McCall Street
Greer, SC 29650

Duke Energy Carolinas, LLC
c/o C.T. Corporation System
2 Office Park Court, Ste. 103
Columbia, SC 29223

**Re: Closure of Alley at 110 Virginia Avenue (Greenville County TMN:
G0080002003000)
File No.: GR99.0456**

Dear Sir or Madam:

I am the attorney for the City of Greer. Pursuant to Section 78-11 of the City of Greer Code of Ordinances, the City is seeking to abandon and close a portion of an alley located between the properties located at 110 Virginia Ave, Greer, SC 29651 and 111 Carolina Ave., Greer, SC 29651, that portion being identified as "PART OF 10' ALLEY/0.02 +/- acre/1,041 square feet identified on the attached survey entitled "Recombination Survey for Kenneth & Anne Bouchillon."

Pursuant to the requirements of the City of Greer Code Section 78-11, I am notifying all public utilities which may have an interest in this property to provide an opportunity to respond to the request to close this portion of the above-referenced alley. Please contact me directly at (864) 334-2501 or by e-mail at dhughes@dugganhughes.com with any reports or recommendations regarding the proposed closure by **July 27, 2026**.

Sincerely,

DUGGAN, HUGHES & BRAMHALL, LLC



Daniel R. Hughes

DRH/tab
Enclosures (Survey)