



AGENDA
Greer City Council

October 28, 2025

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 Wryley Bettis

1. 2025 Council Invocation List

Public Forum

Minutes of Council Meeting

1. October 14, 2025 Council Meeting Minutes
(Action Required)

Special Recognition

1. Texas Roadhouse
2. Proclamation - Riverside High School - Student Council
3. Proclamation - Red Ribbon Week
4. Proclamation - Community Planning Month

Petitioner

1. Amber Johnson
Speak before Council regarding infrastructure. (College Project)
2. Eddie Burch would like to speak before Council to share his concerns regarding Bonds Career Center traffic.
3. Mark Buff would like to speak before Council to share his concerns regarding the Bonds Career Center traffic.
4. Don Wall would like to speak before Council regarding the Sports and Events

Center and the Depot Street land purchase.

Departmental Reports

1. Economic Development Activity Report - September 2025
2. Engineering Activity Report - September 2025
3. Finance Activity Report - September 2025
<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 - September 2025
5. Municipal Court Activity Report - September 2025
6. Parks, Recreation & Tourism Activity Report - September 2025
7. Planning & Development Activity Report - September 2025
8. Police Department Activity Report - September 2025
9. Public Services Activity Report - September 2025
10. Social Media & Website Activity Report - September 2025

Administrator's Report

Andy Merriman, City Administrator

Appointments to Boards and Commissions

1. Perry Dennis's term expires October 31, 2025 (Action Required)

New Business

1. Award Recommendation - Project #2026-004 Greer City Stairwells, Wall Repair and Painting Services
The City of Greer-Capital Projects Department solicited sealed bids from qualified offerors for Greer City Hall Stairwells Wall Repair and Painting in response to damage sustained from Hurricane Helene. The project cost will be submitted as an insurance claim, and any remaining cost will be included in the list of damages to be reviewed by FEMA for reimbursement.
The bid opening was held on September 25, 2025, at 11 a.m. A total of three (3) submissions were received. Please see attached bid summary for reference. Based on review, the evaluators recommend the services be awarded to Bihn Construction. Staff requests approval from Council to proceed with award. (Action Required)
Rosalyn Carcamo, Procurement & Grants Supervisor
2. Award Recommendation — South Tyger River Greenway Trail Phase 1A Project #2026-005
The City of Greer-Capital Projects Department solicited sealed bids from

qualified offerors for South Tyger Greenway Trail. The project cost will be covered under the real property fund.

The bid opening was held on September 30, 2025, at 11 a.m. A total of five (5) submissions were received. Please see attached bid summary for reference.

Based on review, the evaluators recommend the services be awarded to Foothills Contracting Services. Staff requests approval from Council to proceed with the award. (Action Required)

Rosalyn Carcamo, Procurement & Grants Supervisor

3. First Reading of Ordinance Number 23-2025
AN ORDINANCE TO CHANGE THE ZONING CLASSIFICATION OF A CERTAIN PROPERTY OWNED BY BENNETT CENTER VENTURES, LLC LOCATED ON BENNETT CENTER DRIVE FROM OFFICE PROFESSIONAL (OP) TO MEDIUM DENSITY RESIDENTIAL (MD) (Action Required)
Heather Stahl, Planner II
4. First Reading of Ordinance Number 24-2025
AN ORDINANCE TO CHANGE THE ZONING CLASSIFICATION OF A CERTAIN PROPERTY OWNED BY DENNIS KIFF AND EMILY KIFF LOCATED AT 205 WEST ARLINGTON AVENUE FROM SUBURBAN NEIGHBORHOOD (SN) TO TRADITIONAL NEIGHBORHOOD (TN) (Action Required)
Heather Stahl, Planner II
5. First and Final Reading of Resolution Number 20-2025
A RESOLUTION APPROVING OPIOID SETTLEMENT FUNDING DISTRIBUTION IN COMPLIANCE WITH THE SOUTH CAROLINA OPIOID RECOVERY ACT, S.C. CODE §11-58-10 ET SEQ. (Action Required)
Catrina Woodruff, Assistant 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
2025 Invocation Schedule**

January 14, 2025	Mayor Rick Danner
January 28, 2025	Councilmember Jay Arrowood
February 11, 2025	Councilmember Karuam Booker
February 25, 2025	Councilmember Mark Hopper
March 11, 2025	Councilmember Lee Dumas
March 25, 2025	Councilmember Wryley Bettis
April 8, 2025	Councilmember Judy Albert
April 22, 2025	Mayor Rick Danner
May 13, 2025	Councilmember Jay Arrowood
May 27, 2025	Councilmember Karuam Booker
June 10, 2025	Councilmember Mark Hopper
June 24, 2025	Councilmember Lee Dumas
July 8, 2025	Councilmember Wryley Bettis
July 22, 2025	Councilmember Judy Albert
August 12, 2025	Mayor Rick Danner
August 26, 2025	Councilmember Jay Arrowood
September 9, 2025	Councilmember Karuam Booker
September 23, 2025	Councilmember Mark Hopper
October 14, 2025	Councilmember Lee Dumas
October 28, 2025	Councilmember Wryley Bettis
November 11, 2025	Councilmember Judy Albert
November 25, 2025	Mayor Rick Danner
December 9, 2025	Councilmember Jay Arrowood

CITY OF GREER, SOUTH CAROLINA

MINUTES of the FORMAL MEETING of GREER CITY COUNCIL October 14, 2025

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, Lee Dumas, Wryley Bettis and Judy Albert.

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 and various other staff.

Invocation and Pledge of Allegiance

Councilman Lee Dumas

Public Forum

Kathleen Deveix, 134 Park Avenue shared her concerns with Resolution Number 19-2025. Shari Cusano, 100 Cascade Drive shared her concerns with the posts (sidewalk bollards) on Trade Street. She requested the city make them higher and more visible.

Minutes of the Council Meeting September 23, 2025

ACTION – Councilmember Wryley Bettis made a motion that the minutes of the September 23, 2025 Council Regular Meeting be received as written. Councilmember Jay Arrowood seconded the motion.

VOTE - Motion carried unanimously.

Andy Merriman, City Administrator presented the following:

Parks, Recreation & Tourism

The City of Greer is up for a Kidding Around Greenville, SC KABOOM awards. The voting runs through October 20th. You can show your support for Century Park as Best Outdoor Playground under "Family Attractions" and for Greer Parks & Rec as Best Sports Program under "Family

Programs” by voting as much as once a day. Kidding Around will announce the winners in January. Cast your votes at <https://kiddingaroundgreenville.com/kaboom>.

Artisan Makers Market

This event will be on Saturday, October 18th from 10:00am-2:00pm at Greer City Park featuring handmade goods, local food, and live music.

Cops for Tots

The City of Greer Police Department is collecting donations for Cops for Tots to make sure Christmas is a special time for our area children. If you would like to help Cops for Tots, please see the link on the City of Greer website home page for more information on how you can make a donation.

Field Dedication Ceremony

There will be a field dedication ceremony in honor of Lonnie “Gee” McGee on Thursday, October 20th at 5:45pm at Greer City Stadium. Gates will open at 5:00pm and parking will be limited. The 8U Greer Jr. Jackets game will be immediately following the ceremony.

Greer Alive & Greer Farmers Market

Come out on Friday, October 24th from 4:30pm-8:00pm to enjoy some live music, local vendors, and some great food in Greer City Park.

Trunk or Treat on Trade

Join the Greer Police Department for Trunk or Treat on Trade on Sunday, October 26th from 5:00 PM - 7:30 PM. Families can enjoy decorated trunks, candy, community booths, and special appearances from local first responders with emergency vehicle displays.

APPOINTMENTS TO BOARDS AND COMMISSIONS

Housing Authority of the City of Greer Board of Commissioners

Perry Dennis’s term will expire 10/31/2025.

No nominations were made.

NEW BUSINESS

Award recommendation – Project #2026-002 Banking Services

The City of Greer Finance Department solicited sealed proposals from qualified offerors for Banking Services. The proposal opening was held on August 21, 2025, at 11 a.m. A total of three (3) proposals were received and evaluated. Please see attached proposal summary for reference. Based on review, the evaluators recommend the services be awarded to United Bank. Staff requests approval from Council to proceed with award.

Andy Merriman, City Administrator presented to council.

ACTION – Councilmember Mark Hopper made a motion to postpone the current banking RFP process in order to allow council ample time to review the city’s current financial policies and make any amendments before readvertising no later than fourth quarter of 2026. Councilmember Jay Arrowood seconded the motion.

Discussion was held.

VOTE – Motion carried unanimously.

First and Final Reading of Resolution Number 19-2025
A RESOLUTION IN CONSIDERATION OF A REQUEST FOR CLOSURE OF A PORTION OF A PUBLIC ROAD IN THE CITY OF GREER AND TO REFER THE ROAD CLOSURE TO THE CITY ATTORNEY PURSUANT TO CITY ORDINANCE 78-11 (Park Avenue)

Andy Merriman, City Administrator presented to council.

ACTION – Councilmember Karuam Booker made a motion to approve First and Final Reading of Resolution Number 19-2025. Councilmember Judy Albert seconded the motion.

Discussion was held. Mike McCarthy, Vice President of TMG Realty spoke to council and answered questions.

VOTE – Motion carried 6-1 with Councilman Jay Arrowood voting in opposition.

Executive Session

Mayor Danner stated there were no items for Executive Session.

Adjournment – 6:58 P.M.

Tammela Duncan, Municipal Clerk

Rick Danner, Mayor

Approval Date: October 28, 2025 _____

Notifications: Agenda posted in City Hall and email notifications sent to CommunityJournals.com, PostandCourier.com, WSPA.com and WYFF4.com Friday, October 10, 2025.



PROCLAMATION

Mayor Rick Danner recognizes

Riverside High School Student Council

WHEREAS, the City of Greer is widely known for its strong sense of community, innovative energy, and generous spirit and is home to outstanding educational institutions including Riverside High School which supports students in their journey of *Reaching Higher Standards*; and

WHEREAS, Riverside High School serves more than 1,800 students in the Greer community offering Advanced Placement and dual credit courses, college and career readiness opportunities, professional certification programs, work-based learning placements, and dozens of teams and clubs that encourage young people to pursue their passions ; and

WHEREAS, , the Riverside faculty and staff embody the school’s mission to instruct, inspire, and prepare their students to be productive citizens long after graduation and provide leadership opportunities such as Student Council that contribute to the overall wellbeing of the Greer area; and

WHEREAS, the Riverside Student Council has raised hundreds of thousands of dollars for chosen charities during the school’s annual Spirit Weeks; and

WHEREAS, during the 2025 Spirit Week, the Riverside Student Council and the entire Warrior community united in an extraordinary effort, more than \$93,000 to benefit Veterans Are Heroes, an organization that supports veterans transitioning back into civilian life; and

WHEREAS, , in the spirit of “Warriors helping Warriors,” this accomplishment reflects the strength of Riverside’s students, staff, and families and their unwavering commitment to honor those who have bravely served our nation;

NOW, THEREFORE, be it proclaimed I, Mayor Rick Danner and the City Council of the City of Greer, that the Riverside High School Student Council is hereby recognized and commended for their outstanding leadership, community service, and remarkable generosity in support of Veterans Are Heroes through Spirit Week 2025.

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

RICHARD W. DANNER
MAYOR

28th day of October 2025



PROCLAMATION

Mayor Rick Danner recognizes

Red Ribbon Week

in the City of Greer

WHEREAS, communities across America have been plagued by the numerous problems associated with illicit drug use and those that traffic in them; and

WHEREAS, there is hope in winning the war on drugs, and that hope lies in education and drug demand reduction, coupled with the hard work and determination of organizations such as the Young Marines of the Marine Corps League to foster a healthy, drug-free lifestyle; and

WHEREAS, governments and community leaders know that citizen support is one of the most effective tools in the effort to reduce the use of illicit drugs in our communities; and

WHEREAS, the red ribbon has been chosen as a symbol commemorating the work of Enrique Camarena, a Drug Enforcement Administration agent who was murdered in the line of duty, and represents the belief that one person can make a difference; and

WHEREAS, the Red Ribbon Campaign was established by Congress in 1988 to encourage a drug-free lifestyle and involvement in drug prevention and reduction efforts; and

WHEREAS, October 23 through 31 has been designated National Red Ribbon Week, which encourages Americans to wear a red ribbon to show their support for a drug-free environment;

THEREFORE, I, Mayor Rick Danner, do hereby proclaim October 23 through 31, 2025 as Red Ribbon Week in Greer, South Carolina and urge all citizens of Greer, South Carolina to join me in this special observance.

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

RICHARD W. DANNER
MAYOR

WITNESS

October 28, 2025

DATE



PROCLAMATION

Mayor Rick Danner recognizes Community Planning Month

WHEREAS, change is constant and affects all cities, towns, suburbs, counties, boroughs, townships, rural areas, and other places; and planners can help navigate this change with data-driven insights and expertise that provide better choices for how people work, live, play, and worship; and

WHEREAS, community planning provides an opportunity for residents to be meaningfully involved in making choices that determine the future of their community; and

WHEREAS, the full benefits of planning require public elected and appointed officials who understand, support, and demand excellence in planning and plan implementation; and

WHEREAS, the month of October is designated as National Community Planning Month throughout the United States of America and its territories and and National Community Planning Month is an opportunity to highlight how planning is essential to every community, and how planners are uniquely positioned to identify solutions to communities' most difficult housing, transportation, and land use co; and

WHEREAS, the City of Greer's Planning Division leads the long-range visioning and day-to-day implementation of thoughtful growth management, zoning administration, neighborhood planning, housing strategy, and transportation planning— ensuring Greer remains a resilient and well-designed city that reflects the values and aspirations of its residents; and

WHEREAS, the celebration of National Community Planning Month gives us the opportunity to publicly recognize the participation and dedication of appointed Greer Planning Commission members who have contributed their time and expertise to the improvement of the City of Greer.

NOW, THEREFORE, BE IT RESOLVED I, Rick Danner, Mayor of the City of Greer, proclaim the month of October 2025 as Community Planning Month in the City of Greer, South Carolina in conjunction with the celebration of National Community Planning Month.

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

**RICHARD W. DANNER
MAYOR**

28th day of October 2025

Memorandum

To: City Council

From:

Subject: Economic Development Activity Report - September 2025

Date: October 28, 2025

CC:

Summary:

Attachments:

1. Economic Development Activity Report - September 2025

ECONOMIC DEVELOPMENT
KEY PERFORMANCE INDICATORS
September 2025

Objectives	Key Performance Indicators	Initiatives	Results	Evaluation	Next Actions
Business Retention	Conduct Company Visits	Schedule 20 minute Business Retention and Expansion ("BRE") visits with Greer Businesses to address concerns and issues, determine needs, and assess opportunities.	23 BRE Visits completed	Meeting Expectations	Tracking 41 BRE prospects
	Support Industry Objectives: Workforce, Supply Chain, and Sustainability	Define value-add opportunities for businesses and industries that create/solidify connection to the City of Greer.	To Do items completed from BRE client requests. Industry Appreciation BBQ on September 26, 2025.	Meeting Expectations	Leverage contacts from Industry Appreciation BBQ. Evaluate and plan event for Spring 2026
	Support Small Businesses	Provide resources and assistance to help small businesses be successful and stay connected to the City of Greer.		Meeting Expectations	Determine capacity for small business training opportunities for 2025 and plan event(s).
Objectives	Key Performance Indicators	Initiatives	Results	Evaluation	Next Actions
Economic Development Recruiting	Build a Healthy Economic Development Project Pipeline	Build relationships, generate leads, convert leads to projects, and manage pipeline to company decision.	Active Pipeline: 11 Projects, 39 Leads, and 27 new Center of Influence relationships. Inactive Pipeline: 59 losses or inactive projects.	Meeting Expectations	Re-establish relationships with Upstate real estate community. Finalize elements of donut hole annexation program.
	Diversify the Greer Economy	Recruit companies and talent that diversity the Greer economy.	Target Industry Wins: Industrial Service, Professional Office, Retail, Distribution. 2 Donut Hole Annexation Prospect.	Meeting Expectations	Identifying and connecting with donut hole annexation prospects. Create value propositions for targeted industries. Identify Annexation prospects.
	Increase Tax Base and Promote Job Creation	Close projects that increase tax base, create jobs at or above the County wage average, and improve quality of life.	9 new or expanded businesses in the City of Greer. \$6.9M in new capital investment.	Meeting Expectations	Manage pipeline
Objectives	Key Performance Indicators	Initiatives	Results	Evaluation	Next Actions
Product Development	Industrial Product Development	Facilitate new competitive industrial buildings and sites.	Real Estate Broker and Center of Influence Meetings	Meeting Expectations	Build relationships with new broker groups and developers.
	Commercial Product Development	Facilitate redevelopment of commercial buildings and creation of new commercial buildings and sites.	Project opportunity discussions: Hartness Group, Regency	Meeting Expectations	Build relationships with new broker groups and developers.
	Special Projects	Facilitate unique and mixed use projects that are significant to Greer.	Facilitating Utility Easements	Meeting Expectations	Finalize pre-development services
Objectives	Key Performance Indicators	Initiatives	Results	Evaluation	Next Actions

ECONOMIC DEVELOPMENT
KEY PEROFRMANCE INDICATORS
September 2025

Objectives	Key Performance Indicators	Initiatives	Results	Evaluation	Next Actions
Admin		Participate in professional development programs and implement best practices into program of work.	<u>Reno Deaton</u> - Furman University/Riley Institute, SCEDA Quarterly Membership Meeting/Annual Meeting, SEDC Meet the Consultants, SCCMA Local Government Leadership Institute <u>Jeff Howard</u> - South Carolina Economic Development Institute, South Carolina Sports Alliance	Meeting Expectations	Outline professional development goals and opportunities for 2025.
	Develop Staff				
	Support Greer Moves	Provide staff support to Greer Moves.	Banking and QuickBooks updates	Meeting Expectations	Build out Advocacy program.

Memorandum

To: City Council

From:

Subject: Engineering Activity Report - September 2025

Date: October 28, 2025

CC:

Summary:

Attachments:

1. Engineering Activity Report - September 2025

**September
2025**

Engineering Department Monthly Report

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

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

Engineering/Capital Projects (ongoing):

- Stokes Street Improvements – finalizing scope
- McElrath Road Improvement – design near completion, Consultant acquiring const. easements
- City Intersection study – Phase 2 – final report received

Stormwater Projects:

- Storm drain CIP project – In design – 95% complete
- Storm Drain Asset Mgmt./Watershed study phs. 2- Scope being revised

Engineering Activities:

- Cunningham Drive SD Improvement – scope development
- Quiet Crossing/Moore St. closure – acquiring survey of property
- 2026 Paving – developing scope
- Developing parking deck long term maintenance plan
- 2025 Pavement Preservation – Complete
- 2025 Paving – Spbg side-bids opened – Starting October
- 2025 Paving – Gnlv side – bids open – waiting on Pre-Con
- Infrastructure inspection data collection - (Culverts) underway by engr. inspectors
- VCC application coordination for proposed properties
- Development process review - ongoing

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

Active projects:

- Greer Sports & Events Center – permitting and weekly meetings & Pre-Con
- Park Avenue Apartments – private water line issue
- Blaize Ridge – various punch list issues
- Intake Reviews – Blue Ridge Plantation zone 4, Prisma Greer Acute phase 1A
- E Fairview Townhomes – closeout issues

Other:

- Cartegraph – digging into asset management module
- Grant meeting with consultant
- City road ownership research and meetings
- Encroachment Permitting process reviews
- Sign inspection discussions for Cartegraph
- BMW III job description development
- 3 month review – JW, MP, LJ
- Met with St. James Place HOA reps – paving questions
- McGrath surveys for HR

Tasks:

- 1711 W Wade Hampton Blvd: Coordinating with BLE to select best slope repair option and providing feedback during development of the corresponding plans.
- IMS Asset Data – New Sidewalk Projects: CEC preparing new sidewalk plans to include sections of Trade Street and Biblebrook Drive. City should receive plans by October. Procurement of a concrete contractor and field work are planned to follow.
- Culvert Asset Evaluation: Engineering Dpt inspectors have continued collecting field condition data of existing culvert assets. Data to be reviewed at a later date to identify potential culvert remediation projects. Foliage obscuring culvert conditions is slowing the process, but the inspections should move faster during the winter.
- Responded with other City of Greer staff to stormwater runoff and roadway complaints which included Blaize Ridge, Zaxbys illegal discharge, River Road culvert, Wood Ave stormwater system, Lantern Ln, Harris Dr, Sherwood Ave, Chesterfield St, and American Legion Road. Engineering Dpt communicated to responsible parties to address the issues as needed with City inspectors performing follow-up inspections.
- 125 Cunningham Drive – Stormwater Asset Concern: Reviewed quote for pipe lining. Discussed easement, planned scope of work, and access needs with the homeowner. Plan to discuss with legal team and contract surveyor in October for the easement.
- Beeco (COG) and Hood Road (SCDOT) Intersection – Stormwater Ponding in Road: Responded to complaint with Public Services. PS cleaned existing assets in the area to avoid further ponding, installed new catch basin, widened Beeco Rd, and identified ditch issues. Coordinating with SCDOT and adjacent property owner for the ditch work.
- Disputed Road Ownerships: Continued compiling list of disputed road ownerships while noting varying levels of complexity before further discussions with Administration, legal team, and Greenville County.
- Blaize Ridge: Performed another inspection with the developer focused on sidewalk assets. Continued conversation concerning previously provided closeout punchlist with developer. Expecting further inspections concerning the punchlist.
- Old Woodruff & Brookshire Roads - Repaving: Communicated with other municipalities on their typical experience, rates, and contacts. Plan to discuss with relevant contractor in October.
- E. Fairview Townhomes and Vines Creek Subdivision: Performed closeout inspections with inspector and communicated punchlist to development teams.
- 105 Crestview Circle – Stormwater Asset Concern: Communicated with development team and Public Services to address the issue within the road right-of-way. Development team plans to notify COG when ready for ROW work to commence.

Other:

- Attended continuing education training through SC Association of Stormwater Managers.
- Attended discussions on COG street sign data collection, typical lot drainage issues and process improvement, new COG Rock Blasting policy, Century Park Drainage Improvements, and Planning Advisory Committee.
- Periodically observed field inspections with City of Greer inspectors and provided feedback when necessary.
- Continued department process improvement discussions with Steve Grant.

Miscellaneous Task – Engineering:

- Reviewed seven (7) Engineering Submittals for SDPs.
- S. Line St. Traffic Calming Petition, two speed humps installed by Public Services Department.
- Developing scope for repair of Stokes St, with Public Services cleaning and recording footage of the storm sewer pipe we were able to determine that no repairs are needed at this time.
- Ongoing discussion with Engineering Staff on encroachment process improvements and auditing issued encroachment permits.
- Ongoing discussion with GIS, Engineering, Public Services to develop a way to inventory City's sign and sign support assets across the city,
- Suddath Farms Traffic Calming Petition, in progress of traffic count
- Initial discussions on needed repair to edge of pavement along Lantern Lane.
- Safe Streets for All (SS4A) grant agreement has been approved by the FHWA, and will start to proceed into the Request For Proposal (RFP) Phase of creating a City Safety Action Plan, outlined in the grant application and grant agreement.
- Ongoing discussions with site engineer of new Greer Memorial Hospital expansion and Engineering Department staff on the existing Maintenance Agreement for the mast arms along Buncombe Rd.

Other:

- Ongoing discussion with Engineering staff to improve residential lot drainage review process
- Ongoing discussion with Planning and Engineering staff on SCDOT's sidewalk requirements related to maintenance, access easements and relationship to SCDOT road right of way.

Engineering & Stormwater Report for September 2025

- 1) Engineering and Stormwater Meeting 9/3
- 2) SC Association of Stormwater Managers Meeting 9/4
- 3) Lakeside Cottages drainage issue meeting w/ Engineer of Record 9/10
- 4) Lot Drainage Coordination Meeting w/ Engineering Dept 9/12
- 5) Resident Meeting @ Saddlebrook Farms subdivision 9/15
- 6) E Farview Townes Closeout Discussion w/ Administration 9/16
- 7) Engineering and Stormwater Meeting 9/17
- 8) Zaxby's Sewage/Stormwater surcharge issue follow up/resolution 9/17
- 9) Wellness Team Meeting 9/18
- 10) Clairebrook Subdivision Major Mod Discussion w/ Engineer of Record 9/19
- 11) Stormwater Project Coordination Meeting 9/23
- 12) Blue Ridge Plantation Phasing and Grading Meeting w/ Engineer of Record 9/23
- 13) PAC Meeting 9/25
- 14) Pre-Construction Meeting – BMW VZ3 Truck Lane Modification at Greer 9/25
- 15) Pre-Construction Meeting – Aran Expansion 9/26
- 16) Riley Ridge Stormwater Discussion w/ Engineer of Record 9/29

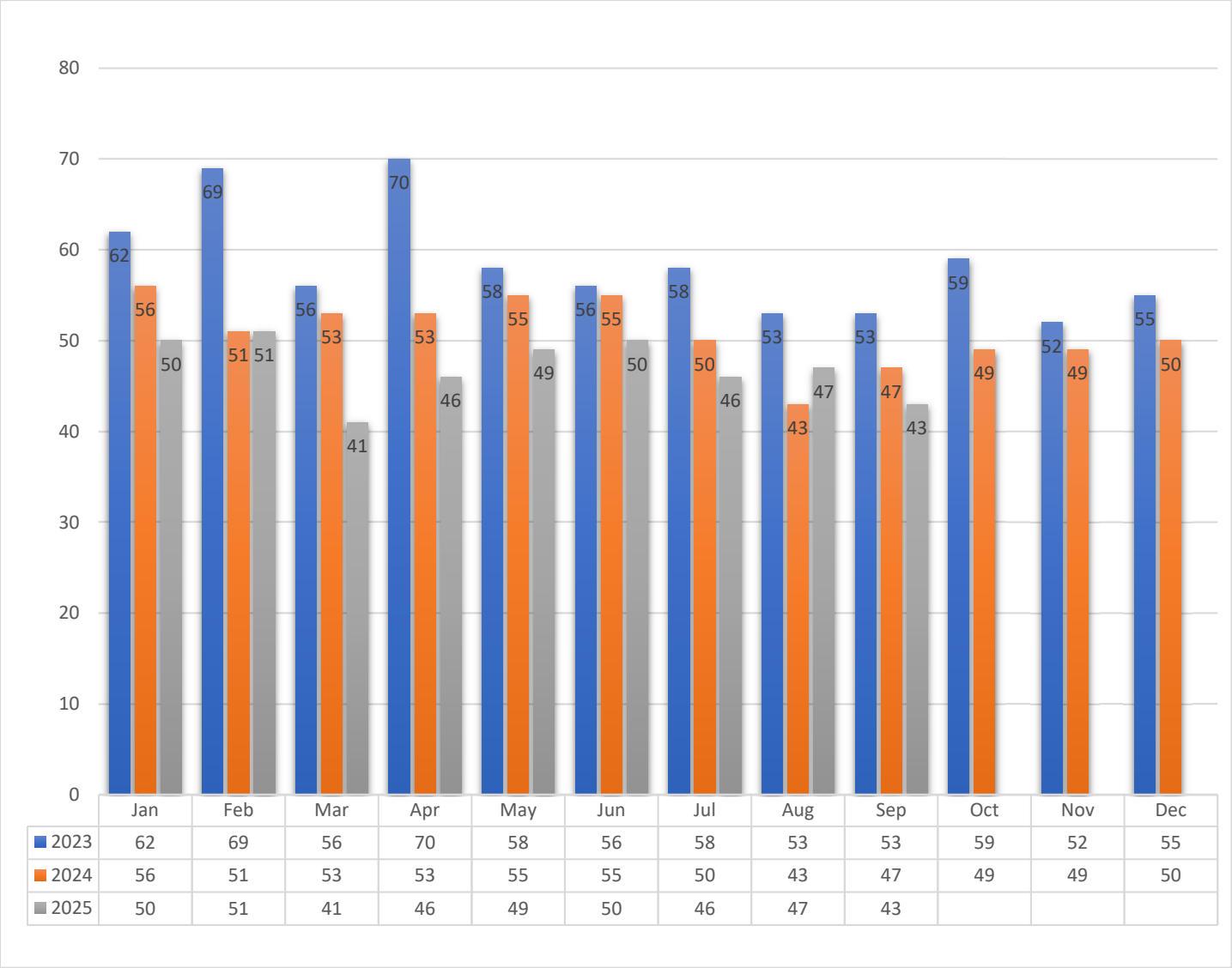
Construction/ Post-construction Program – Pre-submittal Meetings, Plan Reviews, Pre-construction meetings, As-built Review and Project Meetings *(Construction and Post-construction Minimum Control Measures) - Stormwater site plan reviews that incorporate consideration for water quality impacts and attempt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

2025 Stormwater Summary January 1 st , 2025 through September 30 th , 2025		
Projects Submitted	Site Dev. Plan Reviews	Preconstruction Meetings
19	84	14

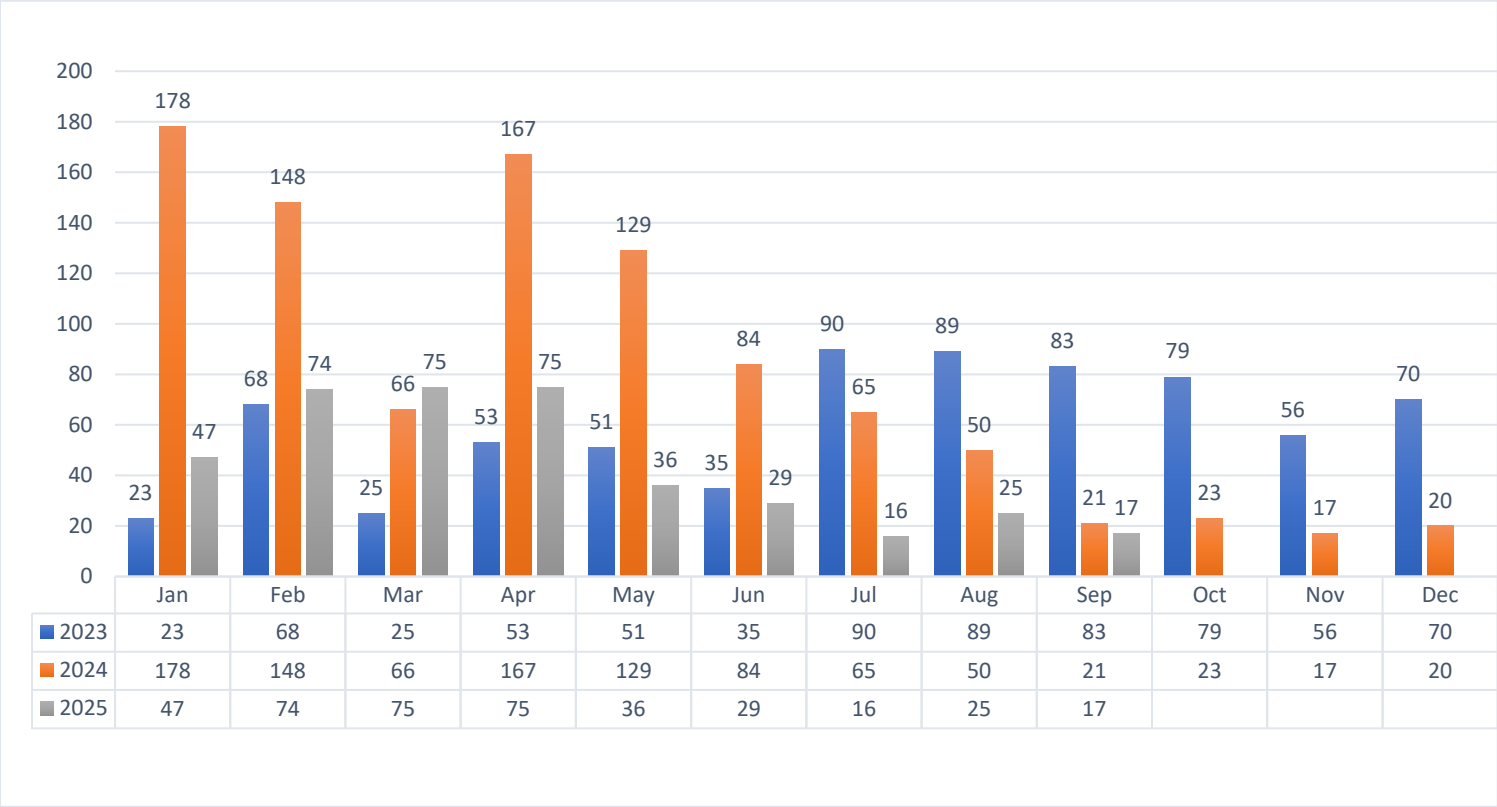
Historical Project Submittals	
Year	Projects Submitted
2025	19
2024	39
2023	51
2022	50
2021	55
2020	32
2019	41
2018	46
2017	37
2016	41
2015	35
2014	34

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
43 Active Site Inspected (Per Month)



STORMWATER INSPECTION: Anthony Copeland / Scott Reid / Jim Arnau
17 Individual LOT Drainage Plan Reviews (Per Month)



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

Subd. / Project Name	Date	Operation
Adley Trace	9/25/2025	Full Depth Patch

Addressed Citizen Complaints: Anthony Copeland

Issue	Complaint Date	Address	Resolution	Completed
None				

Facilities Maintenance Developments – William Bulot/Justin Helms

- Ongoing – (2) Trade Street lantern light brackets were replaced. A new survey revealed (14) more lights are now out, We are getting pricing to take ampacity readings for the circuits feeding these lights.
- Working though completing the items on the FEMA Damage Inventory List and collecting all relevant data for submittal.
- FEMA Repairs – Binzwanger Glass will caulk all stairwell windows to prevent leaks around the glass at City Hall on 9/8-9/10. They will also replace two broken windows during this project. Caulking of windows at the 2nd Floor PD Restrooms and Berry also needs to be completed, getting additional estimates to confirm Binzwanger quote.
- FEMA Repairs – We are getting bids and finalizing the scope and schedule to refinish the stairs and landings at City Hall.
- Reid Electric will bore a new conduit to feed the street light damaged by a truck, once we issue a PO they will get DOT approval and proceed.
- LaneLight is scheduled to repair the crosswalk lights on Poinsett near City Park on 9/9. Work is completed. Crosswalk lights are now functioning correctly.
- The FRP has been replaced at Needmore Center, we also painted the upper wall portion and all doors and jambs in the area.
- The Parking Deck elevators require a modification to include new counterweight guides and fascia, Otis Elevator is working to complete these mods as quickly as possible to avoid a Cease-and-Desist Order from the LLR. This was completed and LLR has been notified.
- Center for the Arts- A permit was issued to replace a broken window will be on the front of the building. Window was replaced by Golden Strip glass company.
- A safety concern was pointed out with the existing Events Power, a pedestal was installed to prevent this hazard. Reflective tape has been added to this pedestal.
- The PO was issued for OC Entrance Gate Replacement, the work is being scheduled for late October, preliminary work will be done in mid-October.
- A new Handrail was fabricated and installed on three side of the Needmore Picnic Shelter.
- A tripping hazard at the entrance to Needmore was discovered, we may need to have the slab raised or the high side grided to level the surfaces. Meeting with Cantey foundation repair on 10/16.
- The Tryon handrail was hit by a vehicle, it was be repaired by Carolina Ironworks.
- We have completed 80% of the light upgrade to LED in the OC warehouse.
- Preparing to start painting the Jail walls and Floor, reviewing costs and scopes.
- Repaired the gas line leak at Berry Ave on the main near the meter.
- A concern was raised about the HVAC unit(s) that supply the staff offices at Tryon. Currently getting bids for replacement.
- Two lights were replaced at Veterans Park, one of the globes were broken as they were being installed. A replacement has been ordered.
- Getting bids and finalizing the scope for the replacement of all necessary HVAC units at Station 41.
- Installed new whiteboards at Needmore center after painting.
- Main breaker on LCC panel for pole lights is bad. Lights on Cannon from East Arlington to Jason were out for a night. Breaker was replaced on 10/09 by Reid Electric
- Needmore Center railing was hit by a vehicle. The railing was repaired by Carolina Iron Works.
- The ATS at the jail took a power surge and was damaged. The generator is the wrong voltage. The decision was made to move this circuit on to a new panel in 911. This circuit is backed up with correct voltage generator. Work to be performed by Reid Electric on 10/16
- Museum FEMA ceiling repair was completed by Painter 1

Memorandum

To: City Council

From:

Subject: Finance Activity Report - September 2025
<https://www.cityofgreer.org/documents/departments/finance/transparency-%26-financial-reports/transparency-%26-financial-reports---documents/monthly-financial-reports/758350>

Date: October 28, 2025

CC:

Summary:

Attachments:

1. Finance Activity Report - September 2025



September 2025 Summary Financial Report



Financial Performance Summary

As of Month End September, 2025

Quick Look Indicators	This Month	This Year	Balance
GENERAL FUND			
Cash Balance	↓	↑	\$ 15,388,191
Revenue	↓	↓	\$ 2,534,217
Total Expenditures	↓	↑	\$ 12,508,976
Total Percentage (Over) / Under	↑	↑	1%
Revenue Benchmark Variance	↓	↓	\$ (796,998)
Expenditure Benchmark Variance	↑	↑	\$ 278,989
Overall Benchmark Variance	↑	↓	\$ (518,009)
HOSPITALITY FUND			
Cash Balance	↑	↑	\$ 3,216,921
Revenue	↑	↑	\$ 1,017,195
Expenditures	↑	↓	\$ 66,376
STORM WATER FUND			
Cash Balance	↓	↑	\$ 3,683,570
Revenue	↓	↓	\$ 45,070
Expenditures	↓	↓	\$ 100,989

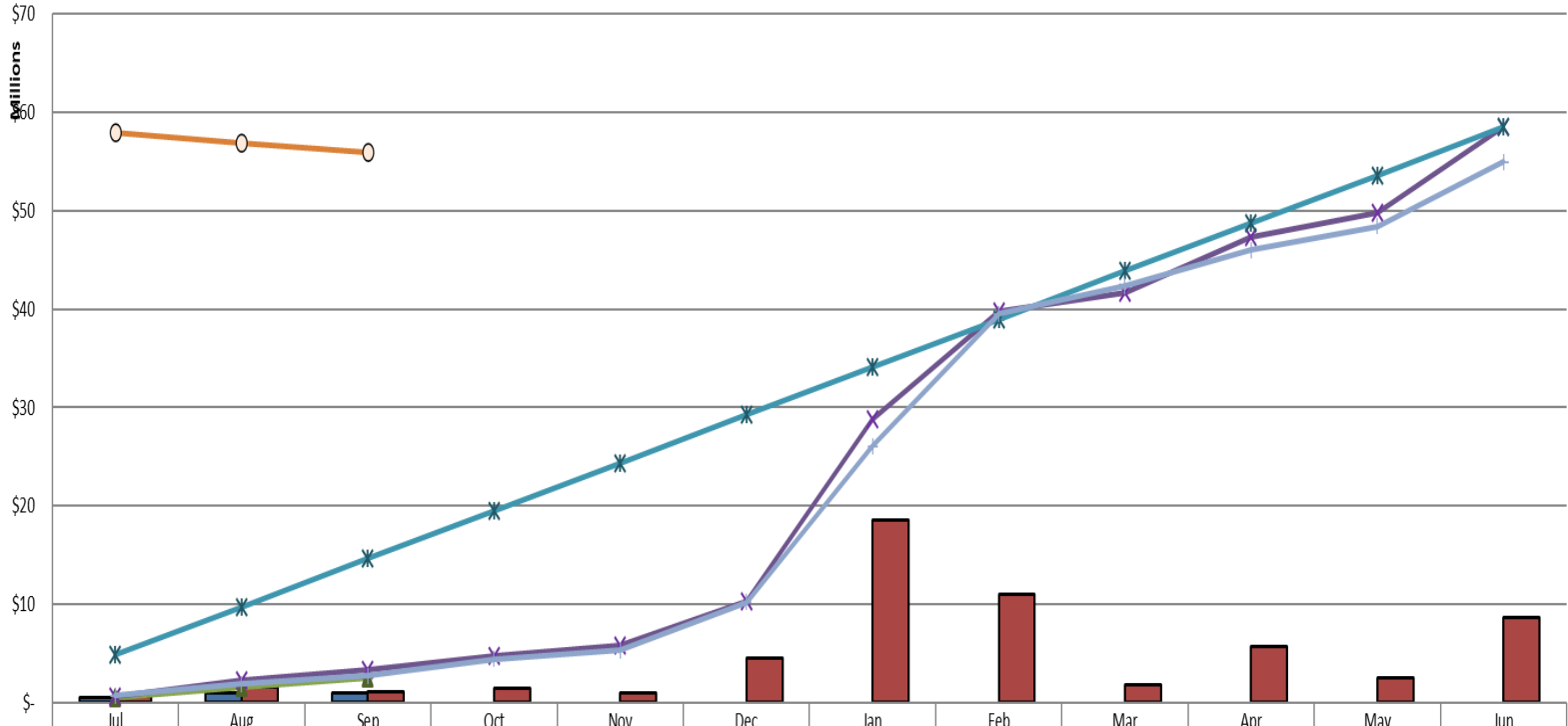
Cash Balance - General Fund

Fiscal Year 2025/26

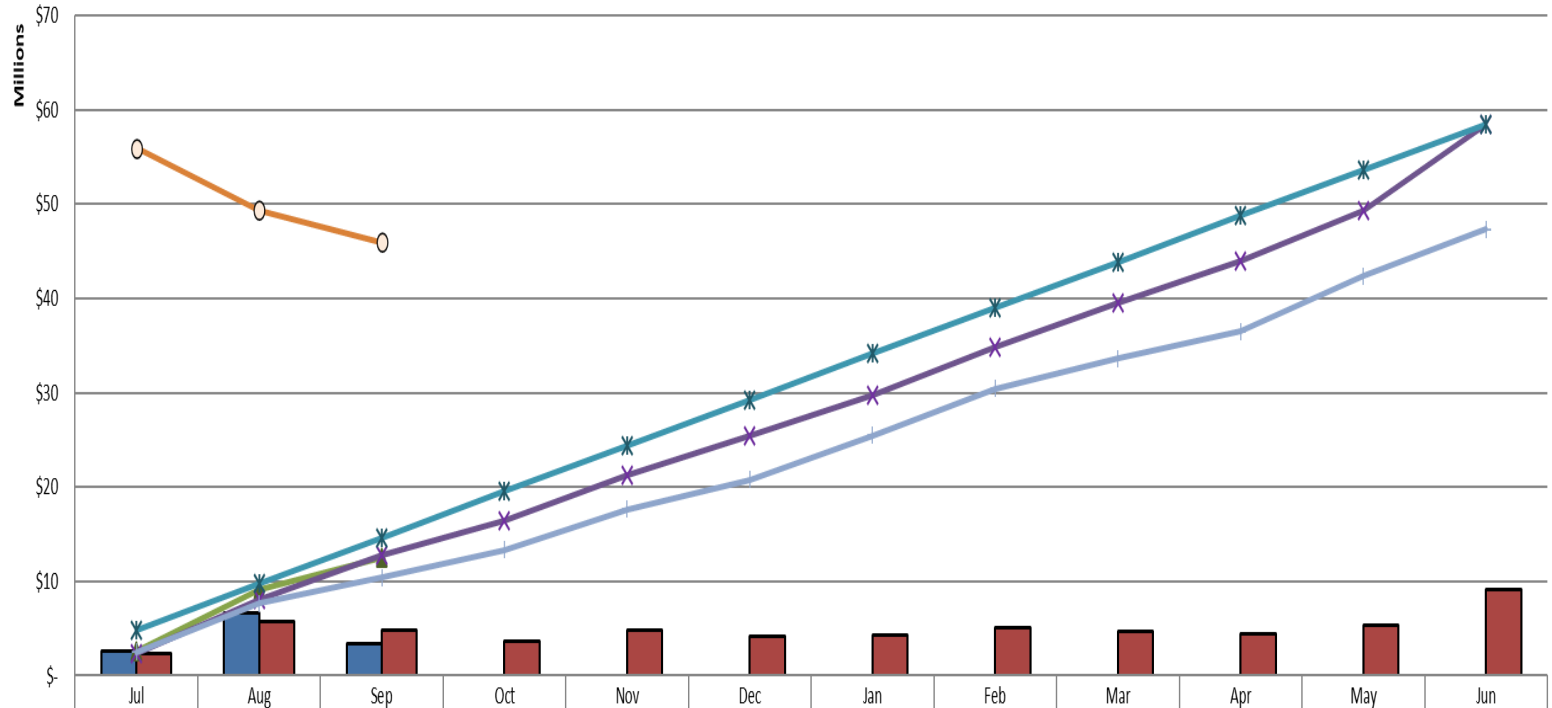


Net Monthly Cash	(2,308,429)	(7,349,027)	(2,938,291)	-	-	-	-	-	-	-	-	-
Current Fiscal YTD Balance	25,675,509	18,326,482	15,388,191									
Prior Fiscal YTD Balance	15,365,663	6,946,276	5,444,426	2,910,699	9,424,490	11,024,263	23,580,410	30,440,369	28,283,570	30,231,083	24,714,552	27,936,002

Revenue - General Fund Fiscal Year 2025/26



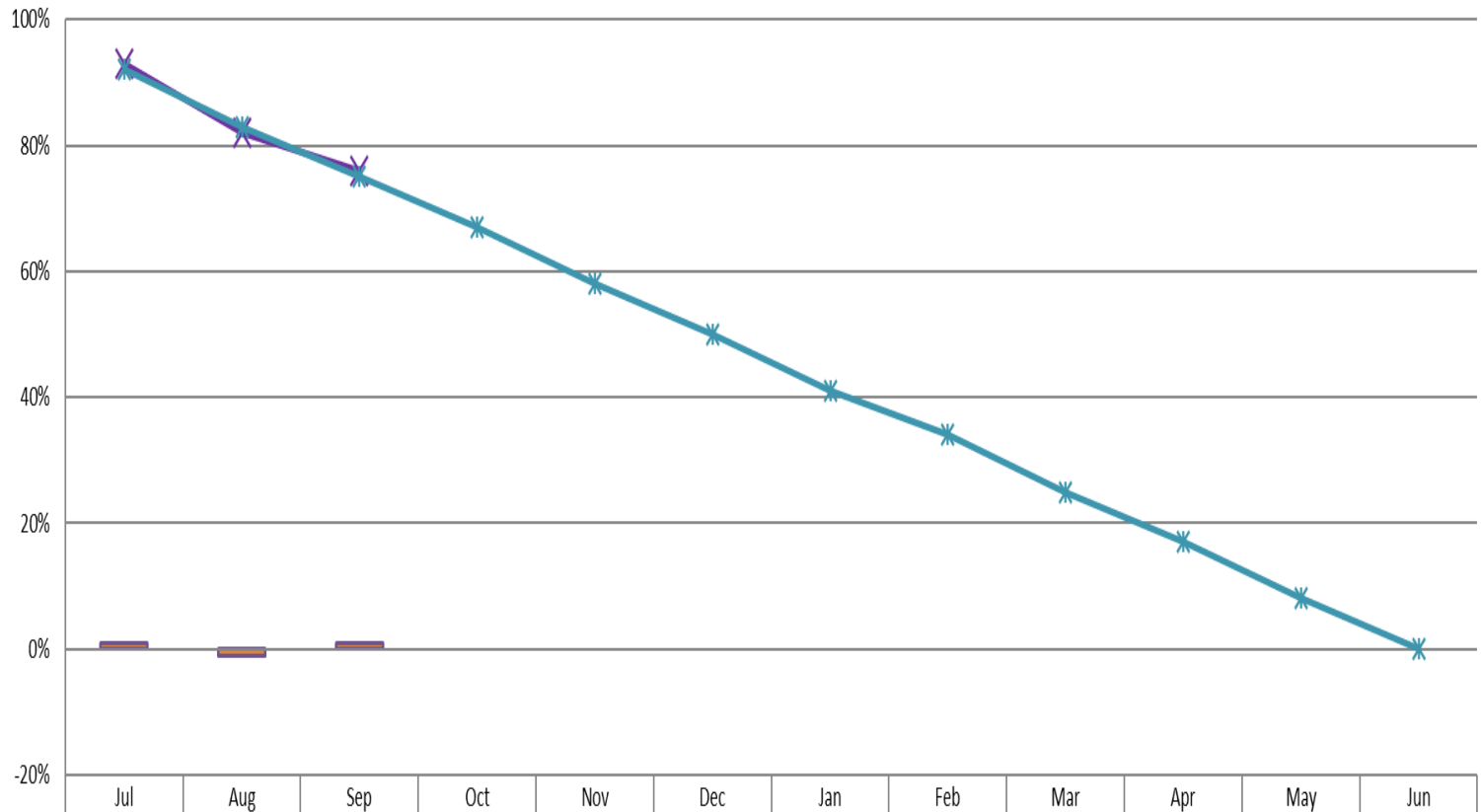
Expenditures - General Fund Fiscal Year 2025/26



	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun
Monthly Actual	2,569,532	6,591,974	3,347,470									
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	2,569,532	9,161,506	12,508,976									
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	55,923,923	49,331,949	45,984,479									

Budget Percent Remaining - General Fund

Fiscal Year 2025/26



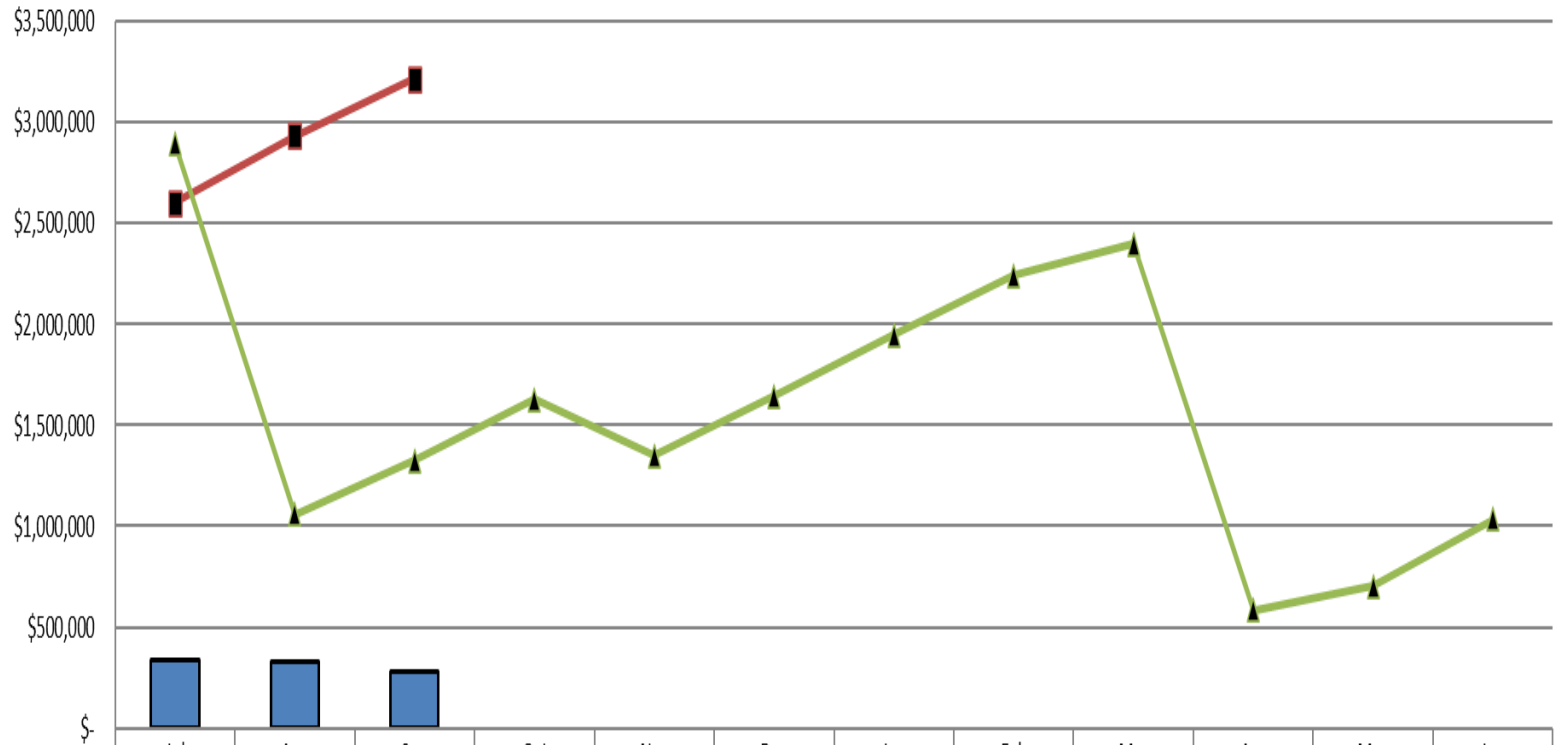
(Over) Under Budget	1	(1)	1									
Actual Percent Remaining	93	82	76									
Prorated Percent Remaining	92	83	75	67	58	50	41	34	25	17	8	0



Hospitality Taxes Fund

Cash Balance - Hospitality Taxes Fund

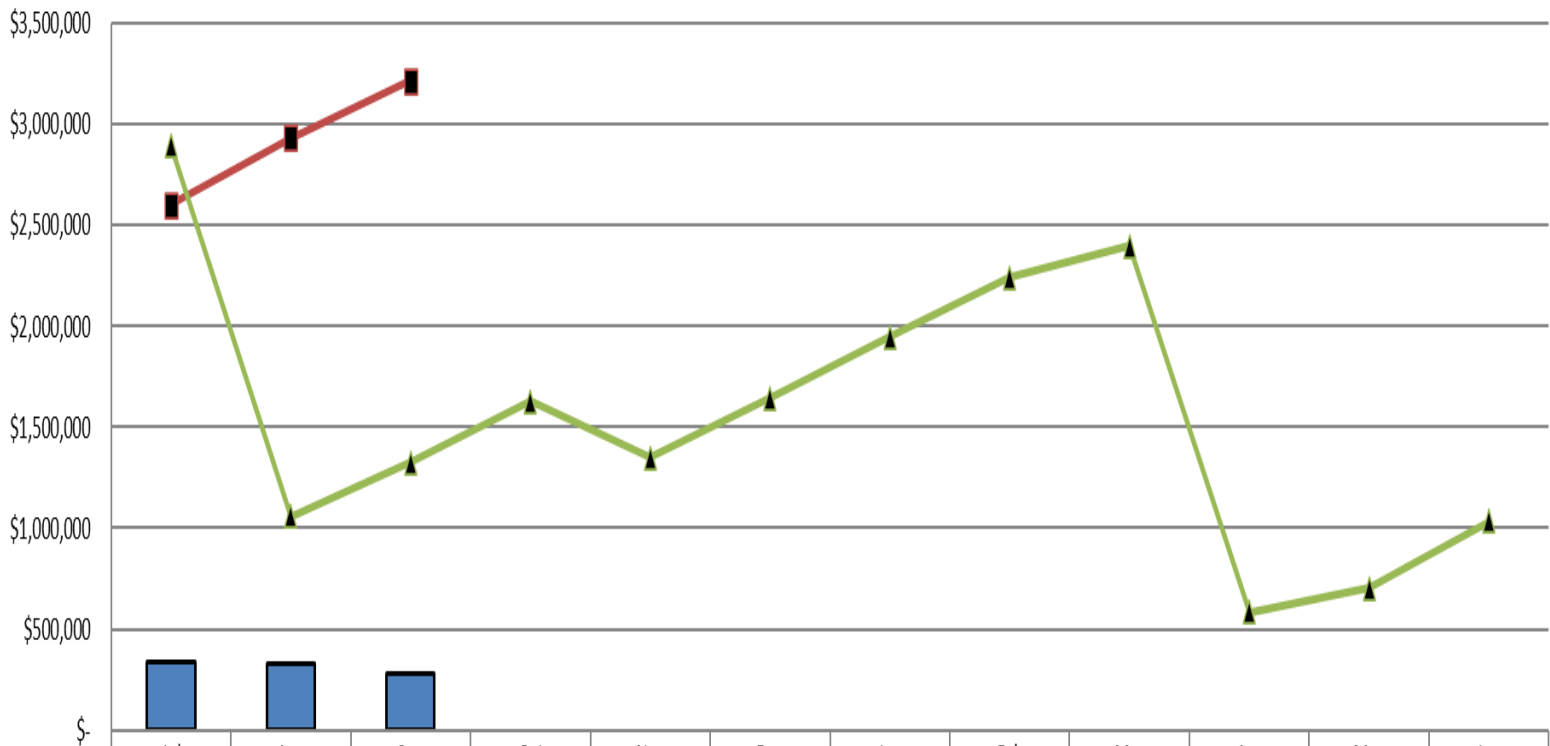
Fiscal Year 2025/26



■ Net Monthly Cash	337,694	331,361	281,071	-	-	-	-	-	-	-	-	-
■ Current Fiscal YTD Balance	2,604,489	2,935,850	3,216,921									
▲ 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

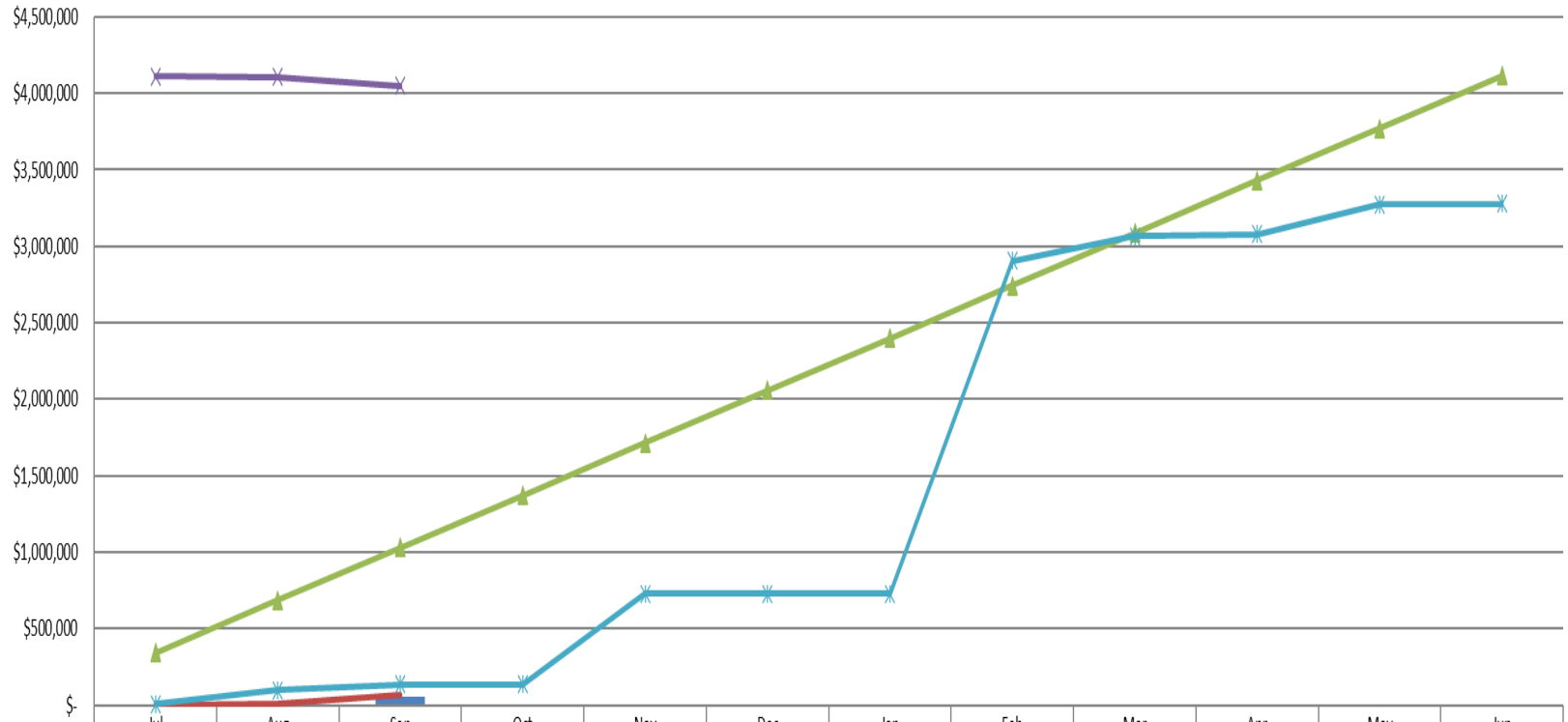
Cash Balance - Hospitality Taxes Fund

Fiscal Year 2025/26



Net Monthly Cash	337,694	331,361	281,071	-	-	-	-	-	-	-	-	-
Current Fiscal YTD Balance	2,604,489	2,935,850	3,216,921									
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

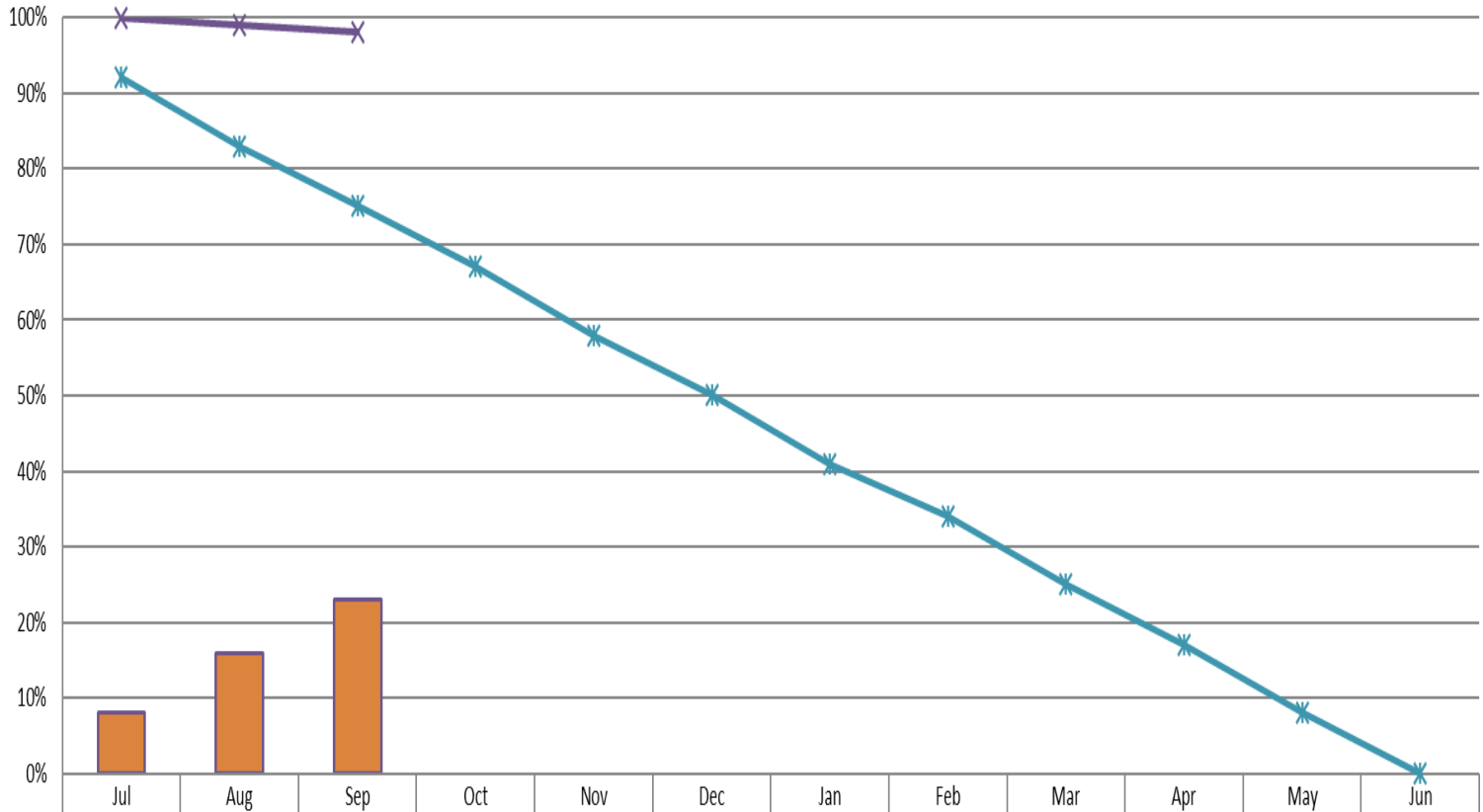
Expenditures - Hospitality Taxes Fund Fiscal Year 2025/26



	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun
Monthly Actual	3,496	4,904	57,975									
YTD Actual	3,496	8,400	66,376									
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									

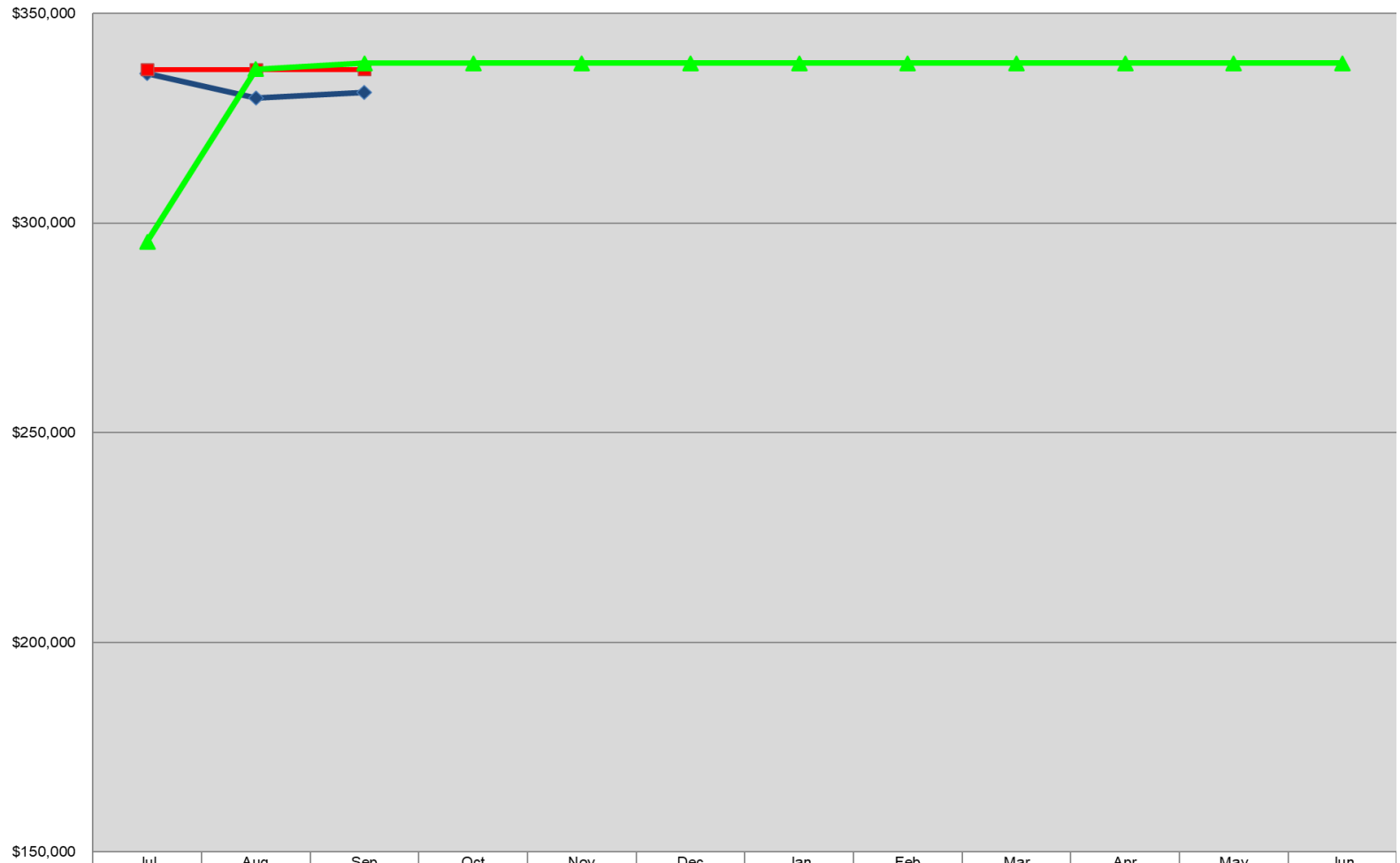
Budget Percent Remaining - Hospitality Taxes Fund

Fiscal Year 2025/26



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

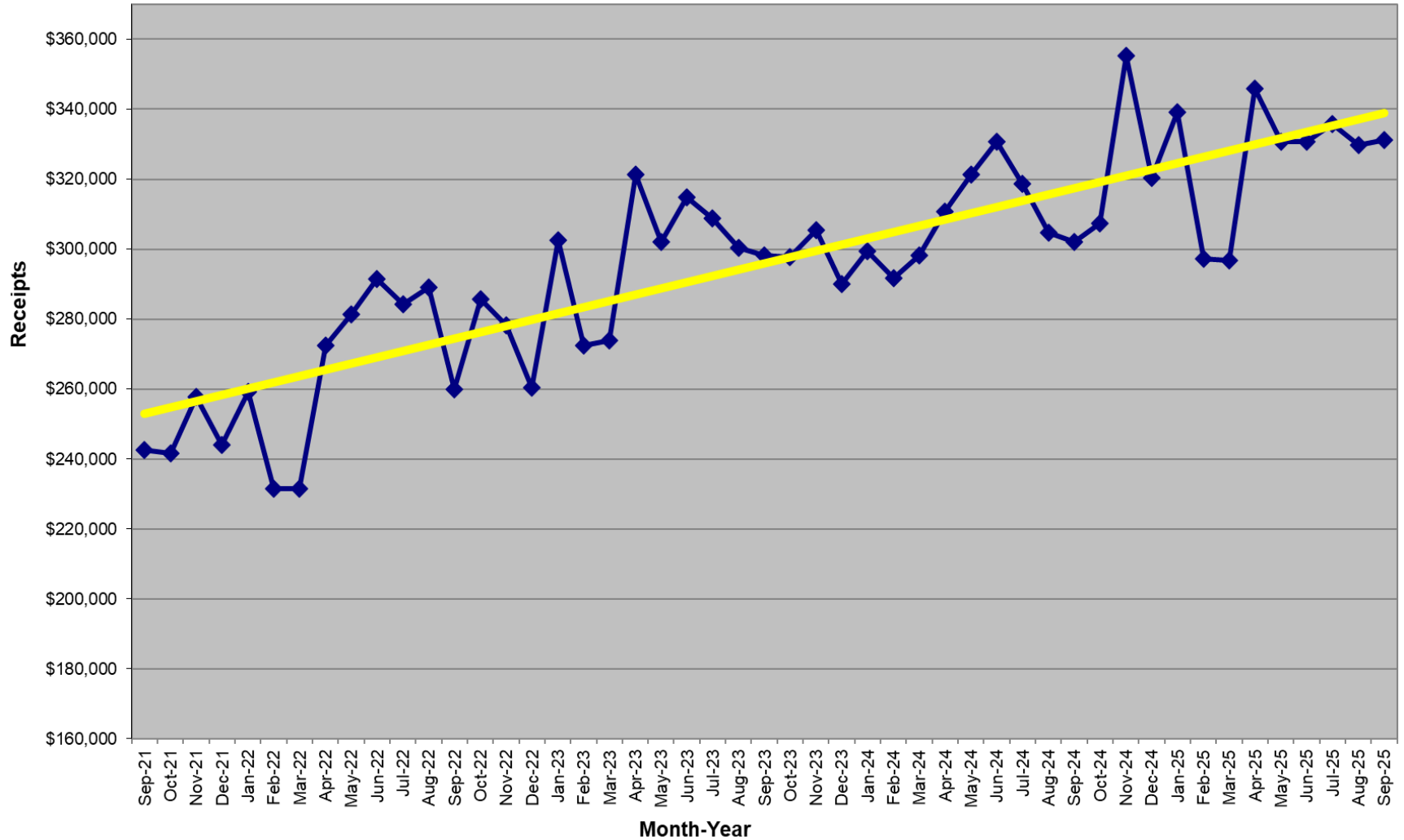
Hospitality Taxes Fiscal Year 2025/26



	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun
Monthly Actual	335,672	329,851	331,163									
Monthly Budget	336,659	336,659	336,659									
Budget Requirement	295,540	336,748	338,135	338,135	338,135	338,135	338,135	338,135	338,135	338,135	338,135	338,135

Hospitality Tax

4 - Year Trending

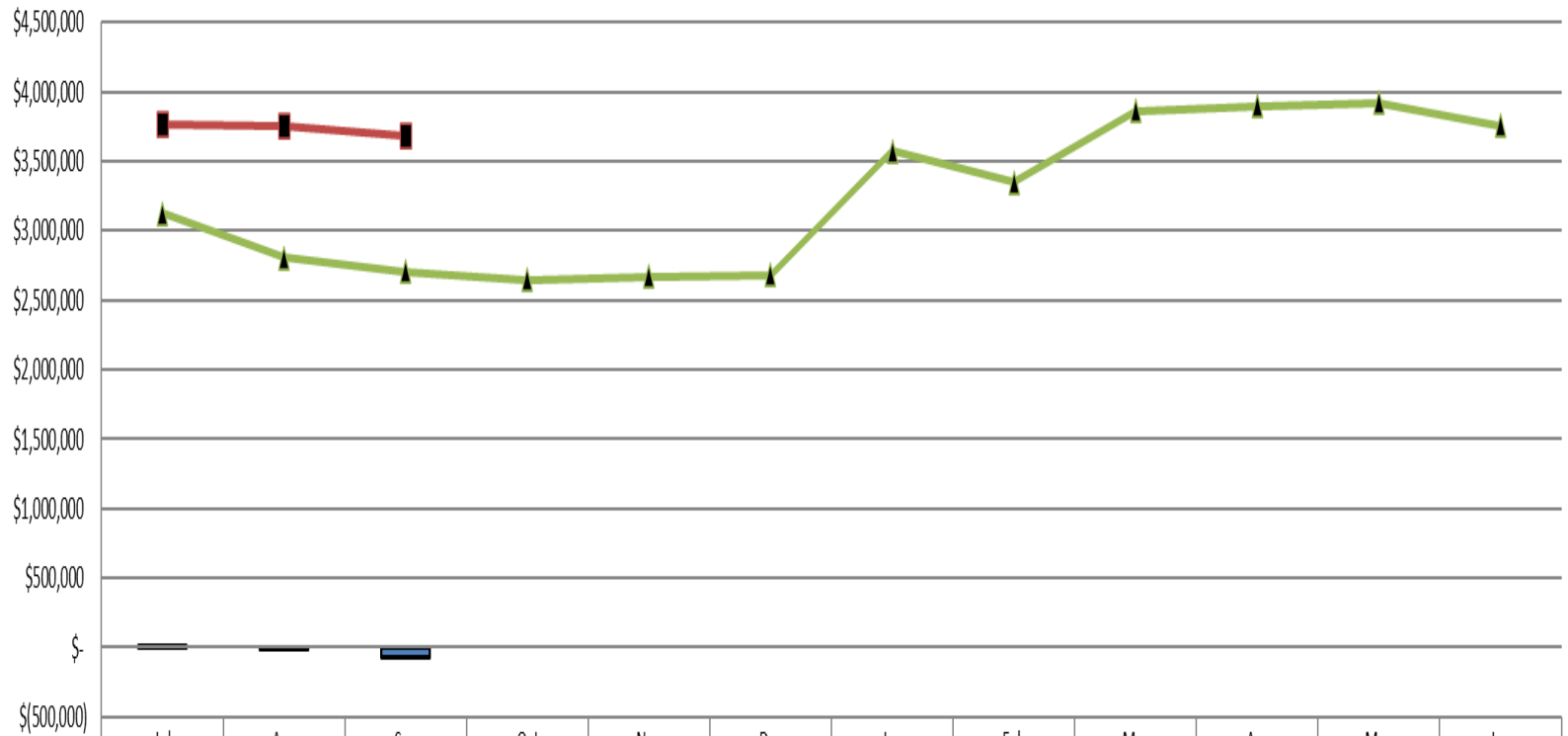




Storm Water Fund

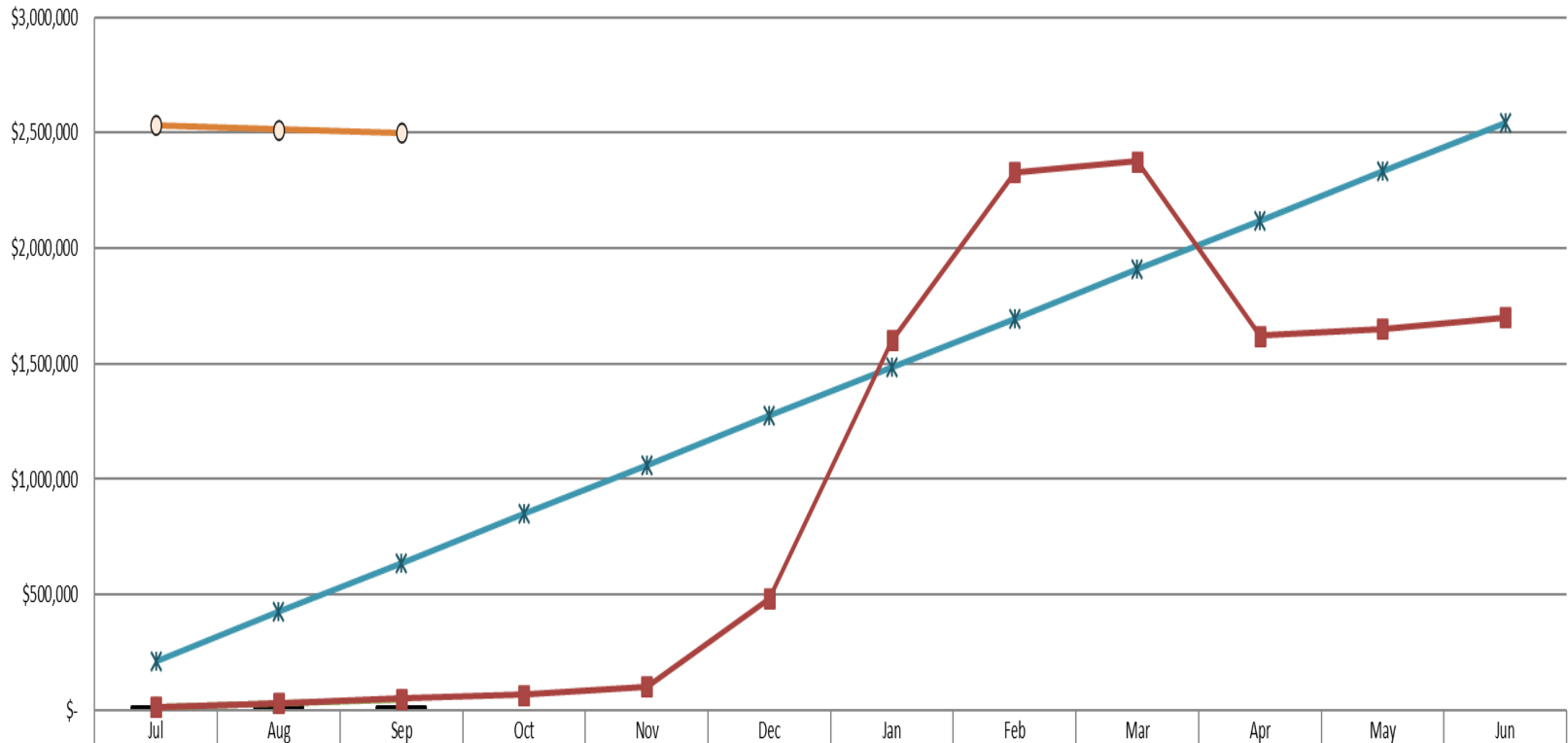
Cash Balance - Storm Water Fund

Fiscal Year 2025/26



Net Monthly Cash	16,196	(12,152)	(73,628)	-	-	-	-	-	-	-	-	-
Current Fiscal YTD Balance	3,769,349	3,757,197	3,683,570									
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

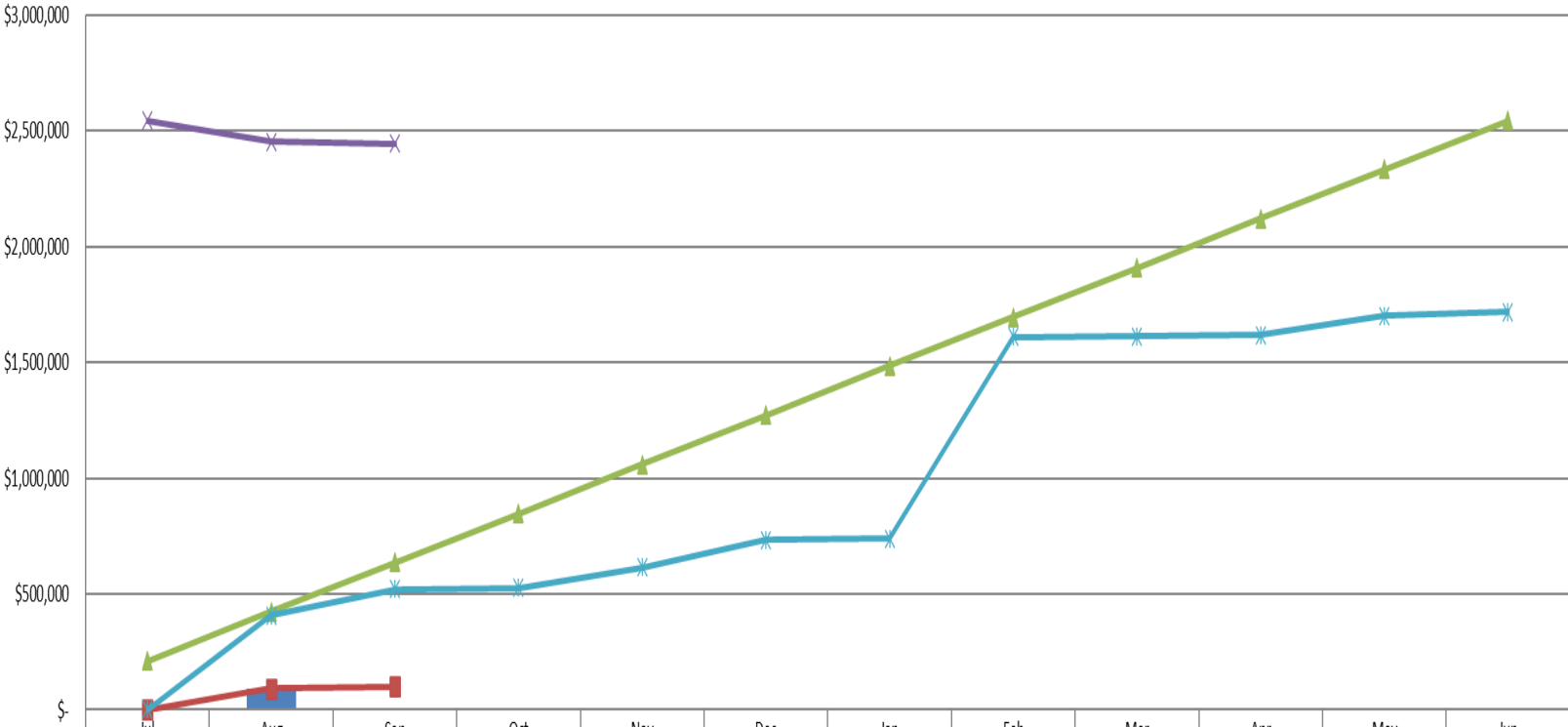
Revenue - Storm Water Taxes Fund Fiscal Year 2025/26



	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun
Monthly Actual	12,041	18,579	14,450									
YTD Actual	12,041	30,620	45,070									
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									

Expenditures - Storm Water Fund

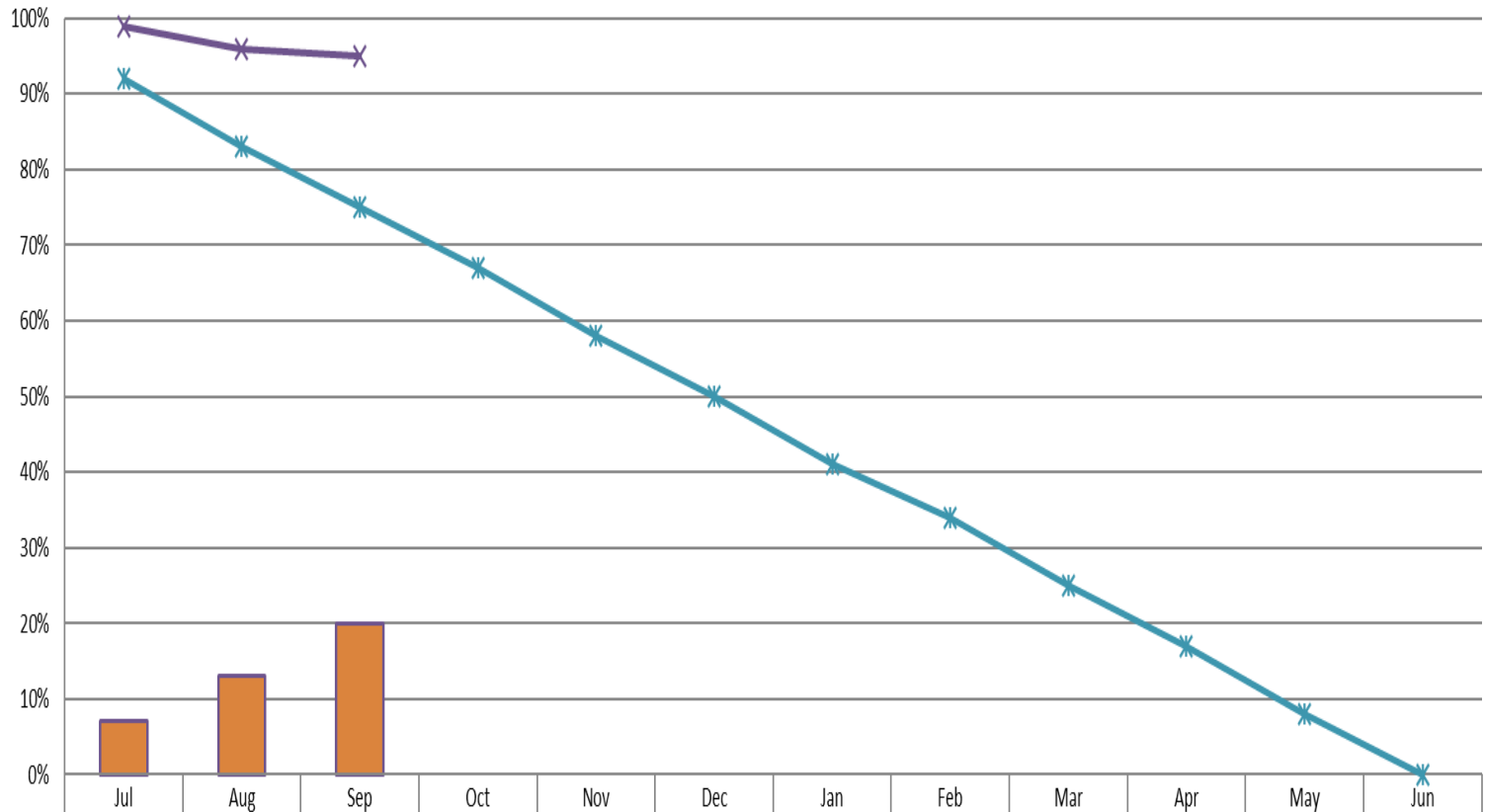
Fiscal Year 2025/26



Monthly Actual	2,111	91,240	7,638									
YTD Actual	2,111	93,351	100,989									
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									

Budget Percent Remaining - Storm Water Fund

Fiscal Year 2025/26



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

Memorandum

To: City Council

From:

Subject: Fire Department Activity Report - September 2025

Date: October 28, 2025

CC:

Summary:

Attachments:

1. Fire Department Activity Report - September 2025



SEPTEMBER

2025

MONTHLY REPORT



CITY OF GREER FIRE DEPARTMENT

R—Firefighter/Paramedic Johann Sulser is installing a smoke alarm in a residence. The department installed 3 smoke alarms during the month of September.

Below—Crews responded to a motor vehicle accident on Hwy 80 involving an overturned garbage truck.



STAFFING

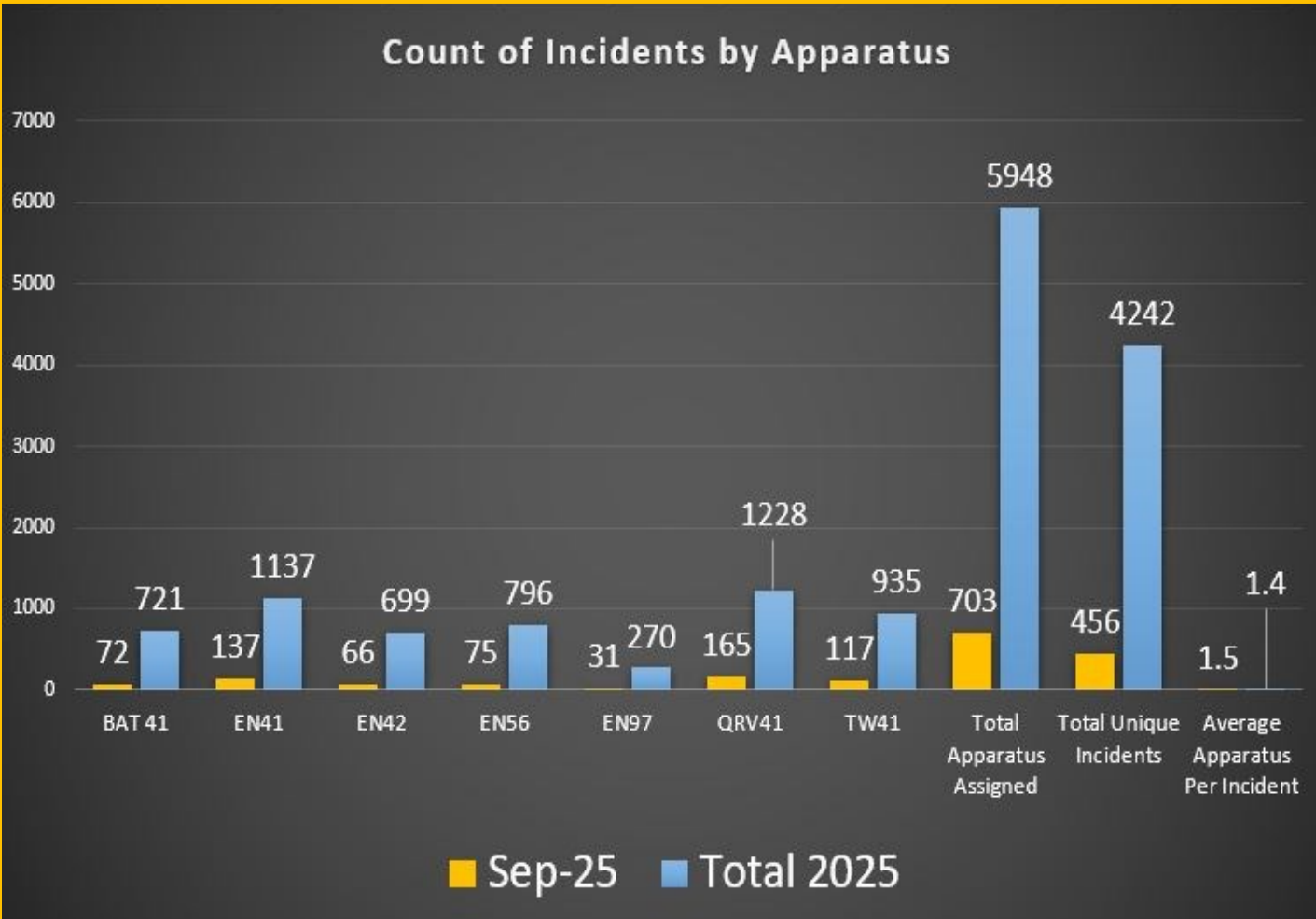


Captain Dillon Blackwell going over bailout kits with probationary firefighter Dallas Callahan.

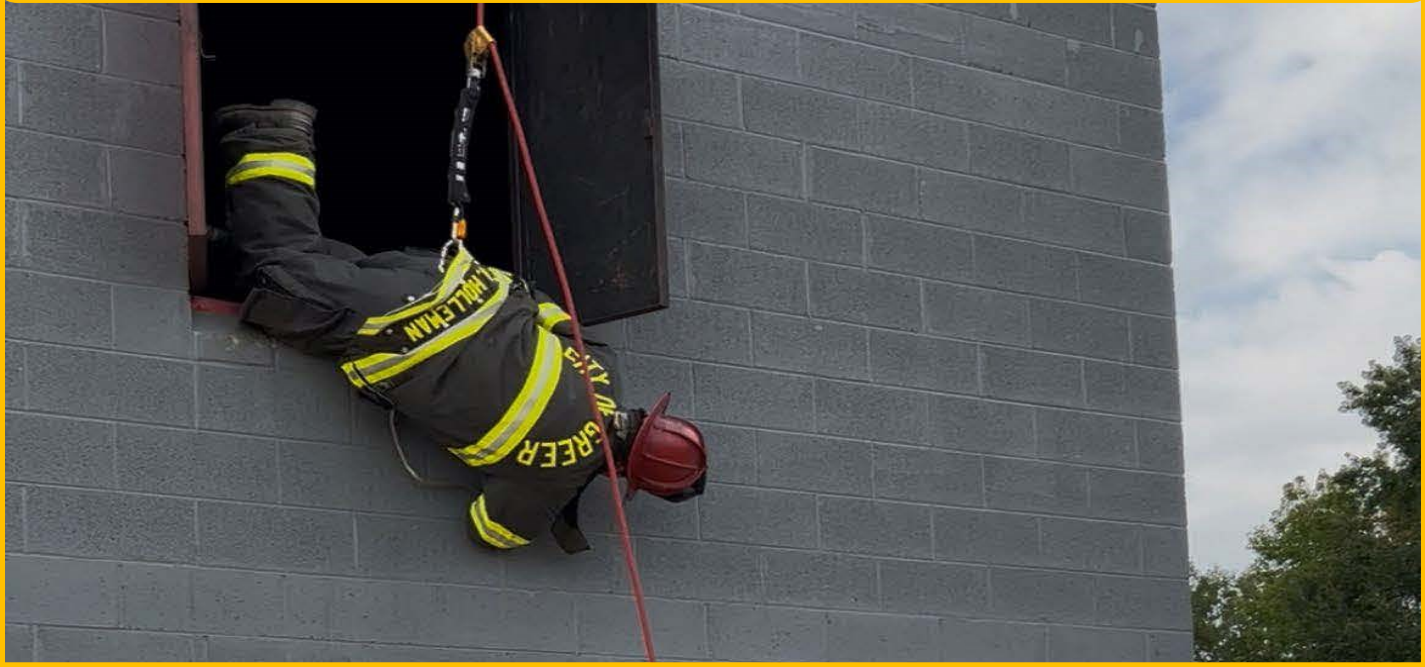
STAFFING REPORT

DIVISION	TOTAL POSITIONS ALLO- CATED	CURRENT STAFFING LEVEL	STAFF ON LIGHT DUTY/LEAVE	POSITIONS TO FILL	IN PROCESS
OPERATIONS	61	61	2	0	0
ADMINISTRATION	8	8	0	0	0
PART-TIME	21	16	0	2	2

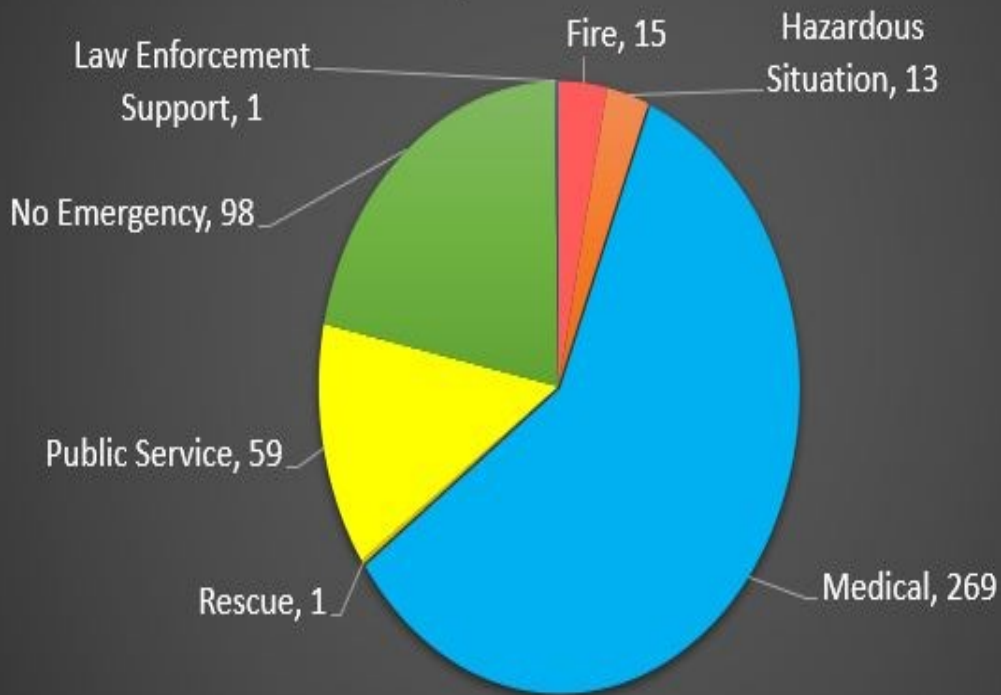
Emergency Response



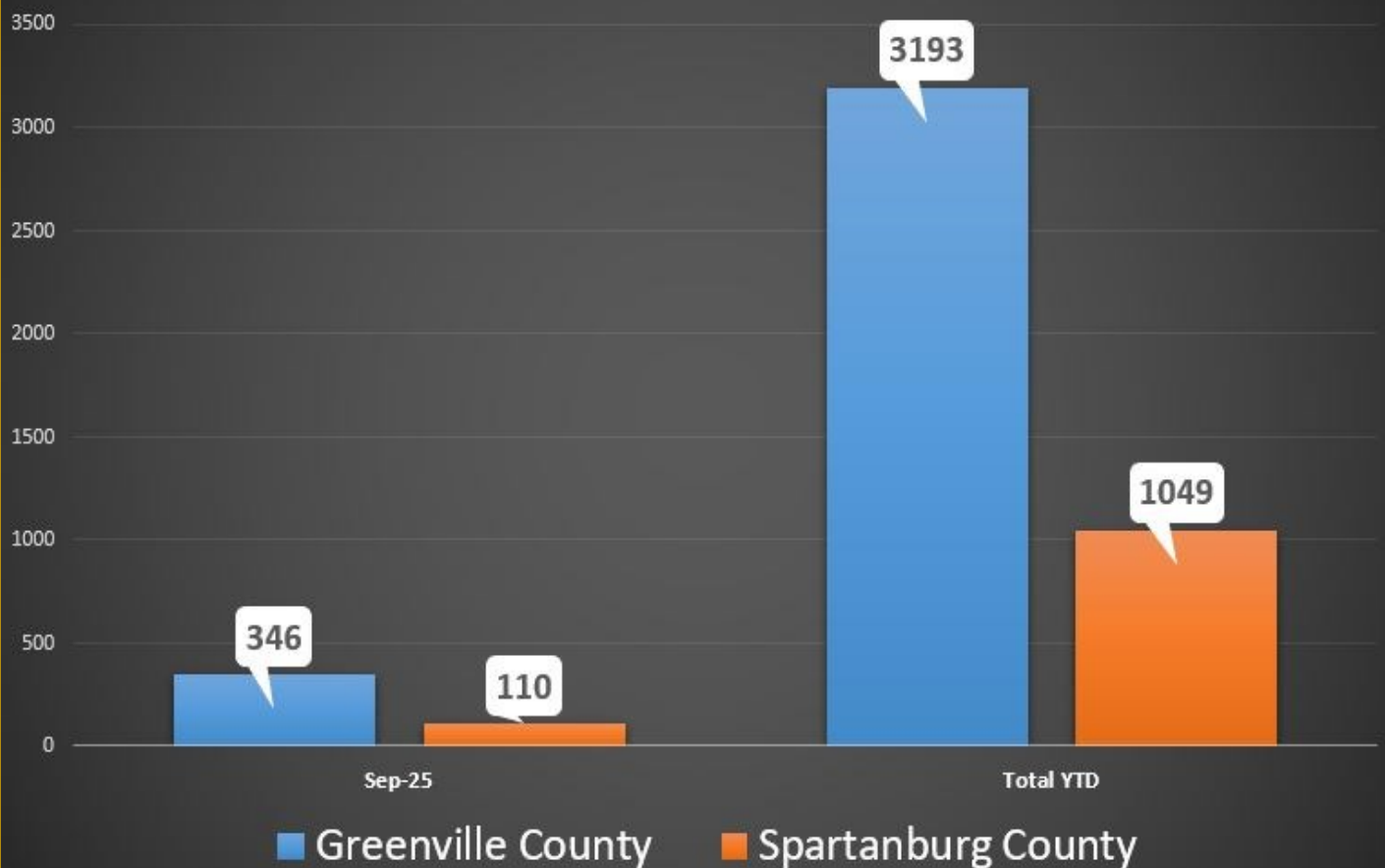
Lt. Holleman using our new bailout kit that has been issued to all firefighters, for firefighter safety. All personnel completed this bailout scenario.



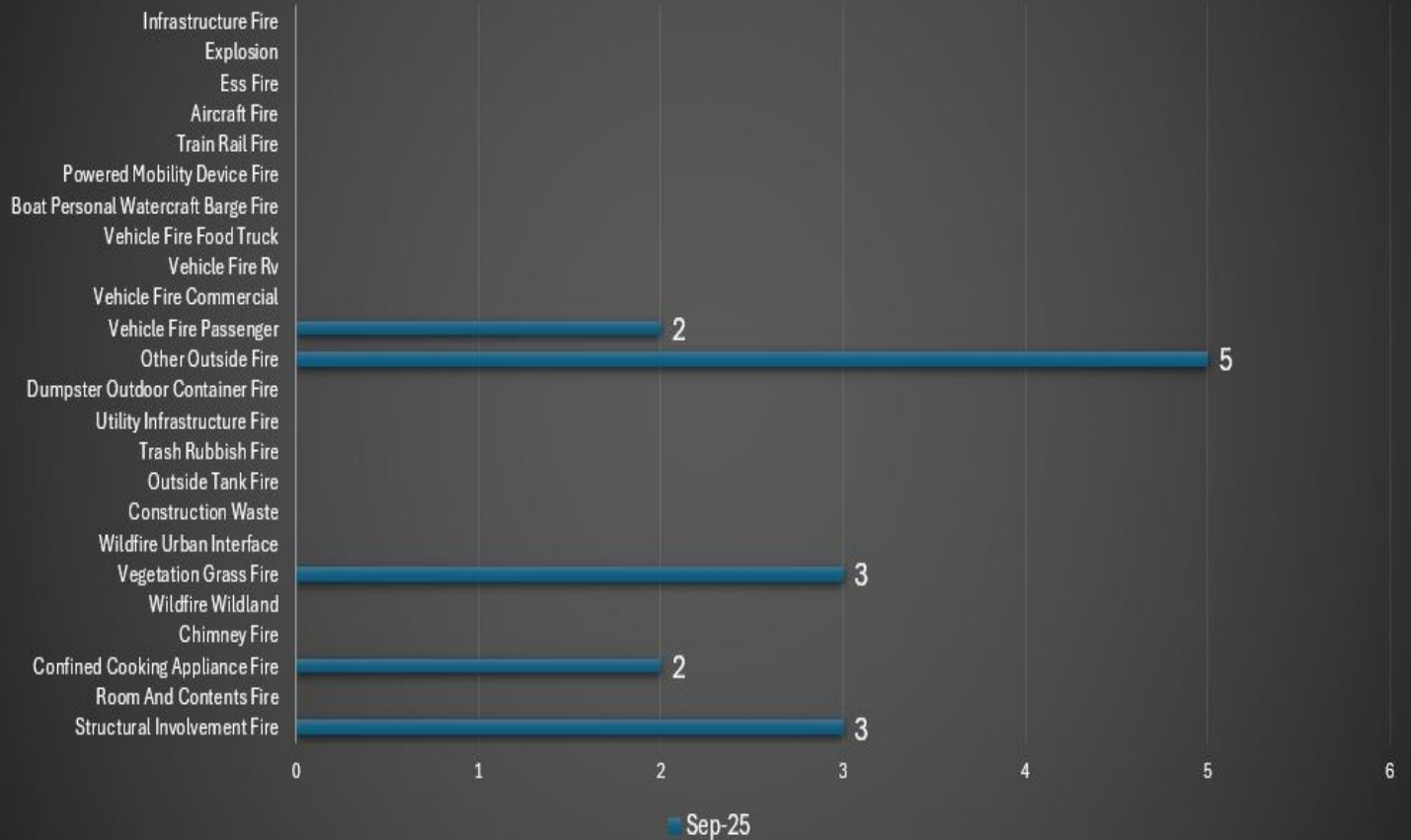
Primary Incident Group September 2025



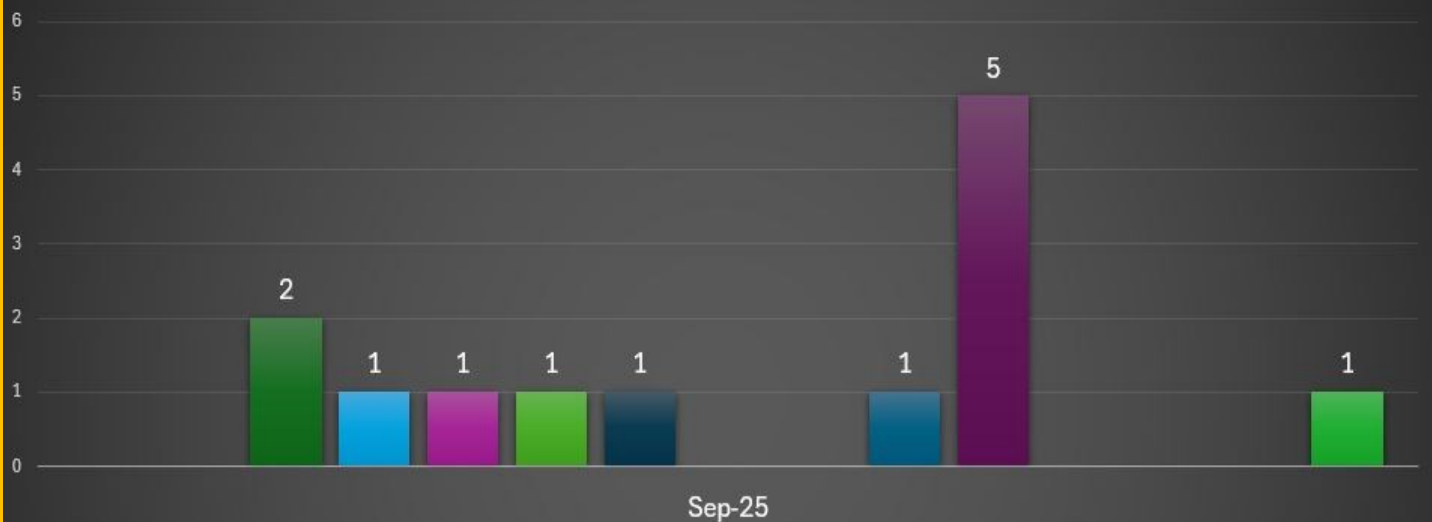
County Breakdown



Primary Incident Type - Fire

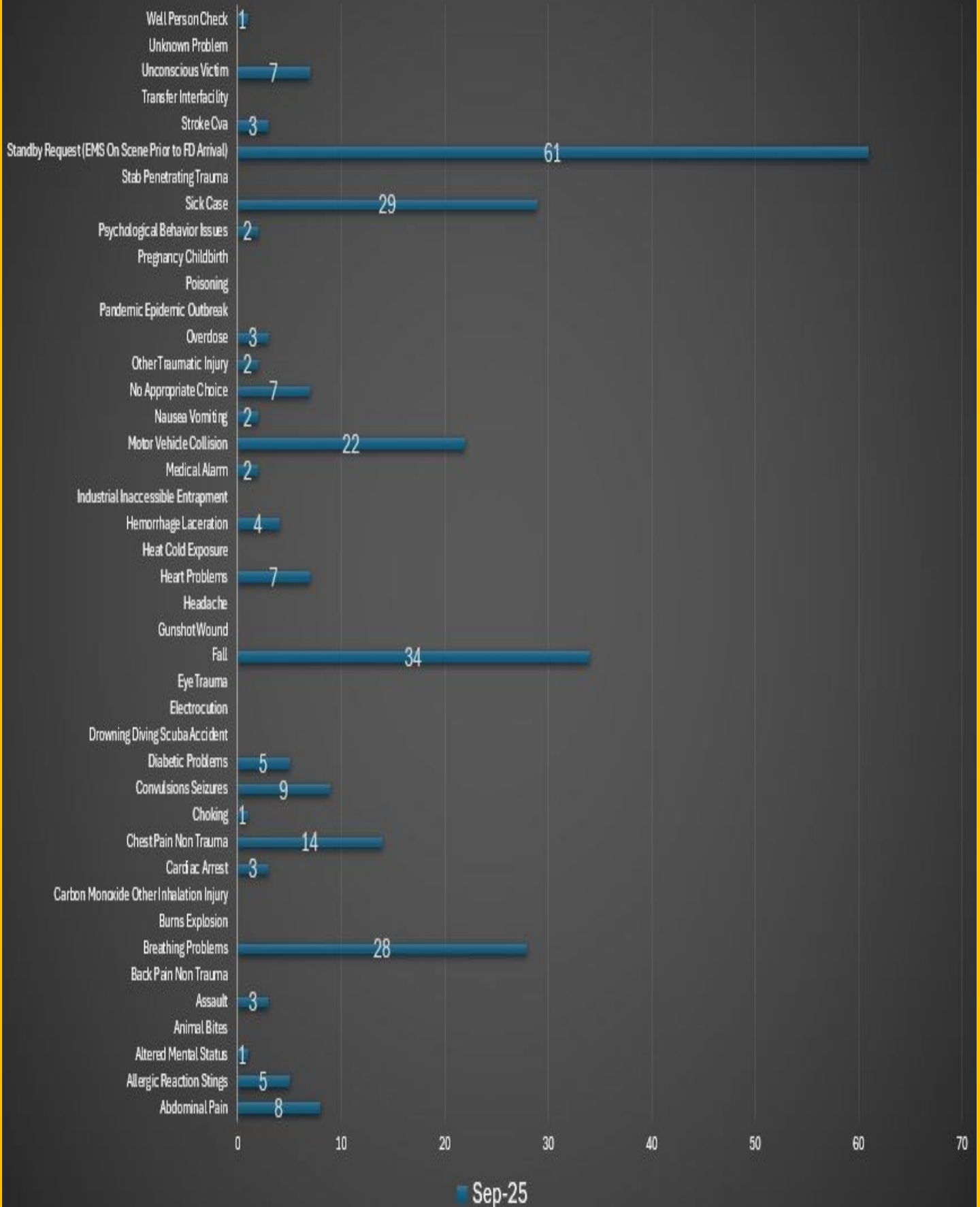


Primary Incident Type - Hazardous Situation

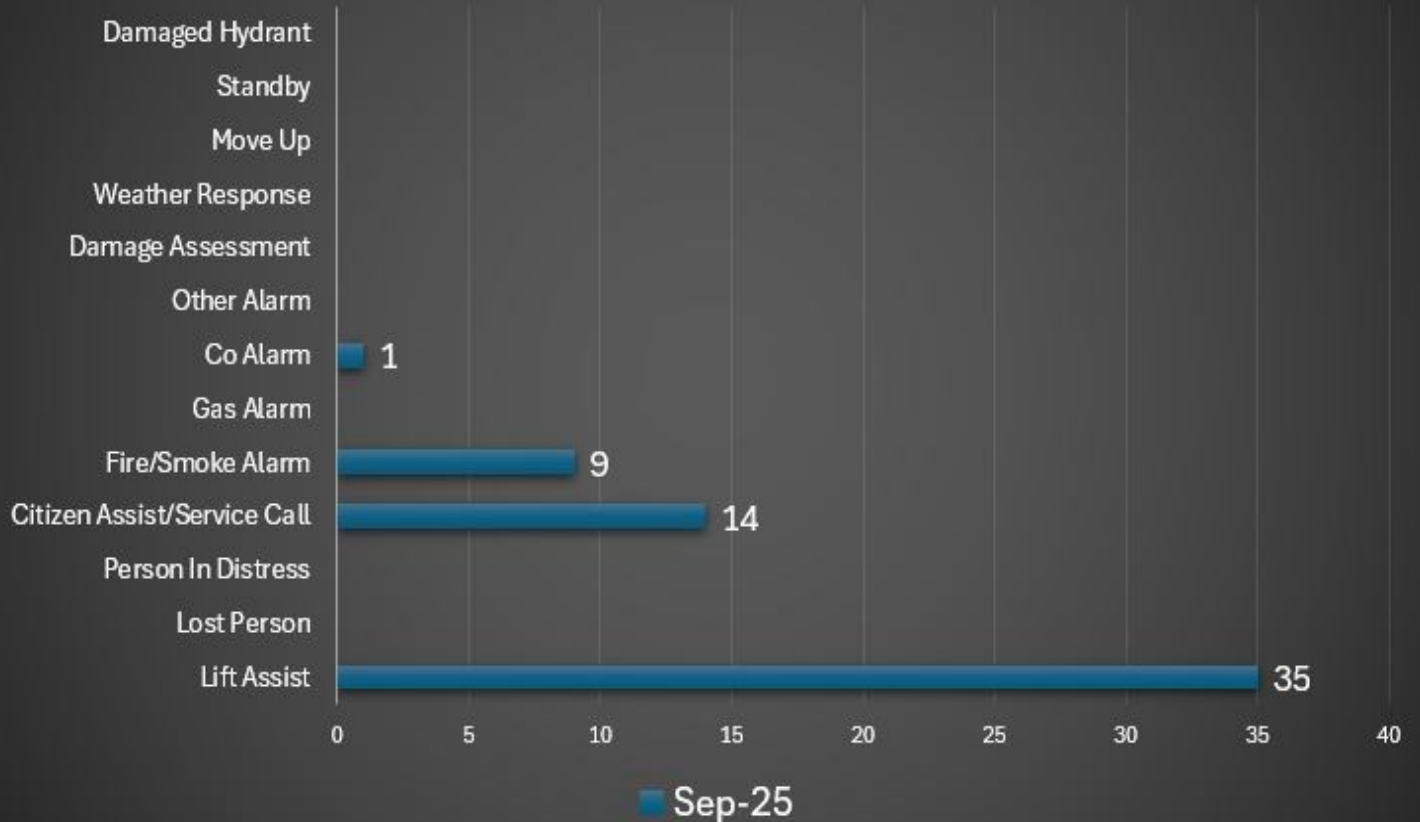


- Biological Release Incident
- Bomb Threat Response Suspicious Package
- Carbon Monoxide Release
- Elec Hazard Short Circuit
- Elec Power Line Down Arching Malfunc
- Fuel Spill Odor
- Gas Leak Odor
- Hazmat Release Facility
- Hazmat Release Transport
- Investigation Odor
- Motor Vehicle Collision
- No Rupture
- Radioactive Release Incident
- Rupture Without Fire
- Smoke Investigation

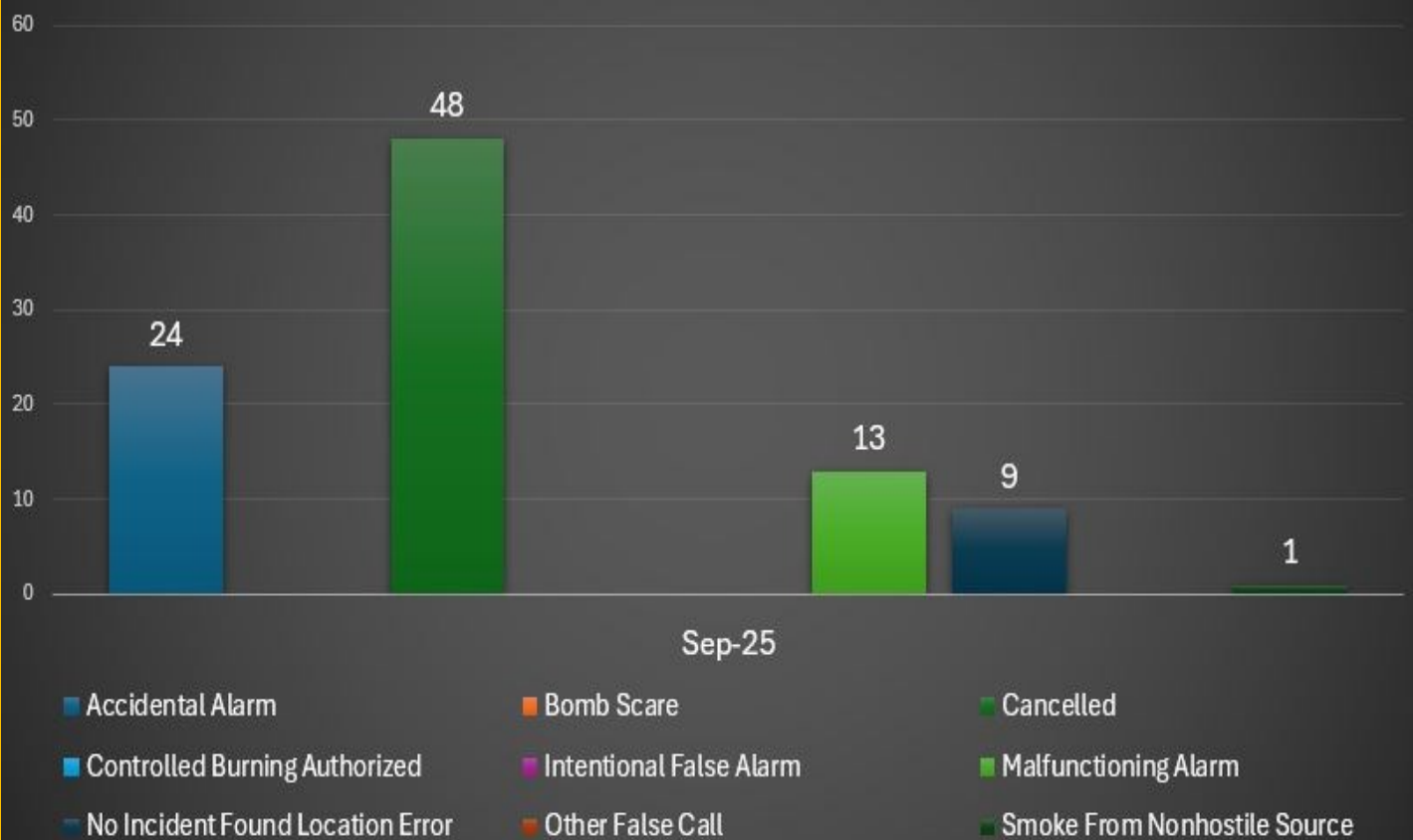
Primary Incident Type - Medical



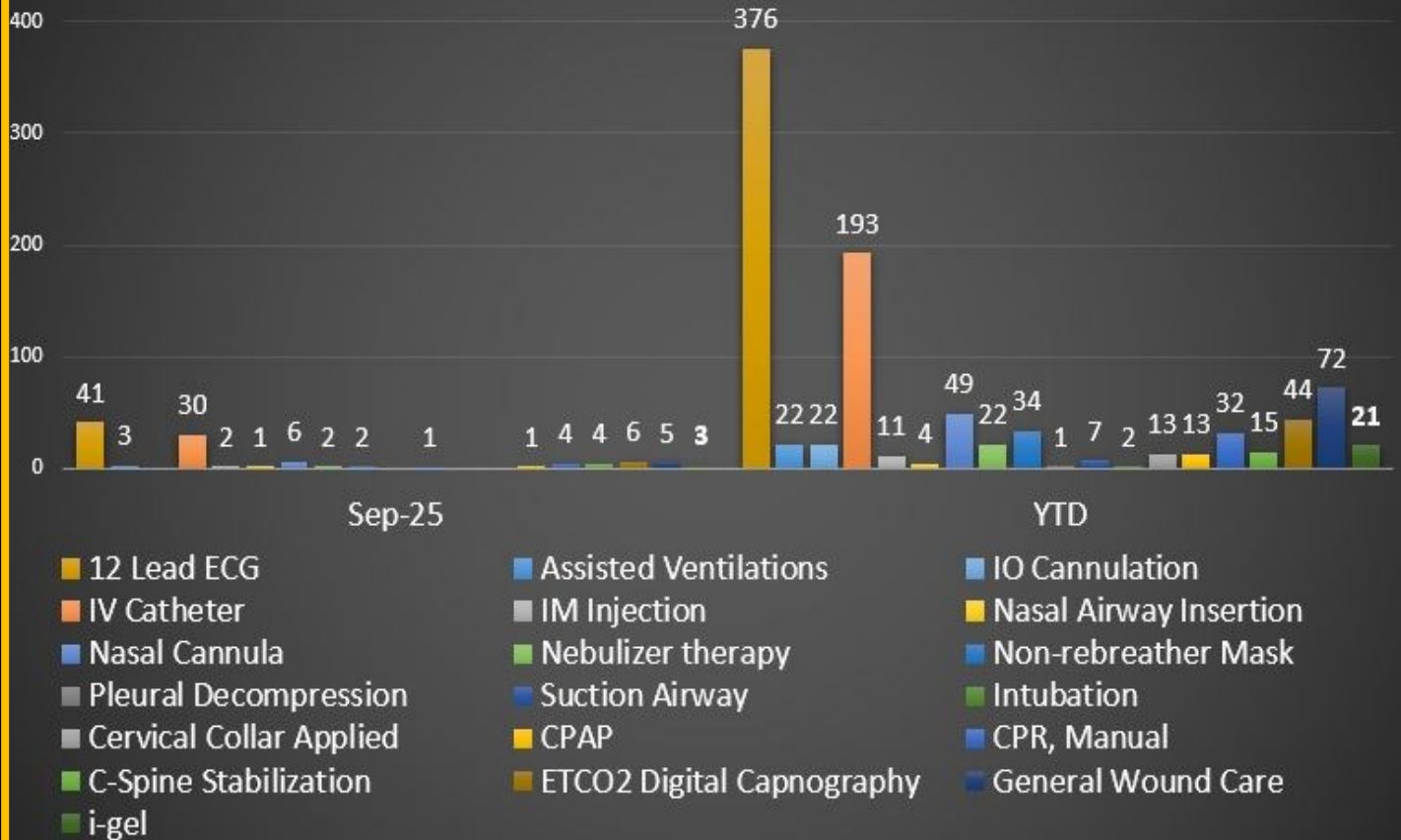
Primary Incident Type - Public Service



Primary Incident Type - No Emergency

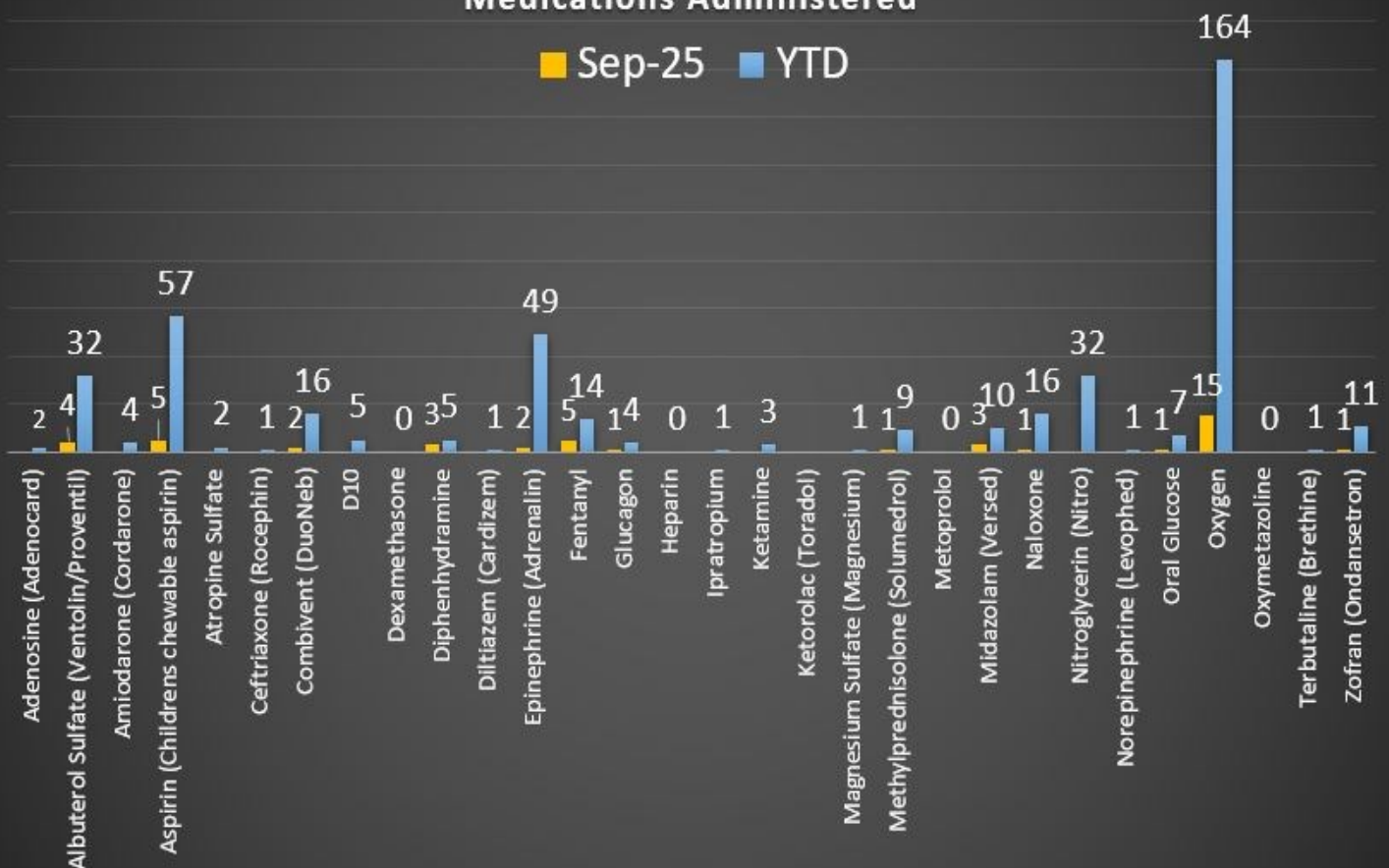


EMS Procedures



Medications Administered

■ Sep-25 ■ YTD



Division Of Training and Professional Standards

Division of Training and Professional Standards 2025



Quarterly Training hosted at Taylor's Training Grounds—Crews worked on vehicle extrication and rescue techniques.

BLUE CARD TRAIN THE TRAINER

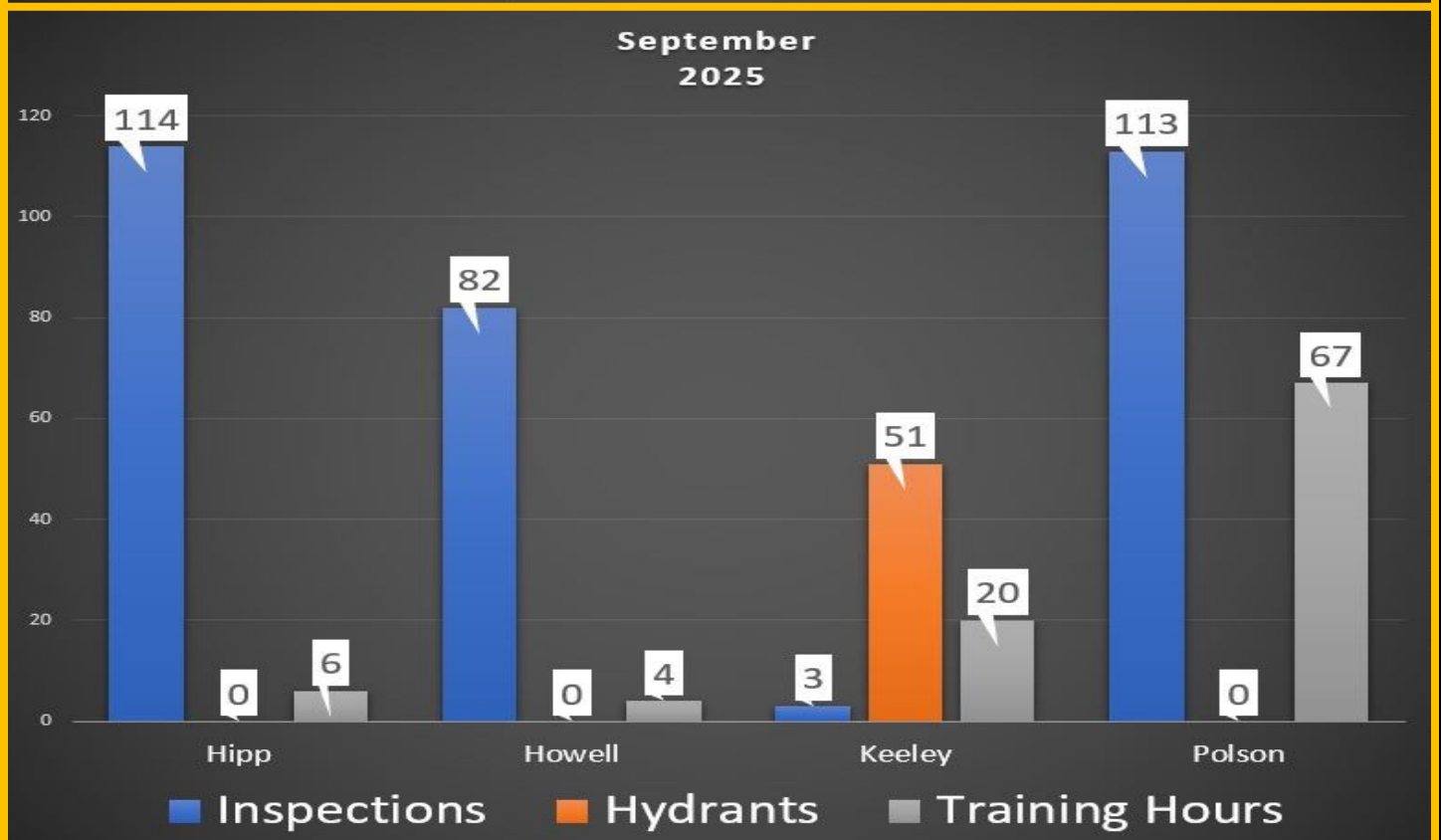


COLUMBIA, SOUTH CAROLINA



Division Chief Colby Means attended Blue Card Instructor Course in Columbia, SC. Chief Means is the 7th Instructor in our Department and will oversee our Blue Card Training Program.

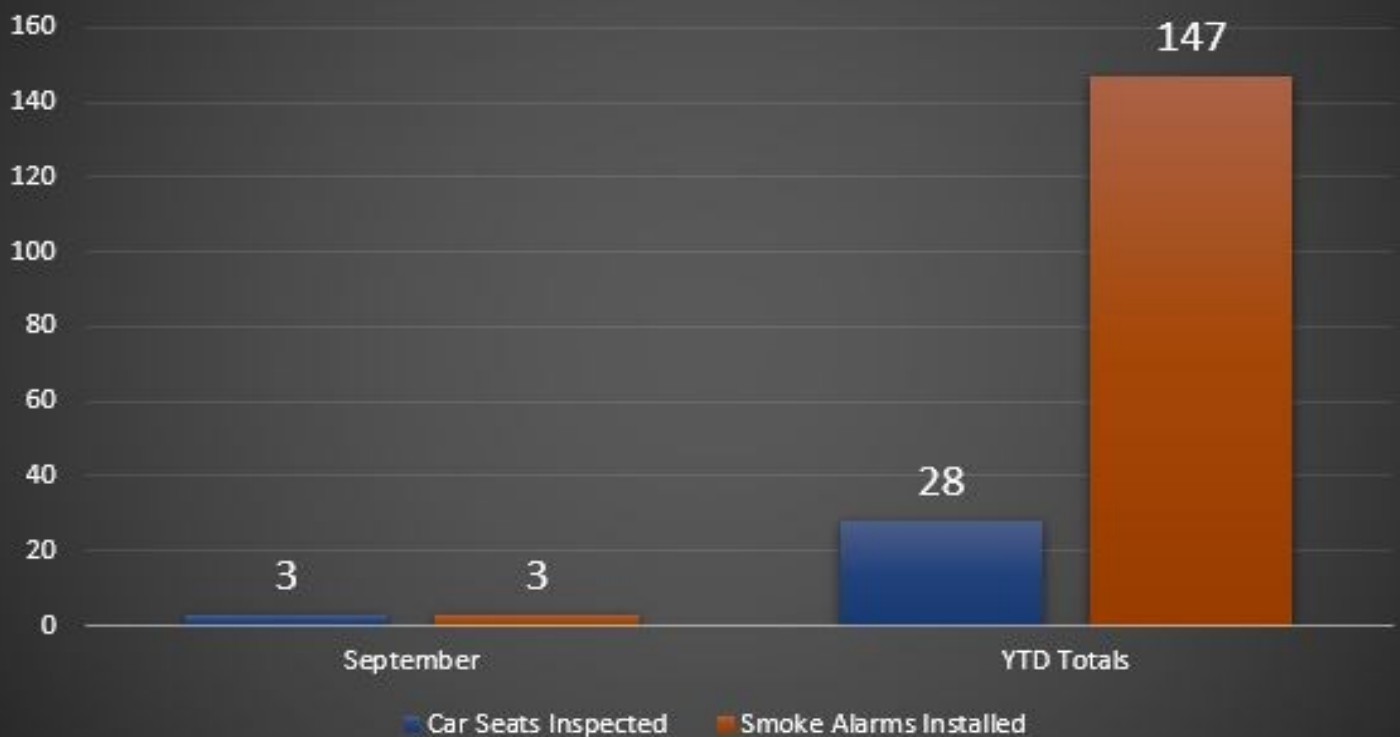
Division Of Community Risk Reduction



Deputy Fire Marshal Hipp with assistance from Engine 56 evaluated a fire drill at Rudolph Logistics for employees (Pictured Below).



Smoke Alarms and Car Seat Installs



Departmental Milestones for September 2025:

- Deputy Fire Marshal Polson conducted a fire prevention program with Engine 41 for residents at Chandler Creek Apartments.
- Deputy Fire Marshal Polson evaluated a fire drill conducted at Chandler Creek Elementary School.
- Chief Flowers and Deputy Chief Holzheimer attended SC Leadership Conference (Chiefs Conference) in Myrtle Beach.
- NC Rapid Intervention School :
 - Chandler Bradshaw
 - Johann Sulser
 - Joe Clarke

Memorandum

To: City Council

From:

Subject: Municipal Court Activity Report - September 2025

Date: October 28, 2025

CC:

Summary:

Attachments:

1. Municipal Court Activity Report - September 2025



MUNICIPAL COURT

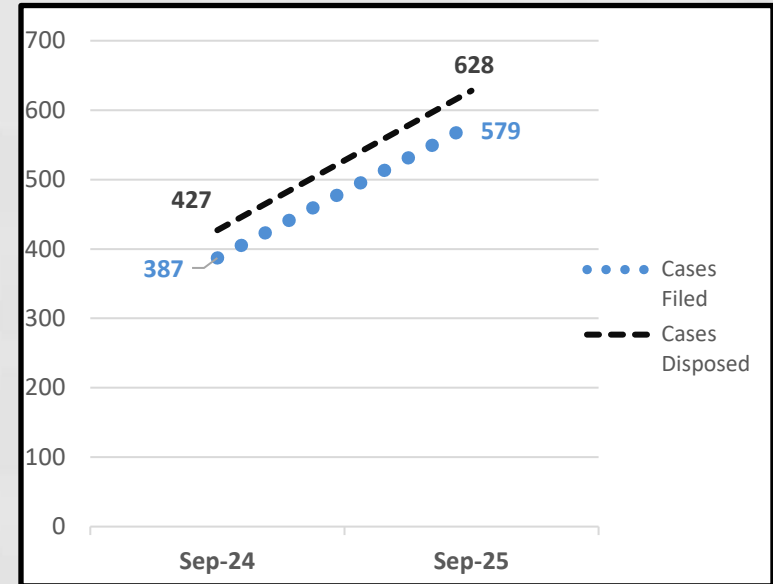
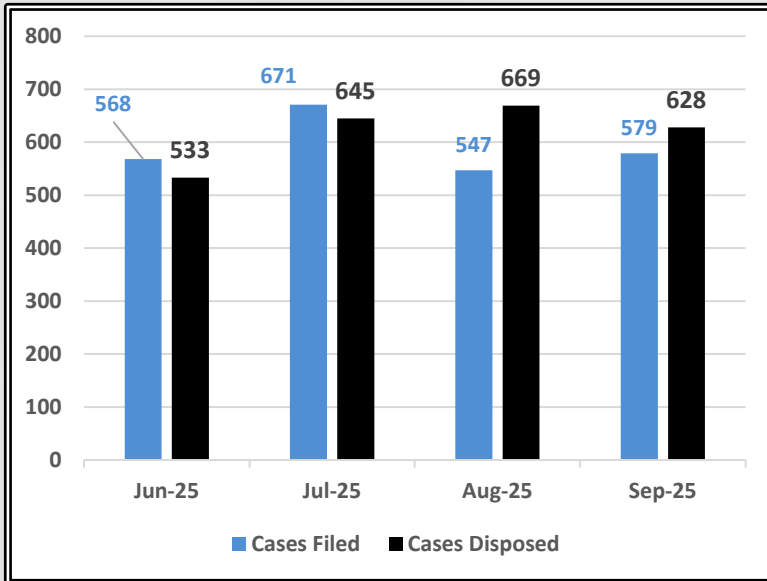
Monthly Report
September 2025

CASE LOAD

Traffic, Criminal and City Ordinances

Total cases disposed: **628**

Total cases filed by officers: **579**

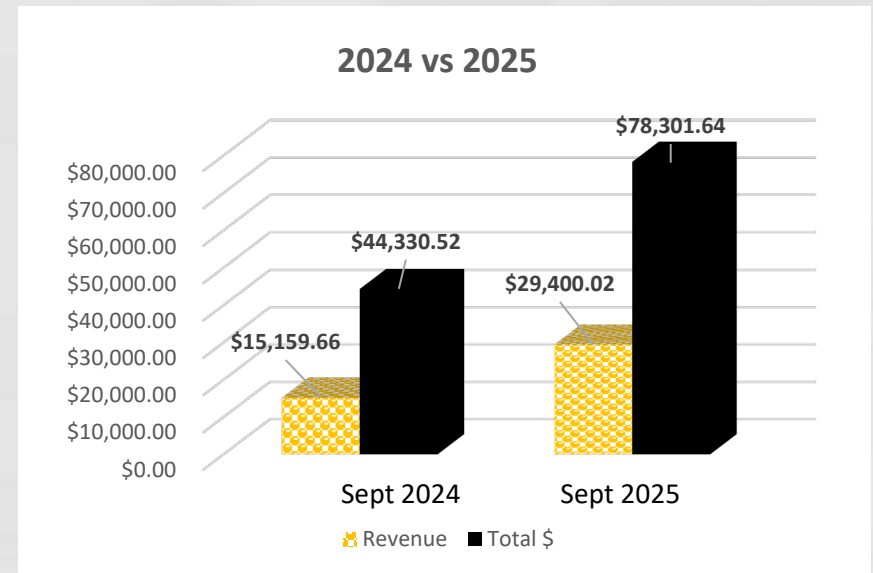
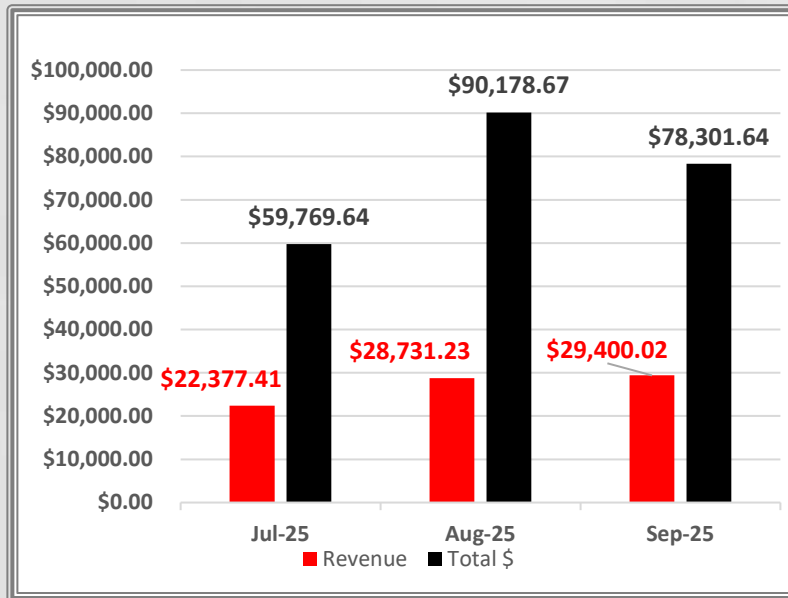


Arrest Warrants, Bench Warrants & Search Warrants

Arrest Warrants issued	64
Arraignments-# of defendants	114
Arraignments-# of charges	191
Bench Warrants issued	14
Bench Warrants served	8
Search Warrants issued	14

Revenue

Total Revenue	\$29,400.02
Sent to State Treasurer	\$42,732.59
Victim Assistance Funds	\$ 4,654.81
Total Collected	\$78,301.64



ACTIVITY

- Traffic Court was held on September 9, 10, 16, 17, 24 and 30. We have added an additional court day per week due to the increase in cases and officers.
- Jury Trials were held the week of September 22.
- Sept 3-6, SCSCJA Annual Meeting in Myrtle Beach was attended by Judge Mims, K Pressley, S Johnson and C Jamerson.
- Sept 7-10, D Livingston attended Intensive Judges' Training in Columbia.

Memorandum

To: City Council

From:

Subject: Parks, Recreation & Tourism Activity Report - September 2025

Date: October 28, 2025

CC:

Summary:

Attachments:

1. Parks, Recreation & Tourism Activity Report - September 2025

Parks, Recreation & Tourism

September 2025 Monthly Report

ADMINISTRATION:

Wards Creek Trail System

The best route for the portion of the trail that extends from Biblebrook Drive to Greenleaf Drive has been determined. CPW has expressed concerns regarding their sewer easement and the placement of the trail. The trail may have to be altered to meet specifications outlined by CPW. Our consultants, GMC, are evaluating and redesigning.

South Tyger River Greenway

The City of Greer withdrew its application for a \$100,000.00 Recreation Trails Grant through the SC Department of Parks, Recreation and Tourism for Phase 1A of the South Tyger River Greenway.

We were expecting to receive notification by May/June of this year; however, the grant cannot be officially awarded until the U.S. Fish and Wildlife Service, and the State Historic Preservation Office sign off on the project and Tribal agreements are reached between Federal Highway Administration and the Cherokee Nation.

We have an endangered species, the Tri-Colored Bat, that resides in this area where the trail is going and in the environmental assessment of the property, it states that we need to remove all trees prior to December 15 or else wait until July 15, 2026, to begin the project. Tree removal after December 15th may adversely affect the bat's mating season.

The delay in receiving official award notification would result in postponing this project until after July 15, 2026.

A Bid Request is currently advertised, and a non-mandatory pre-bid meeting was held on-site Wednesday, September 3. Once bids are received and reviewed, we anticipate asking City Council for the project to be awarded in late October.

Century Park

Design plans are currently under review to repair/renovate the lower entrance to Century Park. The project will address storm water issues in Kids Planet and the lower entrance as well as repave the road leading to the ball fields.

Greer Golf

Construction on the new bridge at Hole #12 leading to the tee box began in September. It is expected to be completed in mid to late October, weather permitting.

Cannon Centre Retaining Wall

A 35 ft. section of the retaining wall is peeling loose from the embankment. Our Capital Projects Management team is currently reviewing engineering plans.

Stevens Field Wall Replacement

We anticipate advertising the bid to construct the outfield wall section that was damaged during Hurricane Helene in October. Money to reconstruct the wall is provided through FEMA.

Neighborhood Parks

- Tryon Park
 - The new outdoor ADA picnic tables have been placed under the shade structure at the Pickleball Courts, and our patrons are enjoying them daily. New benches have been placed inside the pickleball and tennis courts. New park benches will replace the old ones in areas throughout the park in October.

- Installation of two outdoor bottle filler water fountains have been completed. One has been installed on the small building at the top of the park beside the tennis courts. The second fountain is located between the clay tennis courts and the pickleball courts.
- Resurfacing of the pickleball courts began in late September and is expected to be completed and the courts reopened to the public in mid-October, weather permitting.
- New outdoor trashcans will be installed the latter part of October or early November, depending on weather.
- **Needmore Recreation Center**
 - FRP Panels were installed in the large classroom in September.
 - An outdoor water fountain has been installed by the building in the lower parking lot.
 - Handrails have been added to the picnic shelter for safety purposes.
 - Renovations to the basketball courts are scheduled for later this fiscal year. Dates TBD.

DIVISIONS:

Athletics

- **Programs:**
 - *Baseball / Softball*
 - Facilitated Greer Baseball Club Fall League Play at Century Park.
 - Facilitated Greer Softball Club League play at Turner Park.
 - Facilitated Greer Adult Baseball League play at Stevens Field.
 - *Football / Tackle and Flag*
 - Facilitated Greer PRT youth tackle football League play at Greer City Stadium.
 - Completed Greer PRT NFL Flag Football programming at Country Club Road Park.
 - *Soccer*
 - Facilitated Foothills Soccer Club of Greer Recreational league play at Suber Road Park.
 - Facilitated Foothills Soccer Club of Greer Academy League play at Suber Road Park and Country Club Road Park.
 - *Volleyball*
 - Completed Adult Volleyball League play at Suber Road Park.
 - *Rugby:*
 - Completed Adult Rugby Rentals at Country Club Road Park.
 - Facilitated Greer 76ers Rugby practices at Country Club Road Park.
 - Competed in the Fall 7s North Carolina Rugby League.
 - *Cheer for Greer*
 - Facilitated Cheer For Greer programming at Greer City Stadium and Country Club Road Park.
- **Athletics Updates**
 - Completed Tournament Rentals at Country Club Road Park.
 - Planned for upcoming Lonnie McGee field dedication.
 - Maintained and Operated Concessions at Century Park and Country Club Road Park for tournament and league play.

Cultural Arts

- On Saturday Sept 6, the Greer Children's Theatre (GCT) hosted Broadway performer, Faith Jones from MJ the Musical, which was performing at the Peace Center. Faith did a workshop with the cast and gave feedback and encouragement. This was through a program called Broadway Plus.
- GCT's Beetjuice Jr rehearsals continued at the Center for the Arts and the Tryon Recreation Center.
- Clay classes continued at the Center for the Arts on Mondays, Tuesdays, Wednesdays, Thursdays, and Saturdays.

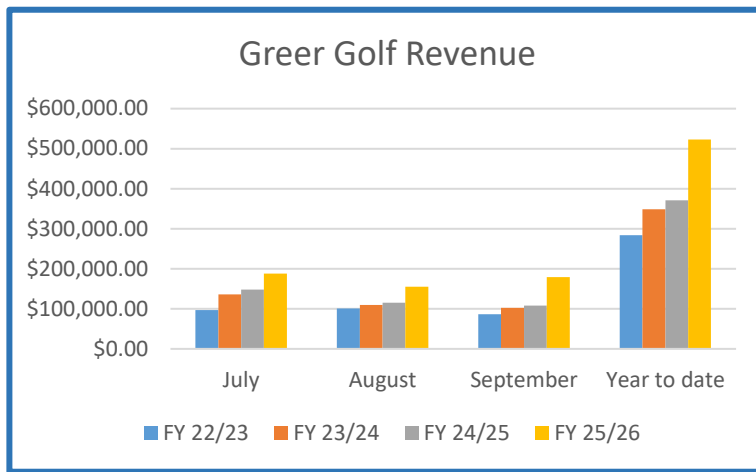
- Felting classes were held on September 15-16, taught by Johnnie McKenzie, who displayed her work in the Interwoven art show displayed last month at the Center for the Arts, with some work still on display at City Hall.
- Staff conducted tours for possible rentals and worked on preparations for the Day of the Dead Festival planned for November 1st. This included receiving vendor applications, scheduling entertainment, graphics (in English and Spanish) to market the event, and preparing several different crafts to accommodate several hundred children.
- Staff worked on advertising the next art show at the Center for the Arts, the annual student show set for November/December.
- Staff worked on hanging the Rebirth & Remembrance art exhibition, which should be completed this week.
- The final Tunes in the Park of 2025 was held on Saturday, September 20, along with the finale of Greer Idol and Greer Idol Jr. The Night Affair Band performed for a massive audience. We had one of the largest crowds we have ever seen for this event; the amphitheater and the surrounding areas of the park were completely packed. The Greer Idol Jr winner was AJ Putnam, and the Greer Idol winner was Cason Carter.
- A Beetlejuice parent / cast meeting was held at the Center for the Arts on September 30. There were 80 people in attendance. Rehearsals continue on Mondays, Tuesdays, Thursdays and Saturdays.

Events

- **Total events held in September – 60** (Internal: 24, Rental: 27, Special Events: 3, Wedding Event: 6)
- The Events Division is currently planning and finalizing events such as the Artisan Makers Market on October 18 and Greer Alive on October 24 and November 14. Other upcoming events include the Christmas Tree Lighting on December 5 and Breakfast with Santa on December 6.
- The first Greer Alive of the fall season kicked off on September 26 with a fantastic evening in Greer City Park as we partnered with the Greer Farmers Market to combine two great events into one. Guests enjoyed live music from The Trapfire Brothers, shopped with over 40 local vendors, and grabbed bites from favorites like Churro Masters, Mexibilly's, Cosmic Empanadas, Aspen Street Sweets, Young's BBQ, The Salted Fry, and Carolina Squeeze.
- Railfest rolled into Greer City Park on September 27 with an incredible turnout of over 3,500 attendees! Families enjoyed a day full of trains, trackless rides, model displays, interactive exhibits, and fun activities for all ages. Guests enjoyed live music by Polk County Line, delicious food, and a variety of free activities and inflatables for all ages.
- In September, the Ambassadors provided excellent customer service, assisting just under 750 passengers in downtown Greer Station.

Golf

- On September 29 and 30, Greer Golf facilitated the Upstate Intercollegiate Golf Tournament that was hosted by North Greenville University. The tournament featured nine women's teams and seven men's teams from South Carolina, North Carolina, Georgia, Tennessee, and Virginia.
- All tee boxes have been over-seeded with rye grass and top-dressed for the fall and winter.
- All employees completed required PDQ McGrath questionnaires.
- Irrigation software and hardware has been installed and is now fully functional.
- Revenue for the month of September was \$179,532.95. This is \$72,000 more than last year, and we have collected \$151,000 more in revenue year-to-date (than last year).
- **Tournaments:**
 - The North Greenville University Upstate Collegiate Invitational Tournament September 29 & 30. Sixteen (16) collegiate teams (men and women) from five different states competed at Greer Golf.



Recreation

- **Rentals:** *Recreation Center Rentals – 7; Kids Planet- 102*
- **Recreation Updates:**
 - Resurfaced the Pickleball Courts at Tryon Park.
 - Held Interviews for a Recreation Leader Rentals- Fund 50 employee to work rentals inside our Recreation Centers.
- **Recreation Programs:**
 - *SOAR*
 - *Hand and Foot* card game days were held 9:30 am at the Cannon Centre on September 3, 10, 17, and 24. There were 33 participants.
 - Novice and improver *Line Dancing* classes were held at the Cannon Centre on September 3, 17, and 24. There were 82 participants.
 - *Bingo* was held 10:00 am at City Hall on September 4 and 18. There were 50 participants.
 - *Book Club* met at 10:00 am in the Center for the Arts to discuss *Counting Miracles* by Nicholas Sparks. There were 8 participants.
 - “*See How They Run*” was watched for *Movie Day* on September 22 at City Hall. There were 8 participants.
 - The seniors left from the Center for the Arts at 9:30 am for a field trip to *Hatcher Gardens* on September 25. There were 25 participants.
 - A *Monarch Butterfly Release* was held at City Park, Kids Planet, and Center for the Arts with over 70 people in attendance.
 - The *Needmore Afterschool Program* is held daily at the Needmore Recreation Center.
 - We concluded our *National Parks BioBlitz Program* at City Park in the month of September. We had 49 separate observations and 34 different species scanned by participants visiting the Park.
- **Community Partner Programs:**
 - *Never Alone, Narcotics Anonymous* hold monthly meetings on Tuesdays at the Tryon Recreation Center.
 - *Senior Action* meets daily from 8:00 am – 1:00 pm at the Needmore Recreation Center.
 - *Creative Advancement* hosts their weekly afterschool program at the Tryon Recreation Center.
 - *The Palmetto Cutlery Club* met for their monthly meeting on September 12, at the Tryon Recreation Center.
 - Two outdoor *Archery* practices were held on Wednesday nights at City Stadium in preparation for an outdoor archery tournament in October.
 - The *South Carolina Treasure & Artifacts Association* met on September 22 for their monthly meeting.

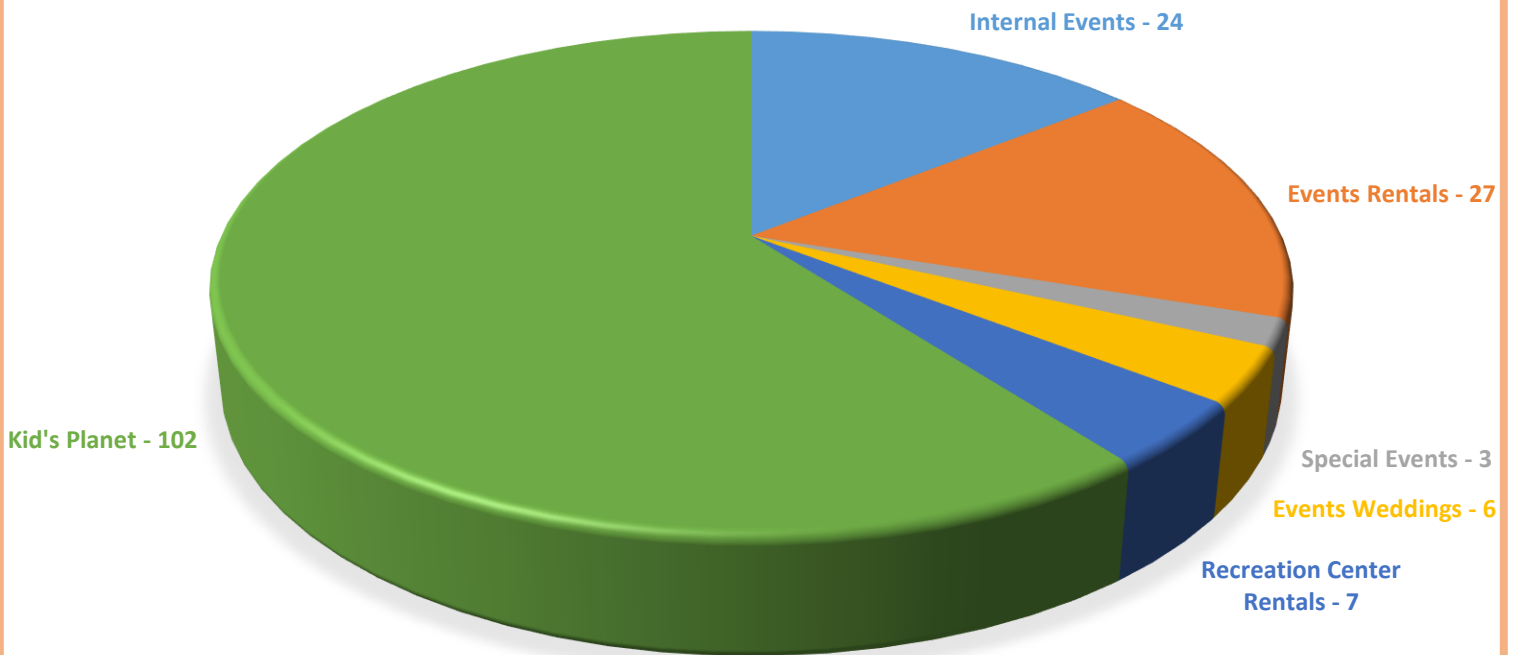
- *Little Explorers & Sprouts* is an upcoming program for kids aged 0 - 6 wanting to discover nature via a craft, activity, and exploration outside. Classes were held on Wednesdays at Tryon Recreation Center at 10:00 am. Due to the popularity of the program, an additional 11:00 am class has already been added.

Tourism

- Lindsey Shaffer attended the Southeast Festivals & Events Association (SFEA) Board Retreat in Asheville, NC, on September 2-3 for annual conference planning. Lindsey is the Immediate Past Chair and will serve on the Board of Directors until 2027.
- Staff attended the VisitGreenvilleSC Annual Meeting on Thursday, September 4.
- Lindsey Shaffer provided upcoming event announcements at the Greer Chamber's First Friday Luncheon on Friday, September 5.
- The Never Forget 9:11 Endurance Challenge (permitted event) took place on Sunday, September 7. Participants from Alabama, Georgia, Iowa, North Carolina, and South Carolina participated in the challenge.
- Staff met with the Cultural Arts Division and Planning & Development Department on Monday, September 8 to discuss bylaws and procedures for a Public Arts Commission.
- The Tourism Division partnered with a South Carolina based content creator who focuses on visiting cities and towns around the state for an upcoming social media campaign. She visited Greer on September 12 – September 13 and will highlight dining, shopping, and activities around the city.
- The Greer150 Branding Committee reviewed the submissions for the 150th Anniversary branding call during the week of September 8. Finalists were interviewed in-person on Tuesday, September 16 to provide an overview of their concept and design process.
- Staff partnered with Upcountry SC to promote fall festivals in the upcoming October newsletter. The newsletter feature is part of advertising in their annual visitor guide.
- The Tourism Division attended the SFEA Seminar in Suwannee, GA on Friday, September 19.
- Staff attended South Carolina Department of Parks, Recreation and Tourism's (SCPRT) Welcome Center Brochure Swap in Walhalla on Tuesday, September 23. This is an opportunity to conveniently deliver Greer brochures to the state's nine welcome centers.
- Lindsey Shaffer met with the BMW Charity Pro-Am on Wednesday, September 24 to discuss the return of ParTee on Trade to kick off the 2026 tournament week in Greer. The 2025 event was very successful, bringing visitors into downtown and supporting local businesses.
- The Tourism Division hosted a final Greer Arts & Eats meeting on Wednesday, September 24 with City staff and Chamber representatives to ensure all departments were prepared for the event.
- An approved permitted special event took place on Saturday, September 27 on Moss Street and Greentown Park.
- Lindsey Shaffer and the Communications Department met on Monday, September 29 for Greer150 planning.
- VisitGreenvilleSC partnered with The City to host a think tank session on Tuesday, September 30. Merchants were invited to participate in the session, which focused on creating Greer Winter Experiences: From Ideas to Action.

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.

PRT EVENTS & RECREATION OVERVIEW



Memorandum

To: City Council

From:

Subject: Planning & Development Activity Report - September 2025

Date: October 28, 2025

CC:

Summary:

Attachments:

1. Planning & Development Department Activity Report - September 2025

PLANNING & DEVELOPMENT DEPARTMENT

OUTLINE

- Department Highlights and Summary
- Department Statistic Dashboard
- Planning and Zoning
- Commercial Plan Reviews
- Housing & Construction
- Code Enforcement
- Impact Fees



MONTHLY REPORT
SEPTEMBER 2025

DEPARTMENT HIGHLIGHTS

Community Involvement:

- The Community Standards & Compliance Division will be accepting donations of coats and cold-weather items through October. These donations will be taken to Greer Relief, Daily Bread Ministries, & Greer Housing Authority.
- The Community Standards & Compliance Division will host their 4th Community Engagement Event on October 9th at the Center for the Arts.
- The Community Standards & Compliance Division will host their first neighborhood clean-up at Chick Springs Road on October 25th from 9 – 11am.

Staffing Update:

- We will be posting the Building Inspector II position in October

REPORT SUMMARY

Planning

- Planning activity remains steady across divisions, though most 2025 categories show a modest decline compared to 2024, except for Zoning Appeals, which saw a notable increase in activity.

Housing & Construction

- Residential construction peaked in 2024, then dipped in 2025 so far. 2025 monthly spending is averaging \$5M–\$19M, with March the highest at \$19.26M. Commercial construction saw a major spike in 2022, dropped in 2023, rose again in 2024, and is tracking lower so far in 2025. January 2025 was the strongest month (\$28.6M).

Inspections & Permits

- Both building inspections and permits are trending notably lower in 2025 compared to the past three years, suggesting a slowdown in construction activity. The most active months in 2025 were early in the year (January–February), followed by a steady decline through the summer.

Community Standards & Compliance

- Inspection activity remains steady and in line with recent years, suggesting consistent enforcement operations. Illegal sign enforcement is showing a moderate rebound from 2024 levels but remains below earlier years, indicating some improvement in compliance or fewer violations overall.

Impact Fees

- Residential development continues to be the primary driver of impact fee revenue in 2025, accounting for nearly 88% of total collections. Commercial activity has been slower, suggesting a focus on housing growth over business expansion.

DEPARTMENT STATISTIC DASHBOARD

PLANNING

- Planning Commission Reviews: 0
- Board of Zoning Appeals: 2
- Board of Architectural Review: 0
- Planning Advisory Committee: 4
- Administrative Plat: 23
- Civil Plan Review: 13
- Planning Advisory Committee Cases: 4
- Final Plat Review: 5
- Zoning Letters: 4

HOUSING & CONSTRUCTION

- Housing Starts (YTD): 364
- Residential Cost (YTD): \$5,707,763.90
- Commercial Cost (YTD): \$1,295,662.72
- Total Construction Cost (YTD): \$7,003,427

HOUSING & CONSTRUCTION

- Building Inspections (YTD): 28,138
- Building Permits (YTD): 7,341
- Miscellaneous Permits (YTD): \$16,782,151
- Accessory Dwelling Units (YTD): 5

CODE ENFORCEMENT & SIGNS

- Code Enforcement Inspections (YTD): 6901
- Illegal Signs Removed (YTD): 2251
- Educational Conversations Held (YTD): 3

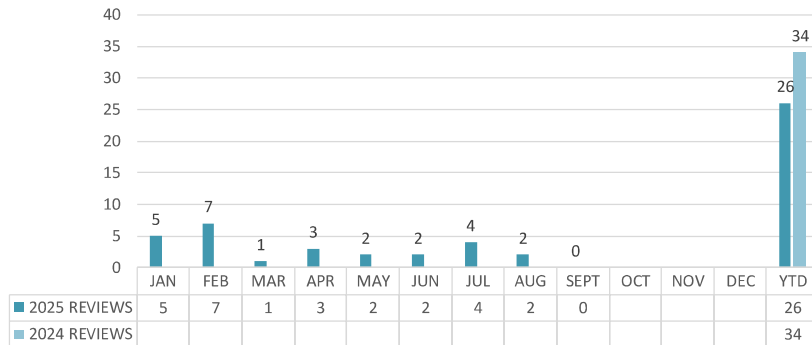
IMPACT FEES (RESIDENTIAL & COMMERCIAL)

- Police: \$3,388
- Fire: \$7,308
- Public Services: \$9,597
- Parks & Rec: \$16,345

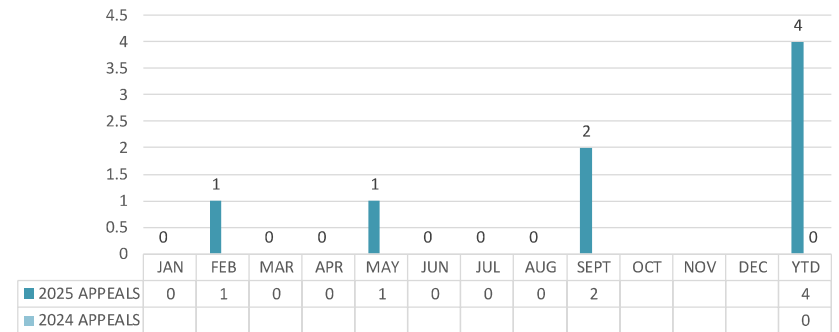
Total: \$36,638

PLANNING

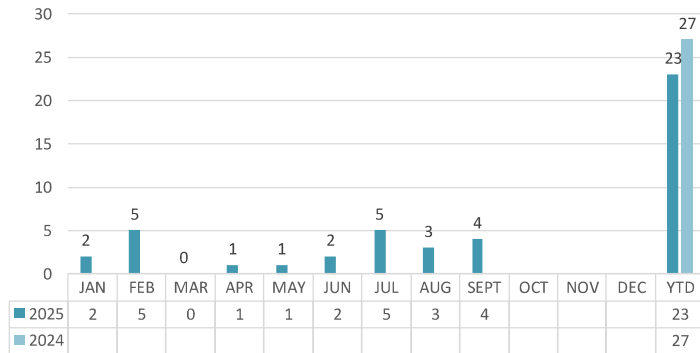
Planning Commission



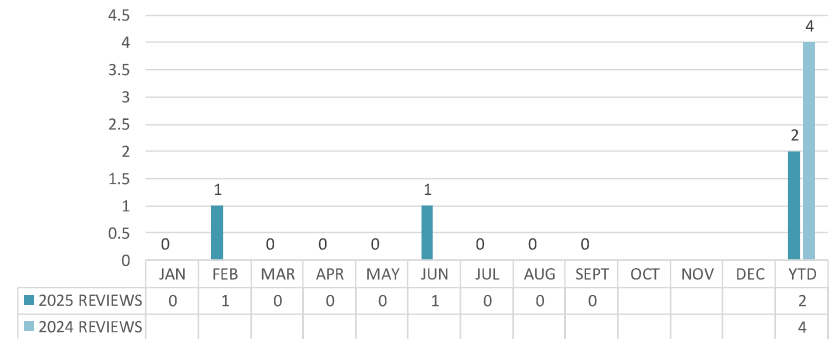
Board of Zoning Appeals



Planning Advisory Committee

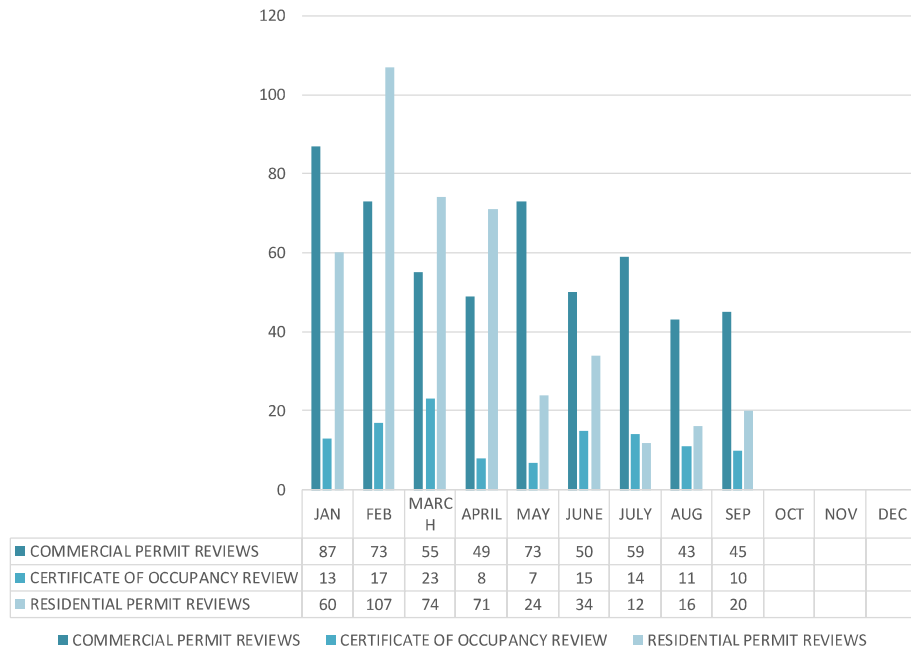


Board of Architectural Review

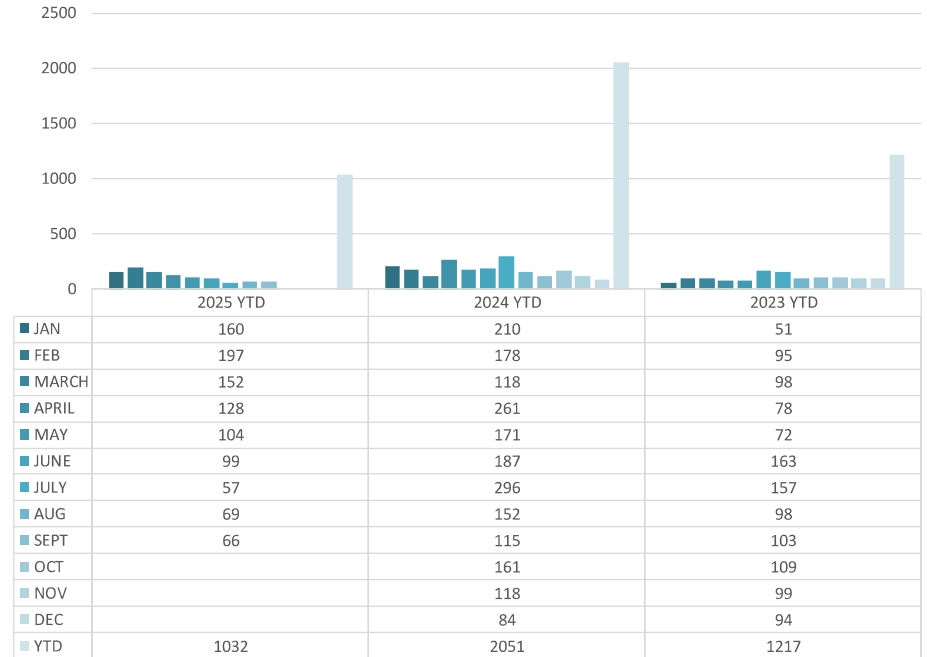


PLANNING

Zoning Review Breakdown

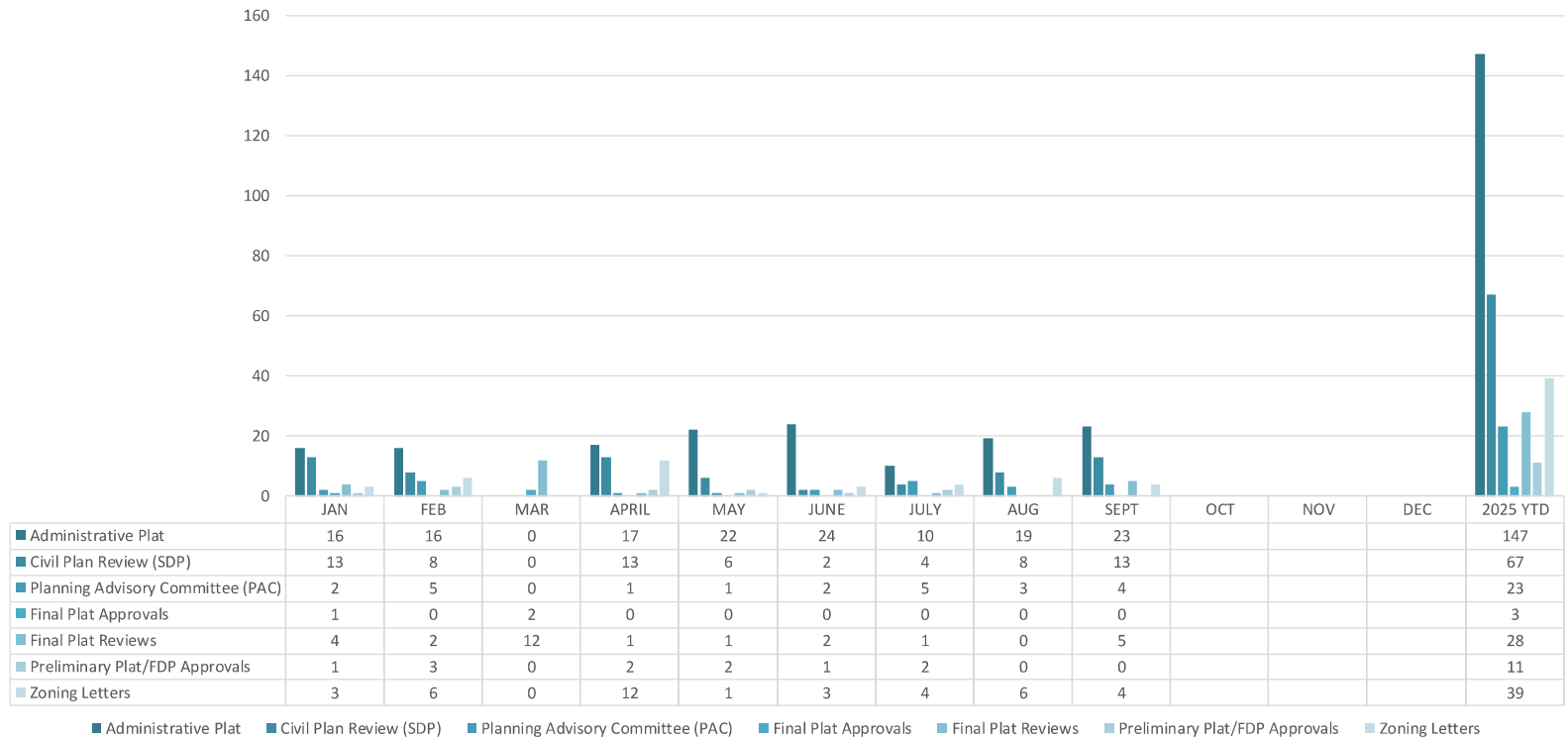


Zoning Review Comparison



PLANNING

Other Planning and Zoning Activity

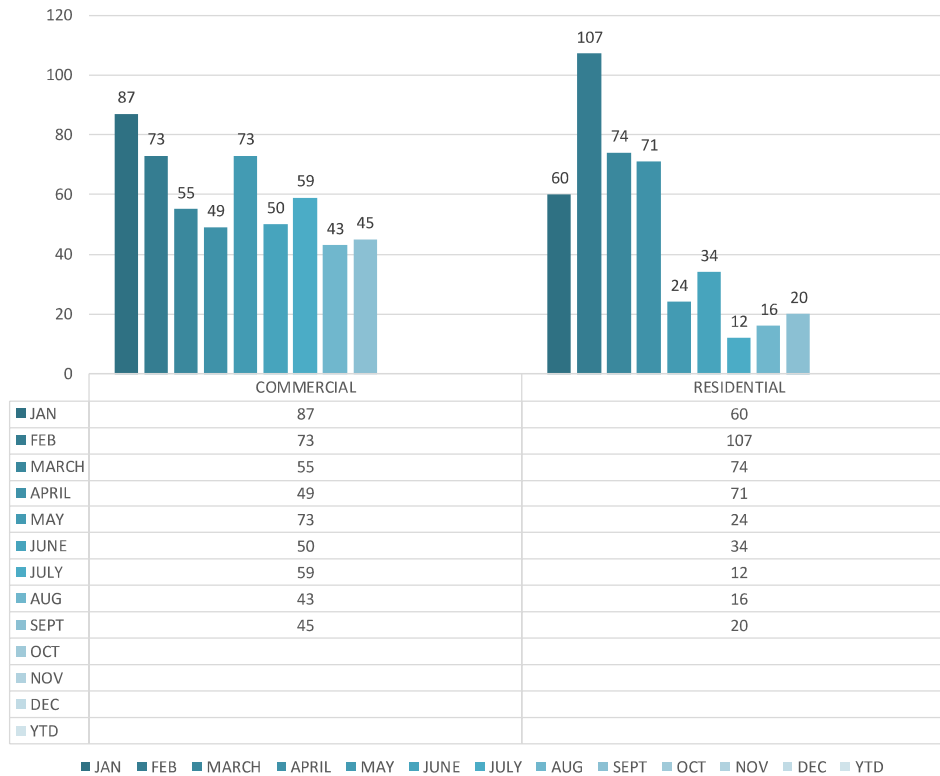


COMMERCIAL PLAN REVIEWS

COMMERCIAL PLAN REVIEW	ADDRESS
CONSTRUCTIVE RESOURCE	6135 WADE HAMPTON BLVD
GEORGE SMITH	130 134 CALIBER RIDGE DR
UPSTATE GRADING INC	655 ARLINGTON RD
TAZ MECHANICAL & CONSTRUCTION	1704 POPLAR DR
ASCENT CONSTRUCTION GROUP	2414 S HIGHWAY 14
ASCENT CONSTRUCTION GROUP	1302 W WADE HAMPTON BLVD
SMITH ENGINEERING & CONSTRUCTION	450 GLOBAL COMMERCE BLVD
HAYES & LUNSFORD ELECTRIC INC	2048 GIBB SHOALS RD

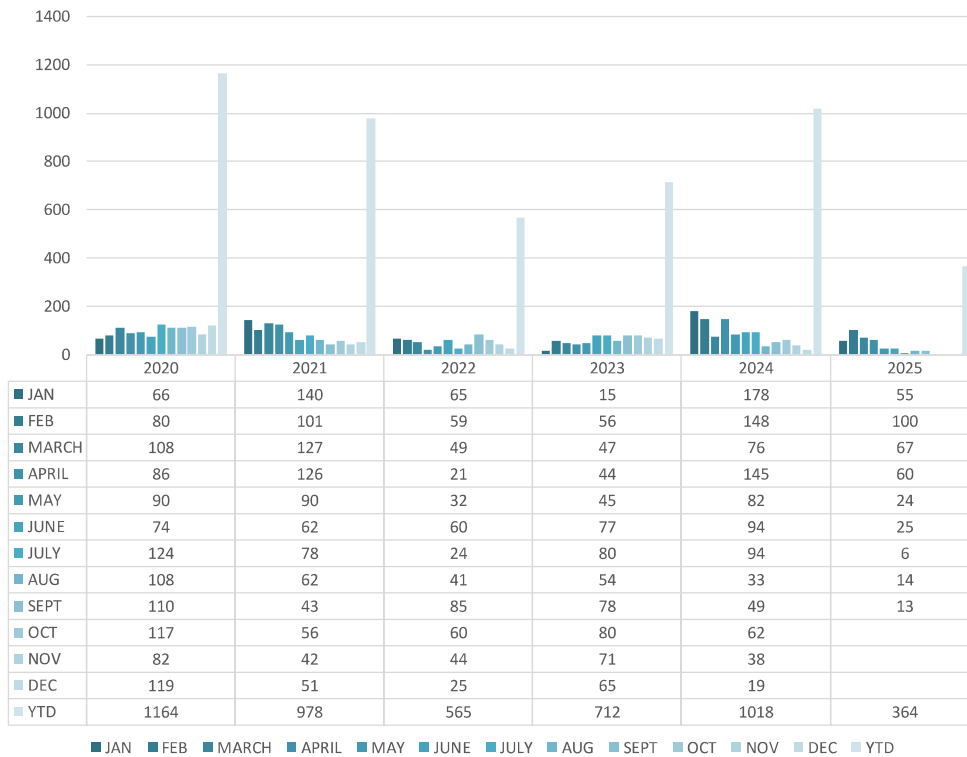
COMMERCIAL PLAN REVIEWS

PLAN REVIEWS

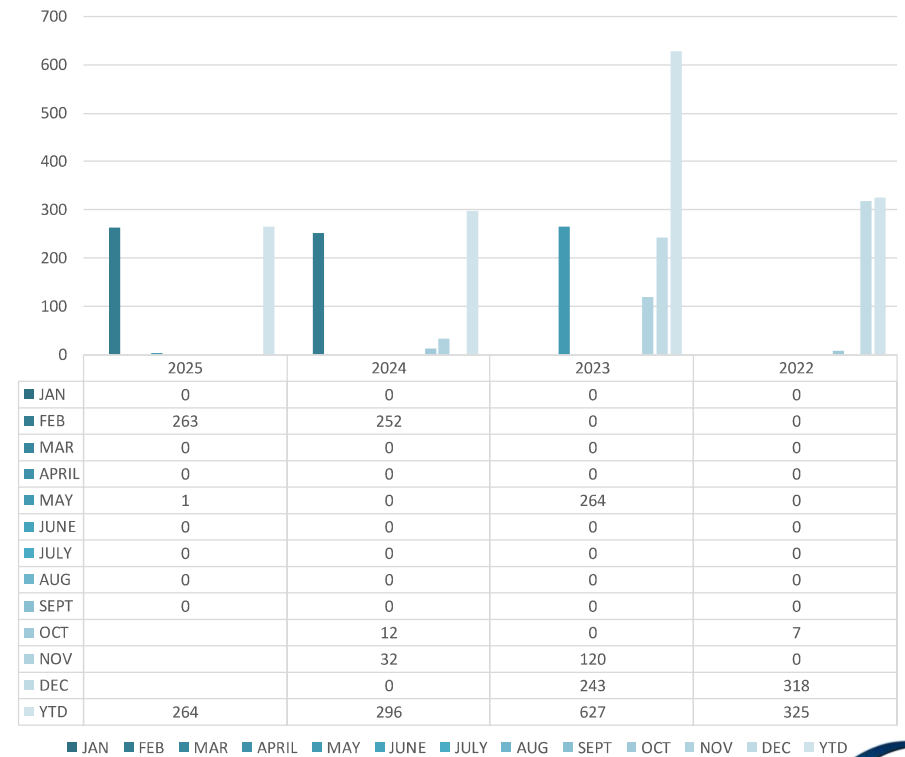


HOUSING & CONSTRUCTION

HOUSING STARTS

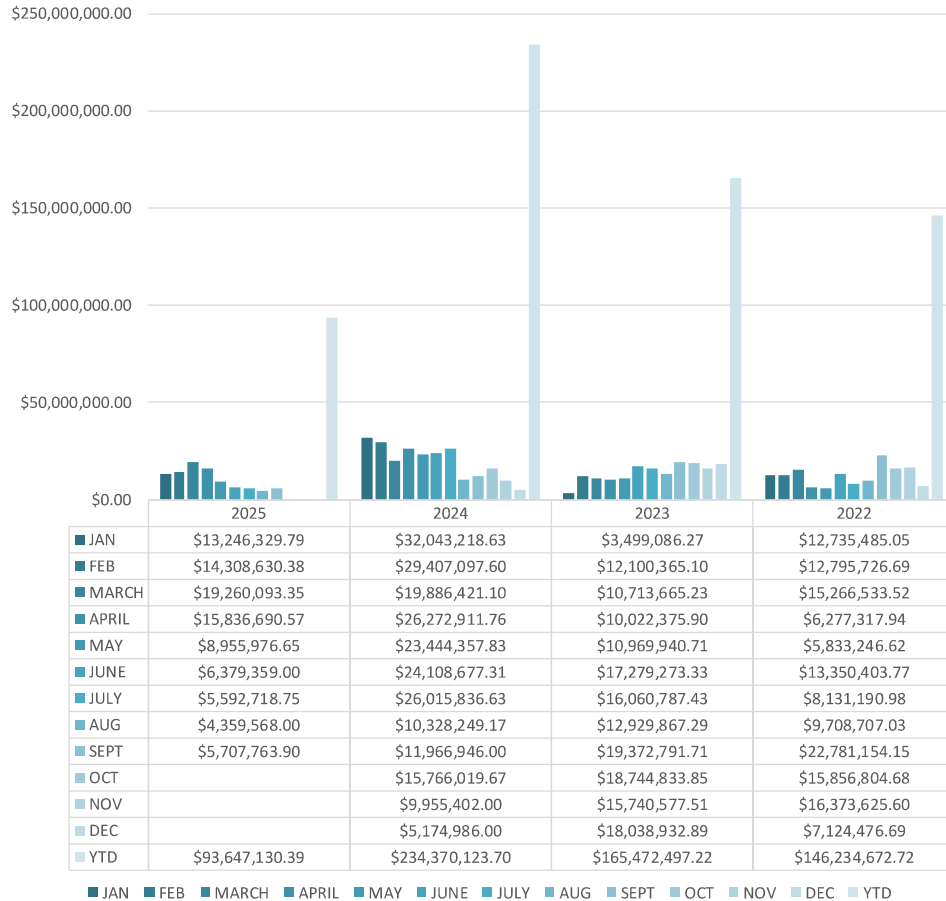


MFA STARTS

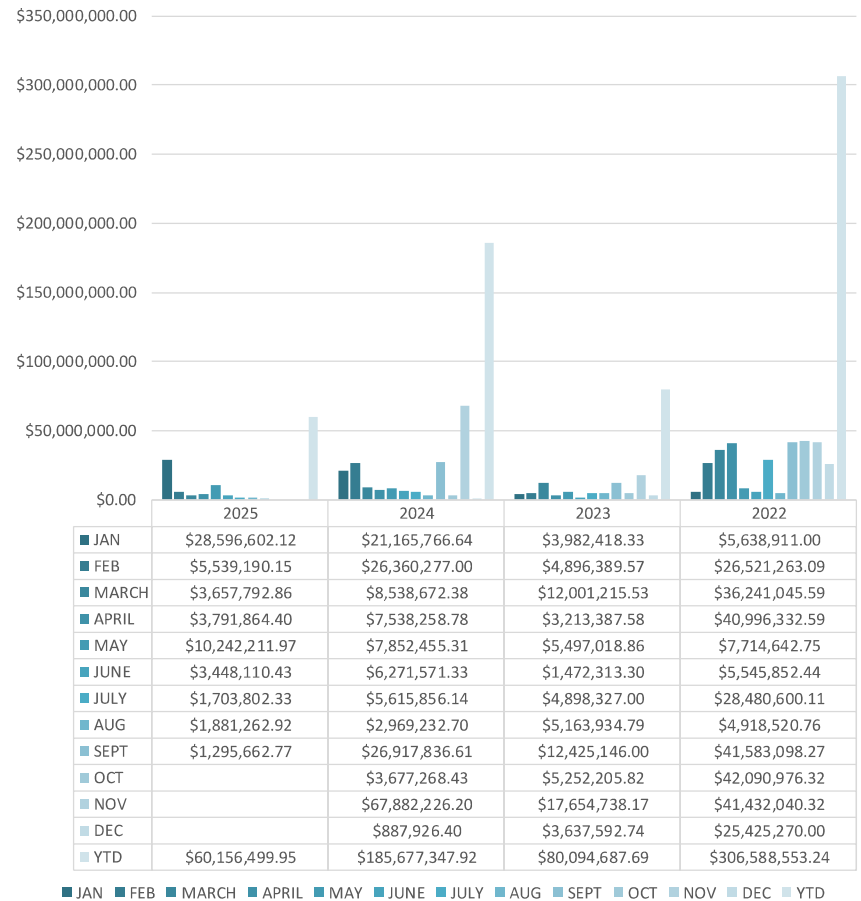


HOUSING & CONSTRUCTION

RESIDENTIAL CONSTRUCTION

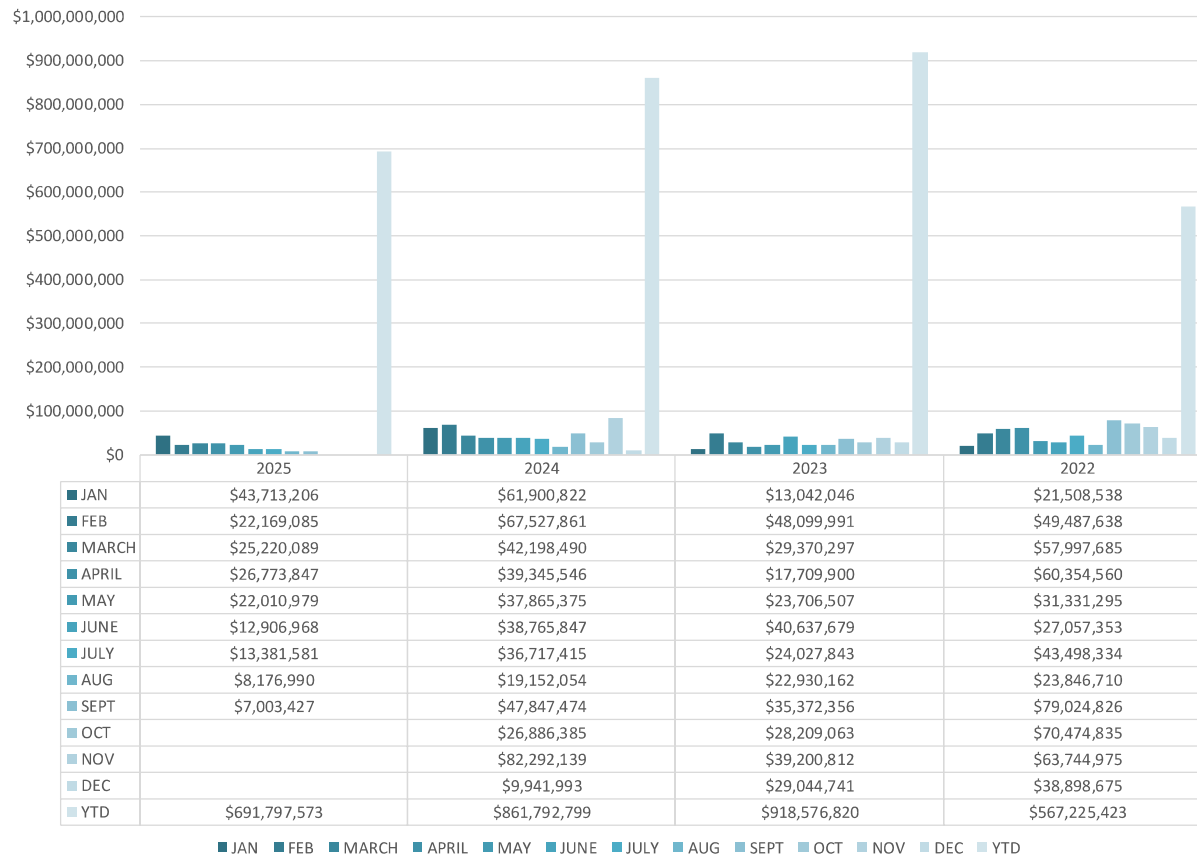


COMMERCIAL CONSTRUCTION



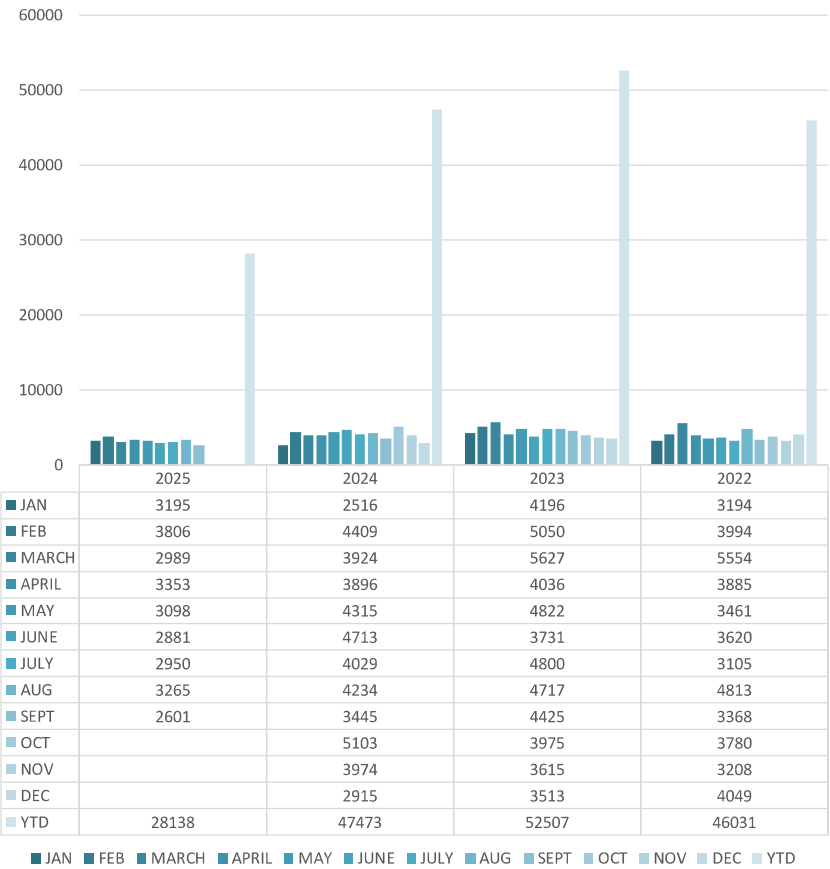
HOUSING & CONSTRUCTION

TOTAL CONTRUCTION

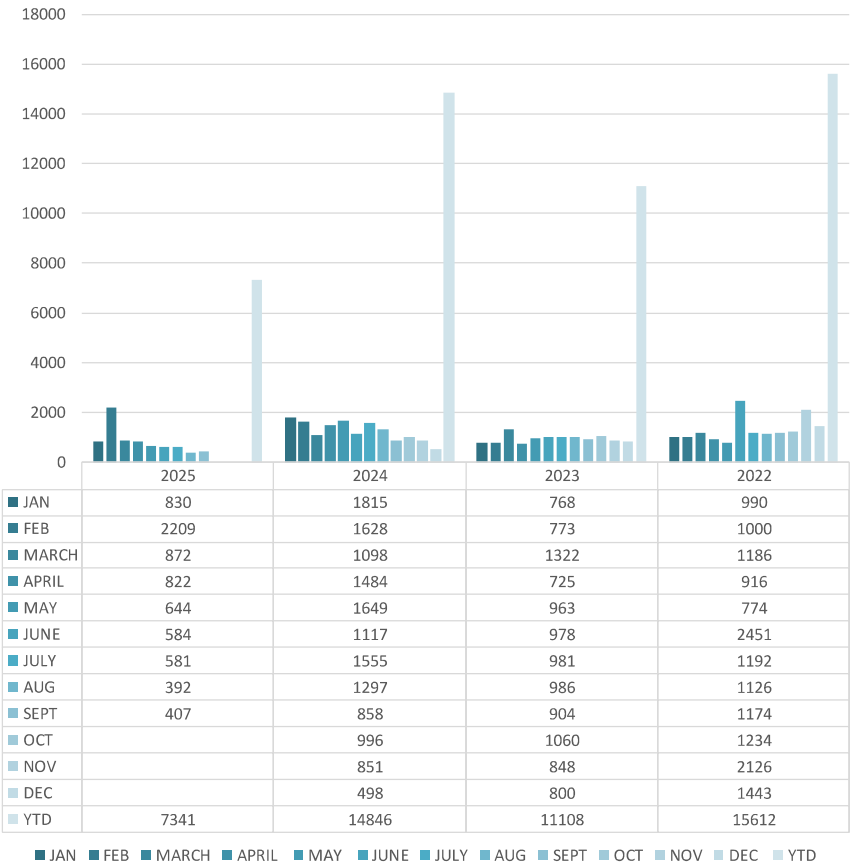


HOUSING & CONSTRUCTION

BUILDING INSPECTIONS

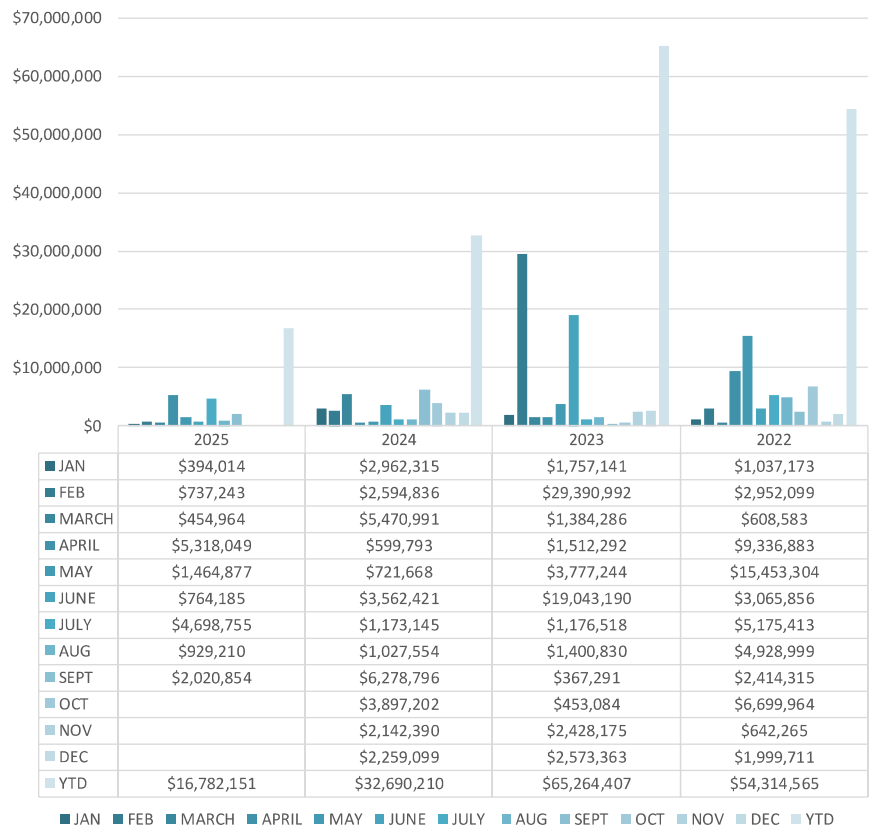


BUILDING PERMITS

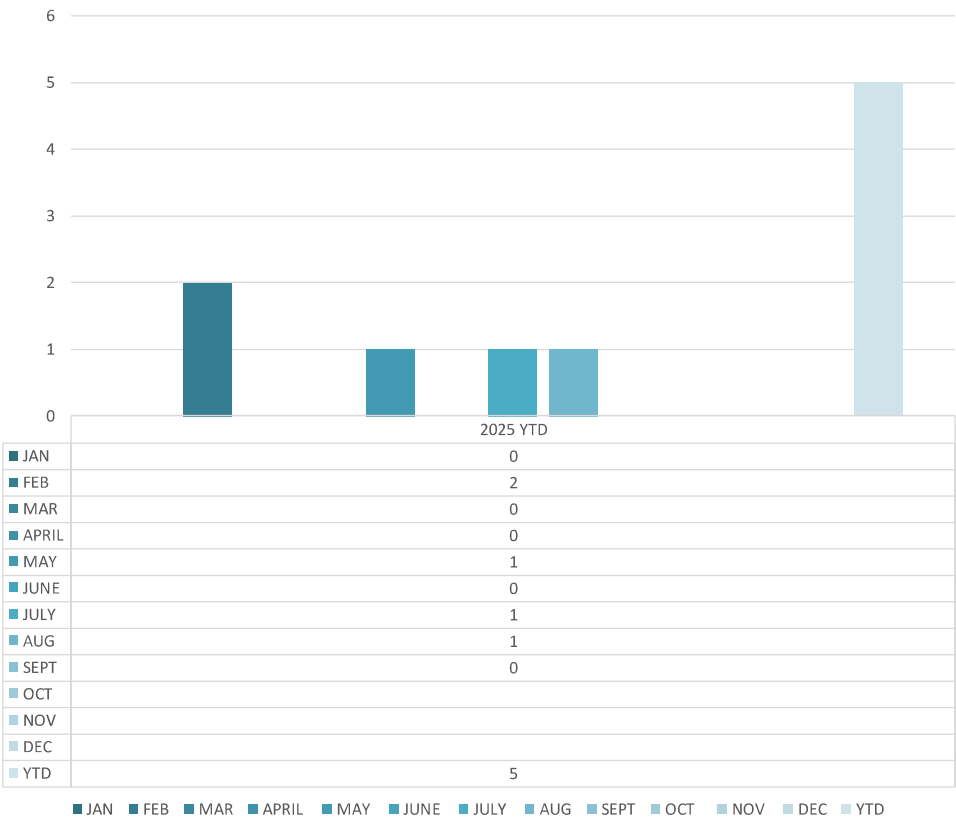


HOUSING & CONSTRUCTION

MISCELLANEOUS PERMITS

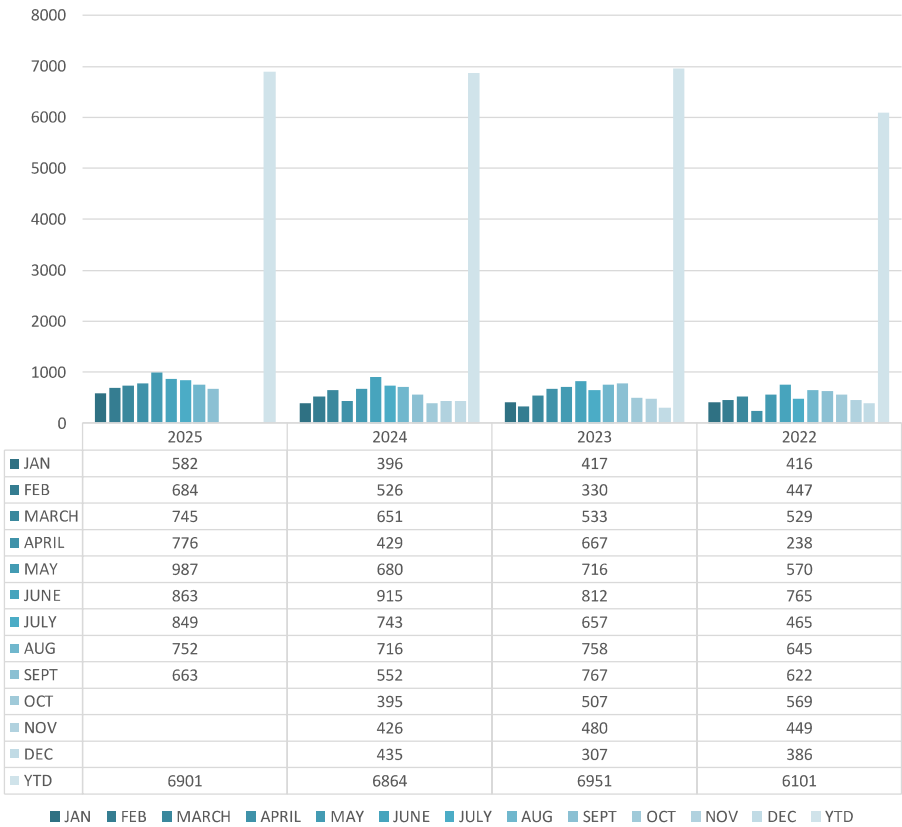


ACCESSORY DWELLING UNITS (ADU)

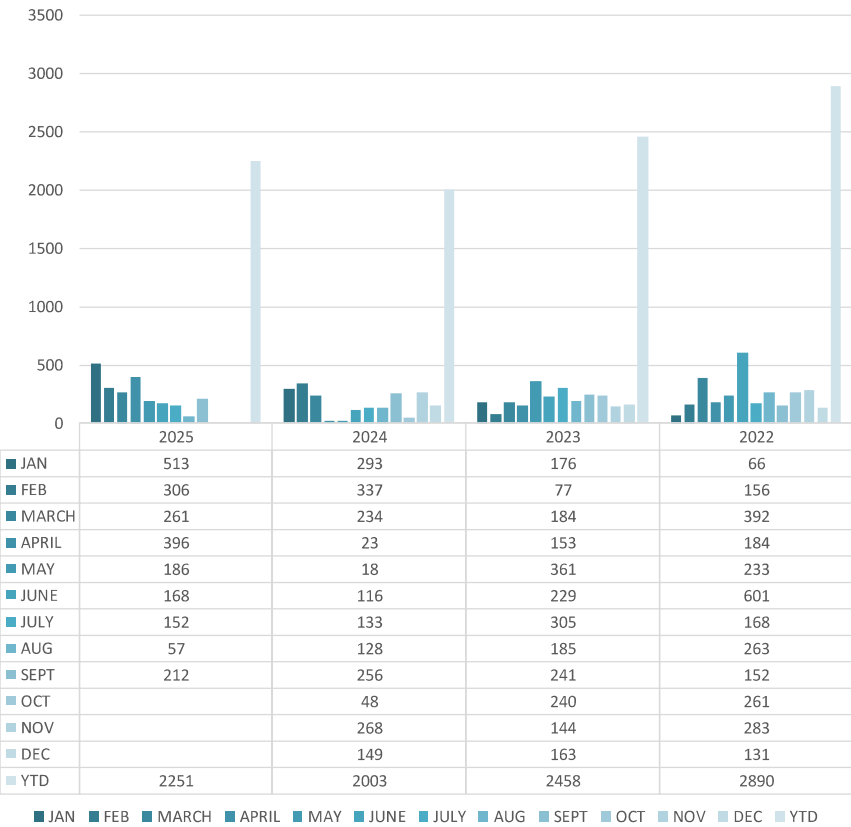


COMMUNITY STANDARDS & COMPLIANCE

CODE ENFORCEMENT INSPECTIONS

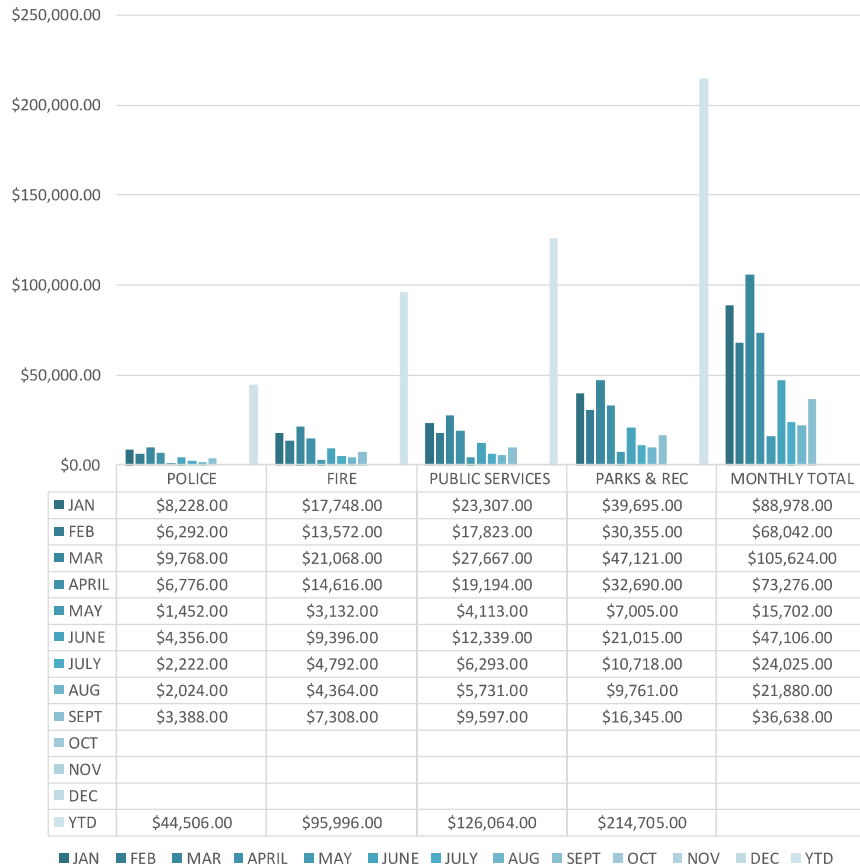


CODE ENFORCEMENT ILLEGAL SIGNS

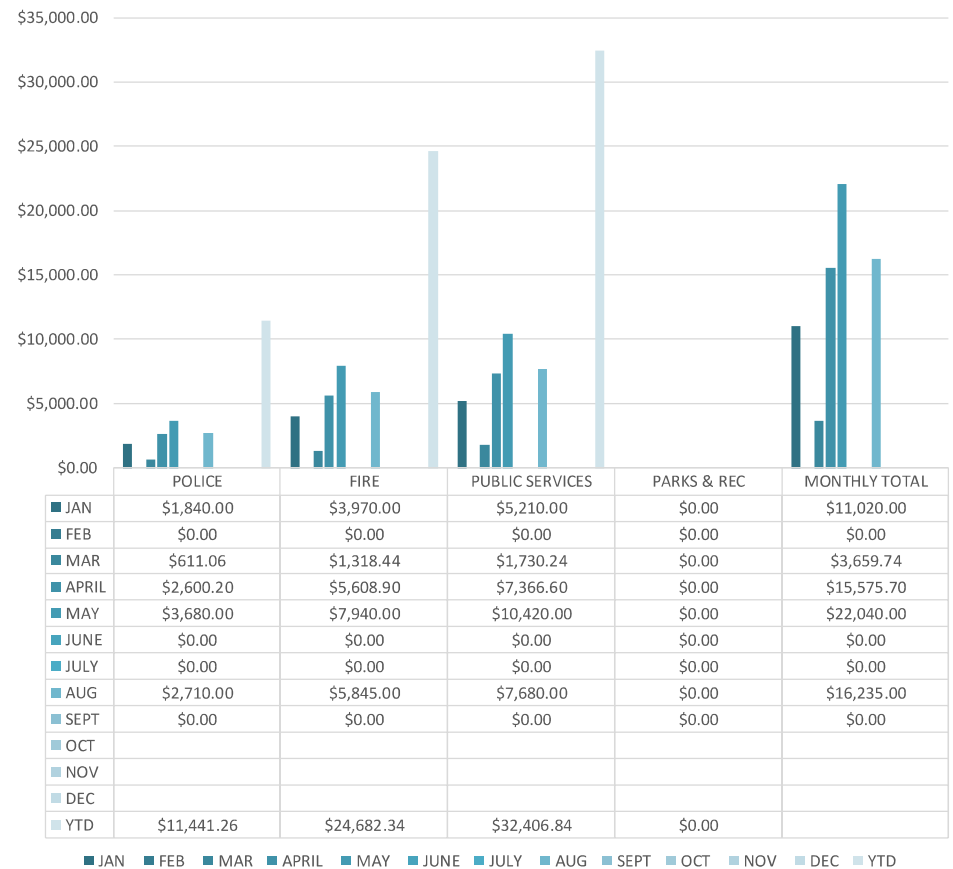


IMPACT FEES

2025 RESIDENTIAL



2025 COMMERCIAL



Memorandum

To: City Council

From:

Subject: Police Department Activity Report - September 2025

Date: October 28, 2025

CC:

Summary:

Attachments:

1. Police Department Activity Report - September 2025

Greer Police Department Monthly Report

September 2025



Command Staff

Chief Hamby

Captain Pressley- Support
Services Bureau

Captain Ellis- Operations
Bureau

Lt. Blackwell- Administrative
Division

Lt. Varner- Operational
Support Division

Lt. Forrester- Patrol Division

Vacant- Criminal
Investigations Division

Administrative Division

Monthly Staffing Report

DEPARTMENT	TOTAL POSITION ALLOCATED	CURRENT STAFFING LEVEL	STAFF ON LIGHT DUTY/FMLA/MILITA RY LEAVE	POSITIONS TO FILL
SWORN OFFICERS	75 FT/1 PT	69 FT/0 PT	2	6 FT/1 PT
COMMUNICATIONS	14 FT	10 FT	1	4 FT
DETENTION	9 FT	8 FT	1	1 FT
ADMINISTRATIVE	9 FT/1 PT	8 FT/1 PT	0	1 FT/0 PT
ANIMAL CONTROL	1 FT	0 FT	0	1
TOTAL	108 FT/2 PT	94 FT/1 PT	4	13 FT/1 PT

Monthly Records and Data Entry

REPORTS CODED	474
TRAFFIC CITATIONS ENTERED IN DATABASE	530
RECORDS REQUESTS/FOIA	268
INCIDENT/SUPPLEMENTAL REPORTS ENTERED/COPIED OVER	598
EXPUNGEMENTS RECEIVED	11
EXPUNGEMENTS RESEARCHED/COMPLETED/SEALED	27
TOTAL EXPUNGEMENTS	3796
CRIMINAL HISTORY CHECKS	5
SLED SUBMITTAL	1

MONTHLY STATISTICS

Volunteer Hours

121.5

OF VOLUNTEER
HOURS THIS MONTH

811.5

OF VOLUNTEER
HOURS YTD

Training

0

OF CLASSES THIS
MONTH

27

OF CLASSES YTD

0

OF STUDENTS THIS
MONTH

502

OF STUDENTS YTD

0

OF CLASS HOURS
THIS MONTH

174.5

OF CLASS HOURS
YTD

0

TOTAL HOURS TRAINING
TIME THIS MONTH

4990.5

TOTAL HOURS
TRAINING TIME YTD

School Resource Officers Report

Job Description	Quantity
Conference with Teachers or Admin Staff	55
Individual Meetings with Students	49
Phone Conferences with Parents	6
Conferences with Parents	18
School Events	41
Classroom Visits	16
Code 5's	7
Follow Ups	2
BTAM's	11

Charge	Sex	Race	Age	Grade	School
Theft	M	B	13	8	GMS
A&B 3rd	M	W	11	6	RMS

Administrative Division Activity

SCHOOL COVERAGE: provided by Sgt. Wright, Officers Chambers and Grimstad, and Lt. Blackwell

TOTAL HOURS COVERED: 146.7 hours

Greenville County students were in school for 21 days in September; Spartanburg County students were in school for 21 days in September.

Crisis Intervention

Officer Ferrell is out on FMLA- this will be updated when he returns.

Administrative Division Activity

- Lt. Blackwell, Sgt. Wright, and SRO Broome attended the Greenville County School District Superintendent's Breakfast held at J. Harley Bonds Career Center on 09/10/2025. We attended as the invited community partners for Greer Middle School, Crestview Elementary School, and Chandler Creek Elementary School.
- Officers Chambers and Grimstad represented the Greer PD at two 9/11 events. First, they attended the drive through event hosted by Bob Jones University and then they attended a memorial service at Memorial United Methodist Church.
- On Friday, September 12, a 911 call was received which reported a 20-25-year-old white male was walking near Greer High School openly carrying a rifle. Both Greer Middle School and Greer High School were placed on a secure while patrol and CET responded and canvassed the area. The drone was also deployed. Officers searched the area, walked through the woods and all around the school properties but the person was not located. Greenville County Security Department and GPD officers assisted with a controlled release of students at dismissal.
- CET assisted with moving Lottie and Lee into their new house!
- 9/13, Officers Chambers and Grimstad attended the Get Ready Greenville County emergency preparedness event in Greenville and even got to talk to several local Greer residents who were in attendance!
- Sgt. Wright attended the Greenville County SRO Supervisor's Meeting. Topics discussed were Raptor, emergency buttons, active threat tabletop exercises, and LE led lockdown drills.
- Charlie Team and CET held the first Fist Bump Friday of the school year on 9/26 at Crestview.
- Lt. Blackwell, Sgt. Wright, SRO Godfrey, K-9 Officer Gould, and Officer Chambers presented a Community Helpers block to the kindergarten classes at Crestview Elementary School. Sgt. Wright and SRO Godfrey led the Eddie the Eagle performance. Lt. Blackwell, Officers Chambers and Gould demonstrated equipment use in patrol cars and talked about being a police officer.
- Our 5th season of Girls on the Run kicked off on September 8th. This season, we have 20 GOTR girls and a waiting list! We meet on Mondays and Thursdays from 2:30-4 until our 5K on November 22.

Operational Support Division

Communications Center

DISPATCH AND CALL FREQUENCY	AUG-25	SEP-25	% CHANGE FROM PREVIOUS MONTH	YEAR TO DATE 2024	YEAR TO DATE 2025	% CHANGE FROM PREVIOUS YEAR
NUMBER OF 911 CALLS	1,794	1,592	-11.3%	14,636	15,368	5.0%
INCOMING 7-DIGIT LINE CALLS	4,784	4,397	-8.1%	45,387	42,129	-7.2%
POLICE CALLS FOR SERVICE	3,693	3,900	5.6%	26,521	31,757	19.7%
FIRE CALLS FOR SERVICE	1,165	1,175	0.9%	10,482	10,438	-0.4%
TOTAL DISPATCHED CALLS	4,858	5,075	4.5%	37,003	42,195	14.0%

Detention Center

INMATE AND PROCESS TOTAL	AUG-25	SEP-25	% CHANGE FROM PREVIOUS MONTH	YEAR TO DATE 2024	YEAR TO DATE 2025	% CHANGE FROM PREVIOUS YEAR
NUMBER OF ADULTS PROCESSED	128	132	3.1%	986	1164	18.1%
TRANSPORTED TO GREENVILLE	29	29	0.0%	221	263	19.0%
TRANSPORTED TO SPARTANBURG	15	11	-26.7%	134	163	21.6%
INMATES TRANSPORT BY 600	1	5	400.0%	87	87	0.0%

Animal Control Services

ANIMAL CONTROL ACTIVITY	AUG-25	SEP-25	% CHANGE FROM PREVIOUS MONTH	YEAR TO DATE 2024	YEAR TO DATE 2025	% CHANGE FROM PREVIOUS YEAR
CALLS FOR SERVICE	0	0	N/A	1411	361	-74%
LIVE DOGS PICKED UP	4	4	0%	88	49	-44%
LIVE CATS PICKED UP	0	0	N/A	9	0	-100%
TRAPS DELIVERED	0	0	N/A	17	0	-100%
FOLLOW UP CALLS	0	0	N/A	93	13	-86%
CITATIONS ISSUED	0	0	N/A	12	0	-100%
DOGS TAKEN TO COUNTY SHELTER	3	3	0%	59	40	-32%
CATS TAKEN TO COUNTY SHELTER	0	0	N/A	0	0	N/A

Animal Control Officer Position is currently vacant. Shift has been handling animal calls and Lt. Varner has been taking care of the kennels and transports.

Property and Evidence/Court Security

EVIDENCE & TIME MANAGEMENT	AUG-25	SEP-25	% CHANGE FROM PREVIOUS MONTH	YEAR TO DATE 2024	YEAR TO DATE 2025	% CHANGE FROM PREVIOUS YEAR
TOTAL ITEMS ENTERED	110	76	-30.9%	1412	1333	-5.6%
NEW ITEMS ENTERED	69	76	10.1%	601	1204	100.3%
ITEMS PURGED	24	26	8.3%	440	577	31.1%
ITEMS RELEASED	11	8	-27.3%	103	66	-35.9%
CASES SENT TO CO 23 LAB	20	0	-100.0%	62	50	-19.4%
CASES SENT TO CO 42 LAB	0	0	N/A	50	81	62.0%
HOURS SPENT AT LABS	2.5	0	-100.0%	25	15.5	-38.0%
HOURS SPENT IN COURT	35.5	31.5	-11.3%	316.5	333	5.2%

Patrol Division

POLICE PATROL ACTIVITY	24-SEP	25-SEP	% CHANGE	LAST YTD	YTD	% CHANGE
CITATIONS ISSUED	310	494	59.35%	2981	4836	62.23%
ARRESTS	95	167	75.79%	1021	1221	19.59%
INCIDENT REPORTS	318	328	3.14%	3345	3045	-8.97%
COLLISION REPORTS	144	103	-28.47%	1288	1113	-13.59%
WARNING CITATIONS	282	707	150.71%	3760	5378	43.03%
PATROL MILES	45,613	56,146	23.09%	394,538	477,555	21.04%
WARRANTS SERVED	66	89	34.85%	519	631	21.58%

Patrol Division

Proactive Efforts

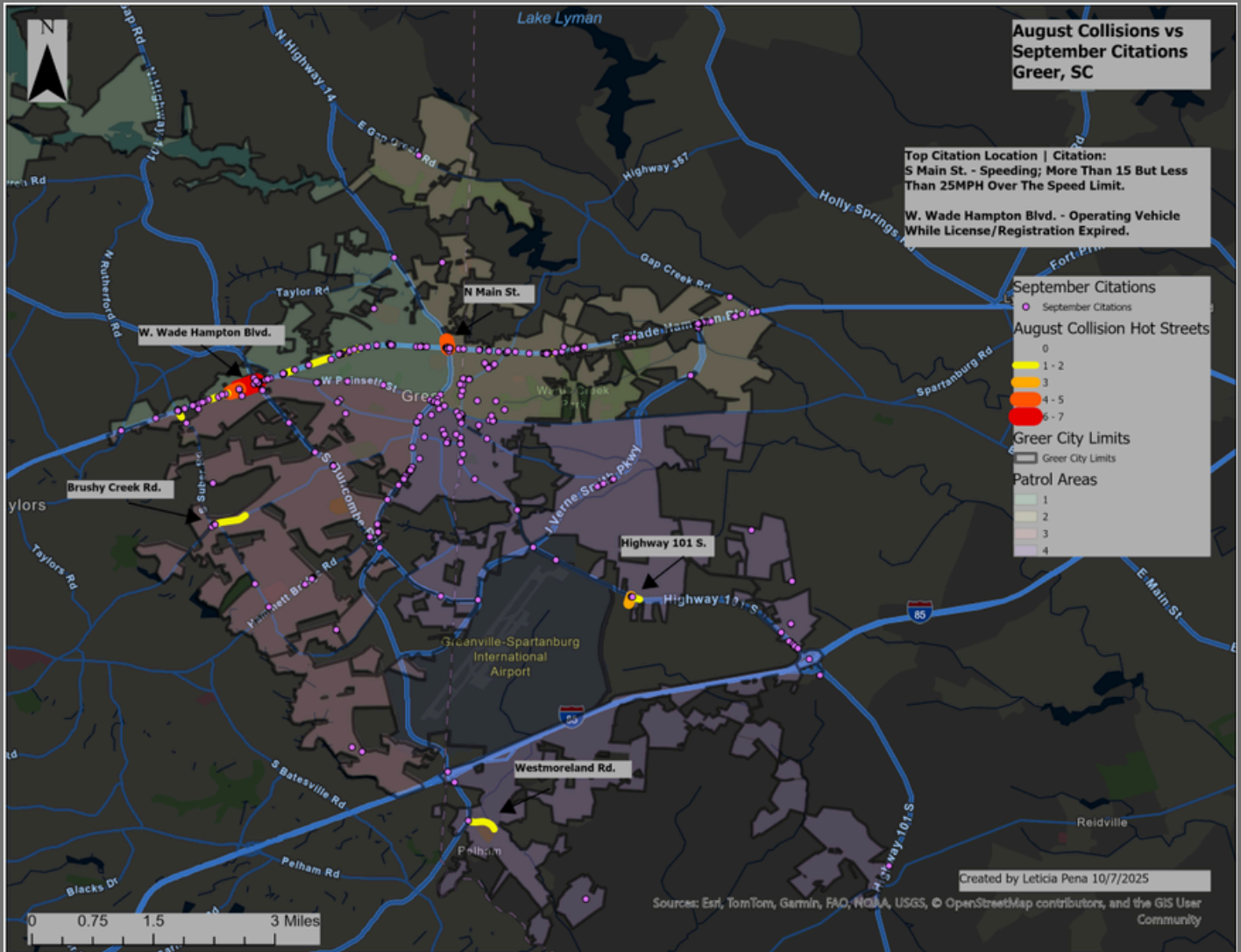
DUI ARRESTS	DRUG CHARGES	DRIVING UNDER SUSPENSION	GENERAL SESSIONS CHARGES	WARRANTS OBTAINED
14	17	122	48	55

Shift Drug Weights

DRUG TYPE	WEIGHT
MARIJUANA	16 GRAMS
COCAINE	0 GRAMS
CRACK	0 GRAMS
FENTANYL	4.25 GRAMS/ 1 PILL
METH	8.8 GRAMS
HEROIN	0 GRAMS
SCHEDULED PRESCRIPTION PILLS	17.5 PILLS
OTHER	0

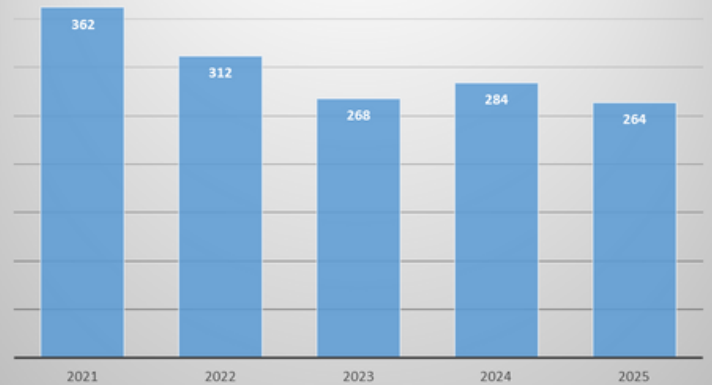
Patrol Division

Monthly Traffic Collision and Enforcement Efforts

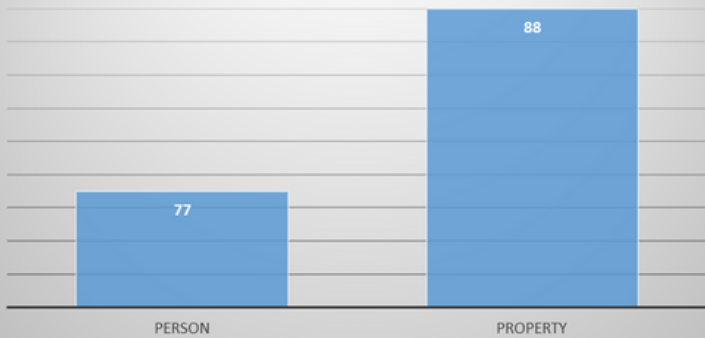


Criminal Investigations Division

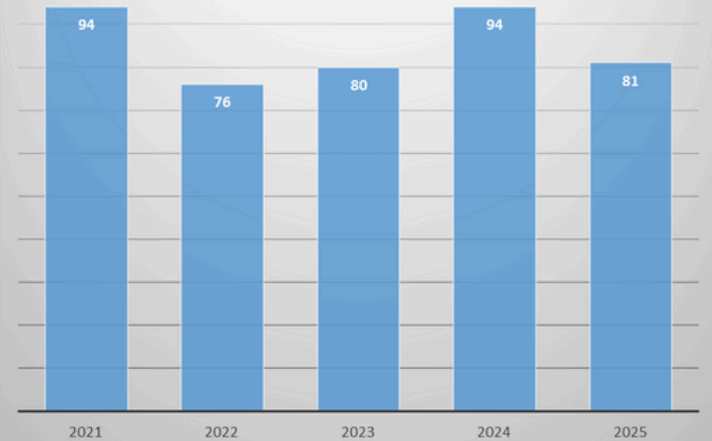
CID Assigned Cases
2025 Total YTD



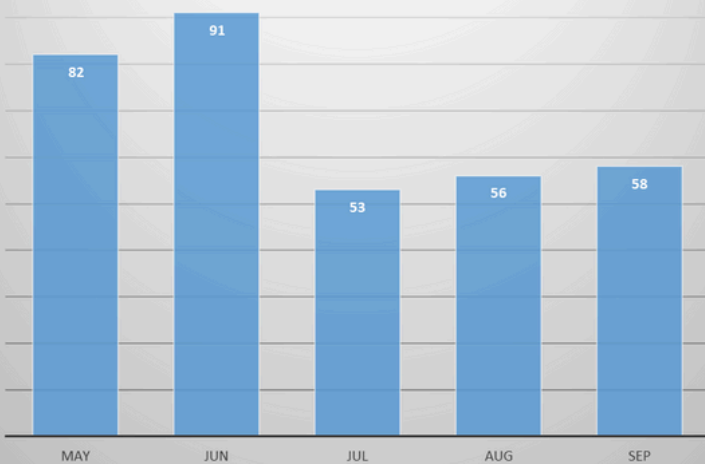
CID Closed Cases - 2025 Total
(Admin, Ex-Clear, No Status, Unfounded, Arrest)



White Collar Cases
2025 Total



New VA Cases
September 2025



Criminal Investigations Division

NARCOTIC TIPS

- 09/20 – 213 Center Street – “Selling Drugs and Warrants”.
- 09/29 – 213 Center Street – “Drugs”

Both of these tips have been passed along to the DEU Team Members.

Criminal Investigations Division

Project Safe Neighborhoods Action Plan

Community engagement

- Develop community basketball/ mentorship program (On-going)
 - Currently gauging officer interest
- Develop anti-violence/ bullying curriculum for schools (On-going)
 - Still awaiting books

Network with outside agencies

- Upstate Property Crimes Meeting 9/10
- Still working with Greenville County Gang Unit on Northgate Manor shooting

NIBINS

- Submitted GC Lab Form for case # 25-030880
- Still awaiting 10 firearms from P&E to test fire through bullet trap

Gang member intel database

- Still working with TAC to regain access to GangNet

Chronic Violent Offender (CVO) List

- Javion Dodd-Wallace added to list

Memorandum

To: City Council

From:

Subject: Public Services Activity Report - September 2025

Date: October 28, 2025

CC:

Summary:

Attachments:

1. Public Services Activity Report - September 2025



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

FROM: Public Services Department

SUBJECT: September Activity Report

DATE: October 15, 2025

Department Involved Events

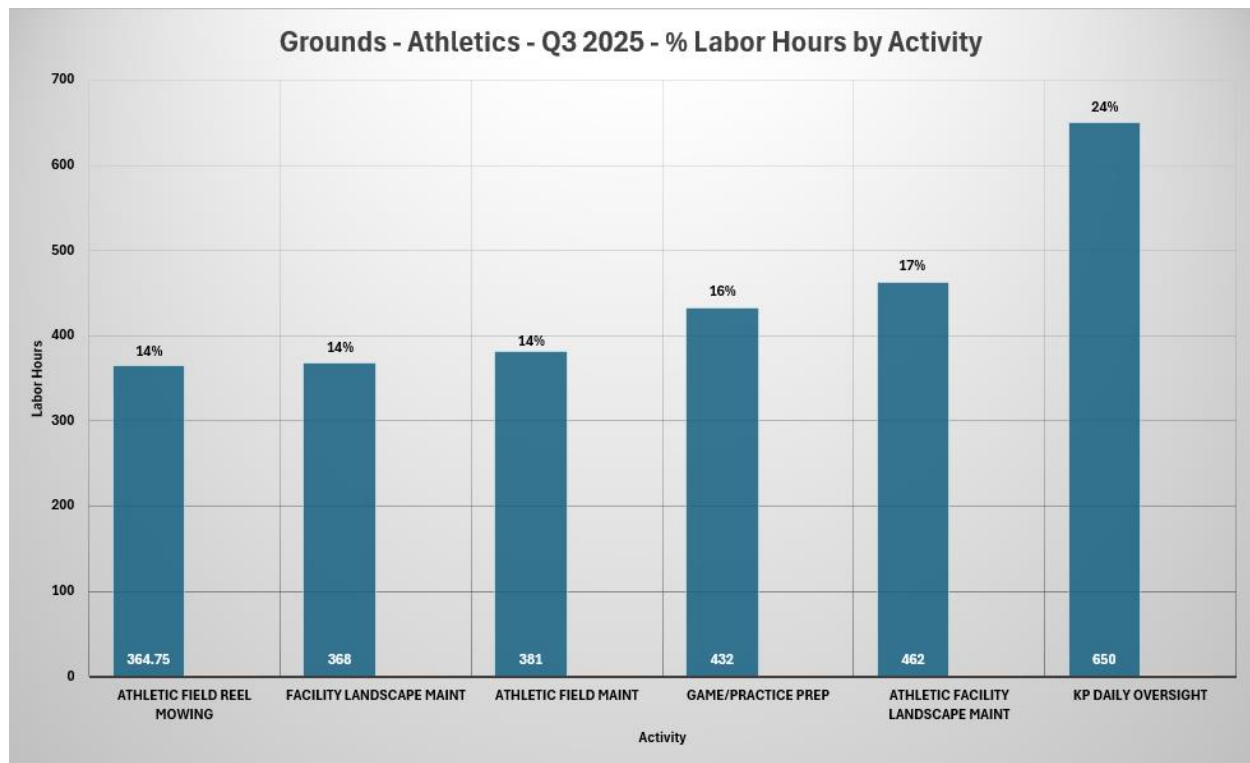
- Staff did not have any department events for September

Grounds Maintenance Division

- Irrigation/Spray Tech:
 - Repaired the following irrigation heads:
 - Five [5] at Century Field 1
 - One [1] at City Stadium
 - Two [2] at Big Turner Park
 - Five [5] at City Park
 - Two [2] at Country Club Soccer Field
 - Continued to apply fertilizer and growth regulator weekly from the In-house Turf Program to athletic fields as needed
 - Applied herbicide to athletic fields [Turner, Country Club, City Stadium, Century Field 1, and Suber Soccer]
- 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 continued weekly reel mowing of athletic fields at County Club baseball and soccer, Stevens Field, Big Turner Field 1, City Stadium, and Suber Fields 1 -2
- Staff continues to prep athletic fields for all sports practice and games
- Staff marked irrigation heads at Suber Field 1 to assist with marking off the adult volleyball court
- Staff repaired railings on the walking bridge at Disc Golf Hole 18
- Staff replaced soccer net at the end of the field at Suber Soccer Field 2

Education:

- Two [2] employees attended Scissor Lift Training on September 19, 2025
- Three [3] employees attended SCLTAP -Chainsaw Safety class held at the Operation Center on September 24, 2025



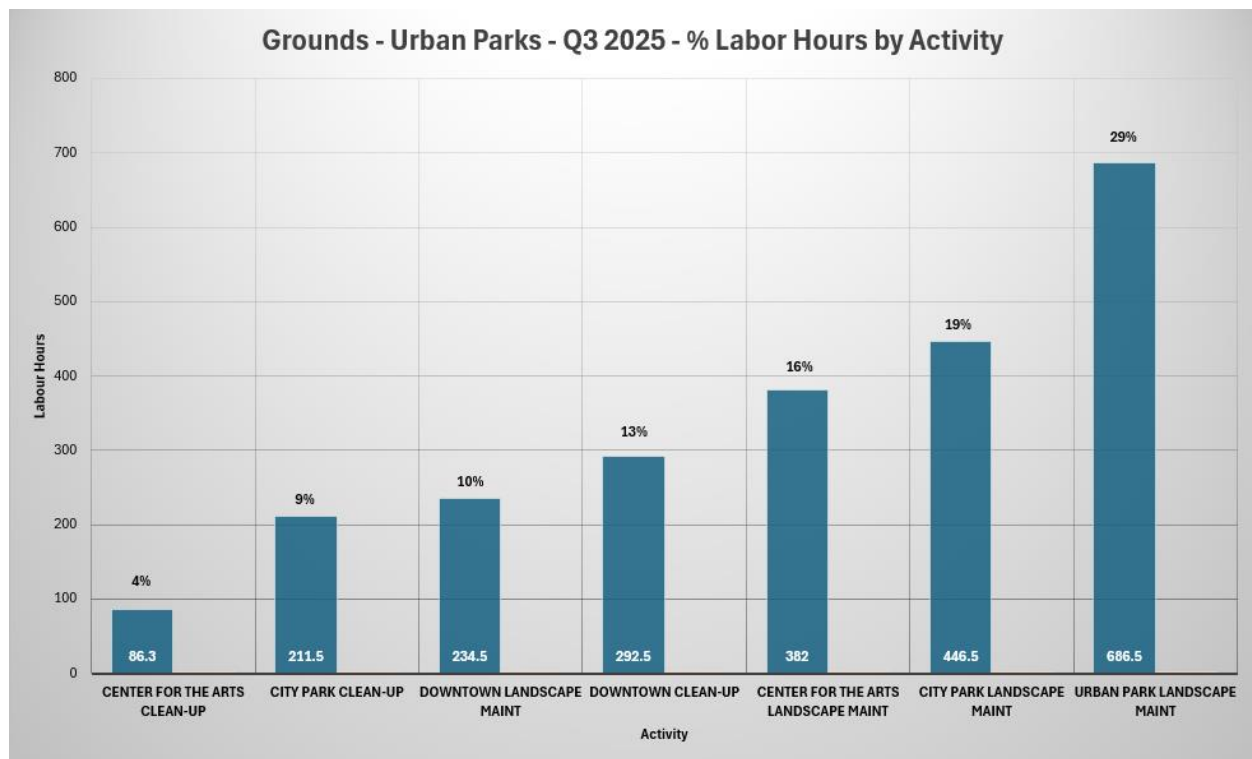
Urban Parks Division

- Staff continued daily routine maintenance of City Park, Downtown Urban Parks, Center for the Arts, neighborhood parks, recreation centers, and Veterans Park
- Staff prepped the downtown area (hanging banners, roping off no-entry areas, and placing No Parking Signs along the roads) for events on the following days:
 - Greer Alive Event on September 26, 2025, and Rail Fest on September 27, 2025 [3 employees – 21 hours]
- Staff prepped the following areas (lawn maintenance, pressure washing tables and concrete and blew off the walkways) for rentals:
 - Amphitheater – September 19, 2025 [3 employees – 21 hours]
 - Downtown playground/picnic shelter – September 20, 2025, and two rentals on September 21, 2025 [1 employee – 3 hours]
- Staff completed renovations to seven landscape beds at The Cener for the Arts – planted flowers, dug a new trench, and installed landscape blocks to keep mulch from washing out
- Staff replaced the banners in City Park with new fall banners

- Staff drained, cleaned, and pressure-washed the large feature fountain to remove debris
- Staff changed the large feature fountain light lens to pink for Breast Cancer Awareness month

Education:

- Two [2] employees attended SCLTAP -Chainsaw Safety class held at Operation Center on September 24, 2025
- Two [2] employees attended Scissor Lift Training on September 19, 2025



Street Maintenance Division

- Staff used one [1] tractor to cut back city street rights-of-way for nine [9] days
- Hauled twelve [12] loads of construction material to the landfill
- Hauled four [4] loads of e-waste to the landfill
- Hauled one [1] load of brush to the landfill
- Road/curbside weed spraying eleven [11] days for a total of 297 miles
- Ran sweeper truck eleven [11] days for a total of 175 miles
- Staff cut city-maintained property around town for nine [9] days
- Staff continued covering the City Convenience Center on Saturdays (1 employee – 20 hours)
- Staff continue daily clean up at the Convenience Center twenty [20] days
- Staff poured concrete pad to have signs installed at Center for the Arts new Butterfly Garden
- Staff poured concrete pads at Stevens Basketball Court for trash cart placement
- Staff repaired 12 feet curblines at Wrightwood Lane and Gardella St
- Staff repaired shoulder of the road on Beeco Rd [288 feet]
- Staff repaired sink hole with asphalt at 120 Cotter Lane
- Staff repaired 14 feet sidewalk and curblines at 115 School St
- Staff installed asphalt pad for barricades at the Operation Center
- Staff repaired 14 feet of sidewalk at 242 Braselton St
- Staff repaired three [3] potholes:
 - 19th St
 - 10th St
 - Victor Hill Rd

CPW Street Cut Repairs

- Staff completed one [1] CPW Street Cut:
 - 210 King St

Signs Repaired/Replaced

- Staff repaired two [2] stop signs:
 - Bobo St and Pennsylvania Ave
 - Francis St and Hampton Rd

Education:

- Seven [7] employees attended SCTLAP -Chainsaw Safety class held at Operation Center on September 24, 2025
- Three [3] employees attended Scissor Lift Training on September 19, 2025



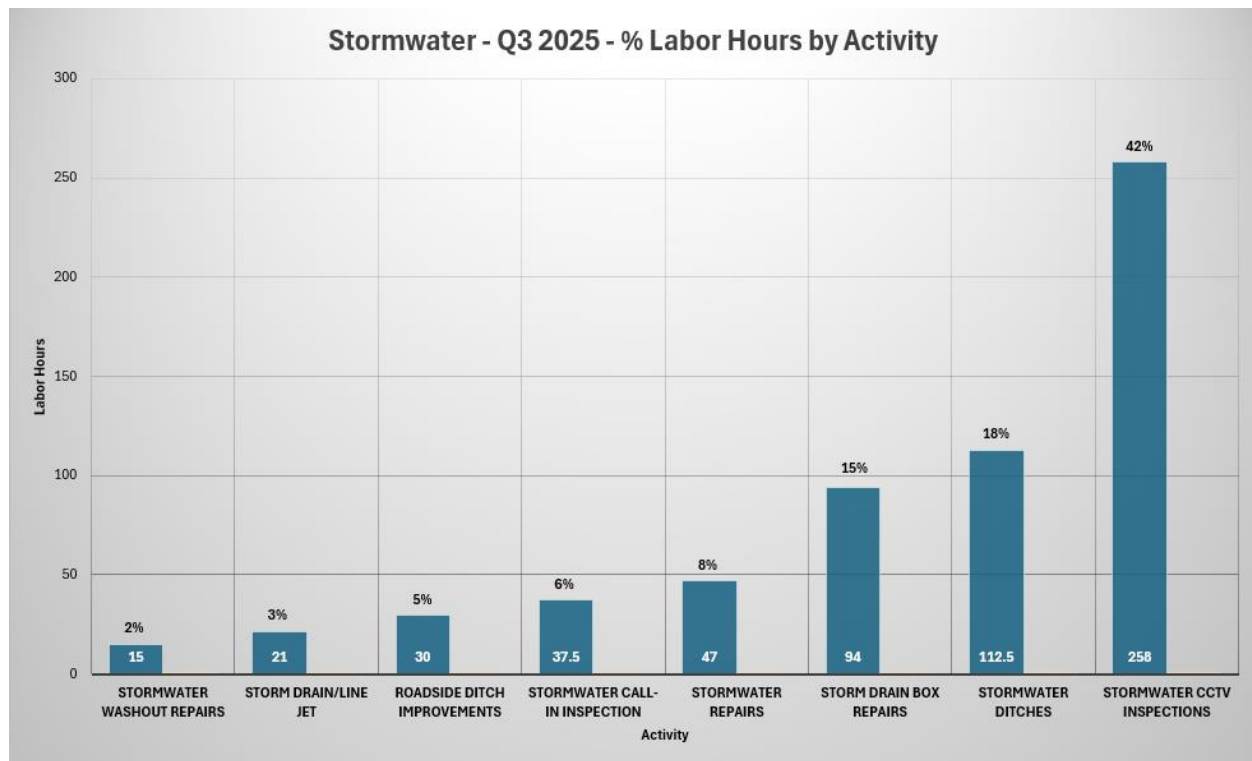
Stormwater Division

- Staff ran camera {CCTV} to inspect pipes in Crossing at Abner Creek subdivision [600 LF] and Lionheart Lane [300 LF] for the Engineering department
- Staff ran camera and jetted [250 LF] pipe on Stokes St

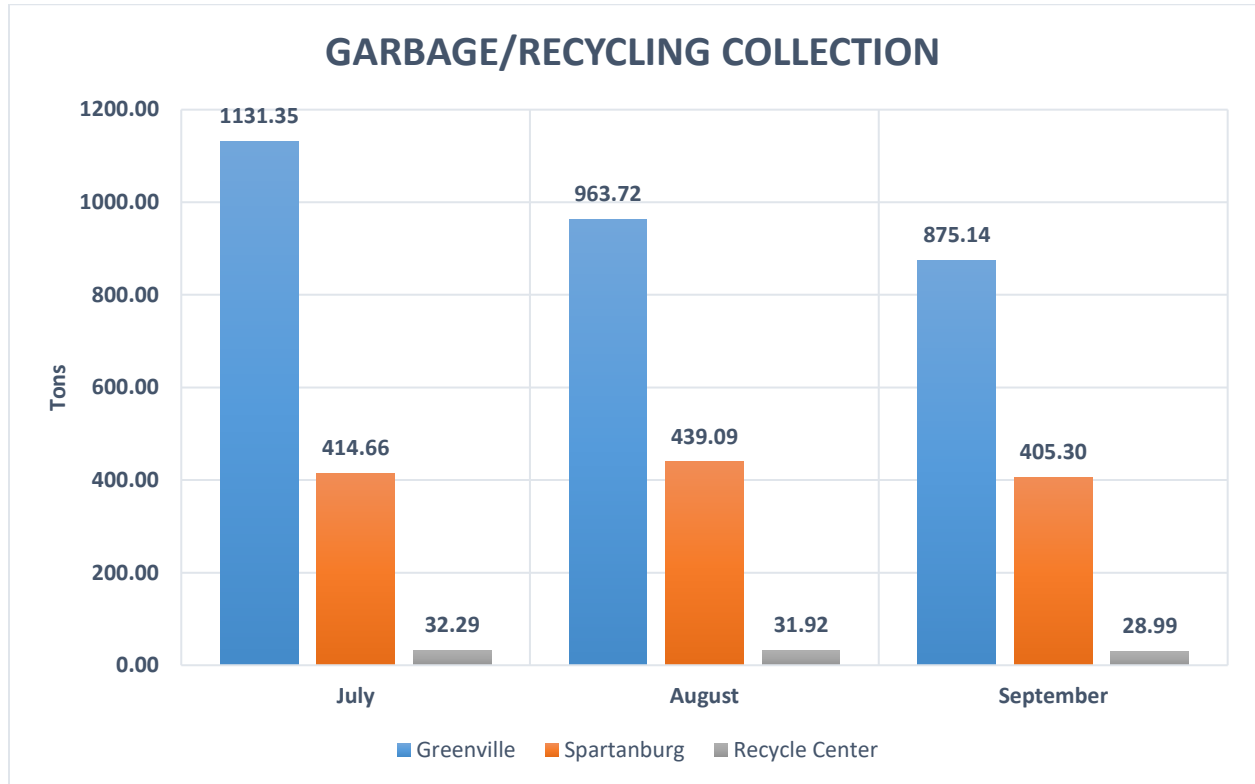
- Staff replaced the pipe and redefined the ditch at Wayman Dr and Harris Dr [50 LF] to help with water flow
- Staff defined new drain ditches at:
 - Country Club Park next to Suddeth Property [600 LF]
 - At Country Club Park on both sides of the driveway [975 LF]
- Staff redefined ditch at:
 - Beeco Road [1600 LF]
- Cleared two [2] storm drains:
 - Cannon Centre
 - 49 Lovvan Ct

Education:

- One [1] employee attended SCTLAP -Chainsaw Safety class held at the Operation Center on September 24, 2025



Solid Waste Division



YTD Fiscal Year Totals: Greenville 2970.21 + Spartanburg 1259.05 = **4229.26**

Bins & Carts Delivered

NEW HOME TRASH CARTS: **78** REPAIRED TRASH CARTS: **25**

YARD WASTE CARTS: **11** REPLACED TRASH CARTS: **45**

2nd TRASH CART DELIVERED: **4** PURCHASED REPLACEMENT TRASH CARTS: **3**

DELIVERED RECYCLE BINS: **0** AT-THE-HOUSE LETTERS DELIVERED: **2**

Memorandum

To: City Council

From:

Subject: Social Media & Website Activity Report - September 2025

Date: October 28, 2025

CC:

Summary:

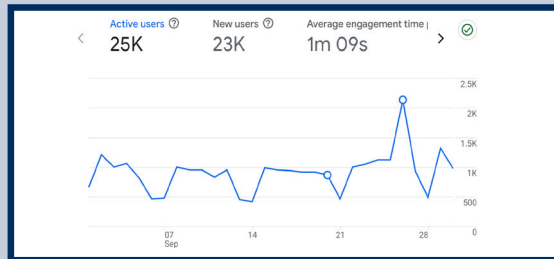
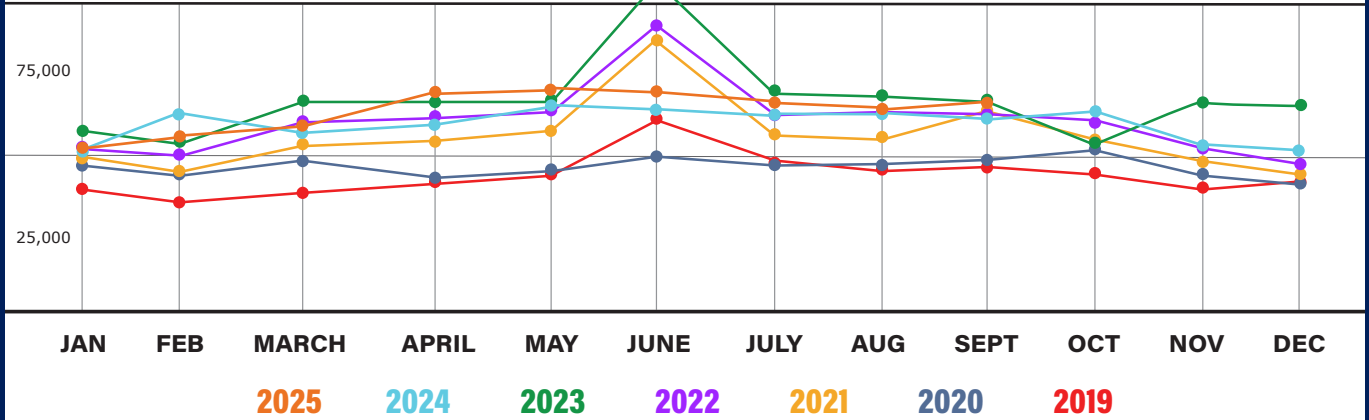
Attachments:

1. Social Media & Web Activity Report - September 2025

WEBSITE REPORT

SEPTEMBER 1 - SEPTEMBER 30 , 2025

TOTAL PAGE VIEWS BY MONTH



VISITORS TO CITYOFGREER.ORG

Total Users: 24,995

New Users: 23,158

	First user prim... Channel Group	Total users	New users	Returning users	Average engagement time per active user
		24,995	23,158	5,201	1m 09s
		100% of total	100% of total	100% of total	Aug 25
1	Organic Search	11,215 (44.87%)	10,050 (43.4%)	2,722 (52.34%)	52s
2	Direct	8,895 (35.59%)	8,896 (37.12%)	1,365 (26.24%)	1m 30s
3	Referral	3,919 (15.68%)	3,598 (15.54%)	1,001 (19.25%)	1m 19s
4	Organic Social	463 (1.85%)	453 (1.96%)	17 (0.33%)	10s
5	Paid Search	390 (1.56%)	373 (1.61%)	82 (1.58%)	1m 18s

RETENTION

MONTHLY PAGE VIEWS: 65,644

Avg. Page Views Per Session: 2.65

TOP USERS BY LOCATION

Greer, SC - 6,565 Users

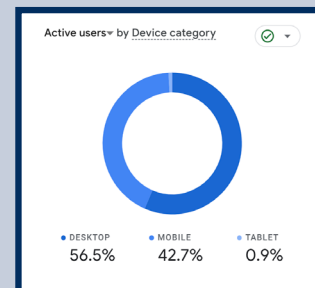
Atlanta, GA - 2,481 Users

Des Moines, IA - 1,430 Users



MOST VIEWED WEBSITE PAGES

- Home
- Events Calendar
- Staff
- Police/Records & Reports
- Parks & Facilities
- PRT/Facility Rentals
- PS/Trash & Yard Waste
- GIS
- PRT/Seasonal Events
- 2021 PD Monthly Reports
- Planning & Development Landing
- Police Department Landing
- PRT/Signature Events
- Apply
- PRT/Youth Athletics

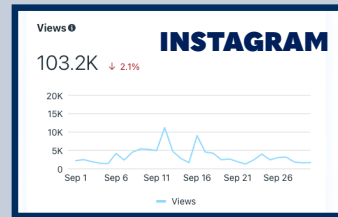
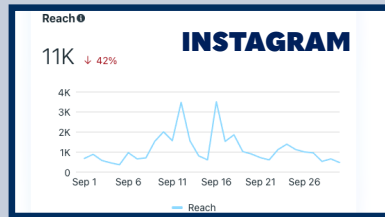
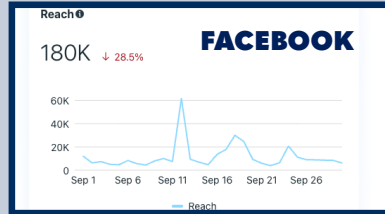


SOCIAL MEDIA REPORT

SEPTEMBER 1 - SEPTEMBER 30 , 2025

TOTAL REACH

Facebook: 180k
Instagram: 11k

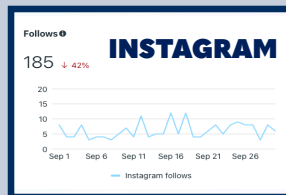
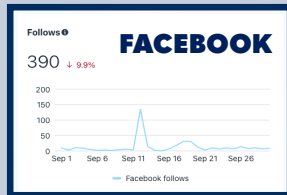


TOTAL VIEWS

Facebook: 629.1k
Instagram: 103.k

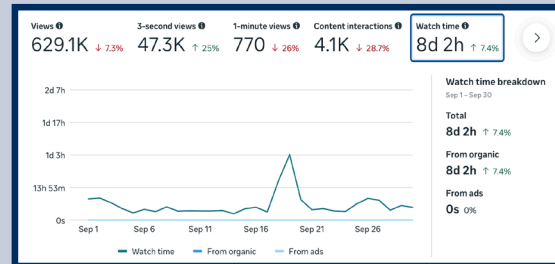
NEW FOLLOWERS

Facebook: 390
Instagram: 185



VIDEO PERFORMANCE

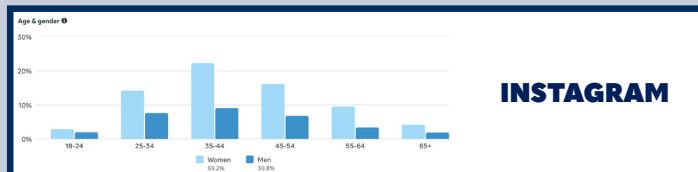
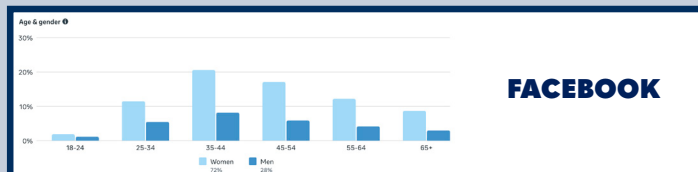
Minutes Viewed: 8 Days 2 hour (11,640 minutes)
Interactions: 574



AUDIENCE METRICS

Top Views by City (Facebook)
Greer (31.4%) (down from 31.7% last month)
Greenville (10.6%) (same as last month)
Taylors (5.9%) (down from 6.2% last month)

Top Views by City (Instagram)
Greer (26.2%) (down from 26.5% last month)
Taylors (9.1%) (up from 9% last month)
Greenville (7.9%) (same as last month)



4.1k Content Interactions on FB 13,313 FB Followers Highest Engagement Days on FB: September 12 & 18
2.1k Content Interactions on IG 9,741 IG Followers Highest Engagement Days on IG: September 12 & 16

South Carolina Code of Laws

Title 31 – Housing and Redevelopment

Chapter 3 Housing Authority Law

SECTION 31-3-340. Commissioners.

When the council of a municipality adopts a resolution as provided in this chapter, the council shall appoint not less than five nor more than seven persons as commissioners of the authority created for the municipality. At least one of the commissioners appointed shall be a person who is directly assisted by the public housing authority. However, there shall be no requirement to appoint such a person if the authority (1) operates less than three hundred public housing units, (2) provides reasonable notice to the resident advisory board, if applicable, of the opportunity for at least one person who is directly assisted by the authority to serve as a commissioner, and (3) within a reasonable time after receipt of the notice by the resident advisory board, has not been notified of the intention of any such person to serve. The mayor shall appoint the person directly assisted by the authority unless the authority's rules require that the person be elected by other persons who are directly assisted by the authority.

The commissioners, other than the commissioner who is directly assisted by the authority, shall serve for terms of one, two, three, four, and five years, respectively, from the date of their appointment, but thereafter commissioners, other than the commissioner who is directly assisted by the authority, shall be appointed as aforesaid for a term of office of five years except that all vacancies shall be filled for the unexpired term. The commissioner who is directly assisted by the authority must remain as an assisted resident in order to continue service on the board of commissioners.

No commissioner who is also a person directly assisted by the public housing authority shall be qualified to vote on matters affecting his official conduct or matters affecting his own individual tenancy, as distinguished from matters affecting tenants in general. No more than one-third of the members of any housing authority commission shall be tenants of the authority or recipients of housing assistance through any program operated by the authority. No commissioner of an authority may be an officer or employee of the municipality for which the authority is created. A commissioner shall hold office until his successor has been appointed and has qualified. A certificate of the appointment or reappointment of any commissioner must be filed in the office of the clerk of the circuit court of the county in which the municipality is located, in the office of the Secretary of State, and in the office of the Secretary of Commerce, and the certificate is conclusive evidence of the due and proper appointment of the commissioner.

HISTORY: 1962 Code Section 36-114; 1952 Code Section 36-114; 1942 Code Section 5271-34; 1934 (38) 1368; 1937 (40) 431; 1938 (40) 1909; 1993 Act No. 181, Section 504; 1994 Act No. 360, Section 1; 1994 Act No. 361, Section 8; 1999 Act No. 50, Section 1.

Memorandum

To: City Council

From:

Subject: Award Recommendation - Project #2026-004 Greer City Stairwells, Wall Repair and Painting Services

The City of Greer-Capital Projects Department solicited sealed bids from qualified offerors for Greer City Hall Stairwells Wall Repair and Painting in response to damage sustained from Hurricane Helene. The project cost will be submitted as an insurance claim, and any remaining cost will be included in the list of damages to be reviewed by FEMA for reimbursement.

The bid opening was held on September 25, 2025, at 11 a.m. A total of three (3) submissions were received. Please see attached bid summary for reference. Based on review, the evaluators recommend the services be awarded to Bihn Construction. Staff requests approval from Council to proceed with award. (Action Required)

Rosalyn Carcamo, Procurement & Grants Supervisor

Date: October 28, 2025

CC:

Summary:

Attachments:

1. Award Recomm - Stairwells Wall Repair and Painting Services 2026-004 Council Memo



MEMO

To: Andy Merriman, City Administrator

From: Rosalyn Carcamo, Procurement & Grants Supervisor

Date: October 22, 2025

Subject: Award Recommendation
Project #2026-004 Greer City Stairwells Wall Repair and Painting Services

The City of Greer-Capital Projects Department solicited sealed bids from qualified offerors for Greer City Hall Stairwells Wall Repair and Painting in response to damage sustained from Hurricane Helene. The project cost will be submitted as an insurance claim, and any remaining cost will be included in the list of damages to be reviewed by FEMA for reimbursement.

The bid opening was held on September 25, 2025, at 11 a.m. A total of three (3) submissions were received. Please see attached bid summary for reference. Based on review, the evaluators recommend the services be awarded to Bihn Construction.

Staff requests approval from Council to proceed with award.

Regards,

Rosalyn Carcamo

Procurement & Grants Supervisor
(864) 479-0970
rcarcamo@cityofgreersc.gov

CITY ADMINISTRATION



BID SUMMARY

Below, please find the summary of bids for **Project #2026-004 Greer City Hall Stairwells Wall Repair and Painting** as received by the City of Greer.

<u>Company</u>	<u>Location of Company</u>	<u>Price</u>
Bihn Construction	110 E Butler Rd Suite F Mauldin, SC 29662	\$ 30,000.00
Southern Painting and Maintenance Specialist, LLC	908 Laurens Road Greenville, SC 29607	\$49,700.00
M.A.R Construction Co, Inc.	2401 Wilson Road Newberry, SC 29108	Non-Responsive

Memorandum

To: City Council

From:

Subject: Award Recommendation — South Tyger River Greenway Trail Phase 1A
Project #2026-005

The City of Greer-Capital Projects Department solicited sealed bids from qualified offerors for South Tyger Greenway Trail. The project cost will be covered under the real property fund.

The bid opening was held on September 30, 2025, at 11 a.m. A total of five (5) submissions were received. Please see attached bid summary for reference. Based on review, the evaluators recommend the services be awarded to Foothills Contracting Services. Staff requests approval from Council to proceed with the award. (Action Required)

Rosalyn Carcamo, Procurement & Grants Supervisor

Date: October 28, 2025

CC:

Summary:

Attachments:

1. Award Recomm - South Tyger River Greenway Trail - Phase 1 Project #2026-005



MEMO

To: Andy Merriman, City Administrator

From: Rosalyn Carcamo, Procurement & Grants Supervisor

Date: October 22, 2025

Subject: Award Recommendation
Project #2026-005 South Tyger River Greenway Trail-Phase 1A

The City of Greer-Capital Projects Department solicited sealed bids from qualified offerors for South Tyger Greenway Trail. The project cost will be covered under the real property fund.

The bid opening was held on September 30, 2025, at 11 a.m. A total of five (5) submissions were received. Please see attached bid summary for reference. Based on review, the evaluators recommend the services be awarded to Foothills Contracting Services.

Staff requests approval from Council to proceed with award.

Regards,

Rosalyn Carcamo

Procurement & Grants Supervisor
(864) 479-0970
rcarcamo@cityofgreersc.gov

CITY ADMINISTRATION



BID SUMMARY

Below, please find the summary of bids for **Project #2026-005 South Tyger River Greenway Trail-Phase 1A** as received by the City of Greer.

<u>Company</u>	<u>Location of Company</u>	<u>Price</u>
Foothills Contracting Services LLC	244 Peach Drive Central, SC 29630	\$985,881.00
Community First Developers LLC	1210 Gilreath Road Anderson, SC 29621	\$1,120,101.10
Trae's Clearing and Grading LLC	256 Cedar Hill Road Six Mile, SC 29682	\$1,263,760.00
M. B. Kahn Construction LLC	116 N. Old Standing Springs Road Greenville, SC 29605	\$1,779,793.60
AOS Specialty Contractors, Inc	1224 Two Notch Road Lexington, SC 29073	\$2,113,000.00

Memorandum

To: Mr. Andrew Merriman, City Administrator

From: Heather Stahl, Planner II

Subject: Ordinance #23-2025

Date: October 21, 2025

CC: Tammy Duncan, Clerk to City Council

Ordinance 23-2025 is a rezoning request for one parcel of land located on Bennett Center Dr. The request is to rezone the parcel, consisting of 2.378 acres from Office Professional (OP) to Medium Density Residential (MD). The intent of the rezoning is to build a residential development.

The Planning Commission conducted a public hearing for the rezoning on October 20, 2025 and recommended approval.

ORDINANCE NUMBER 23-2025

AN ORDINANCE TO CHANGE THE ZONING CLASSIFICATION OF A CERTAIN PROPERTY OWNED BY BENNETT CENTER VENTURES, LLC LOCATED AT 300 BENNETT CENTER DRIVE FROM OFFICE PROFESSIONAL (OP) TO MEDIUM DENSITY (MD)

The City Council of Greer makes the following findings:

This ordinance pertains to a certain property owned by Bennett Center Ventures, LLC located at 300 Bennett Center Drive and more clearly identified by the attached City of Greer Map specifying Greenville County Parcel Number G010000500500 containing approximately 2.378 +/- acres attached hereto marked as Exhibit A, the Title to Real Estate attached hereto marked as Exhibit B; and the Survey attached hereto marked at Exhibit C.

1. The owner desires to change the zoning classification of its property and has shown the need for such use to the Greer Planning Commission at a public hearing held on October 20, 2025.
2. To accomplish the desired change in use in the most effective manner, the zoning classification should be changed to Medium Density (MD).
3. The proposed use is in keeping with the general character of the surrounding property.

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

The zoning classification of property located at 300 Bennett Center Drive more particularly identified by the attached City of Greer Map specifying Greenville County

Parcel Number G010000500500 containing approximately 2.378 +/- acres attached hereto marked as Exhibit A shall be changed from Office Professional (OP) to Medium Density (MD).

This ordinance shall be effective upon second reading approval thereof.

CITY OF GREER, SOUTH CAROLINA

Richard W. Danner, Mayor

ATTEST:

Tammela Duncan, Municipal Clerk

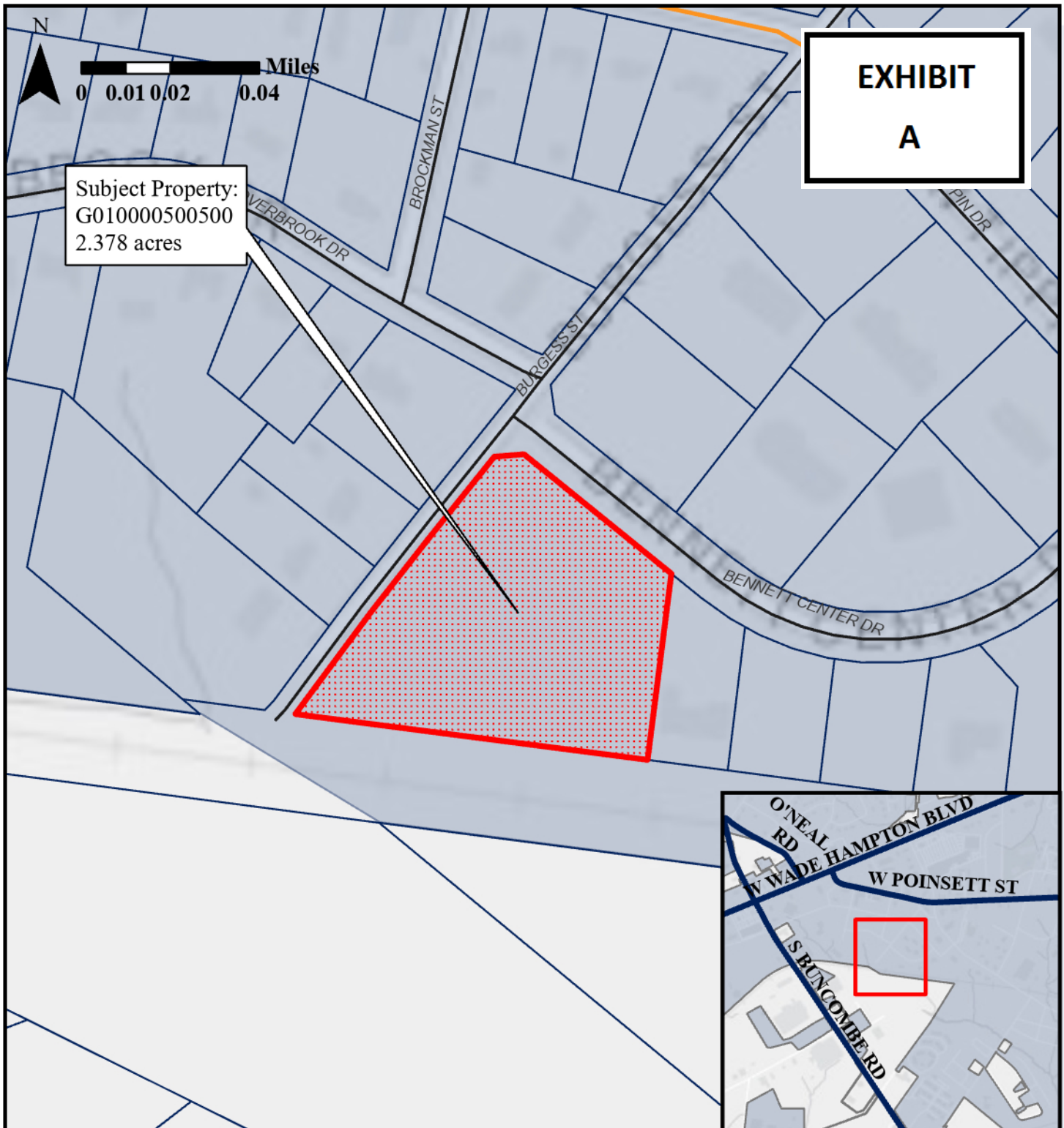
Introduced by:

First Reading: October 28, 2025

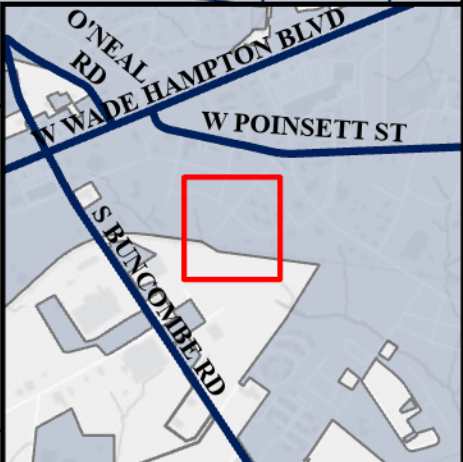
Second and
Final Reading: November 11, 2025

Approved as to Form:

Daniel R. Hughes, City Attorney



**EXHIBIT
A**



Location Map: Ordinance 23-2025

Case Number: RZ 25-10

Legend

- City Limits
- Parcels
- Ord 23-2025 (Bennett Center Dr OP to MD)

Created by the City of Greer Planning & Development Department: 10/7/2025 11:14 AM
 The City of Greer Planning & Development Department does not guarantee the accuracy or the correctness of this map nor assumes any legal responsibility for the information contained on it. This map is not a legal document. This map is based on the SC State Plane Coordinate System using the 1983 North American Datum. All rights reserved. No part of this map may be reproduced or used in any form or by any means without the expressed written consent of the City of Greer Planning & Development Department.





2024003945

6 Pcs

January 23, 2024 12:23:42 PM Cons: \$1.00
Rec: \$15.00 Cnty Tax: EXEMPT State Tax: EXEMPT
E-FILED IN GREENVILLE COUNTY, SC

EXHIBIT

B

Grantee's Address: 141 Traction Street, Suite 25
Greenville, S.C. 29611

MCKINNEY SULLIVAN, LLC, Attorneys at Law
1201 E. Washington Street, Greenville, S.C. 29601

STATE OF SOUTH CAROLINA)

COUNTY OF GREENVILLE)

**TITLE TO REAL ESTATE
(LIMITED WARRANTY DEED)**

KNOW ALL MEN BY THESE PRESENTS, THAT **ACKLEY HOLDINGS, LLC** (hereinafter "**Grantor**"),

in consideration of **ONE DOLLAR (\$1.00)**, the receipt of which is hereby acknowledged, subject to all matters set forth in this instrument, has granted, bargained, sold and released, and by these presents does grant, bargain, sell and release unto **BENNETT CENTER VENTURES, LLC** (hereinafter "**Grantee**"), it's successors and assigns, forever, the following described property:

ALL that certain piece, parcel or lot of land, with all improvements thereon, situate, lying and being in the County of Greenville, State of South Carolina, being shown and designated as a 2.38 acre parcel on a ALTA/ACSM Land Title Survey for Assisted Living Concepts, Inc. prepared by Precision Land Surveying, Inc., dated December 5, 1997 and recorded in the Office of the Register of Deeds for Greenville County, S.C. in Plat Book 37-A at Pages 7A & 7B, reference being hereby made to said plat of survey for a complete metes and bounds description of the property.

TMS # G010.00-05-005.00

THIS BEING the same property conveyed to the Grantor herein by deed from Enlivant Acquisition Propco LLC, dated December 21, 2023 and recorded in the Office of the Register of Deeds for Greenville County, S.C. in Deed Book 2707 at Page 1528 on December 22, 2023.

See also the Affidavit of Agent for Principal attached hereto as Exhibit A, together with the deed recording Affidavit.

This conveyance is made subject to all easements, conditions, covenants, restrictions and rights-of-way which are a matter of public record and/or actually existing upon the grounds affecting the above-described property.

Together with all and singular the rights, members, hereditaments and appurtenances to 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 successors and assigns, forever. And, the Grantor does hereby bind the Grantor, and the Grantor's successors and assigns, to warrant and forever defend all and singular said premises unto the Grantee and the Grantee's successors and assigns against every person whomsoever lawfully claiming or to claim the same or any part thereof by or through the Grantor only but not otherwise.

[Signature page follows]

WITNESS the Grantor's hand and seal this 23rd day of January, 2024.

SIGNED, sealed, and delivered
in the presence of:

Amanda Holley
Witness #1

Ackley Holdings, LLC

Hayden Sullivan
Witness #2

By: [Signature] (SEAL)
Jared Moore, Member

STATE OF SOUTH CAROLINA)
)
COUNTY OF GREENVILLE)

ACKNOWLEDGMENT
(SC Code Section 26-3-70)

The foregoing instrument was acknowledged before me this 23rd day of January, 2024
by Jared Moore, as Member on behalf of Ackley Holdings, LLC, a South Carolina limited
liability company.

Hayden Sullivan
Notary Public for South Carolina
My Commission Expires: 01/28/2029

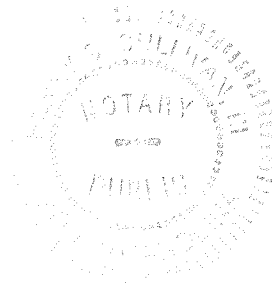


EXHIBIT A

STATE OF SOUTH CAROLINA)
)
COUNTY OF GREENVILLE)

AFFIDAVIT
OF
AGENT FOR PRINCIPAL

**RE: Transfer of 2.38 acre parcel on Bennett Center Drive, Greer, S.C. from
Ackley Holdings, LLC to Bennett Center Ventures, LLC**

Relative to the conveyance of the above-referenced property from Ackley Holdings, LLC to Bennett Center Ventures, LLC, pursuant to Paragraph (14) of the attached Deed Recording Affidavit, the undersigned Agent hereby affirms and attests that Ackley Holdings, LLC (as Agent) purchased the property for the benefit of and for the purpose of conveying the same to Bennett Center Ventures, LLC (as Principal), and that the agent and principal relationship existed at the time of the original purchase for the purpose of purchasing the realty with the funds of the Principal.

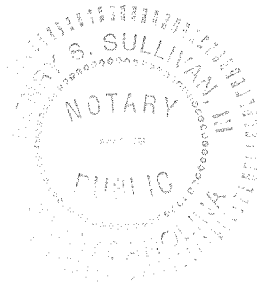
Ackley Holdings, LLC

By: _____

Jared Moore, Member

SWORN to and subscribed before me
this 23rd day of January, 2024.

Haley S. Sullivan
Notary Public for South Carolina
My Commission Expires: 01/28/2029



STATE OF SOUTH CAROLINA)
COUNTY OF GREENVILLE)

Affidavit

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

1. I have read the information on this affidavit and I understand such information.
2. The property being transferred is located on Woodland Drive in Greenville County, bearing Greenville County Tax Map Number G010.00-05-005.00, was transferred by Ackley Holdings, LLC to Bennett Center Ventures, LLC on January 23, 2024.
3. Check one of the following: The deed is
 - (a) _____ subject to the deed recording fee as a transfer for consideration 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) X exempt from the deed recording fee because (see information section of affidavit):

(14) Transfer of property from Agent to Principal purchased with funds of the Principal.

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

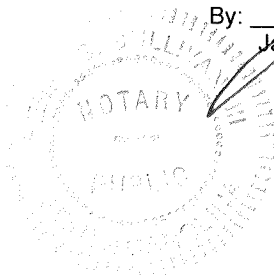
4. Check one of the following if either item 3(a) or item 3(b) above has been checked (see information section of this affidavit):
 - (a) _____ The fee is computed on the consideration paid or to be paid in money or money's worth in the amount of _____.
 - (b) _____ The fee is computed on the fair market value of the realty which is _____.
 - (c) _____ The fee is computed on the fair market value of the realty as established for property tax purposes which is _____.
5. Check Yes _____ or No _____ 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 the lien or encumbrance is: _____.
6. The deed recording fee is computed as follows:
 - (a) Place the amount listed in item 4 above here: _____
 - (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: _____
7. The deed recording fee due is based on the amount listed on line 6© above and the deed recording fee due is: _____.
8. As required by Code Section 12-24-70, I state that I am a responsible person who was connected with the transaction as: Grantor.
9. I understand that a person required to furnish this affidavit who willfully furnishes a false or fraudulent affidavit is guilty of a misdemeanor and, upon conviction, must be fined not more than one thousand dollars or imprisoned not more than one year, or both.

Ackley Holdings, LLC

By: [Signature]
Jared Moore, Member

SWORN to before me this 23rd
day of January, 2024.

[Signature]
Notary Public for South Carolina
My Commission Expires: 01/28/2029



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.

END



SCALING AND
NTS


[illegible]

SITE DESIGN, INC.

NOTE: A 5 FOOT DRAINAGE AND UTILITY EASEMENT IS PROVIDED ALONG ALL SIDE AND INTERIOR REAR LOT LINES ON ALL LOTS UNLESS OTHERWISE SHOWN. 10 FOOT DRAINAGE AND UTILITY EASEMENT IS PROVIDED ALONG EXTERIOR BOUNDARY OF SUBDIVISION.



**ZONING MAP AMENDMENT APPLICATION
(REZONING)**

Date 9/23/2025

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

Tax Map Number(s) 6010000500500
Property Address(s) 300 BENNETT CENTER DRIVE GREER, SC 29650
Acreage of Properties 2.38 ACRES County GREENVILLE

Applicant Information

Name JARED MOORE
Address 141 TRACTION ST
GREENVILLE, SC 29611
Contact Number (803) 422-1864
Email JJMOORE@GREERSCFOUNDER.COM
Business Name BENNETT CENTER VENTURES, LLC

Property Owner Information

(If multiple owners, see back of sheet)

Name SEE BACK
Address _____
Contact Number _____
Email _____
Business Name _____

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

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

The applicant hereby requests that the property described be rezoned from

OP to MD

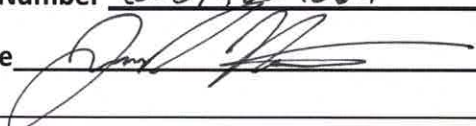
Existing Use: VACANT LAND Proposed Use: RESIDENTIAL DEVELOPMENT

Signature(s) [Signature]

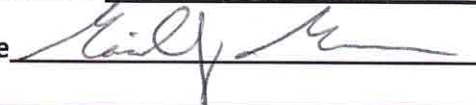
All zoning classifications, permitted uses and fees are available at www.cityofgreer.org

See Reverse

Complete the section below if multiple property owners

Name JARED MOOTZ
Business Name BENNETT CENTER VENTURES, LLC
Address 141 TRACTION ST GREENVILLE, SC 29611
Contact Number (803) 422-1864
Signature 

Name _____
Business Name _____
Address _____
Contact Number _____
Signature _____

Name Michael Mumma
Business Name Bennett Center Ventures, LLC
Address 141 Traction Street Greenville, SC 29611
Contact Number 864-738-2542
Signature 

Name _____
Business Name _____
Address _____
Contact Number _____
Signature _____

Name _____
Business Name _____
Address _____
Contact Number _____
Signature _____

Name _____
Business Name _____
Address _____
Contact Number _____
Signature _____

Staff Report to the City of Greer Planning Commission
Monday, October 20, 2025

Case Number: RZ 25-10

Applicant: Jared Moore

Property Location: Bennett Center Dr

Tax Map Numbers: G010000500500

Existing Zoning: Office Professional (OP)

Request: Rezone to Medium Density Residential (MD)

Size: 2.378 acres

Comprehensive Plan: Suburban Commercial

Analysis: **RZ 25-10**

RZ 25-10 is a rezoning request for one parcel on Bennett Center Dr with a total acreage of 2.378 acres. The request is to rezone the parcel from Office Professional (OP) to Medium Density Residential (MD) to build a residential development.

Surrounding land uses and zoning include:

North:	Medium Density Residential (MD) and Office Professional (OP) – residential, vacant, office
East:	Office Professional (OP) - office
South:	Railroad right-of-way
West:	Medium Density Residential (MD) - residential

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

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

This request is compatible with the existing development in the area and is proximate to the E Poinsett transitional corridor. It is also compatible with the Comprehensive Plan and Future Land Use Map. The medium density residential use will serve as a transition between office/non-residential uses and single-family detached in the surrounding area. Therefore, staff recommends approval.

Staff Recommendation: Approval

Planning Commission Recommendation: Approval

Mr. Boyles presented staff's analysis and recommendation of approval, citing consistence with surrounding zoning, existing land uses, and future land use designations.

Mr. Lavender called Mr. Moore up to the podium to answer the Commission's questions.

Mr. Thoma asked about potential covenants or restrictions placed on the property from the surrounding

office park. Mr. Moore assured him that this parcel in particular is not subject to the restrictions of the surrounding office park. They had done extensive legal review to ensure that this property was not bound by the office park's covenants.

Ms. Medford asked about the number of townhomes the developer was planning to build. Mr. Moore said that they were still in the early stages of the engineering and design process, but that they were aiming to get 20 to 25 townhome units on the property.

Mr. Lavender asked about the parcel's area. Mr. Moore told him that it was about 2.3 acres. Ms. Stahl said that, based on the area, they would be allowed to have a maximum of around 40 units in the new zoning. However, both Ms. Stahl and Mr. Moore said that they likely could not get anywhere near that maximum because of design constraints and other considerations (e.g., roads, amenities, open space, etc.).

Ms. Jones asked if the developer were planning to install any amenities. Mr. Moore said that they would install them as required. He also noted that this land would be cleared as with any development.

Ms. Medford asked about buffering near the railroad tracks. Mr. Moore said that they had every incentive to make sure that the new homes would have adequate buffering from the railroads because otherwise nobody would buy the homes. He said that they were planning on leaving a substantial buffer along the tracks. He noted that there is a sewer easement in that area already, so they would try to leave that space along the tracks more or less untouched in order to provide some buffering.

Ms. Jones asked if the townhomes would have garages. Mr. Moore said that, although they were still early in the design process, they would like for them to have garages and to front the streets. There was also concern with narrow streets and limited parking. Mr. Moore said that they would make wider driveways in order to accommodate more vehicles.

Mr. Lavender asked if Burgess Street was a city-owned & maintained street, saying that it was very narrow. While staff checked the City of Greer GIS system to determine ownership, Mr. Moore said that they would be willing to work with the city to meet its standards. Mr. Boyles confirmed that both Burgess Street and Bennett Center Drive were city-owned & maintained. Ms. Kaade noted that the developer would be required to widen the road to city standards along the project's frontage.

ACTION – Mr. Thoma made a motion to approve RZ 25-10. Mr. Lavender seconded the motion. The motion passed with a vote of 3 to 1.

Memorandum

To: Mr. Andrew Merriman, City Administrator

From: Heather Stahl, Planner II

Subject: Ordinance #24-2025

Date: October 21, 2025

CC: Tammy Duncan, Clerk to City Council

Ordinance 24-2025 is a rezoning request for one parcel of land located at 205 W Arlington Ave. The request is to rezone the parcel, consisting of 0.285 acres from Suburban Neighborhood (SN) to Traditional Neighborhood (TN). The intent of the rezoning is to reduce the side setback requirements to build a detached garage.

The Planning Commission conducted a public hearing for the rezoning on October 20, 2025 and unanimously recommended approval.

ORDINANCE NUMBER 24-2025

AN ORDINANCE TO CHANGE THE ZONING CLASSIFICATION OF A CERTAIN PROPERTY OWNED BY DENNIS KIFF AND EMILY KIFF LOCATED AT 205 WEST ARLINGTON AVENUE 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 Dennis Kiff and Emily Kiff located at 205 West Arlington Avenue and more clearly identified by the attached City of Greer Map specifying Greenville County Parcel Number G022000701100 containing approximately 0.285 +/- acres attached hereto marked as Exhibit A, the Title to Real Estate attached hereto marked as Exhibit B; and the Survey attached hereto marked at Exhibit C.

1. The owners' desires to change the zoning classification of their property and have shown the need for such use to the Greer Planning Commission at a public hearing held on October 20, 2025.
2. To accomplish the desired change in use in the most effective manner, the zoning classification should be changed to Traditional Neighborhood (TN).
3. The proposed use is in keeping with the general character of the surrounding property.

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

The zoning classification of property located at 205 West Arlington Avenue more particularly identified by the attached City of Greer Map specifying Greenville County Parcel Number G022000701100 containing approximately 0.285 +/- 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: October 28, 2025

Second and
Final Reading: November 11, 2025

Approved as to Form:

Daniel R. Hughes, City Attorney

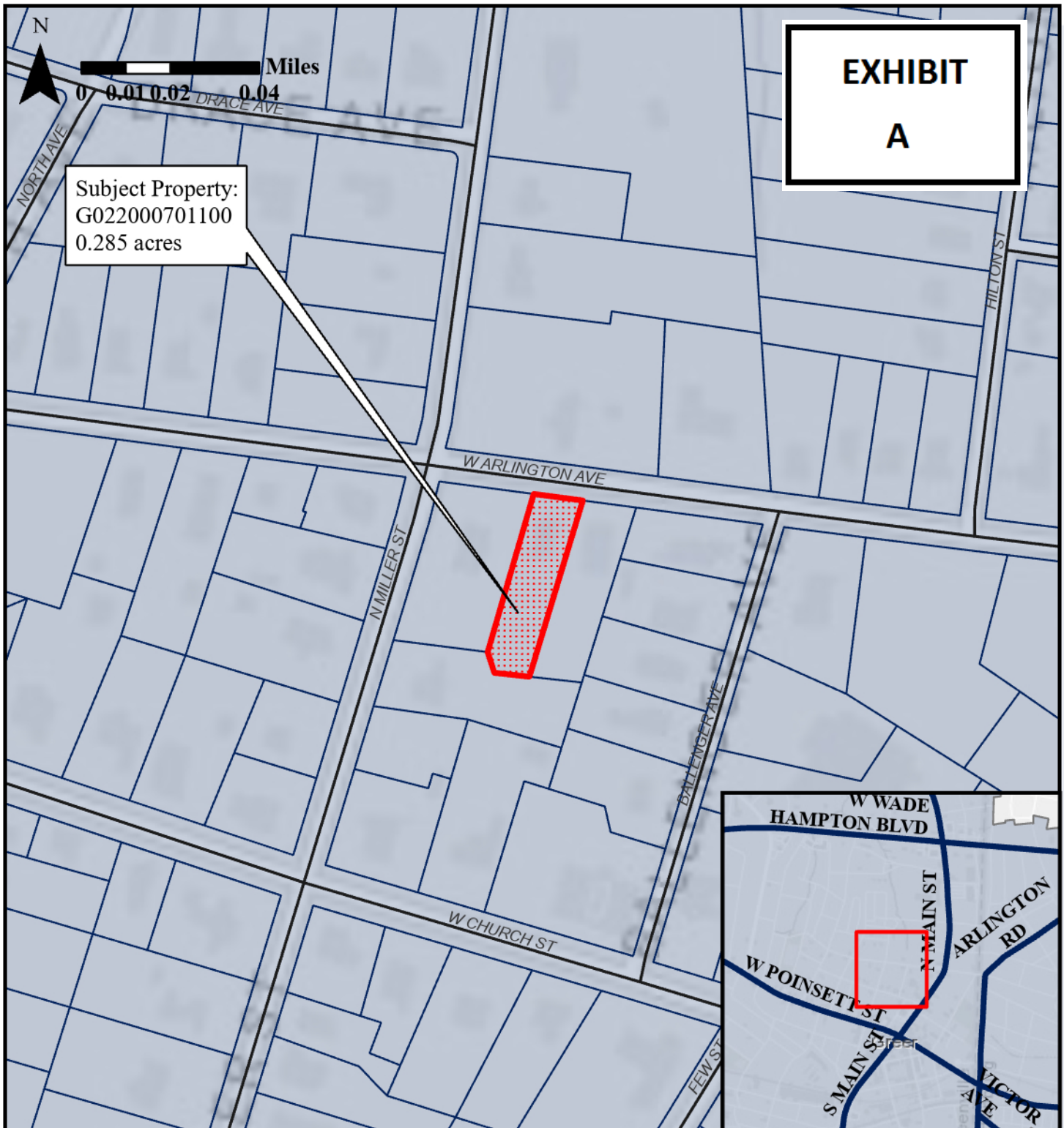
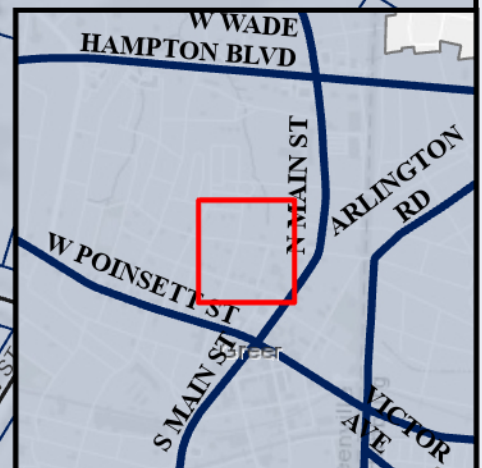


EXHIBIT
A



Location Map: Ordinance 24-2025

Case Number: RZ 25-11

Legend

- City Limits
- Parcels

Ord 24-2025 (W
Arlington Ave SN to TN)

Created by the City of Greer Planning & Development Department: 10/7/2025
11:21 AM

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





202204EE20

DEED Book: DE 2649 Page: 4227 - 4228
February 23, 2022 02:26:53 PM Cons: \$311,368.00
Rec: \$15.00 Cnty Tax: \$342.65 State Tax: \$809
E-FILED IN GREENVILLE COUNTY, SC *Timothy*

EXHIBIT**B****TITLE TO REAL ESTATE**

STATE OF SOUTH CAROLINA

COUNTY OF GREENVILLE

GRANTEES ADDRESS:

205 W Arlington Ave Greer SC 29650

TMS#: G0220000701100

KNOW ALL MEN BY THESE PRESENTS, that

CORNERSTONE HOLDINGS, LLC, in consideration of **Three Hundred Eleven Thousand Three Hundred Sixty-Eight and No/100ths (\$311,368.00) 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:

DENNIS KIFF AND EMILY KIFF, as Joint tenants with rights of survivorship, not as tenants in common;

All that certain piece, parcel or lot of land, situate, lying and being in the State of South Carolina, County of Greenville, being shown and designated as 0.285 acres on a Plat entitled Cornerstone, LLC, dated February 9, 2021, recorded March 10, 2021 in Plat Book 1392 at Page 0015. Reference is hereby made to said plat for a more complete description by metes and bounds.

This being the same property conveyed to Cornerstone Holdings, LLC by Deed of Daniel L. Allen, JR., dated February 9, 2021, and recorded on March 16, 2021 in Deed Book 2618 at Page 4783, Greenville County ROD.

Tax Map #: G0220000701100

This conveyance is subject to any and all easements, restrictions, covenants, and conditions, right of way, zoning rules and laws and regulations, and of which may be found on the premises or of record in the Register of Deeds Office for Spartanburg County, South Carolina.

Together with all and singular the rights, members, hereditaments and appurtenances to said premises belonging or in any wise incident or appertaining, to have and to hold all and singular the premises before mentioned unto the grantee (s), and the grantee's (s) heirs or successors and assigns, forever. And, the grantor (s) do (es) hereby bind the grantor(s) and the grantor's (s) heirs or successors, executors and administrators to warrant and forever defend all and singular said premises unto the 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 23rd day of February 2022.

SIGNED, sealed and delivered
in the presence of:

[Signature]
Witness

[Signature]
Witness

CORNERSTONE HOLDINGS, LLC

BY:

ITS:

BY:

ITS:

[Signature]
BY: J. Richard Medlock, Jr.

ITS:

Marny L. Hannon
BY: Marny L. Hannon

STATE OF SOUTH CAROLINA)

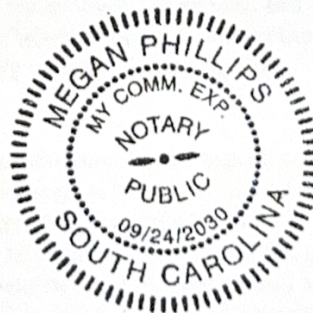
COUNTY OF GREENVILLE)

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 23rd day of February 2022.

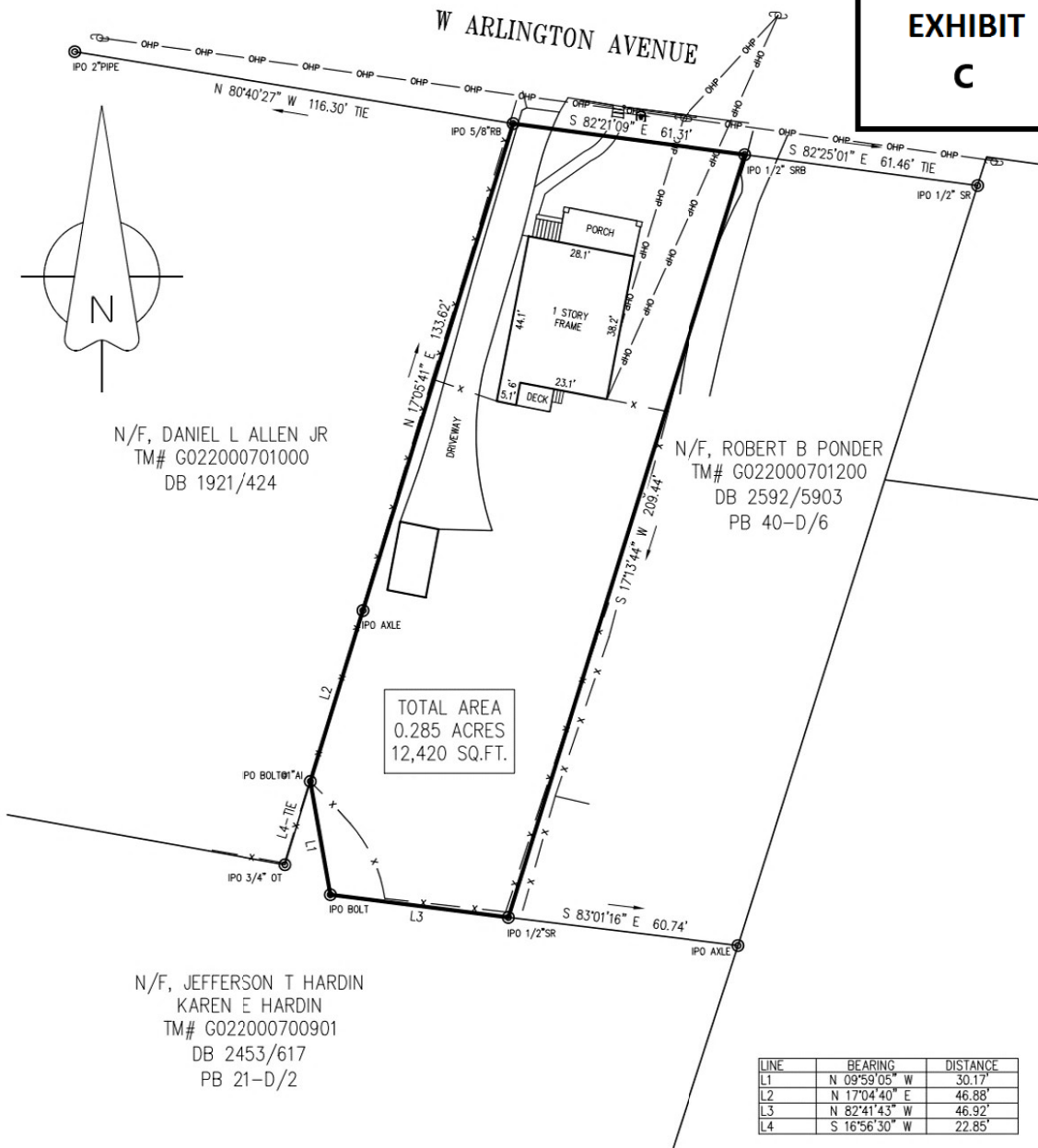
[Signature]
Notary Public for South Carolina
My commission expires: 9/24/2030



[Signature]

NOTE: EXCEPT AS SPECIFICALLY STATED OR SHOWN ON THIS PLAT, THIS SURVEY DOES NOT PURPORT TO REFLECT ANY OF THE FOLLOWING WHICH MAY BE APPLICABLE TO THE SUBJECT REAL ESTATE: RIGHTS-OF-WAY, EASEMENTS, OTHER THAN POSSIBLE EASEMENTS THAT WERE VISIBLE AT THE TIME OF MAKING THIS SURVEY; BUILDING SETBACK LINES; RESTRICTIVE COVENANTS; SUBDIVISION RESTRICTIONS; ZONING OR OTHER LAND USE REGULATIONS AND ANY OTHER FACTS THAT AN ACCURATE AND CURRENT TITLE SEARCH MAY DISCLOSE. - ANY FLOOD PLAIN DATA SHOWN HEREON IS AN APPROXIMATE LOCATION GRAPHICALLY PLOTTED FROM THE REFERENCED FEMA MAP UNLESS OTHERWISE NOTED. - THIS SURVEY DOES NOT CONSTITUTE A TITLE RESEARCH, FLOOD STUDY, WETLAND DELINEATION OR ENVIRONMENTAL INSPECTION BY SURVEYOR. - THIS SURVEY, AND ALL COPIES THEREOF, ARE INVALID WITHOUT THE ORIGINAL SIGNATURE, DATE, AND EMBOSSED SEAL OF A REGISTERED SURVEYOR WITH THIS FIRM. THE WORD "CERTIFY" OR "CERTIFICATE" IS AN EXPRESSION OF PROFESSIONAL OPINION REGARDING THE FACTS OF THE SURVEY AND DOES NOT CONSTITUTE A WARRANTY.

EXHIBIT C



LINE	BEARING	DISTANCE
L1	N 09°59'05\" W	30.17'
L2	N 17°04'40\" E	46.88'
L3	N 82°41'43\" W	46.92'
L4	S 16°56'30\" W	22.85'

LEGEND

BL BUILDING LINE	DIP DUCTILE IRON	CB CATCH BASIN
CT CRIMP TOP PIPE	VCP VITRIFIED CLAY	DI DROP INLET
DE DRAINAGE EASEMENT	RCP REINFORCED CONCRETE	ET ELEC TRANS
EP EDGE OF PAVEMENT	CMP CORRUGATED METAL	90.0 ELEVATION
IPO IRON PIN OLD-O	HPDE H.D. POLY STORM	1\" FIRE HYDRANT
IPS IRON PIN SET-O	CTV CABLE TV	1\" GAS METER
N/C NAIL & CAP	X FENCE LINE	1\" GAS VALVE
OT OPEN TOP PIPE	FOC FIBER OPTIC CABLE	LP LIGHT POLE
RB REBAR	GAS GAS LINE	PP POWER POLE
R/W RIGHT OF WAY	OHP OVERHEAD POWER	GP GUY ANCHOR
SD STORM DRAIN	OHT OVERHEAD TEL	TEL TEL PEDESTAL
SS SANITARY SEWER	SD STORM DRAIN	1\" CLEAN OUT
SSE SS EASEMENT	SS SANITARY SEWER	1\" WATER METER
1\" STORM MANHOLE	UGP UNDERGROUND POWER	1\" WATER VALVE
1\" SEWER MANHOLE	UGT UNDERGROUND TEL	1\" ELECTRIC METER
1\" TEL MANHOLE	W WATER LINE	

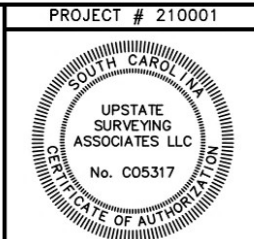
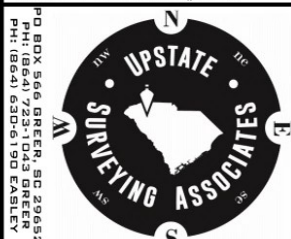
NOTES:

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.

"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 "A" SURVEY AS SPECIFIED THEREIN; ALSO THERE ARE NO VISIBLE ENCROACHMENTS OR PROJECTIONS OTHER THAN SHOWN."

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

THE PROPERTY SHOWN IS KNOWN AS THE SAME PROPERTY CONVEYED AND RECORDED IN DEED BOOK 97, PAGE 259, OFFICE OF R.O.D., GREENVILLE COUNTY, SC. LESS HOWEVER; PROPERTY PREVIOUSLY CONVEYED BY DEED BOOK 1991, PAGE 1557 (PLAT BOOK 40-D, PAGE 6), OFFICE OF R.O.D., GREENVILLE COUNTY, SC.



SURVEY FOR CORNERSTONE LLC

CITY OF GREER
GREENVILLE COUNTY, SOUTH CAROLINA

DATE 2/9/21	PROPERTY ADDRESS 205 W ARLINGTON AVENUE	TAX PIN G022000701100
SCALE 1" = 30'	30 0 30 60	FIELD CREW KG-WL
		DRAWN BY WTL



**ZONING MAP AMENDMENT APPLICATION
(REZONING)**

Date _____

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

Tax Map Number(s) G022000701100

Property Address(s) 205 W Arlington Ave, Greer SC, 29650

Acreage of Properties 0.285 County Greenville

Applicant Information

Name Dennis Kiff

Address 205 W Arlington Ave

Contact Number 864-918-7839

Email dkiff91@gmail.com

Business Name _____

Property Owner Information

(If multiple owners, see back of sheet)

Name Dennis Kiff

Address 205 W Arlington Ave

Contact Number 864-918-7839

Email dkiff91@gmail.com

Business Name _____

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

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

The applicant hereby requests that the property described be rezoned from
Suburban Neighborhood to Traditional Neighborhood.

Existing Use: Residence Proposed Use: Residence

Signature(s) Dennis Kiff
Emily Kiff

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

See Reverse

Complete the section below if multiple property owners

Name	Emily Kiff
Business Name	
Address	205 W Arlington Ave
Contact Number	864-905-3861
Signature	<i>Emily Kiff</i>

Name	
Business Name	
Address	
Contact Number	
Signature	

Name	
Business Name	
Address	
Contact Number	
Signature	

Name	
Business Name	
Address	
Contact Number	
Signature	

Name	
Business Name	
Address	
Contact Number	
Signature	

Name	
Business Name	
Address	
Contact Number	
Signature	

Staff Report to the City of Greer Planning Commission
Monday, October 20, 2025

Case Number: RZ 25-11

Applicant: Dennis Kiff

Property Location: 205 W Arlington Ave

Tax Map Numbers: G022000701100

Existing Zoning: Suburban Neighborhood (SN)

Request: Rezone to Traditional Neighborhood (TN)

Size: 0.285 acres

Comprehensive Plan: Downtown Living

Analysis: **RZ 25-11**

RZ 25-11 is a rezoning request for one parcel on Arlington Avenue with a total acreage of 0.285 acres. The request is to rezone the parcel from Suburban Neighborhood (SN) to Traditional Neighborhood (TN) to build a garage closer to the side lot line than current zoning would allow.

Surrounding land uses and zoning include:

North:	Suburban Neighborhood (SN) - residential
East:	Suburban Neighborhood (SN), Traditional Neighborhood (TN), Medium-Density Residential (MD) - residential
South:	Suburban Neighborhood (SN), Medium-Density Residential (MD), Office Professional (OP) – residential, office
West:	Suburban Neighborhood (SN) - residential

Downtown Living encompasses the community's historic core. Development is characterized by a mix of civic, entertainment, cultural, mixed-use buildings, detached and attached single-family homes, and mid-sized multi-family and commercial development. Much of this development is sidewalk and street oriented for strolling and outdoor seating. This area is compact, walkable, and well-connected with a wide sidewalk network and it supports multimodal transportation.

- **Primary Uses:** Retail, entertainment, and office commercial; and upper story, townhome, multiplex, and multi-family residential; civic uses and spaces
- **Secondary Uses:** Institutional facilities, regional parks, hotels and short-term rentals This request is compatible with the existing development in the area. It is also compatible with the Comprehensive Plan and Future Land Use Map. Therefore, staff recommends approval.

Smaller lot sizes and higher density is appropriate in the area surrounding the downtown core, therefore staff recommends approval.

Staff Recommendation: Approval

Planning Commission Recommendation: Approval

ACTION – Ms. Medford made a motion to approve RZ 25-11. Ms. Jones seconded the motion. The motion passed with a vote of 4 to 0.

Memorandum

To: City Council

From:

Subject: First and Final Reading of Resolution Number 20-2025
A RESOLUTION APPROVING OPIOID SETTLEMENT FUNDING
DISTRIBUTION IN COMPLIANCE WITH THE SOUTH CAROLINA
OPIOID RECOVERY ACT, S.C. CODE §11-58-10 ET SEQ. (Action
Required)
Catrina Woodruff, Assistant City Administrator

Date: October 28, 2025

CC:

Summary:

Attachments:

1. Res 20-2025 Approve Opioid Settlement Funding Dist
2. Res 20-2025 Exhibit A Just Say Something Technical Proposal
3. Res 20-2025 Exhibit B Agreement

RESOLUTION NUMBER 20-2025

**A RESOLUTION APPROVING OPIOID SETTLEMENT FUNDING DISTRIBUTION IN
COMPLIANCE WITH THE SOUTH CAROLINA OPIOID RECOVERY ACT, S.C.
CODE §11-58-10 *ET SEQ.***

WHEREAS, the South Carolina Opioid Recovery Fund Board (“SCORF Board”) was created by the South Carolina Opioid Recovery Act to administer and distribute the South Carolina Opioid Recovery Funds for the purpose addressing and remediating the impact of the opioid epidemic in South Carolina including funds from the Guaranteed Political Subdivision Funds (“the GPS Funds”) as set forth in S.C. Code §11-58-50 which must be used for approved opioid abatement strategies; and,

WHEREAS, proposals to be funded from GPS Funds must be submitted to the SCORF Board upon approval by Greer City Council; and,

WHEREAS, the City currently has \$558,786.87 available in GPS Funds to be used in accordance with the South Carolina Recovery Act; and,

WHEREAS, the City received a proposal from the Greenville Family Partnership DBA Just Say Something (“Just Say Something”), a copy of which is attached hereto as **Exhibit “A,”** requesting the City allocate \$40,000.00 from the City’s GPS SubFund to implement the Strengthening Families Program pursuant to the budget set forth in the Just Say Something Proposal; and,

WHEREAS, based upon the City’s careful review of the Just Say Something Proposal, the City finds that the Just Say Something Proposal complies with the application requirements set forth by the SCORF Board and is for an approved opioid abatement strategy. Therefore, the City approves the request in the amount of \$40,000.00 to be allocated from the City’s GPS SubFund to Just Say Something pursuant to terms and conditions set forth in the Proposal attached hereto as **Exhibit “A”** and Compliance Agreement attached hereto as **Exhibit “B.”**

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

1. The foregoing “WHEREAS” clauses are hereby adopted and incorporated herein as forming the legislative and administrative findings, purposes, and intent of this Resolution.
2. The City hereby approves the request from Just Say Something from the City of Greer’s GPS SubFund in the amount of \$40,000.00 pursuant to the Just Say Something Proposal attached hereto as **Exhibit “A”** and the Compliance Agreement attached hereto as **Exhibit “B”**, the terms of which are incorporated herein as if set forth fully.

3. Consistent with the Compliance Agreement attached hereto as **Exhibit “B,”** Just Say Something agrees that the GPS Funds allowed herein are subject to line-item severability by the SCORF Board.

4. This Resolution shall become effective immediately. All orders, resolutions and parts thereof in conflict herewith are, to the extent of the conflict, hereby repealed.

Done in meeting duly assembled this 28TH day of October, 2025.

CITY OF GREER, SOUTH CAROLINA

(SEAL)

Richard W. Danner, Mayor

Attest:

Tammela Duncan, City Clerk

Approved as to form:

Daniel R. Hughes, City Attorney

City of Greer SCORF Technical Proposal
Guaranteed Political Subdivision Subfund
Submitted by: Greenville Family Partnership DBA Just Say Something
Funding Request: \$40,000

1. Clearly identify the geographic area and/or communities that the request for funds will impact, including the population of the proposed service area, the poverty level of the service area.

The proposed project will serve families within the City of Greer, located in the Upstate region of South Carolina. The population of Greer is approximately 38,000 residents, with a diverse mix of working-class and low-income households. The poverty rate in the target service area is approximately 12.5 percent, with an estimated one in four children living in a household facing economic hardship. These families often experience challenges related to housing instability, food insecurity, and limited access to behavioral health supports.

2. Describe any existing efforts (either provided by your organization or others in the community) and explain how this new effort will not be duplicative or will substantially expand existing efforts.

The City of Greer and its community partners have made strong investments in family support, youth development, and prevention education. Organizations such as Just Say Something, Greer Relief, and the City of Greer Parks and Recreation Department have been instrumental in providing programs that strengthen families and reduce risk factors related to substance use. This proposal supports the continuation and expansion of those efforts through the Strengthening Families Program (SFP), an evidence-based, family skills training model that promotes communication, connection, and resilience across diverse households. The program complements existing initiatives and strengthens the City of Greer's overall prevention network.

3. Please provide a description of any existing budget, funding or resources that you have received, including dollar amounts that support the foundation of the proposed project and/or are being leveraged to support the proposed project.

Just Say Something SC has an established funding base through federal, state, and local grants that support youth prevention and family strengthening efforts. Current leveraged resources include staffing, program infrastructure, and materials supported by the Children's Trust of South Carolina. These resources will reduce administrative costs and provide shared support for evaluation, reporting, and outreach. The total SCORF request of \$40,000 will fund program delivery in Greer.

Core Abatement Strategy and Approved Use

Core Abatement Strategy: G.2 – Prevention Programs: Funding for evidence-based prevention programs in schools and communities

Approved Use Category: G – Prevent Misuse of Opioids

Implementation Plan: Strengthening Families Program (SFP) – Initial Implementation

Implementation Plan

The Strengthening Families Program (SFP) is an 11-week family skills training intervention designed to strengthen parenting practices, enhance communication, and prevent youth substance use. Each weekly session includes a shared family meal, followed by separate sessions for parents, youth, and children, and concludes with structured family practice activities. Each cycle serves 10 to 12 families. Sessions will take place at a Greer community site identified in collaboration with local partners.

The implementation will begin immediately following funding approval. During the first month, staff will finalize facilitator and childcare contracts, purchase materials, and secure the site. Recruitment will occur through outreach coordinated with schools and churches. Following program completion, a graduation celebration and booster session will reinforce family skills and encourage continued engagement.

Process Measures

- Number of families recruited, enrolled, and completing the 11-week program
- Number of sessions successfully delivered
- Number of families receiving childcare and meal support
- Number of incentives, meals, and materials distributed
- Attendance tracked for both youth and parents each week

Outcome Measures

- At least 75% of families complete the program
- 20% increase in positive family communication and cohesion
- 80% of parents' reports improved confidence in parenting and monitoring skills
- Youth demonstrate reduced attitudes favorable to substance use and greater family connectedness
- Increased engagement of families in prevention and parenting education programs

Greenville Family Partnership DBA Just Say Something

Budget

Category	Description	Amount	Details / Narrative
Personnel	Compensation for program staff	\$27,764.00	Includes Director, Program Manager, Finance Director, Site Coordinator, Data Specialist, Finance Assistant, and facilitators responsible for oversight, reporting, data collection, recruitment, and weekly family sessions. Also includes two childcare workers to supervise children under six during classes.
Program Operations	Mileage, transportation, and supplies	\$1,166.00	Covers mileage reimbursements, family transportation assistance, background checks, office and meeting supplies, and materials used by facilitators and site staff.
Program Implementation	Direct family supports and program materials	\$8,420.00	Includes \$1,320 for gas gift cards, \$4,400 for catered family meals, \$350 for meal supplies, \$350 for activity materials (manuals, handouts, and charts), and \$2,000 for family incentives such as “kid of the night” and homework rewards.
Graduation Costs	Incentives and celebration materials	\$1,700.00	Includes \$1200 for family gift cards and Meals for graduation are being donated in-kind. \$500 small decorations, supplies.
Booster Session	Family reinforcement event	\$150.00	Covers meal and small supplies for follow-up booster session to reinforce family skills and continued engagement.
Indirect Expenses	Administrative and compliance costs	\$800.00	Represents 10% of direct charges to cover administrative oversight, infrastructure, and compliance activities necessary for program implementation.
Total Project Cost		\$40,000.00	All costs are reasonable, necessary, and directly tied to the implementation of the Strengthening Families Program.

Carryover and Interest

There are no carryover or interest funds associated with this request. This proposal reflects new funding for the initial implementation of the Strengthening Families Program in the City of Greer.

Certification and Contact

This proposal is submitted by the City of Greer in partnership with Greenville Family Partnership DBA Just Say Something, the implementing agency responsible for program coordination, delivery, and reporting.

For questions, please contact:

Phillip Clark

Executive Director, Just Say Something

Email: phillip@justsaysomethingsc.org

Phone: 864-467-4099

Website: www.justsaysomethingsc.org

**COMPLIANCE AGREEMENT FOR THE USE OF GPS FUNDS FROM THE
CITY OF GREER IN ACCORDANCE WITH THE SOUTH CAROLINA OPIOID
RECOVERY ACT, S.C. CODE §11-58-10 *ET. SEQ.***

This Compliance Agreement (the “**Agreement**”) is entered into by the Greenville Family Partnership DBA Just Say Something (hereinafter “**Just Say Something**”), a nonprofit corporation organized under the laws of the State of South Carolina.

RECITALS

WHEREAS, by Resolution Number 20-2025 dated October 28, 2025, the Greer City Council approved a request from Just Say Something in the amount of \$40,000.00 from the City’s GPS Funds allocated to the City from the South Carolina Opioid Recovery Fund Board (“SCORF Board”); and,

WHEREAS, Just Say Something submitted a proposal, a copy of which is attached to the Resolution as Exhibit “A” (“Just Say Something Proposal”) in which it proposed a budget for the use of the approved GPS Funds; and,

WHEREAS, as a condition precedent to receiving the City’s GPS Funds, Just Say Something must agree to abide by the SCORF Board’s reporting requirements and agree to line-item severability of the City’s GPS Funds.

NOW, THEREFORE, FOR AND IN CONSIDERATION of the recitals set forth above, and terms of the Resolution Number 20-2025, Just Say Something agrees as follows:

AGREEMENT

1. Just Say Something agrees to abide by all reporting requirements established by the SCORF Board.
2. Just Say Something agrees that the funds allocated from the City’s GPS funds are subject to line-item severability by the SCORF Board.

Greenville Family Partnership
DBA Just Say Something

Phillip Clark, Executive Director
Date: _____