



## CITY OF GREER, SOUTH CAROLINA

### MINUTES of the FORMAL MEETING of GREER CITY COUNCIL July 10, 2018

**MEETING LOCATION:** Greer City Hall, 301 East Poinsett Street, Greer, SC 29651

**I. CALL TO ORDER OF THE REGULAR MEETING** Mayor Rick Danner – 6:36 P.M.

The following members of Council were in attendance:  
Kimberly Bookert, Lee Dumas, Wryley Bettis and Judy Albert. Wayne Griffin arrived at 7:23 P.M.

Councilmember Arrowood was absent.

Others present: Ed Driggers, City Administrator, Mike Sell, Assistant City Administrator, Tammela Duncan, Municipal Clerk, Steve Owens, Communications Manager and various other staff and media.

**II. PLEDGE OF ALLEGIANCE** Councilmember Judy Albert

**III. INVOCATION** Councilmember Judy Albert

**IV. PUBLIC FORUM**

Bobbi Corbett, 132 Marshland spoke in opposition to Ordinance Number 22-2018.  
Phil Woods, 407 Riverside Towne Circle spoke in opposition to Ordinance Number 22-2018.

Larry Bounds, 2 Hillside Glen Drive spoke in opposition to Ordinance Number 22-2018.  
Leland Shealy, 1096 Abner Creek Road spoke regarding Ordinance Number 27-2018.

**V. MINUTES OF THE COUNCIL MEETING** June 26, 2018

**ACTION** – Councilmember Judy Albert made a motion that the minutes of June 26, 2018 be received as written. Councilmember Wryley Bettis seconded the motion.

**VOTE** - Motion carried unanimously.

**VI. DEPARTMENTAL REPORTS**

- A. Red Watson, Assistant Director of Parks and Recreation presented highlights from the May 2018 Activity Report.

## VII. ADMINISTRATOR'S REPORT

Ed Driggers, City Administrator presented the following:

**Freedom Blast** – Recognized members of the Recreation Department and the Events Staff stating Freedom Blast is a yearlong planning process. Its important to note while we bring 20,000 or so residents and visitors downtown for the event as you can see from their monthly report they plan this all year long and do everything else that we do to provide recreation facilities and programing to our community. We are very, very proud of this group of folks they do an excellent job for us.

**Monthly Activity Reports** – The purpose of us bringing the monthly reports to you on a periodic basis is for us to inquire of you if you have any recommendations or suggestions of ways we can improve that information. We are always looking to make sure we are providing you good, timely, useful information in those monthly reports. If you have suggestions or recommendations of things we can add or ways we can improve the reports please let us know.

**Christmas Decorations and Banner Testing** – You will notice on Wade Hampton Blvd that we are testing new banners and Christmas decorations, we are doing that because those are new fixtures and we never use them for Christmas decorations before that have a different layout and height and we needed to do some testing in that area. You will see a different selection of decorations while we are evaluating them during the day and night with the LED lighting. Once the test is concluded we will pull them down.

**Brushy Meadows Recycling Program** – Moving forward with our pilot project in Brushy Meadows for recycling. We have distributed the containers and put out information to all of the residents. We are already getting some feedback from residents. We will start collecting next week. We will do every other week collection for six (6) month period. We look forward to receiving that input. Councilmember Albert is helping us tremendously getting word out in that community. We will look for ways to improve that, we will continue to monitor and adjust as we work though the pilot project. If it is a success going forward we will expand it as we go into 2019 and then ultimately Council will make the decision whether or not it is a program that we would desire to use citywide or expand it into other neighborhoods as we move forward. Please share feedback you receive with us.

### **Downtown Construction Update:**

**Commission of Public Works** has completed most of their work. Most of their equipment has been moved out of the downtown area. They will continue to work with us on tie ends as we get into some of our larger construction on Trade Street on into next year and beyond.

**Parking Lots/Alleyways** – We have completed the paving of the parking lot behind the Depot. We have completed the resurfacing of the parking lot at the Depot. The School

Street parking lot is complete. The alleyways that run on both sides of Trade Street are complete. We still have installation of lights and landscaping to take place in that area. Construction crews are not on site this week they will remobilize next week. Our intent in that was to prepare that area so that as we move toward construction of our major streetscape project that parking is available for folks. Also, it enables us to encourage our businesses on Trade Street to begin using the rear entrances of those buildings.

**Facade Grants** – As you are aware we have offered some grants and we given good utilization of applications for those grant programs. We have now awarded two (2) of those and we have eight (8) more in consideration.

**Bid Process** – We are finalizing the review of the construction documents, drawings on the Streetscape Project. As we complete that we will marry those documents along with our civil engineering drawings and that will enable us to prepare out bid documents, the project will then go to bid. Once the bid process is complete and received those we will bring the results back to Council looking for direction on how to proceed in awarding the bid.

**Streetscape Construction** – We envision we will start construction on much of the areas outside of Trade Street primarily being Main Street, Poinsett Street, Randall Street, Victoria Street, School Street and Depot Street. That work will take place this Fall in the downtown area. As best we can we will lighten on that as we go into the Christmas season for our downtown retail businesses and then we will come back much heavier after the first of the year in 2019. We will complete the work on the outlying areas as well as mobilize on Trade Street doing first the section on the lower end from the railroad tracks up to Randall Street. We will do demo and installation in that area, we will then move to Randall Street and Victoria Street and do demolition in that area and then construction and the move from Victoria Street to Poinsett Street. Trade Street will be done in three (3) sections.

**Construction Information** – I do remind all of us that there is information available to all of us on a regular basis at [www.futuregreer.org](http://www.futuregreer.org). Everyone in the community can go to that site and register to receive regular email communications and updates. We will also load into that system all of our employees as well as our elected officials so that you will receive those email notifications on a regular basis as well. We will recognize if you have already done that so that you will not receive duplicate notifications.

**MASC (Municipal Association of South Carolina) Annual Conference** – We do have some folks that will be attending the MASC Annual Conference, next week I will have some additional information for those that are attending that meeting. I will have an email communication to you with some logistics about that.

**Abandoned Building Act** – Reno Deaton, Executive Director of Greer Development Corporation updated Council on the Abandoned Building Act. He stated “We’ve announced a great project for downtown Greer and that is Tribe513 and Grace Church have acquired the former Mutual Home Store, the former D & D Ford building and they will be redeveloping that into a corporate headquarters for Tribe513, a new pediatricians office and the Greer campus of Grace Church. Again, a phenomenal project for us and we are very thrilled about its progress and the way it is moving forward. Thrilled to have the opportunity to work with great people and I’ll recognize tonight if you don’t mind Jeff



Randolph is here tonight representing Grace Church and Chris Hill representing Tribe513. Also, by the way of background we are in the later stages of negotiating a development agreement with respect to this project there are some opportunities on this particular project, this particular parcel for a win win situation where there are some opportunities for the city to gain some advantages relative to adjacent development as well as provide some accommodations for this project to make this a really, really good project. Not just for development but for the community and the citizens as well. That's in the latter stages of negotiation. What you've got on your agenda tonight is a request for acknowledgement of abandoned building status for a portion of that property. You may recall in some instances in the past we had the opportunity to look at the Abandoned Buildings Tax Credit Program. That is an incentive given to folks who invest in properties that have been not used, not operational at least sixty-six (66) percent of which non-operational for the last five (5) years. Again, non-operational sixty-six (66) percent of that building non-operational for the last five (5) years. The incentive is a credit that can take one (1) of two (2) forms either a credit as it pertains to South Carolina Income Tax or Real Property Tax. There are some different hurdles that you got to jump to get one (1) versus the other. The simplest and most frequent and the one that will be asked for in this particular situation is the credit as it pertains to the South Carolina Income Tax not the Real Property Tax Credit. So, that is on your agenda for this evening, typically in the past as you have evaluated the abandoned buildings opportunities that have come before you, you typically conferred with the Economic Development Attorney for the City of Greer just to make sure that the information that you have demonstrates that by definition of the statute that the building is in fact abandoned. I must apologize the City Council and certainly to Mr. Randolph to this point we've not yet had an opportunity to confer with Economic Development Counsel to confirm that the property has been abandoned. I think the folks have some documentation, I suspect that we will move through in pretty short order. But again, I do apologize that at this point we've not had a chance to confer with the City Attorney to have him them look at that documentation to make sure that we understand, that we can reasonably agree that the building has in fact been abandoned. Again, I think that we will get there, I just to this point unfortunately not had the opportunity to do so."

Mr. Driggers asked Mr. Deaton to share some other tools that are available when we are looking to redevelop sites. This is one of those tools that may be available to a developer some of the others that you may could mention that possibly could be available for this or other projects.

Mr. Deaton stated depending on what the property was used for previously and what the intended use is in the future there are number of different opportunities to reduce the overall tax burden, to improve the development potential for a piece of property if it is a former retail facility that's been empty for some period of time there are some provisions that allow for some tax credits to apply there, a former textile mill for example there are some opportunities to apply some credits that would make it a much more favorable development opportunity. If the property is found in a low to moderate income tax census tract there are some big incentives that would encourage redevelopment of that property and reduce the developer's overall cost. We've recently applied for opportunity zone status here in Greer for two (2) of our census tracts to include the census tract that is surrounds the Greer Mill and that that surrounds the Industrial Parks in the BMW, Velocity Park area of our community. That is a program that provides for a vehicle for folks to take otherwise proceeds that would be subject to capital gains tax to reinvest them in funds that them invest in new economic development projects in our opportunity zones to reduce the basis

of their tax burden or the eliminate it depending upon the number years in which those dollars are held in fund and reinvested in the project. Beyond that we get to larger projects obviously there are things like fee-in-lieu-of tax credits, multi-county industrial park etcetera, etcetera the list goes on and on. Basically, for any project that we have the opportunity to look at there are opportunities for us to look at ways to reduce the overall development burden without negatively impacting the revenue streams and the benefits that come to the community.

Discussion held.

## **VIII. OLD BUSINESS**

### **A. Second and Final Reading of Ordinance Number 22-2018**

**AN ORDINANCE TO PROVIDE FOR THE ANNEXATION OF PROPERTY OWNED BY (1) AND (2) JAMES D. SUDDUTH AND PAMELA S. TONNSEN LOCATED AT 1749 GIBB SHOALS ROAD AND 1670 SOUTH HIGHWAY 14 AND (3) DENNIS R. AND PAMELA S. TONNSEN LOCATED AT 1755 GIBB SHOALS ROAD BY ONE HUNDRED PERCENT PETITION; AND TO ESTABLISH A ZONING CLASSIFICATION OF DRD (DESIGN REVIEW DISTRICT) FOR SAID PROPERTIES.**

Kelli McCormick, Planning Manager state there was a new Concept Plan and Statement of Intent attached. Councilmember Wayne Griffin arrived to the meeting at 7:23 P.M.

Lengthy discussion held.

**ACTION** - Councilmember Wryley Bettis made a motion to receive Second and Final Reading of Ordinance Number 22-2018. Councilmember Kimberly Bookert seconded the motion.

Austin Evert with Bluewater Civil Design, LLC., engineer for the project spoke briefly.

**VOTE** – Motion carried 5-1 with Councilmember Judy Albert voting in opposition.

### **B. Second and Final Reading of Ordinance Number 23-2018**

**AN ORDINANCE TO PROVIDE FOR THE ANNEXATION OF PROPERTIES OWNED BY (1) LOLA M. CRAWFORD, (2A/B) JAMES E. WRIGHT, SR. AND (3) JAMES E. WRIGHT, JR. LOCATED AT (1) 936 SOUTH SUBER ROAD, 2(A/B) 938 SOUTH SUBER ROAD AND (3) 942 SOUTH SUBER ROAD BY ONE HUNDRED PERCENT PETITION; AND TO ESTABLISH A ZONING CLASSIFICATION OF R-M1, (RESIDENTIAL MULTI-FAMILY) FOR SAID PROPERTIES.**

Kelli McCormick, Planning Manager stated the applicant request the ordinance be tabled indefinitely.

Discussion followed.

**ACTION** - Councilmember Wryley Bettis made a motion to table Second and Final Reading of Ordinance Number 23-2018. Councilmember Kimberly Bookert seconded the motion.

**VOTE** – Motion carried unanimously.

**C. Second and Final Reading of Ordinance Number 26-2018  
AN ORDINANCE TO AMEND ARTICLE IV. - STORMWATER MANAGEMENT FEE PROGRAM SEC. 90-284 – FEES IN THE CITY OF GREER CODE OF ORDINANCES.**

Ed Driggers, City Administrator stated there was no new or additional information.

**ACTION** - Councilmember Wryley Bettis made a motion to approve Second and Final Reading of Ordinance Number 26-2018. Councilmember Kimberly Bookert seconded the motion.

**VOTE** – Motion carried unanimously.

**IX. NEW BUSINESS**

**A. First and Final Reading of Resolution Number 16-2018  
A RESOLUTION CERTIFYING CERTAIN REAL PROPERTY IN THE CITY OF GREER AS AN ABANDONED BUILDING SITE**

Jeff Randolph, Business Manager with Grace Church presented the request. Chris Hill with Tribe513 was present but did not speak.

Discussion held.

Staff requested Resolution Number 16-2018 be held over until July 24, 2018 to receive additional information.

**ACTION** - Councilmember Wryley Bettis made a motion to hold over First and Final Reading of Resolution Number 16-2018 until July 24, 2018. Councilmember Kimberly Bookert seconded the motion.

Motion carried unanimously.

**B. First Reading of Ordinance Number 17-2018  
AN ORDINANCE TO CHANGE THE ZONING CLASSIFICATION OF PROPERTIES OWNED BY TI HUD INVESTMENTS, LLC AND VICTORIA INTERESTS, LLC LOCATED AT 3325, 3331, 3337 BRUSHY CREEK ROAD FROM O-D (OFFICE DISTRICT) AND C-2 (COMMERCIAL) TO DRD (DESIGN REVIEW DISTRICT).**



Brandon McMahan, Zoning Coordinator presented the request. Jay Martin, Arbor Engineering spoke. Mr. Martin requested Council consider allowing him to build 76 units instead of the 68 units the Planning Commission approved.

Discussion held.

**ACTION** – Councilmember Wryley Bettis made a motion to receive First Reading of Ordinance Number 17-2018. Councilmember Kimberly Bookert seconded the motion.

**VOTE** – Motion carried unanimously.

**C. First Reading of Ordinance Number 25-2018**

**AN ORDINANCE TO CHANGE THE ZONING CLASSIFICATION OF PROPERTY OWNED BY REBA C. AND NELSON R. GREENE, TRUSTEES LOCATED AT 851 BROCKMAN McCLIMON ROAD FROM R-S (RESIDENTIAL SUBURBAN) TO DRD (DESIGN REVIEW DISTRICT).**

Brandon McMahan, Zoning Coordinator stated the applicant requested Council place Ordinance Number 25-2018 on hold.

**ACTION** – Councilmember Wryley Bettis made a motion to place First Reading of Ordinance Number 25-2018 on hold. Councilmember Wayne Griffin seconded the motion.

**VOTE** – Motion carried unanimously.

**D. First Reading of Ordinance Number 27-2018**

**AN ORDINANCE TO CHANGE THE ZONING CLASSIFICATION OF PROPERTY OWNED BY BEN P. DILLARD III LOCATED AT 531 ABNER CREEK ROAD FROM PD (PLANNED DEVELOPMENT) TO R-12 (RESIDENTIAL SINGLE – FAMILY).**

Brandon McMahan, Zoning Coordinator presented the requested

**ACTION** – Councilmember Wryley Bettis made a motion to receive First Reading of Ordinance Number 27-2018. Councilmember Kimberly Bookert seconded the motion.

**VOTE** – Motion carried unanimously.

**E. First Reading of Ordinance Number 28-2018**

**AN ORDINANCE TO CHANGE THE ZONING CLASSIFICATION OF PROPERTY OWNED BY HESTER PLUS LLC LOCATED AT 309 PELHAM STREET FROM R-12 (RESIDENTIAL SINGLE – FAMILY) TO O-D (OFFICE DISTRICT).**

Brandon McMahan, Zoning Coordinator presented the requested

**ACTION** – Councilmember Wryley Bettis made a motion to receive First Reading of Ordinance Number 28-2018. Councilmember Judy Albert seconded the motion.

**VOTE** – Motion carried 5-1 with Councilmember Griffin voting in opposition.

## **X. EXECUTIVE SESSION**

**ACTION** – In (8:23 p.m.)

(A) Legal Services

Councilmember Lee Dumas made a motion to enter into Executive Session to discuss Economic Development Legal Services as allowed by SC Code of Laws Section 30-4-70(a)(2). Councilmember Wryley Bettis seconded the motion. Motion carried unanimously.

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

**ACTION** - Out (8:48 p.m.) – Councilmember Wayne Griffin made a motion to come out of Executive Session. Councilmember Lee Dumas seconded the motion. Motion carried unanimously.


### **ACTION TAKEN AFTER EXECUTIVE SESSION**

**ACTION** – (A) Legal Services

Councilmember Lee Dumas made a motion to allow the City Administrator to retain the services of Michael Kozlarek's Law Firm and to negotiate terms as necessary. Councilmember Wayne Griffin Bookert seconded the motion. Motion unanimously carried.

## **XI. ADJOURNMENT**

8:49 P.M.

  
Tammela Duncan, Municipal Clerk

  
Richard W. Danner, Mayor

Notifications: Agenda posted in City Hall and email notifications sent to The Greenville News, The Greer Citizen, GreerToday.com and the Spartanburg Herald Journal Friday, July 6, 2018.





## Public Forum Sign in

**July 10, 2018  
6:30 pm**

(a) **Public Forum.** During a period of thirty (30) minutes at the beginning of each city council meeting, referred to as a public forum, the presiding officer may recognize citizens of the municipality or others who have standing in the municipality, such as business owners, who wish to address council on matters pertaining to items on that meeting's agenda.

**Sign-up for Public Forum.** At least fifteen (15) minutes prior to the commencement of a city council meeting, a potential speaker, who is not already a petitioner appearing on the agenda and is not a previous petitioner speaking on the same subject, wishing to appear before council must place his or her name, address, and whether he or she is for or against an agenda item on the public forum list. This list shall be maintained by the municipal clerk. Sign ups for public forums will be on a first come, first served basis. The municipal clerk shall make the public forum list available for council and public inspection. No names will be added to the list once the list is given to the presiding officer and the public forum has begun. The presiding officer will give equal time to those for and against the agenda items that are to be discussed during a public forum.

Name	Address	Agenda Item	In Favor / Oppose
BOBBY CORBETT	132 MARSHLAND	GIBB SHOALS	OPPOSE
Phil Woods	407 Riverside Toadwe	G. BB Shoals	oppose
Larry Bounds	2 Hillside Glen	Gibb Shoals Develop.	oppose
Leland Sneyly	1096 Abney Creek Rd.	C	