



CITY OF GREER, SOUTH CAROLINA

MINUTES of the FORMAL MEETING of GREER CITY COUNCIL September 28, 2021

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

Call to Order of the Formal Meeting Mayor Rick Danner – 6:34 P.M.

The following members of Council were in attendance: Jay Arrowood, Wayne Griffin, Mark Hopper, Lee Dumas, Wryley Bettis and Judy Albert.

Others present: Andy Merriman, City Administrator, Tammela Duncan, Municipal Clerk, Steve Owens, Communications Manager and various other staff and media. Mike Sell, Deputy City Administrator was absent.

Invocation and Pledge of Allegiance Councilmember Wayne Griffin

Public Forum No one signed up to speak

Minutes of the Council Meeting September 14, 2021

ACTION – Councilmember Wryley Bettis made a motion that the minutes of September 14, 2021 be received as written. Councilmember Mark Hopper seconded the motion.

VOTE - Motion carried unanimously.

Special Recognition

Mayor Rick Danner presented Zoe Adams with a proclamation declaring October 2021 as Rett Syndrome Awareness Month and to encourage all citizens to help raise awareness of Rett Syndrome and to honor the individuals like our own Rose Adams and their families, caregivers and especially the amazing siblings like Zoe that love, care and protect them every day.

Departmental Reports

Building and Development Standards, Finance, Fire Department, Municipal Court, Parks & Recreation, Police Department, Public Services and the Website Activity Reports for **August 2021** were included in the packet for informational purposes.

Finance

Susan Howell, Budget and Audit Manager presented the Financial Report for both July and August, 2021. (Attached)

August 2021

General Fund Cash Balance: \$15,367,487.

Revenue: \$1,358,690.

Operational Expenditures: \$4,012,739.

Fund Balance Usage: \$385,315.

Total Expenditures: \$4,398,054.

Operational Expenditures: 5% over Budget

Total Percentage: 2% under Budget

Revenue Benchmark Variance: \$49,112.

Expenditure Benchmark Variance: (\$21,214.)

Overall Benchmark Variance: \$27,898.

Hospitality Fund Cash Balance: \$1,772,270.

Storm Water Fund Cash Balance: \$2,805,716.

Petitioners

Al Edmonds – regarding the alleyway behind his house (inglesby Street). Did not appear.

Susan Dobrzeniecki, 11 Green Harvest Way – chose to allow her husband to speak Alan Dobrzeniecki. He shared his concerns with the Netzero Farms Community and the developer. He lives within the Netzero Farms Community. He spoke of standing water, needed road improvements (potholes and drainage issues) on gravel roads and they are unable to make contact with the developer Mark Clayton. He stated none of the amenities they were told they would get were provided. They are asking for assistance with their issues. Other neighbors were present.

James Plemons, 13050 East Wade Hampton Blvd – spoke regarding the wrecker ordinance. He provided a copy of a Rotation Request List (attached). He shared his concerns regarding the owner of Collision Center of Greer, Motor Sports Towing and Greer Towing and their violations and when they would come into compliance.

Presentation

Ashley Kaade, Senior Planner updated Council on the Unified Development Ordinance (UDO).
(Attachment)

Andy Merriman, City Administrator presented the following:

UDO (Unified Development Ordinance) – thanked Council for their questions regarding the UDO.

Chamber of Commerce – Arts & Eats – will take place downtown this weekend Friday, October 1st through Saturday, October 2nd in downtown.

Safety Breakfast – will be held Friday, October 8th at 7:30 am in City Hall.

Ordinance Number 48-2021 – request for this ordinance to be held over to allow for more background information on the changes.

Appointments to Boards and Commissions

Greer Trust Board of Trustees

Margarett G. Turner replacement needed.

ACTION – Mayor Danner nominated Rev. Earl Simmons Sr. to fill the seat on the Greer Trust Board of Trustees with a term expiring June 30, 2024. Councilmember Wayne Griffin seconded the motion.

VOTE – Motion carried unanimously.

ACTION – Councilmember Wayne Griffin made a motion to reappoint all other serving members (Robert Lynn, Perry Williams, Mark Thornton and Ellen Wall) of the Greer Trust Board of Trustees with terms expiring June 30, 2024. Councilmember Jay Arrowood seconded the motion.

VOTE – Motion carried unanimously.

Old Business

Second and Final Reading of Ordinance Number 45-2021 **AN ORDINANCE TO CHANGE THE ZONING CLASSIFICATION OF A CERTAIN PROPERTY OWNED BY CAT PROPERTIES, LLC LOCATED AT**

200 WEST POINSETT STREET FROM C-2 (COMMERCIAL DISTRICT) TO C-1 (CENTRAL BUSINESS DISTRICT).

Andy Merriman, City Administrator informed Council in the last meeting there was erroneous information provide and there are design standards in the Highway Transitional Overlay District.

Ashley Kaade, Senior Planner presented information regarding the Highway Transitional Overlay District requirements.

Brian Martin, the owner spoke.

ACTION – Councilmember Wryley Bettis made a motion to approve Second and Final Reading of Ordinance Number 45-2021. Councilmember Judy Albert seconded the motion.

Discussion held.

VOTE – Motion carried unanimously.

Second and Final Reading of Ordinance Number 47-2021

AN ORDINANCE TO PROVIDE FOR THE ANNEXATION OF PROPERTY OWNED BY CHRISTOPHER AND SARAH DICKINSON LOCATED ON GIBBS SHOALS ROAD BY ONE HUNDRED PERCENT PETITION; AND TO ESTABLISH A ZONING CLASSIFICATION OF R-12 (RESIDENTIAL SINGLE FAMILY DISTRICT) FOR SAID PROPERTY.

Ashley Kaade, Senior Planner stated the Planning Commission held a Public Hearing September 20th and recommended approval.

ACTION – Councilmember Mark Hopper made a motion to approve Second and Final Reading of Ordinance Number 47-2021. Councilmember Judy Albert seconded the motion.

VOTE – Motion carried unanimously.

New Business

First Reading of Ordinance Number 48-2021

AN ORDINANCE TO AMEND CHAPTER 10 (ANIMALS) OF THE CITY OF GREER CODE OF ORDINANCES

ACTION – Councilmember Wryley Bettis made a motion to hold over First Reading of Ordinance Number 48-2021. Councilmember Judy Albert seconded the motion.

VOTE – Motion carried unanimously.

First Reading of Ordinance Number 49-2021
**AN ORDINANCE TO CHANGE THE ZONING CLASSIFICATION OF
PROPERTY OWNED BY BUTCH SIMS, JR. LOCATED AT 200 BROADUS
STREET FROM C-2 (COMMERCIAL DISTRICT) TO R-5 (GARDEN COURT
OR PATIO HOUSE DISTRICT).**

Ashley Kaade, Senior Planner stated the Planning Commission held a Public Hearing September 20th and recommended approval. A representative Vanessa Henderson was present and spoke. Mr. Sims was also present but did not speak.

ACTION – Councilmember Wayne Griffin made a motion to receive First Reading of Ordinance Number 49-2021. Councilmember Jay Arrowood seconded the motion.

Discussion held.

VOTE – Motion carried unanimously.

First Reading of Ordinance Number 50-2021
**AN ORDINANCE APPROVING A MAJOR CHANGE TO A PLANNED
DEVELOPMENT (PD) OF CERTAIN REAL PROPERTY IN THE CITY OF
GREER RELATED TO THE BLUE RIDGE PLANTATION DEVELOPMENT**

Ashley Kaade, Senior Planner presented the updated Planned Development. The Planning Commission held a Public Hearing September 20th and recommended approval. A representative Paul Aho, Developer and Builder spoke.

ACTION – Councilmember Lee Dumas made a motion to receive First Reading of Ordinance Number 50-2021. Councilmember Jay Arrowood seconded the motion.

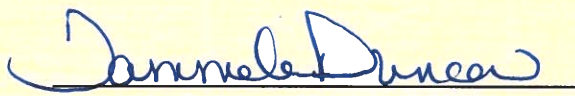
Discussion held.

VOTE – Motion carried unanimously.

Executive Session

Mayor Danner stated an Executive Session was not needed.

Adjournment – 8:15 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, September 10, 2021.



Financial Performance Summary

As of Month End August, 2021

Quick Look Indicators	This Month	This Year	Balance
GENERAL FUND			
Cash Balance	↓	↑	\$ 15,367,487
Revenue	↑	↓	\$ 1,358,690
Operational Expenditures	↑	↑	\$ 4,012,739
Fund Balance Usage	↑	↓	\$ 385,315
Total Expenditures	↑	↑	\$ 4,398,054
Operational Percentage (Over) / Under	↑	↑	5%
Total Percentage (Over) / Under	↑	—	2%
Revenue Benchmark Variance	↓	↓	\$ 49,112
Expenditure Benchmark Variance	↑	↑	\$ (21,214)
Overall Benchmark Variance	↓	↑	\$ 27,898
HOSPITALITY FUND			
Cash Balance	↑	↑	\$ 1,772,270
Revenue	↓	↑	\$ 492,238
Expenditures	↑	↑	\$ 35,512
STORM WATER FUND			
Cash Balance	↓	↑	\$ 2,805,716
Revenue	↑	↓	\$ 5,330
Expenditures	↓	↑	\$ 84,696