



CITY OF GREER, SOUTH CAROLINA

MINUTES of the FORMAL MEETING of GREER CITY COUNCIL July 27, 2021

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

Call to Order of the Formal Meeting Mayor Rick Danner – 6:32 P.M.

The following members of Council were in attendance: Jay Arrowood, Wayne Griffin arrived at 6:36 pm, 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 Wryley Bettis

Public Forum No one signed up to speak.

Mayor Danner introduced Greenville County Councilman Mike Barnes.

Minutes of the Council Meeting July 13, 2021

ACTION – Councilmember Wryley Bettis made a motion that the minutes of July 13, 2021 be received as written. Councilmember Lee Dumas seconded the motion.

VOTE - Motion carried unanimously.

Departmental Reports

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

Finance

Susan Howell, Budget and Audit Manager presented the Year to Date Financial Report for the period ending June 30, 2021. (Attached)

General Fund Cash Balance: \$18,473,822.
Revenue: \$34,828,101.
Operational Expenditures: \$29,090,790.
Fund Balance Usage: \$1,455,747.
Total Expenditures: \$30,546,537.
Operational Expenditures: 5% under Budget
Total Percentage: -1% under Budget

Revenue Benchmark Variance: \$4,160,237.
Expenditure Benchmark Variance: \$121,327.
Overall Benchmark Variance: \$4,281,564.

Hospitality Fund Cash Balance: \$1,319,629.
Storm Water Fund Cash Balance: \$3,240,449.

Petitioner

James Plemons, JLP Automotive, Greer spoke regarding his concerns with how the Police Department is enforcing the Wrecker Ordinance. He listed numerous instances of concern (attached) and asked that Council provide a response.

Presentation

Emergency Rental Assistance Program

Dominique Dawkins, Community Specialist and Chanel Richardson with the Community Development Department in Spartanburg County shared information regarding how to apply for rental and utility assistance. Ms. Dawkins encouraged Spartanburg County residents who have been negatively impacted by the Covid-19 pandemic to apply. Information has been posted in the lobby of City Hall, placed on our website and attached.

Discussion held.

Andy Merriman, City Administrator presented the following:

North Main Street and Arlington Avenue – is schedule to close this Friday at 5:00 pm through Sunday for intersection and street improvements.

Leesburg Peake – is complete.

Blackwell Road Bridge – should be completed this week. Work was delayed because of a fallen tree but should be completed this week.

Appointments to Boards and Commissions

Board of Zoning Appeals

District 2 Glendora Massey's term will expire 6/30/2021.

No action was taken.

Election Commission

Paul Lamb has resigned effective 6/22/2021 his term expires 12/31/2026.

No action was taken.

Old Business

Second and Final Reading of Ordinance Number 29-2021 **AN ORDINANCE TO AMEND THE CITY OF GREER LAND DEVELOPMENT REGULATIONS BY REPEALING AND REPLACING IN ITS ENTIRETY ARTICLE 8, ROAD CLASSIFICATIONS AND DESIGN STANDARDS**

Andy Merriman, City Administrator stated there was no new information.

ACTION – Councilmember Wryley Bettis made a motion to approve Second and Final Reading of Ordinance Number 29-2021. Councilmember Jay Arrowood seconded the motion.

VOTE – Motion carried unanimously.

Second and Final Reading of Ordinance Number 30-2021 **AN ORDINANCE TO PROVIDE FOR THE ANNEXATION OF PROPERTY OWNED BY WILLIAM FREEMAN LOCATED ON OLD JONES ROAD BY ONE HUNDRED PERCENT PETITION; AND TO ESTABLISH A ZONING CLASSIFICATION OF DRD (DESIGN REVIEW DISTRICT) FOR SAID PROPERTY**

Ashley Kaade, Senior Planner asked Council to amend the ordinance to reflect the addition of Exhibit F Statement of Intent. Neither the owner nor a representative was present.

ACTION – Councilmember Wayne Griffin made a motion to approve Second and Final Reading of Ordinance Number 30-2021 as amended. Councilmember Jay Arrowood seconded the motion.

VOTE – Motion carried unanimously.

Second and Final Reading of Ordinance Number 31-2021
AN ORDINANCE TO CHANGE THE ZONING CLASSIFICATION OF PROPERTIES OWNED BY UPI INVESTMENTS LOCATED AT 0 GARY ARMSTRONG ROAD FROM C-2 (COMMERCIAL DISTRICT) TO C-3 (HIGHWAY COMMERCIAL DISTRICT).

Ashley Kaade, Senior Planner stated there was no new information. A representative was present but did not speak.

ACTION – Councilmember Jay Arrowood made a motion to approve Second and Final Reading of Ordinance Number 31-2021. Councilmember Judy Albert seconded the motion.

VOTE – Motion carried unanimously.

New Business

First Reading of Ordinance Number 32-2021
AN ORDINANCE TO AMEND THE CITY OF GREER ZONING CODE OF ORDINANCE BY ADDING TO ARTICLE 4, DEFINITIONS AND ARTICLE 5, ZONING DISTRICT REGULATIONS TO INCORPORATE INDOOR AMUSEMENT / ENTERTAINMENT SERVICES WITHIN THE CITY OF GREER.

Ashley Kaade, Senior Planner presented the request.

ACTION – Councilmember Wayne Griffin made a motion to approve First Reading of Ordinance Number 32-2021. Councilmember Judy Albert seconded the motion.

Lengthy discussion held.

VOTE – Motion carried unanimously.

First Reading of Ordinance Number 33-2021
AN ORDINANCE TO CHANGE THE ZONING CLASSIFICATION OF PROPERTY OWNED BY ADELAIDA GARCIA LOCATED AT 150 DELAGRAVE STREET FROM RM-1 (RESIDENTIAL MULTI-FAMILY DISTRICT) TO R-5 (GARDEN COURT OR PATIO HOUSE DISTRICT).

Ashley Kaade, Senior Planner presented the request. The Planning Commission held a Public Hearing July 19th and recommended approval. Neither the owner nor a representative was present.

ACTION – Councilmember Wayne Griffin made a motion to approve First Reading of Ordinance Number 33-2021. Councilmember Wryley Bettis seconded the motion.

Discussion held.

VOTE – Motion carried unanimously.

First Reading of Ordinance Number 35-2021

AN ORDINANCE TO CHANGE THE ZONING CLASSIFICATION OF PROPERTY OWNED BY TRUENORTH PROPERTIES, LLC AND CUBE PROPERTY SOLUTIONS, LLC LOCATED AT 101 ELMER STREET FROM RM-1 (RESIDENTIAL MULTI-FAMILY DISTRICT) TO R-5 (GARDEN COURT OR PATIO HOUSE DISTRICT).

Ashley Kaade, Senior Planner presented the request. The Planning Commission held a Public Hearing July 19th and recommended approval. A representative was present and spoke briefly.

ACTION – Councilmember Wryley Bettis made a motion to approve First Reading of Ordinance Number 35-2021. Councilmember Wayne Griffin seconded the motion.

Discussion held.

VOTE – Motion carried unanimously.

First Reading of Ordinance Number 36-2021

AN ORDINANCE TO CHANGE THE ZONING CLASSIFICATION OF PROPERTY OWNED BY KRISHNA AND PRAMODA VALLABHANENI LOCATED AT 101 AUSTIN STREET FROM RM-1 (RESIDENTIAL MULTI-FAMILY DISTRICT) TO RM-2 (RESIDENTIAL MULTI-FAMILY DISTRICT).

Ashley Kaade, Senior Planner presented the request. The Planning Commission held a Public Hearing July 19th and recommended approval. A representative was present but did not speak.

ACTION – Councilmember Wayne Griffin made a motion to approve First Reading of Ordinance Number 36-2021. Councilmember Jay Arrowood seconded the motion.

Discussion held.

VOTE – Motion carried unanimously.

First Reading of Ordinance Number 37-2021

AN ORDINANCE TO CHANGE THE ZONING CLASSIFICATION OF A PORTION OF PROPERTY OWNED BY SRMC VENTURES, LLC LOCATED ON SOUTH HIGHWAY 14 FROM C-2 (COMMERCIAL DISTRICT) TO DRD (DESIGN REVIEW DISTRICT).

Ashley Kaade, Senior Planner presented the request. The Planning Commission held a Public Hearing July 19th and recommended approval. A representative Jeff Reid with ELS was present and spoke briefly.

ACTION – Councilmember Judy Albert made a motion to approve First Reading of Ordinance Number 37-2021. Councilmember Jay Arrowood seconded the motion.

Discussion held.

VOTE – Motion carried unanimously.

Executive Session

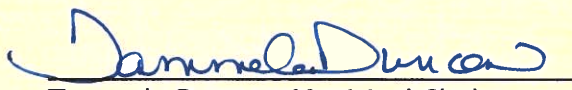
1. Economic Development Matter – Project Osprey

ACTION – In (7:43 p.m.) – Councilmember Lee Dumas made a motion to enter into Executive Session to discuss an Economic Development Matter pertaining to Project Osprey; as allowed by State Statute Section 30-4-70(a)(5). Councilmember Wryley Bettis seconded the motion. Motion carried unanimously.

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

ACTION - Out (8:00 p.m.) – Councilmember Judy Albert made a motion to come out of Executive Session. Councilmember Wayne Griffin seconded the motion. Motion carried unanimously.

Adjournment – 8:01 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 23, 2021.



Financial Performance Summary

As of Month End June, 2021

Quick Look Indicators	This Month	This Year	Balance
GENERAL FUND			
Cash Balance	↑	↑	\$ 18,473,822
Revenue	↑	↑	\$ 34,828,101
Operational Expenditures	↑	↑	\$ 29,090,790
Fund Balance Usage	↑	↓	\$ 1,455,747
Total Expenditures	↑	↓	\$ 30,546,537
Operational Percentage (Over) / Under	↓	↓	5%
Total Percentage (Over) / Under	↓	↑	-1%
Revenue Benchmark Variance	↑	↑	\$ 4,160,237
Expenditure Benchmark Variance	↓	↓	\$ 121,327
Overall Benchmark Variance	↓	↑	\$ 4,281,564
HOSPITALITY FUND			
Cash Balance	↑	↑	\$ 1,319,629
Revenue	↑	↑	\$ 2,776,028
Expenditures	↓	↑	\$ 2,503,138
STORM WATER FUND			
Cash Balance	↓	↑	\$ 3,240,449
Revenue	↑	↑	\$ 1,185,495
Expenditures	↓	↓	\$ 708,325

**ARE YOU
STRUGGLING TO
PAY YOUR BILLS?**

HELP IS AVAILABLE!



APPLY TODAY FOR RENT AND UTILITY ASSISTANCE

Spartanburg County is partnering with local agencies to help those who've been negatively impacted by the COVID-19 pandemic.

Contact any of our partners to apply for assistance.



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Judy Dodd or Carolyn Wilson
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