



## GREENVILLE COUNTY COUNCIL

### Minutes

Regular Council Meeting

January 20, 2022

(Rescheduled from January 18, 2022)

6:04 p.m.

County Square - Council Chambers

#### Council Members

**Mr. Willis Meadows**, *Chairman, District 19*

**Mr. Dan Tripp**, *Vice-Chairman, District 28*

**Mrs. Xanthe Norris**, *Chairman Pro Tem, District 23*

**Mr. Joe Dill**, *District 17*

**Mr. Mike Barnes**, *District 18*

**Mr. Stephen Shaw**, *District 20*

**Mr. Chris Harrison**, *District 21*

**Mr. Stan Tzouvelekas**, *District 22*

**Mrs. Liz Seman**, *District 24*

**Mr. Ennis Fant, Sr.**, *District 25*

**Mr. Lynn Ballard**, *District 26*

**Mr. Butch Kirven**, *District 27*

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Pursuant to the Freedom of Information Act, notice of the meeting date, time, place and agenda was posted online and on the bulletin board at County Square and made available to the newspapers, radio stations, television stations and concerned citizens.

#### **Council Members Absent**

None

#### **Staff Present**

**Joe Kernell**, *County Administrator*

**Mark Tollison**, *County Attorney*

**John Hansley**, *Deputy County Administrator*

**Regina McCaskill**, *Clerk to Council*

**Jessica Stone**, *Deputy Clerk to Council*

**Pam Gilliam**, *Administrative Assistant*

**Hesha Gamble**, *Engineering*

**Tee Coker**, *Planning Director*

#### **Others Present**

None

#### **Call to Order**

Chairman Willis Meadows

**Invocation** – introduced by Councilor Joe Dill

Dr. Travis Kerns  
Three Rivers Baptist Association, Taylors

#### **Pledge of Allegiance**

**Item (4) Approval of Minutes**

**Action:** Councilor Seman moved to approve the minutes from the January 4, 2022, Regular County Council meeting.

Motion carried unanimously.

**Item (5) Proclamation**

**a. Honoring Wyatt Spearman / FFA Extemporaneous Speaking Award**

Councilor Barnes presented a proclamation to Wyatt Spearman for his many achievements. Mr. Spearman, a graduate of Blue Ridge High School, was an active member of the Blue Ridge Chapter of Future Farmers of America (FFA), having served four years as an officer. He enjoyed all things outdoors; hunting, fishing, and especially farming. As a young man who appreciated time with his friends and family, Wyatt spent many hours cultivating his interests and was currently seeking a future in agriculture.

Mr. Spearman, an active member of Washington Baptist Church in Greer, had participated in several mission trips, sharing his love of Christ and making a difference in the lives of others. He was a recipient of the Daughters of the American Revolution Good Citizens' Award, an American Legion Boy's State representative and the 2021 South Carolina Future Farmers of America Extemporaneous Speaking Award.

Greenville County Council proudly acknowledged Wyatt Spearman's outstanding accomplishments and proclaimed January 18, 2022, to be "Wyatt Spearman Day" in Greenville County.

**Item (6) Appearances – Current Agenda Items**

The following individuals appeared regarding Item 12.f. Amendment to the Ordinance to Establish County Prohibition on Infringements of the Right to Keep and Bear Arms / Adding Penalty Provisions

- James Hoard
- Mark Lynch
- Pastor Mark Burns
- Mike LaPierre
- Denise Cassano
- Sarah Lynch
- Barbara L. Wilson

**Item (7) Public Hearings**

**a. Project BRI Augusta Arbor QOBZ LP / Fee in Lieu of Tax Agreement**

A public hearing was held for the purpose of receiving comments from the public regarding an ordinance authorizing the execution and delivery of a fee in lieu of tax agreement by and between Greenville County, South Carolina and BRI Augusta Arbor QOBZ LP with respect to certain economic development property in the county, whereby such property would be subject to certain payments in lieu of taxes, including the provision of certain special source credits; and other matters relating thereto.

There being no speakers, Vice-Chairman Tripp declared the public hearing closed.

**b. Project Mirror / Fee in Lieu of Tax Agreement – First Amendment**

A public hearing was held for the purpose of receiving comments from the public regarding an ordinance authorizing and approving (1) the execution and delivery of a first amendment to an existing fee in lieu of tax agreement between Greenville County, South Carolina and a company identified for the time being as Project Mirror to provide for, under certain circumstances, (a) an extension of the applicable investment period set forth in the fee agreement, (b) an extension of the applicable exemption period set forth in the

fee agreement, and (c) certain special source revenue credits, all in connection with additional investment in certain manufacturing and related facilities in the county; (2) the joinder of one or more sponsor affiliates to the fee agreement; and (3) other matters related thereto.

There being no speakers, Vice-Chairman Tripp declared the public hearing closed.

**c. Greenville County Redistricting Ordinance**

A public hearing was held for the purpose of receiving comments from the public regarding an ordinance to reapportion the twelve single member election districts for the election of Greenville County Council Members based upon the 2020 Decennial Census so that the population of such districts shall comply with applicable federal and state laws.

- Lydia Freund – appeared in favor of the proposed

There being no other speakers, Councilor Dill declared the public hearing closed.

**Item (8) Consent Agenda**

- a. **Maddie’s Fund Behavior Support Grant** *(Finance)*
- b. **2021-2022 Visit GreenvilleSC A-Tax Budget** *(Finance)*
- c. **Community Project Application / Dunklin Fire District - \$5,000.00 Backup Generator** *(Finance)*
- d. **Community Project Application / Canebrake Fire District - \$5,000.00 New Cascade** *(Finance)*

Councilor Seman recused herself from discussion and voting on the item due to a potential conflict of interest.

**Action:** Councilor Fant moved approval of the Consent Agenda Items.

Motion carried unanimously.

**Item (9) Resolutions**

- a. **Southchase Wilson Bridge, LLC NHT Southchase, LLC and MDH F1 Greenville Southchase, LLC / Partial Assignment and Assumption Agreement**

**Action:** Vice-Chairman Tripp moved for adoption a resolution authorizing and ratifying the partial assignment and assumption of a fee in lieu of tax agreement by and among Greenville County, South Carolina, Southchase Wilson Bridge, LLC, NHT Southchase, LLC and MDH F1 Greenville Southchase, LLC.

Motion carried unanimously.

**Item (10) Ordinances – Third Reading**

**a. Zoning Ordinances**

- i. **CZ-2021-104:** Property of Araceli Perales Jimenez, located on Palmetto Avenue, requesting rezoning from C-2 to R-MA.

**Action:** Councilor Dill moved adoption of the ordinance at third reading.

Motion carried unanimously.

- ii. **CZ-2021-108:** Property of JSCI County Line, LLC, located at 3326 New Easley Highway, requesting rezoning from S-1 to C-1.

**Action:** Councilor Dill moved adoption of the ordinance at third reading.

Motion carried unanimously.

- iii. **CZ-2021-112:** Property of Rex B. Galloway, located at 1575 Reid School Road, requesting rezoning from R-15 to R-S.

**Action:** Councilor Dill moved adoption of the ordinance at third reading.

Motion carried unanimously.

- iv. **CZ-2021-113:** Property of Stephen E. Larson and Lois A. Larson, located at 315 Roberts Circle, requesting rezoning from R-S to R-20.

**Action:** Councilor Dill moved adoption of the ordinance at third reading.

Motion carried unanimously.

- v. **CZ-2021-114:** Property of Tung Van Co of Tf1 Property, LLC, located at 3028 Wade Hampton Boulevard, requesting rezoning from R-12 to C-2.

**Action:** Councilor Dill moved adoption of the ordinance at third reading.

Motion carried unanimously.

- vi. **CZ-2021-116:** Property of Southern Smiles Properties, LLC, located at 2814 Woodruff Road, requesting rezoning from O-D to FRD as amended.

**Action:** Councilor Dill moved adoption of the ordinance at third reading.

Motion carried unanimously.

- vii. **CZ-2021-117:** Property of Lois S. Bryson, Brenda Fail Freeman, Heather M. Kennedy and Jason Sean Burton, located at 1803 Roper Mountain Road, requesting rezoning from R-S to R-15.

**Action:** Councilor Dill moved adoption of the ordinance at third reading.

Motion carried unanimously.

**b. Cone Mills Acquisition Group, LLC (formerly Project Ott) / Special Source Credit Agreement**

**Action:** Vice-Chairman Tripp moved for adoption at third reading an ordinance authorizing pursuant to Title 4 of the Code of Laws of South Carolina 1976, as amended, including Sections 4-1-170, 4-1-175, and 4-29-68 thereof, and Article viii, Section 13 of the South Carolina Constitution, the execution and delivery of a special source credit agreement, by and between Greenville County, South Carolina, and Cone Mills Acquisition Group, LLC including certain related or affiliated entities, to provide for certain special source revenue or infrastructure credits; and other related matters.

Motion carried unanimously.

**c. Greenville – Anderson Multi County Industrial Business Park Creation / Cone Mills Acquisition Group, LLC (formerly Project Ott)**

**Action:** Vice-Chairman Tripp moved for adoption at third reading an ordinance authorizing and approving (1) the development of a joint county industrial and business park pursuant to Section 4-1-170 of the Code of Laws of South Carolina 1976, as amended, in conjunction with Anderson County, such park to be geographically located in Greenville County; (2) the execution and delivery of a written park agreement with Anderson County as to the requirement of payments of fee in lieu of ad valorem taxes with respect to park property and the sharing of the revenues and expenses of the park; (3) the distribution of revenues from the park within Greenville County; and (4) other matters related thereto.

Motion carried unanimously.

**Item (11) Ordinances – Second Reading**

**a. Project Augusta Arbor QOBZ LP / Fee in Lieu of Tax Agreement**

**Action:** Vice-Chairman Tripp moved for approval at second reading an ordinance authorizing the execution and delivery of a fee in lieu of tax agreement by and between Greenville County, South Carolina and BRI Augusta Arbor QOBZ LP, with respect to certain economic development property in the County, whereby such property would be subject to certain payments in lieu of taxes, including the provision of certain special source credits; and other matter related thereto.

Motion carried unanimously.

**b. Project Mirror / Fee in Lieu of Tax Agreement – First Amendment**

**Action:** Vice-Chairman Tripp moved for approval at second reading an ordinance authorizing and approving (1) the execution and delivery of a first amendment to an existing fee in lieu of tax agreement (the “fee agreement”) between Greenville County, South Carolina and a company identified for the time being as Project Mirror (as successor in interest by assignment to Project Mirror predecessor company) to provide for, under certain circumstances, (a) an extension of the applicable investment period set forth in the fee agreement, (b) an extension of the applicable exemption period set forth in the fee agreement, and (c) certain special source revenue credits, all in connection with additional investment in certain manufacturing and related facilities in the county; (2) the joinder of one or more sponsor affiliates to the fee agreement; and (3) other matters related thereto.

Motion carried unanimously.

**c. Greenville County Redistricting Ordinance**

**Action:** Chairman Dill moved for approval at second reading an ordinance to reapportion the twelve (12) single member election districts for the election of Greenville County Council Members based upon the 2020 Decennial Census so that the population of such districts shall comply with applicable federal and state laws.

**Action:** Councilor Dill moved to allow for amendments at third reading.

After a brief discussion, Councilor Dill withdrew the proposed amendment.

Motion as presented carried unanimously.

**Item (12) Ordinances – First Reading**

**a. Zoning Ordinances**

Councilor Dill presented for first reading Zoning Dockets **CZ-2022-002 through CZ-2022-006 and CZ-2022-008 through CZ-2022-015.** (*CZ-2022-007 was withdrawn prior to the meeting.*)

Chairman Meadows referred the items to the Planning and Development Committee.

**b. Anderson / Greenville Joint County Industrial Business Park Agreement Amendment / Equinox Mill LLC**

Vice-Chairman Tripp presented for first reading an ordinance to amend an agreement for the development of a joint county industrial and business park (2010 Park) of Greenville and Anderson Counties so as to enlarge the park to include certain property of Equinox Mill LLC.

Chairman Meadows stated the item would remain on the floor.

**c. Anderson / Greenville Joint County Industrial Business Park Agreement Amendment / Old Dominion Freight Line, Inc.**

Vice-Chairman Tripp presented for first reading an ordinance to amend an agreement for the development of a joint county industrial and business park (2010 Park) of Greenville and Anderson Counties so as to enlarge the park to include certain property of Old Dominion Freight Line, Inc.

Chairman Meadows stated the item would remain on the floor.

**d. Anderson / Greenville Joint County Industrial Business Park (2010 Park) Agreement Amendment – Project Spruce**

Vice-Chairman Tripp presented for first reading an ordinance to amend an agreement for the development of a joint county industrial and business park (2010 Park) of Anderson and Greenville Counties so as to enlarge the park (United Community Bank – Project Spruce - additional property) and to enter into an Intergovernmental Agreement with the City of Greenville, South Carolina, in connection therewith

Chairman Meadows stated the item would remain on the floor.

**e. NHT Southchase, LLC and MDH F1 Greenville Southchase, LLC / Fee in Lieu of Tax Agreement Amendment**

Vice-Chairman Tripp presented for first reading an ordinance authorizing an amendment to a fee in lieu of tax agreement by and among Greenville County, South Carolina, NHT Southchase, LLC and MDH F1 Greenville Southchase, LLC.

Chairman Meadows stated the item would remain on the floor.

**f. Amendment to the Ordinance to Establish County Prohibition on Infringements of the Right to Keep and Bear Arms / Adding Penalty Provisions**

Per notice provided in the Council agenda packet, Councilor Dill presented for first reading an ordinance to amend Ordinance No. 5335, which declares Greenville County as a right to keep and bear arms jurisdiction for second amendment rights, so as to provide for penalty provisions; and request this item be referred to the Public Safety Committee.

Chairman Meadows referred the item to the Public Safety Committee.

**Item (13) Committee Reports**

There were no reports.

**Item (14) Administrator's Report**

Joe Kernell provided an update on the Swamp Rabbit Trail expansion. The contractor, Palmetto Infrastructure, would be constructing a bridge over Laurens Road and Haywood Road as well as the up-fit to the Woodruff Road bridge. The contractor had projected that all bridgework would be completed by November 2022. Staff members from Greenville County and the City of Greenville were scheduled to meet with the South Carolina Forestry Commission the week of January 24 to collaborate on forest health decisions, prior to implementing forest improvements for the winter. After completion of the forest improvements, Greenville County Roads and Bridges would begin paving the 3.5 mile corridor from Laurens Road to Verdae, with final paving to take place in coordination with completion of the bridgework. The City of Greenville would be managing the section of the trail from Ebaugh Street to Cleveland Park. The phase of the project was currently in final engineering and was using the overall trail extension timeline as its target date. Mr. Kernell thanked Barry Alford, Central Realty, Greenville Housing Authority, Hilton Signs and Spinx for donating 1.2 miles of right-of-way; without those donations, the project could not be completed.

**Item (15) Requests and Motions**

- Councilor Shaw thanked all those in attendance. Council had some serious issues to discuss; he welcomed any discussion about the firearms ordinance. Mr. Shaw stated the firearms ordinance that passed in 2021 had “teeth.” For example, that ordinance stated Greenville County would expediently fight any effort to infringe upon the right to keep and bear arms as well as expediently take court action, if needed. Mr. Shaw stated he had asked for debate and legal opinion; he would love to talk about the matter.
- Councilor Harrison stated since last summer, he had been working with the Devinger Tax District and Clemson University on a Master Plan for that community area. The district had been experiencing some financial issues in association with capital expenditures. The final presentation took place on Tuesday, January 18 at the Boiling Springs Fire Department. Mr. Harrison stated approximately 150 people attended either in-person or by Zoom. The Clemson students did a great job and the community was very excited to see some potential solutions.
- Councilor Tzouvelekas thanked everyone for their support and well wishes during the challenging time of losing his mother.

Mr. Tzouvelekas stated he was very glad for the harmony among Council Members lately; it meant a lot to the citizens and the well-being of Greenville County.

Councilor Tzouvelekas stated he was concerned about 5G cell towers in Greenville County. He requested the issue be addressed by the Public Safety Committee.

Chairman Meadows agreed there was a lot of conversation going on in the country, as well as Europe, about 5G cell towers; it was well worth looking at.

- Councilor Seman thanked all those in attendance; it was always great to engage the citizens of Greenville County.

Ms. Seman stated students at Greenville Tech Charter High School recently partnered with the Greenville Home Alliance and provided over 1400 hours of community service. In the process, they learned about local government and sent “thank you” notes to Council for its work in the area of housing. Ms. Seman stated it was nice to know the County’s young citizens were concerned about what was happening in the community.

- Councilor Fant thanked his colleagues for their willingness to work together as well as the citizens who were in attendance. There was a “spirit of cooperation in the air.”

Mr. Fant stated, even in the midst of the area’s snow, the staff at SCTAC worked diligently to clear the Donaldson Center runway by 1:00 p.m. on Monday, January 17. It was no small feat considering the fact the Donaldson Field was the state’s largest general aviation airport consisting of more than 1400 acres.

- Councilor Ballard thanked Heshia Gamble and the Public Works Department for a job well done during the weekend’s snow storm. He also thanked Jessica Stumpf and the staff with Emergency Management Services; they worked continuously from Saturday night through close of business on Monday to handle issues related to the storm.

Mr. Ballard thanked his colleagues for working so well together on the redistricting plan.

- Councilor Kirven stated Greenville County was fortunate to have so many volunteers to serve on both its boards and commissions and special purpose districts. He was very concerned about questionable activity involving Greater Greenville Sanitation; there had reports in the media and Council Members had received some negative comments from the public. It was his opinion that Council had a responsibility to take those complaints seriously, find out what was going on and take action, if needed. Mr. Kirven requested Chairman Meadows determine the best way to move forward.

- Councilor Tripp stated as a follow-up to Mr. Kirven’s comments, he was concerned about the attendance of some board and commission members, most namely on the Library Board. Council recently received an attendance report for all board and commission members; there were some members of Library Board with attendance issues. Council needed to determine how to deal with the situation. When an individual had a desire to serve on a committee, they should “show up for the job.”

Mr. Tripp stated he had received some negative comments from the public regarding Greater Greenville Sanitation. Taken in isolation, the comments may not seem “like a big deal.” With the growth that Greenville County was experiencing, the lack of roads and infrastructure was bad enough. When a board did exactly what they had indicated to the public that they would not do, that was the type of action that made Council’s job harder.

Chairman Meadows stated the issue of the transfer station was presented to the Board of Zoning Appeals, as required by law. He added that a landfill could have been built on the site as opposed to the transfer station. Mr. Meadows stated Council should look at the situation, if only to “clear the air.”

- Councilor Dill stated there was a small section of Travelers Rest that was serviced by Greater Greenville Sanitation; he had received emails and phone calls from his constituents with concerns. He had previously met with the Administrator at GGS and looked at the operation; however, he was unable to answer questions about what was going on. Mr. Dill suggested an in-depth look at the situation to “clear the air.”
- Councilor Barnes stated Sheriff Lewis was currently in Columbia attending an awards ceremony honoring seven (7) Greenville County deputies; the deputies received the Medal of Valor for displaying life-saving skills during 2021. Those deputies were as follows:

Sergeant Pat Swift  
Deputy Mark Harden  
Deputy Colin Price  
Deputy Matt Broad  
Deputy Kyle Alexander  
Deputy Ryan Humburg



Deputy Brianna Miller  
K-9 Deputy Nikos

**Item (14)    Adjournment**

**Action:**    Councilor Dill moved to adjourn the meeting.

Motion carried unanimously and the meeting adjourned at 7:26 p.m.

Respectfully submitted:

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Regina G. McCaskill  
Clerk to Council