



GREENVILLE COUNTY COUNCIL

Minutes

Regular Council Meeting

December 6, 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. Xanthene 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*

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

Terrance Galloway, Information Systems

Marcus Angel, Information Systems

Zach Jones, Information Systems

Philip Simmons, Information Systems

Hesha Gamble, Assistant County Administrator

Tee Coker, Assistant County Administrator

Bob Mihalic, Governmental Relations Officer

Jessica Jordan, Fire Code Official/Code Enforcement Supervisor

Bob Brewer, Director, Procurement

Others Present

None

Call to Order

Chairman Willis Meadows

Invocation

Vice-Chairman Dan Tripp

Pledge of Allegiance

Item (4) **Approval of Minutes**

a. **November 15, 2022 – Regular County Council Meeting**

Action: Vice-Chairman Tripp moved to approve the minutes from the November 15, 2022, Regular County Council meeting.

Motion carried unanimously.

Item (5) **Presentations**

Chairman Meadows presented a plaque to Vice-Chairman Tripp in recognition for his service as Council Vice-Chairman for the past two years.

Vice-Chairman Tripp presented a plaque to Chairman Meadows in recognition for his service as Council Chairman for the past two years.

Item (6) **Proclamation**

a. **Honoring Mac Stone – In Recognition for being among the winners of the International Wildlife Photographer of the Year**

Councilor Seman presented a proclamation to Mac Stone in recognition for being named one of the winners of the International Wildlife Photographer of the Year.

Item (7) **Appearances – Current Agenda Items**

- *Ed Paxton - appeared regarding Item 13.a. Property Maintenance Code / Criminal Penalties*

Item (8) **Public Hearings**

a. **Greater Greenville Sanitation District Annexation / 11 Greenwood Avenue and 1240 Altamont Road**

Councilor Seman stated that due to an error in the notice of the November 15 public hearing for the item, a new public hearing was necessary to meet statutory requirements. Ms. Seman stated at the appropriate time, she would also be making a motion to reconsider Council’s November 15 action, which approved the resolution enlarging the Greater Greenville Sanitation District. She stated would subsequently move to re-adopt the same resolution as a matter of keeping with the letter of the law.

A public hearing was held for the purpose of receiving comments from the public regarding a resolution to enlarge the boundaries of the Greater Greenville Sanitation District to include 11 Greenwood Avenue and 1240 Altamont Road.

- *Ed Paxton - appeared regarding in opposition to the proposed*

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

b. Greater Greenville Sanitation District Annexation / Terra Pines

A public hearing was held for the purpose of receiving comments from the public regarding a resolution to enlarge the boundaries of the Greater Greenville Sanitation District to include the Terra Pines, Terra Pines Estates, and Terra Creek Court Subdivisions.

- *Ed Paxton* - appeared regarding in opposition to the proposed

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

c. Metropolitan Sewer Subdistrict / Boundary Enlargement – Territory of Travelers Rest

A public hearing was held for the purpose of receiving comments from the public regarding an ordinance authorizing the enlargement of the territory of Travelers Rest into the Metropolitan Sewer Subdistrict and other matters related thereto.

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

d. Project Ahold Delhaize / 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 Retail Business Services LLC and ADUSA Distribution, LLC, with respect to certain economic development property in the County, whereby such property would be subject to certain payments in lieu of taxes; and other matters related thereto.

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

e. Project President / 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 Essential Cabinetry Holdings, Inc., with respect to certain economic development property in the County, whereby such property would be subject to certain payments in lieu of taxes; and other matters related thereto.

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

f. Greenville – Anderson Multi County Industrial Business Park (2010 Park) Agreement Amendment / Project President

A public hearing was held for the purpose of receiving comments from the public regarding 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.

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

Item (9)

Consent Agenda

- a. Upstate Regional WMD Hazmat Team Grant
- b. SC Parks and Recreation – Slater Hall Rehabilitation
- c. Humane Society of US Shelter Ally Project Grant
- d. SC House of Resilience Mitigation Department Grant / North Chastain Stream Restoration
- e. SC Office of Resilience Mitigation Department Grant / Little Creek Stream Improvement
- f. Greenville Women Giving Grant
- g. Community Project Application / Travelers Rest Christmas Parade \$1000.00
- h. Community Project Application / Blue Ridge High School Band \$1000.00
- i. Community Project Application / Piedmont Christmas Lights – Piedmont Public Service \$1,500.00
- j. Community Project Application / Canebrake Fire Department \$5,000.00
- k. Community Project Application / Les Mullinax Park Maintenance \$1,000.00
- l. Community Project Application / Tigerville Fire Department – Equipment Needs \$5,428.00
- m. Pelham Road Branch Library Relocation Site

Action: Councilor Kirven moved approval of the Consent Agenda Items.

Motion carried unanimously.

Item (10)

Resolutions

- a. **Greater Greenville Sanitation District Annexation / 11 Greenville Avenue and 1240 Altamont Road**

Action: Councilor Seman moved to reconsider Council’s November 15, 2022, action adopting a resolution to enlarge the boundaries of the Greater Greenville Sanitation District to include 11 Greenville Avenue and 1240 Altamont Road.

Motion to reconsider carried unanimously.

Action: Councilor Seman moved for adoption a resolution to enlarge the boundaries of the Greater Greenville Sanitation District to include 11 Greenwood Avenue and 1240 Altamont Road.

Motion carried unanimously.

- b. **Greater Greenville Sanitation District Annexation / Terra Pines**

Action: Councilor Seman moved for adoption a resolution to enlarge the boundaries of the Greater Greenville Sanitation District to include Terra Pines, Terra Pines Estates, and Terra Creek Court Subdivisions.

Motion carried unanimously.

- c. **R.A. Greenville Brookfield Road LLC (R.A. Brookfield) and Ahold Information Services, Inc.**

Action: Vice-Chairman Tripp moved for adoption a resolution consenting to the conversion of a FILOT lease agreement between R.A. Greenville Brookfield Road LLC and Greenville County to a fee agreement as provided in Title 12, Chapter 44 of the Code of Laws of South Carolina 1976, as amended, and other matters related thereto.

Motion carried unanimously.

d. Drive Automotive Industries of America, Inc. / Fee Agreement Extension

Action: Vice-Chairman Tripp moved for adoption a resolution authorizing the extension of the term of a fee in lieu of tax arrangement between Greenville County, South Carolina, Drive Automotive Industries of America, Inc., and various sponsor affiliates in satisfaction of the requirements of Title 12, Chapter 44 of the South Carolina Code; and other matters related thereto.

Motion carried unanimously.

e. 3M Company (formerly Project Runway) / Fee Agreement and Special Source Credit Agreement Extension

Action: Vice-Chairman Tripp moved for adoption a resolution authorizing a five-year extension of the investment period under that certain fee in lieu of tax and special source credit agreement between Greenville County, South Carolina and 3M Company.

Motion carried unanimously.

f. Project Cardboard / Inducement Agreement

Action: Vice-Chairman Tripp moved for adoption a resolution authorizing the execution and delivery of an inducement agreement by and between Greenville County, South Carolina and a company or companies known to Greenville County as "Project Cardboard", whereby, under certain conditions, Greenville County would execute a fee in lieu of tax and special source credit agreement with respect to a project in the County whereby the project would be subject to payment of certain fees in lieu of taxes, and whereby project/company would be provided certain credits against fee payments in reimbursement of investment in related qualified infrastructure; and providing for related matters.

Motion carried unanimously.

g. International Vitamin Corporation (formerly Project Delivery) / Designating a Sponsor Affiliate

Action: Vice-Chairman Tripp moved for adoption a resolution designating and approving International Vitamin Corporation, as a sponsor affiliate in satisfaction of the requirements of Title 12, Chapter 44 of the South Carolina Code, so as to allow the sponsor affiliate to qualify for benefits pursuant to a fee-in-lieu of ad valorem taxes arrangement between Greenville County, South Carolina and 200 Francis Marion Way LLC; and other matters related thereto.

Motion carried unanimously.

Item (11) Ordinances – Third Reading

a. Zoning Ordinances

i. CZ-2022-087: Property of Windward Partners IV LP, located at 2008 Old Spartanburg Road, Taylors, requesting rezoning from PD to PD-MC.

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

Motion carried unanimously.

- ii. **CZ-2022-088:** Property of Joshua Freitas and Janet Gubiotti, located at 16 Gilliam Road, Pelzer, requesting rezoning from R-R3 to R-R1.

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

Motion carried unanimously.

- iii. **CZ-2022-090:** Property of Three Brothers of Greenville, LLC, located on White Horse Road and Farris Bridge Road, Greenville, requesting rezoning from C-1 to C-3.

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

Motion carried unanimously.

- iv. **CZ-2022-092:** Property of City of Greenville and County of Greenville – c/o SCTAC, located at 31 Ohio Loop, Ohio Loop, Chapel Loop, Donaldson Road, Exchange Street and Perimeter Road, Greenville, requesting rezoning from I-1 to S-1.

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

Motion carried unanimously.

- v. **CZ-2022-094:** Property of Pendulum Capital Partners II, located 17 Hilltop Avenue, Greenville, requesting rezoning from R-7.5 to R-6.

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

Motion carried unanimously.

b. Flood Control Ordinance Amendment

Action: Councilor Seman moved for approval at third reading an ordinance to amend Section 24 of Chapter 8, Article II of the Code of Ordinances of Greenville County, South Carolina entitled “Flood Control, Drainage, Stormwater Management - Floods and Flood Control” so as to remove the ordinance’s application to areas adjacent to areas of special flood hazard.

Action: Councilor Seman moved to amend the ordinance to reflect the changes recommended by the Public Works and Infrastructure Committee, which were outlined in red in the amended version provided in the Council packet. The Committee’s proposed amendments limited the flood control ordinance from applying to all land immediately adjacent to the floodplain to only those adjacent parcels already identified in the ordinance, such as parcels containing roads, bridges and subdivisions.

Motion to amend carried unanimously.

Action: Councilor Seman moved adoption of the ordinance as amended.

Motion carried unanimously.

c. Akasol Inc. (formerly Project EV Pack) / Fee in Lieu of Tax Agreement

Action: Vice-Chairman Tripp moved for adoption at third reading an ordinance authorizing the execution and delivery of a fee in lieu of tax agreement by and between Greenville County, South Carolina and Akasol Inc., 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 related thereto.

Motion carried unanimously.

d. Retail Business Services LLC and ADUSA Distribution, LLC (formerly Project Ahold Delhaize) / Fee In Lieu of Tax Agreement

Action: Vice-Chairman Tripp moved for adoption at third reading an ordinance authorizing the execution and delivery of a fee in lieu of tax agreement by and between Greenville County, South Carolina and Retail Business Services LLC and ADUSA Distribution, LLC, with respect to certain economic development property in the County, whereby such property would be subject to certain payments in lieu of taxes; and other matters related thereto.

Motion carried unanimously.

e. Verdeco South Carolina Inc. (formerly Project Dolphin) / Fee In Lieu of Tax and Special Source Revenue Credit Agreement

Action: Vice-Chairman Tripp moved for adoption at third reading an ordinance authorizing the execution and delivery of a fee in lieu of tax agreement by and between Greenville County, South Carolina and Verdeco South Carolina Inc., 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 related thereto.

Motion carried unanimously.

f. Essential Cabinetry Holding, Inc. (formerly Project President) / Fee In Lieu of Tax Agreement

Action: Vice-Chairman Tripp moved for adoption at third reading an ordinance authorizing the execution and delivery of a fee in lieu of tax agreement by and between Greenville County, South Carolina and Essential Cabinetry Holdings, Inc., with respect to certain economic development property in the County, whereby such property would be subject to certain payments in lieu of taxes; and other matters related thereto.

Motion carried unanimously.

g. Greenville – Anderson Multi County Industrial Business Park (2010 Park) Agreement Amendment / Essential Cabinetry Holdings, Inc. (formerly Project President)

Action: Vice-Chairman Tripp moved for adoption at third 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.

Motion carried unanimously.

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

a. **Metropolitan Sewer Subdistrict Enlargement / Territory of Travelers Rest**

Action: Councilor Seman moved for approval at second reading an ordinance authorizing the enlargement of the territory of Travelers Rest into the Metropolitan Sewer Subdistrict and other matters related thereto.

Motion carried unanimously.

Item (13) **Ordinances – First Reading**

a. **Property Maintenance Code / Criminal Penalties**

Councilor Seman presented for first reading an ordinance to repeal Ordinance No. 5087 and to impose criminal penalties for violations of the Property Maintenance Code of the County of Greenville.

This item will remain on Council floor.

b. **Project Cardboard / Fee In Lieu of Tax Agreement**

Vice-Chairman Tripp presented for first reading an ordinance authorizing the execution and delivery of a fee in lieu of tax agreement by and between Greenville County, South Carolina and a company or companies known to the county at this time as Project Cardboard 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 related thereto.

This item will remain on Council floor.

c. **Greenville County Land Development Regulations Amendment / Scuffletown District – Single Parcel Division**

As noticed on the County Council agenda, Councilor Kirven presented for first reading an ordinance to amend Article 16 of the Greenville County Land Development Regulations, to provide for single parcel division in the Scuffletown Rural Conservation District; and requested the ordinance be referred to the Planning and Development Committee.

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

Item (14) **Committee Reports**

There were no reports.

Item (15) Administrator's Report

Mr. Kernell reported that members of the 11th class of the County's Leadership Development Series graduated earlier in the day. The series was designed to provide practical and convenient training for members of the County's mid-level management team. Each topic in the series was chosen with management in mind and presented in a way tailored to County functions. Reference materials were made available in most sessions; participants were expected to read the material and share insights and applications with others. The program was developed to groom future managers for the County.

Item (16) Requests and Motions

a. Initiate Text Amendment to Allow Up to Six Attached Units Per Structure in Open Space Residential Developments

Action: As noticed on the County Council agenda, Councilor Fant moved to suspend Council Rule IV (a) in order to immediately consider a motion to initiate a zoning text amendment.

Motion carried unanimously.

Action: Councilor Fant moved to initiate a zoning text amendment to amend Section 7:2 Open Space Residential Development, so as to allow up to six attached units per structure.

Motion carried unanimously.

b. Initiate Text Amendment to Prohibit Vehicle Access from Paris Mountain State Park to Altamont Road and Side Streets in the ESD-PM Zoning District

As noticed on the County Council agenda, Councilor Shaw requested the Planning and Development Committee discuss a zoning text amendment to amend Section 8:5 to prohibit vehicle access from Paris Mountain State Park to Altamont Road and side streets in the Environmentally Sensitive District – Paris Mountain (ESD-PM) Zoning District.

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

c. Lake Forest Special Tax District

Action: As noticed on the County Council agenda, Councilor Tzouvelekas moved to suspend Council Rule IV (a) in order to immediately consider a motion to elect an applicant to the Lake Forest Special Tax District.

Motion carried unanimously.

Action: Councilor Tzouvelekas moved to elect John Austin to fill one of three vacancies on the Lake Forest Special Tax District.

Motion carried unanimously.

d. **Cooperative Intergovernmental Agreement with City of Greenville and SCDOT / Swamp Rabbit Trail Pedestrian Bridge Project**

As noticed on the County Council agenda, Councilor Shaw presented two Cooperative Intergovernmental Agreements with the City of Greenville and the SCDOT regarding pedestrian bridges over Haywood Road and Laurens Road; and refer both agreements to the Public Works and Infrastructure Committee for consideration and recommendation back to County Council.

Chairman Meadows referred the item to the Public Works and Infrastructure Committee.

Requests and Motions continued

- Councilor Harrison stated he recently attended the SEC Women’s Basketball Tournament at the Bon Secours Wellness Center. The SEC had extended its contract with the arena; he stated that he did not think that most people realized how much went into getting those types of events to come to the area.

The Greenville Housing Fund recently held its first year end event. He thanked his colleagues for approving the Affordable Housing Policy; it set a model for others municipalities throughout the country.

Mr. Harrison thanked Ms. Norris, Mr. Dill, Mr. Meadows and Mr. Ballard for their service to Greenville County.

- Councilor Tzouvelekas thanked the outgoing Council Members for their service. He offered thanks to Mr. Meadows, Mr. Tripp and Mr. Kernell for their leadership over the past two years and staff for their hard work and support.

Mr. Tzouvelekas wished everyone a Merry Christmas.

- Councilor Seman thanked the departing Council Members for serving the citizens of Greenville County. She stated it was not easy to serve as a Council Member. Each of the twelve district were different, with their own unique challenges. Ms. Seman stated it was necessary for Council to work together in the future.
- Councilor Fant stated the past two years had been great. The differences that Council Members had with each other reflected the differences of the citizens of Greenville County. He thanked those Council Members who were not returning; they would certainly be missed.

Mr. Fant stated he attended the Inaugural Greenville Housing Fund meeting along with Mr. Dill, Ms. Seman and Mr. Harrison. He reiterated Mr. Harrison’s sentiments regarding the County’s Affordable Housing Policy.

Mr. Fant stated it had been a great year at SCTAC. The first South Carolina built F-16 recently rolled off production at Lockheed Martin’s Greenville Operations; preparations were underway for its test flight scheduled for early 2023. Mr. Fant stated it was an outstanding accomplishment for the team at Lockheed Martin Greenville. Workers were geared up to build at least 128 additional F-16’s for American allies by the end of the decade.

- Councilor Ballard stated he had enjoyed his 8 ½ years on Council. He had learned a lot; County Council was the only job where an individual was “fired” and still had to work an additional six (6) months. Mr. Ballard stated he had enjoyed working with all his Council colleagues, past and present. The new Council faced a number of challenges in the future; he was sure they could all handle those them.

Mr. Ballard wished everyone Happy Holidays.

- Councilor Kirven stated Council renewed itself every two (2) years. The four departing Council Members had a combined total of approximately 73 years of experience. Renewal and change were a part of life; County Council would remain a constant.
- Councilor Norris stated it had been a joy to serve on County Council. She thanked Mr. Kernell for Mr. Kirven for their leadership and guidance. She had enjoyed working with everyone throughout the years.

Ms. Norris wished everyone a Merry Christmas.

- Vice-Chairman Tripp stated he was happy to end the year on such a positive note. He thanked each of his departing colleagues for their hard work and years of service.

Mr. Tripp wished everyone a Merry Christmas.

- Councilor Dill stated he had so much to be thankful for. He had worked with some of the greatest people in government during his time on Council. Mr. Dill promised to be available to his colleagues and the citizens of Greenville County. He stated the County’s staff was the best. Joe Kernell was one of the longest serving County Administrators in South Carolina.
- Councilor Barnes thanked his departing colleagues for their years of service. He wished them all the best of luck.
- Councilor Shaw stated he had enjoyed working with all the Council Members who were leaving. He looked forward to seeing their “next chapters” and thanked them for their service to Greenville County.
- Chairman Meadows stated the County Council meeting scheduled for December 20 would not take place, unless a need arose. For all practical purposes, the evening’s meeting would be the last for 2022.

Mr. Meadows stated it had been his privilege to serve as Council Chairman the past two years. He had enjoyed working with everyone.

Chairman Meadows wished everyone a Merry Christmas.

Item (17)

Adjournment

Action:

Councilor Barnes moved to adjourn the meeting.

Motion carried unanimously and the meeting adjourned at 7:17 p.m.

Respectfully submitted:

Regina G. McCaskill
Clerk to Council