



# GREENVILLE COUNTY COUNCIL

Minutes  
Regular Meeting  
May 16, 2023  
6:02 p.m.

County Square - Council Chambers

## Council Members

**Mr. Dan Tripp**, *Chairman, District 28*  
**Mrs. Liz Seman**, *Vice-Chairwoman, District 24*  
**Mr. Butch Kirven**, *Chairman Pro Tem, District 27*  
**Mr. Joey Russo**, *District 17*  
**Mr. Mike Barnes**, *District 18*  
**Mr. Benton Blount**, *District 19*  
**Mr. Stephen Shaw**, *District 20*  
**Mr. Chris Harrison**, *District 21*  
**Mr. Stan Tzouvelekas**, *District 22*  
**Mr. Alan Mitchell**, *District 23*  
**Mr. Ennis Fant, Sr.**, *District 25*  
**Mr. Rick Bradley**, *District 26*

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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

**Alan Mitchell**, District 23

## 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  
**Phillip Simmons**, Information Systems  
**Steward Lawrence**, Human Resources

**Shannon Herman**, Assistant County Administrator  
**Dr. Tom Blackwell**, Medical Director, Emergency Management Services  
**Bob Mihalic**, Governmental Relations Officer  
**Ted Lambrecht**, Director; Parks, Recreation and Tourism  
**Ty Houck**, Parks, Recreation and Tourism  
**Meredith Papapieris**, Director of Grants and Special Projects  
**Rashida Jeffers-Campbell**, Planning Director

## Others Present

**Beverly James**, Director, Greenville County Library System

## Call to Order

Chairman Dan Tripp

## Invocation

Councilor Chris Harrison

## Pledge of Allegiance

**Item (4) Approval of Minutes**

**a. May 2, 2023 – Regular County Council Meeting**

**Action:** Vice-Chairwoman Seman moved approval of the minutes from the May 2, 2023, Regular County Council Meeting.

Motion carried unanimously by Council Members present.

**Item (5) Proclamations and Special Recognition**

**a. Gateway House**

Chairman Pro Tem Kirven presented a proclamation to Gateway House, a non-residential program for adults living with mental illness. Mr. Kirven stated Gateway helped people to increase social and vocational skills, allowing its members to build relationships, obtain education, employment and housing through the Clubhouse Model. Since opening in 1984, Gateway has provided a place of hope and community for more than 1,500 adults in the Upstate.

Greenville County Council recognized the dedicated efforts of Gateway and proclaimed May 16 as Mental Health Awareness Day in Greenville County.

**b. Emergency Medical Services Week**

Councilor Russo presented a proclamation honoring the incredible talent, purpose and passion of all Greenville EMS Staff Members. He stated EMS provided emergency care 24 hours a day, 365 days a year. It was the sole provider for medical 9-1-1 calls in the County and responded to more than 92,000 calls per year. Greenville County EMS employed more than 300 paramedics, EMTs, telecommunicators, support services technicians, and administrators.

Greenville County Council acknowledged the staff of Greenville County EMS and their essential role in public health and proudly proclaimed May 22 – 26, 2023 as “Emergency Medical Services Week” in Greenville County.

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

- Christina Belge – appeared regarding Item 12.f. County of Greenville / FY 2024 Budget and Item 12.g. County of Greenville / FY 2025 Budget

**Item (7) Public Hearings**

**a. Ortec, Inc. and L-Square Company, LLC (formerly Project Perigee) / Fee in Lieu of Tax and Special Source Credit 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 and special source credit agreement by and among Greenville County, South Carolina and Ortec, Inc. and L-Square Company LLC, 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.

There being no speakers, Chairman Pro Tem Kirven declared the public hearing closed.

**b. Glassy Mountain Fire Service Area / General Obligation Bond**

A public hearing was held for the purpose of receiving comments from the public regarding an ordinance to provide for the issuance and sale on not exceeding \$400,000 Greenville County, South Carolina, General Obligation Bonds (Glassy Mountain Fire Service Area Project), Series 2023(c); to prescribe the purposes for which the proceeds shall be expended; to provide for the payment thereof; and other matters related thereto.

There being no speakers, Chairman Pro Tem Kirven declared the public hearing closed.

***Item (8) Consent Agenda***

- a. **Initiate Zoning Text Amendment / Articles 6 & 8 / Business and Technology Districts (BTD) (P&D)**
- b. **Initiate Zoning Text Amendment / Articles 4 & 6 / Swimming Pool Requirements (P&D)**
- c. **Petco Love Grant (Finance)**
- d. **BlueCross BlueShield of South Carolina Foundation Grant (Finance)**
- e. **Upstate Health Coalition Grant (Finance)**
- f. **FY2023 DNA Capacity Enhancement and Backlog Reduction Program (Finance)**
- g. **Greenville County Redevelopment Authority – FY2023 Annual Action Plan (Finance)**

**Action:** Vice-Chairwoman Seman moved approval of the Consent Agenda items.

Motion carried unanimously by Council Members present.

***Item (9) Resolutions***

- a. **Greater Greenville Sanitation District Annexation / The Bradford on East North Subdivision – Request for Public Hearing**

**Action:** Vice-Chairwoman Seman moved for adoption a resolution to hold a public hearing to consider enlarging the Greater Greenville Sanitation District to include The Bradford on East North Subdivision.

Motion carried unanimously by Council Members present.

- b. **Greater Greenville Sanitation District Annexation / 5111 Old Buncombe Road – Request for Public Hearing**

**Action:** Vice-Chairwoman Seman moved for adoption a resolution to hold a public hearing to consider enlarging the Greater Greenville Sanitation District to include 5111 Old Buncombe Road.

Motion carried unanimously by Council Members present.

- c. **Greater Greenville Sanitation District Annexation / Pebble Creek Phase One – Request for Public Hearing**

**Action:** Vice-Chairwoman Seman moved for adoption a resolution to hold a public hearing to consider enlarging the Greater Greenville Sanitation District to include Phase I of the Pebble Creek Subdivision.

Motion carried unanimously by Council Members present.

**d. Project Blue / Inducement Resolution**

**Action:** Chairman Pro Tem 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 identified by the county at this time as Project Blue, whereby, under certain conditions, Greenville County would execute a fee in lieu of tax 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 providing for related matters.

Motion carried unanimously by Council Members present.

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

**a. Zoning Text Amendment - To Amend Article 4, Definitions, Article 6, Table 6.1 Uses Permitted, Uses by Special Exception, and Conditional Uses and Section 6.2, Use Conditions (28) Single-Family and Multifamily Residential in C-1, C-2, and C-3, Commercial Districts of the Greenville County Zoning Ordinance (CZ-2023-021)**

**Action:** Councilor Fant moved adoption at third reading an ordinance to amend the Greenville County Zoning Ordinance to amend Article 4, Definitions, Article 6, Table 6.1 Uses Permitted, Uses by Special Exception, and Conditional Uses, and Section 6.2, Use Conditions (28) Single-Family and Multifamily Residential in C-1, C-2, and C-3, Commercial District of the Greenville County Zoning Ordinance (CZ-2023-21).

**Action:** Per notice provided at the last Council meeting, Councilor Fant moved to amend the ordinance to make August 1 the effective date for the ordinance.

Motion to amend carried unanimously by Council Members present.

**Action:** Councilor Fant moved approval of the ordinance as amended.

Motion carried unanimously by Council Members present.

**b. Road Maintenance Fee Ordinance Amendment**

**Action:** Chairman Pro Tem Kirven moved for adoption at third reading an ordinance to amend the Road Maintenance Fee ordinances related to the definition of county road system.

Motion carried unanimously by Council Members present.

**c. Ortec, Inc. and L-Square Company LLC (formerly Project Perigree) / Fee in Lieu of Tax and Special Source Credit Agreement**

**Action:** Chairman Pro Tem Kirven moved for adoption at third reading ordinance authorizing the execution and delivery of a fee in lieu of tax and special source credit agreement by and among Greenville County, South Carolina and Ortec, Inc. and L-Square Company LLC 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 by Council Members present.

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

**a. Zoning Ordinances**

- i. **CZ-2023-023:** Property of George Anne Jones & Mark Robert Jones, located at 823 and 825 S. Old Fairview Road, Fountain Inn, requesting rezoning from R-R3 to AG. The Planning Commission and Committee recommended approval.

**Action:** On behalf of the Committee, Councilor Fant moved approval of the ordinance at second reading.

Motion carried unanimously by Council Members present.

- ii. **CZ-2023-024:** Property of Athens of Greenville LLC, located at 6503 White Horse Road, Greenville, requesting rezoning from R-10 and C-1 to C-2. The Planning Commission and Committee recommended approval as amended.

**Action:** On behalf of the Committee, Councilor Fant moved approval of the ordinance at second reading.

**Action:** Councilor Fant moved to drop from the rezoning request, the portion of the subject parcel zoned C-1.

Motion to amend carried unanimously by Council Members present.

**Action:** Councilor Fant moved to amend the request to rezone a portion of the subject parcel, currently zoned R-10, to C-1 as opposed to the original request of C-2.

Motion to amend carried unanimously by Council Members present.

**Action:** Councilor Fant moved approval of the ordinance as amended.

Motion carried unanimously by Council Members present.

- iii. **CZ-2023-025:** Property of Greenville WMS, located at 6134 White Horse Road, Greenville, requesting rezoning from C-1 to C-2. The Planning Commission recommended approval and the Committee recommended denial

**Action:** On behalf of the Committee, Councilor Fant moved denial of the ordinance at second reading.

Motion carried unanimously by Council Members present.

- iv. **CZ-2023-026:** Property of Bevin Ann Berube & Christopher Robert Berube, located at 4835 State Park Road, Travelers Rest, requesting rezoning from R-S to A-G. The Planning Commission and Committee recommended approval.

**Action:** On behalf of the Committee, Councilor Fant moved approval of the ordinance at second reading.

Motion carried unanimously by Council Members present.

- v. **CZ-2023-027:** Property of Jerry Milton Snipes, Sr., located at 2014 and 2016 Fork Shoals Road, Greenville, and Reedy Ford Road, Piedmont, requesting rezoning from R-S to R-12. The Planning Commission and Committee recommended approval.

**Action:** On behalf of the Committee, Councilor Fant moved approval of the ordinance at second reading.

Motion carried unanimously by Council Members present.

- vi. **CZ-2023-030:** Text Amendment to Amend Article 4, Definitions and Article 9, Section 9:5.2, Commercial Vehicles. The Planning Commission and Committee recommended approval.

**Action:** On behalf of the Committee, Councilor Fant moved approval of the ordinance at second reading.

Motion carried unanimously by Council Members present.

**b. Greenville County Library System Budget**

**Action:** Chairman Pro Tem Kirven moved for approval at second reading an ordinance to approve the appropriation of funds for the Greenville County Library System for the fiscal year beginning July 1, 2023 and ending June 30, 2024; and to authorize the annual ad valorem property tax millage levy for library purposes.

Motion carried unanimously by Council Members present.

**c. Glassy Mountain Fire Service Area / General Obligation Bond**

**Action:** Chairman Pro Tem Kirven moved for approval at second reading an ordinance to provide for the issuance and sale of not exceeding \$400,000 Greenville County, South Carolina, General Obligation Bonds (Glassy Mountain Fire Service Area Project), Series 2023C; to prescribe the purposes for which the proceeds shall be expended; to provide for the payment thereof; and other matter related thereto.

Motion carried unanimously by Council Members present.

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

**a. Zoning Ordinances**

On behalf of the Committee, Councilor Fant presented for first reading Zoning Dockets **CZ-2023-032, CZ-2023-033, CZ-2023-035, CZ-2023-036** and **CP-2023-01**.

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

**b. Land Development Regulations Amendment / Subdivision Application Process Waiting Period**

Councilor Fant presented for first reading an ordinance to amend the Greenville County Land Development Regulations to establish a waiting period for the submission of subdivision application following a denial by the Planning Commission.

Chairman Tripp stated the item would remain on the floor.

**c. Glassy Mountain Fire Service Area / Millage**

Chairman Pro Tem Kirven presented for first reading an ordinance to provide for the millage rate to be levied by the Glassy Mountain Fire Service Area.

Chairman Tripp stated the item would remain on the floor.

**d. United Community Bank / First Amendment to the Fee Agreement and Special Source Credit Agreement**

Chairman Pro Tem Kirven presented for first reading an ordinance authorizing the execution and delivery of a first amendment to a fee in lieu of tax and special source credit agreement between Greenville County, South Carolina and United Community Bank; and other matters related thereto.

Chairman Tripp stated the item would remain on the floor.

**e. Project Blue / Fee in Lieu of Tax Agreement**

Chairman Pro Tem Kirven 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 of companies known to the County at this time as Project Blue, 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.

Chairman Tripp stated the item would remain on the floor.

**f. County of Greenville / FY 2024 Budget**

Chairman Pro Tem Kirven presented for first reading an ordinance adopting the County of Greenville FY 2024 Budget; and requested the ordinance be sent to the Finance Committee.

Chairman Tripp referred the item to the Finance Committee.

**g. County of Greenville / FY 2025 Budget**

Chairman Pro Tem Kirven presented for first reading an ordinance adopting the County of Greenville FY 2025 Budget; and requested the ordinance be sent to the Finance Committee.

Chairman Tripp referred the item to the Finance Committee.

***Item (13) Committee Reports***

No report.

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

Mr. Kernell stated County crews began preparations for paving the newest sections of the Swamp Rabbit Trail. Paving was scheduled to begin at Woodruff Road, heading towards Cleveland Park. Mr. Kernell stated paving was expected to be completed within the next 2-3 weeks.

*Item (15)      Requests and Motions*

- Councilor Bradley stated he looked forward to working on the budget. He was impressed with the details. A homeowner with a house valued at \$350,000 could expect to pay approximately \$.42 more a day in taxes; he stated that was not a substantial increase.
- Chairman Pro Tem Kirven stated Monday, May 29 was Memorial Day. He stated he had been informed the County's annual ceremony would be held in front of the new County Administration Building. Mr. Kirven asked Mr. Kernell to confirm that information.

Mr. Kernell stated he did not think that information was correct. The buildings had not been turned over to the County as of yet and the parking was not complete. Discussions would continue regarding the issue until a final determination was made.

- Councilor Russo stated he looked forward to delving into the budget; Council had a lot of work to do. It was important to keep the public informed and be able to answer their questions.

Mr. Russo stated he had attended the GPATS meeting the previous day and the Board and Commission Ad Hoc Committee meeting later that afternoon.

- Councilor Barnes suggested everyone thank the members of the EMS staff who were in attendance. They did a wonderful job and saved the lives of many Greenville County residents.
- Councilor Blount stated he recently had the pleasure of visiting the Greenville Rescue Mission and was very impressed. Men with mental health issues had been overlooked in many situations. Mr. Blount stated he had learned quite a bit during his visit.
- Councilor Shaw stated he recently met with the residents of Pebble Creek. Rashida Jeffers-Campbell, Planning Director, led the presentation regarding an overlay for zoning and planning in the area. He encouraged the County's legal staff and the planning staff to keep up the momentum regarding the issue.
- Chairman Tripp wished Mr. Harrison a Happy Birthday.
- Councilor Harrison stated that recently he attended the opening of Hotel Hartness along with Ms. Seman and Mr. Kirven. He was very excited about the hotel; it was part of a Master Plan development.
- Councilor Tzouvelekas stated he attended the GADC Annual Banquet on May 11. The event was well-attended. Scott Clark, Michelin North American Chairman and President, delivered the keynote address. Mr. Tzouvelekas stated he appreciated everything GADC had done for Greenville County.

Mr. Tzouvelekas stated he recently attended Citizen Training Day at the Greenville County Sheriff's Training Center. It was an amazing facility. He participated in two simulations and did not do well. Councilor Tzouvelekas stated he was "shot" during both; he was very glad they were not real bullets.

- Vice-Chairwoman Seman stated she attended Artisphere's opening gala with Councilor Fant the previous weekend. Ms. Seman stated many of the vendors spoke very highly of Greenville and the high-quality nature of Artisphere. Aside from the Smithsonian Art Festival, they considered Artisphere second in the nation.



Ms. Seman stated she recently represented County Council at the Upstate Alliance Reception, part of the Select USA Automotive Summit. She also represented Greenville County at Carolina High School; AT&T, along with South Carolina Communities in School, donated 100 laptops in recognition of massive broadband implementation.

Councilor Seman stated that earlier in the day she, along with Mr. Russo and Mr. Blount, attended the Fallen Officers Event at the Law Enforcement Center. It was a very moving event; she was thankful for the men and women who had made the ultimate sacrifice for the protection of citizens.

Councilor Seman stated the Board and Commission Ad Hoc Committee planned to report out to Council during the June 6 meeting.

- Councilor Fant thanked the members of the Planning and Development Committee who had agreed to work through the collaboration sessions which are held the third Monday of each month. There had been great conversations about tackling future growth and land management issues. Mr. Fant stated he felt the sessions would be ongoing; there would be no voting which would allow for open dialogue and collaboration.

Mr. Fant stated District 25 was celebrating its 60<sup>th</sup> anniversary. It started in January of 1963 with the closure of Donaldson Air Force Base. Three major events were scheduled, with the first held on April 29. The second event, to be held at Lakeside Park, was scheduled for August 5. Mr. Fant stated there would be a family reunion cookout, bouncy houses, four bands, waterpark activities and much more. The final event, a black tie gala, was scheduled for October 21. Mr. Fant stated District 25 had other events scheduled throughout the year in an effort to promote healthy eating, financial literacy, support for mental health and many others. Support from the business community had been tremendous; SCTAC was a major sponsor. He thanked all the businesses for their support.

- Chairman Tripp stated there would be a Budget Workshop held on Monday, May 22. The time would be announced later.

***Item (16)    Adjournment***

**Action:** Chairman Pro Tem Kirven moved to adjourn the meeting.

Motion carried and the meeting adjourned at 6:43 p.m.

Respectfully submitted:

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Regina G. McCaskill  
Clerk to Council