



# GREENVILLE COUNTY COUNCIL

Minutes  
Regular Meeting  
October 3, 2023  
6:00 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*

---

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**

**Liz Seman**, Council District 24

## **Staff Present**

**Joe Kernell**, County Administrator  
**Mark Tollison**, County Attorney  
**Dean Campbell**, Deputy County Attorney  
**Regina McCaskill**, Clerk to Council  
**Jessica Stone**, Deputy Clerk to Council  
**Pam Gilliam**, Administrative Assistant  
**Terrance Galloway**, Information Systems

**Phillip Simmons**, Information Systems  
**Caleb Hudson**, Information Systems  
**Bob Mihalic**, Governmental Relations Officer  
**Nicole Wood**, Assistant County Administrator  
**Tee Coker**, Assistant County Administrator  
**Hesha Gamble**, Assistant County Administrator

## **Others Present**

**Conway Belangia**, Voter Registration

## **Call to Order**

Chairman Dan Tripp

## **Invocation**

Councilor Rick Bradley

## **Pledge of Allegiance**

**Item (4)**                    **Approval of Minutes**

a.                    **September 19, 2023 – Regular County Council Meeting**

**Action:**                    Chairman Pro Tem Kirven moved approval of the minutes from the September 19, 2023, Regular County Council Meeting.

Motion carried unanimously by Council Members present.

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

a.                    **Recognizing Rebuild Upstate**

Councilor Blount recognized the members of Rebuild Upstate who were in attendance. He thanked them for all their hard work and efforts to preserve and repair as a means to keep residents in their own homes.

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

- **Tina Belge** – appeared regarding Item 12.b. Cherokee Landing LP / Special Source Revenue Credit Agreement
- **Ed Paxton** – appeared regarding Item 15.b. Proposed Internal Auditor Position Ordinances

**Item (7)**                    **Public Hearings**

a.                    ~~**Land Development Regulations Amendment / Septic Subdivision Requirements and Riparian Buffers - CANCELLED**~~

b.                    **Weimer Bearing & Transmission Inc. (formerly Project Carolina) / 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 Weimer Bearing and Transmission 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, Chairman Pro Tem Kirven declared the public hearing closed.

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

a.                    **Initiate Map Amendment / Taylors Main Street Development District**

b.                    **Initiate Map Amendment / Community Recreation Area**

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

Motion carried unanimously by Council Members present.

**Item (9)**

**Resolutions**

- a. **Greater Greenville Sanitation District Annexation / 103 Pebble Creek Drive and 49 Cambridge Drive - Request for Public Hearing**

**Action:** Councilor Mitchell moved for adoption a resolution to hold a public hearing to consider enlarging the Greater Greenville Sanitation District to include 103 Pebble Creek Drive and 49 Cambridge Drive.

Motion carried unanimously by Council Members present.

- b. **Greater Greenville Sanitation District Annexation / Idlewild, Micheland Place, Carolina Hills and a Portion of Blue Sky Park Subdivisions - Request for Public Hearing**

**Action:** Councilor Mitchell moved for adoption a resolution to hold a public hearing to consider enlarging the Greater Greenville Sanitation District to include Idlewild, Micheland Place, Carolina Hills and a Portion of Blue Sky Park Subdivisions.

Motion carried unanimously by Council Members present.

**Item (10)**

**Ordinances – Third Reading**

- a. **Anderson / Greenville Multi County Industrial Business Park (2010 Park) Agreement Amendment – The Shores of Asbury (formerly Project Shoreline)**

**Action:** Chairman Pro Tem Kirven 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 to include certain property of Lake Hartwell Development Group LLC, d/b/a The Shores of Asbury.

Motion carried unanimously by Council Members present.

- b. **Weimer Bearing & Transmission Inc. (formerly Project Carolina) / Fee in Lieu of Tax Agreement**

**Action:** Chairman Pro Tem Kirven 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 Weimer Bearing & Transmission 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 by Council Members present.

- c. **National Council of Examiners for Engineering and Surveying (NCEES) / Fee Agreement Termination**

**Action:** Chairman Pro Tem Kirven moved for adoption at third reading an ordinance authorizing the termination of a fee in lieu of tax agreement by and between Greenville County, South Carolina and National Council of Examiners for Engineering and Surveying.

Motion carried unanimously by Council Members present.

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

**a.        Zoning Ordinances**

- i.        CZ-2023-051:**    Withdrawn
  
- ii.       CZ-2023-052:**    Property of Patricia Norwood, Trustee of the PBJN 20 Exempt Trust, located at 1529 Roper Mountain Road, Greenville, requesting rezoning from I-1 to FRD. The Planning Commission and Committee recommended approval with conditions.

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

**Action:**                    Councilor Fant moved to amend the request to include the following conditions:

- 1)    Install SCDOT approved left turn lane onto Snipes Road
- 2)    Use stormwater management to hold back the 100-year floodplain
- 3)    Allocate right-of-way along Snipes Road for road improvements
- 4)    Submit a Final Development Plan for review and approval prior to the issuance of any land development or building permits
- 5)    The development will have to contribute \$100,000 in escrow with the County

Motion to amend carried unanimously by Council Members present.

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

Motion as amended carried unanimously by Council Members present.

- iii.       CZ-2023-053:**    Withdrawn
  
- iv.       CZ-2023-054:**    Property of Greenville County Redevelopment Authority, located at 212 Gridley Street, 214 Morris Street and Bailey Street, Greenville, requesting rezoning from R-7.5 to FRD. The Planning Commission and Committee recommended approval with a condition.

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

**Action:**                    Councilor Fant moved to amend the request to require the submission of a Final Development Plan for review and approval prior to the issuance of any land development or building permits.

Motion to amend carried unanimously by Council Members present.

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

Motion as amended carried unanimously by Council Members present.

- v. **CZ-2023-055:** Property of Cauldrick Land and Timber, LLC, located at 153 Brown Road, SC Highway 153 and Interstate 185, Piedmont, requesting rezoning from R-S to S-1. 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-2023-056:** Property of J & A Management Group, LLC, located at 3900 D.S. Highway 14 and Vaughn Road, Greenville, requesting rezoning from PD to PD-MC. The Planning Commission and Committee recommended approval with a condition.

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

**Action:** Councilor Fant moved to amend the request to require the submission of a Sign Permit Application for review.

Motion to amend carried unanimously by Council Members present.

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

Motion as amended carried unanimously by Council Members present.

- vii. **CZ-2023-057:** Withdrawn

- viii. **CZ-2023-058:** Property of Fenix Construction and Services, LLC, and General Service Elite, LLC, located at 528 Old Hundred Road, Pelzer, requesting rezoning from R-R3 to R-R1. The Planning Commission and Committee recommended denial.

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

Motion to deny carried unanimously by Council Members present.

- vii. **CZ-2023-061:** Withdrawn

**b. Anderson / Greenville Multi County Industrial Business Park (2010 Park) Agreement Amendment – Project Little Brother**

**Action:** Chairman Pro Tem Kirven moved for approval at second 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.

**Action:** Chairman Pro Tem Kirven moved to hold the item until a public hearing could be scheduled.

Motion to hold carried unanimously by Council Members present.

**Item (12)**

**Ordinances – First Reading**

**a. Anderson / Greenville Multi County Industrial Business Park (2023 Park) Agreement**

Chairman Pro Tem Kirven presented for first reading an ordinance to authorize and approve an agreement for the development of a joint industrial and business park (2023 Park / Workforce Housing) by and between Greenville County and Anderson County, such industrial and business park to be geographically located in Greenville County and Anderson County.

Chairman Tripp stated the item would remain on the floor.

**b. Cherokee Landing LP / Special Source Revenue Credit Agreement**

Chairman Pro Tem Kirven presented for first reading an ordinance authorizing the execution and delivery of a special source credit agreement by and between Greenville County, South Carolina, and Cherokee Landing, LP, with respect to certain investment in qualifying infrastructure related to the construction of a multifamily commercial housing development in the County, which would include certain affordable and workforce housing; such project would be subject to payments in lieu of taxes by virtue of its location in a joint county industrial and business park, and to the application of certain special source credits; and other matters related thereto.

Chairman Tripp stated the item would remain on the floor.

**c. Anderson / Greenville Multi County Industrial Business Park Agreement Amendment - Cherokee Landing LP**

Chairman Pro Tem Kirven presented for first reading an ordinance to authorize and approve an agreement for the development of a joint industrial and business park (2023 Park / Workforce Housing) by and between Greenville County and Anderson County, such industrial and business park to be geographically located in Greenville County and Anderson County.

Chairman Tripp stated the item would remain on the floor.

**d. Project Slurp / 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 known to the County at this time as Project Slurp, 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.

Chairman Tripp stated the item would remain on the floor.

**Item (13)**

**Committee Reports**

There were no reports.

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

Mr. Kernell recognized Hesha Gamble, Assistant County Administrator for Engineering and Public Works. Ms. Gamble was recently named a 2023 Transportation Trailblazer Honoree by WTS South Carolina, an organization known for promoting and advancing women within the transportation industry. Mr. Kernell stated Greenville County was very proud of her.

**Item (15) Requests and Motions**

- a. **Prohibit Mask Requirements - WITHDRAWN**
- b. **Proposed Internal Auditor Position Ordinances - WITHDRAWN**

**Item (16) Adjournment**

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

Motion carried and the meeting adjourned at 6:23 p.m.

Respectfully submitted:

---

Regina G. McCaskill  
Clerk to Council