



GREENVILLE COUNTY COUNCIL

Minutes
Regular Meeting
February 20, 2024
6:05 p.m.

Council Chambers
301 University Ridge
Greenville, South Carolina

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, at 301 University Ridge, Greenville, and made available to the newspapers, radio stations, television stations and concerned citizens.

Council Members Absent

Ennis Fant, District 25

Staff Present

Mark Tollison, County Attorney
Chris Antley, Assistant County Attorney
Regina McCaskill, Clerk to Council
Jessica Stone, Deputy Clerk to Council
Pam Gilliam, Administrative Assistant
Terrance Galloway, Information Systems
Bob Mihalic, Governmental Relations Officer

Nicole Wood, Assistant County Administrator
Ronald Hollister, Assistant County Administrator, Public Safety
Hesha Gamble, Assistant County Administrator
Tee Coker, Assistant County Administrator
Rashida Jeffers-Campbell, Planning Director
Robert Mays, Assistant County Treasurer

Others Present

Steve Cole, Greater Greenville Sanitation

Call to Order

Chairman Dan Tripp

Invocation – introduced by Councilor Mike Barnes

Pastor Drew Hines

Pledge of Allegiance

Item (4) Approval of Minutes

a. February 6, 2024 – Regular County Council Meeting

Action: Vice-Chairwoman Seman moved approval of the minutes from the February 6, 2024, Regular County Council Meeting.

Motion carried unanimously by Council Members present.

Item (5) Proclamations and Special Recognition

Councilor Mitchell recognized the members of Delta Sigma Theta Sorority who were in attendance.

Item (6) Appearances – Current Agenda Items

There were no speakers.

Item (7) Public Hearings

a. Greenville County General Obligation Bonds / Twin Chimneys Landfill Project

A public hearing was held for the purpose of receiving comments from the public regarding an ordinance to provide for the issuance and sale of not exceeding \$11,500,000 Greenville County, South Carolina, General Obligation Bonds, Series 2024A; 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.

b. Samaritan Biologics, LLC (formerly Project Shepherd) / 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 Samaritan Biologics, 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, Chairman Pro Tem Kirven declared the public hearing closed.

c. JTEKT South Carolina Automotive, Inc. (formerly Project Everest) / 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 JTEKT Automotive 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.

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

Item (8)

Consent Agenda

- a. **Upstate Regional WMD SWAT Team Grant (Office of Homeland Security)**
- b. **Upstate Regional WMD Bomb Squad Grant (Office of Homeland Security)**
- c. **South Carolina Department of Natural Resources Grant**
- d. **2024 Grievance Committee Pool List**
- e. **Community Project Application / Canebrake Fire Department – Software Upgrade \$2,000**

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

Motion carried unanimously by Council Members present.

Item (9)

Ordinances – Third Reading

a. Zoning Ordinances

- i. **CZ-2023-074:** Property of Kallie, LLC, located on Conestee Road, Lakewood Drive, Mauldin Road, and W. Butler Road, Greenville, requesting rezoning from R-S to S-1

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

Motion carried unanimously by Council Members present.

b. Samaritan Biologics, LLC (formerly Project Shepherd) / Fee in Lieu of Tax Agreement

Action: Chairman Pro Tem Kirven moved for adoption at third reading at ordinance authorizing the execution and delivery of a fee in lieu of tax agreement by and between Greenville County, South Carolina and Samaritan Biologics, LLC, with respect to certain economic development property in the County, whereby the property would be subject to certain payments in lieu of taxes; and other matter related thereto.

Motion carried unanimously by Council Members present.

c. JTEKT South Carolina Automotive, Inc. (formerly Project Everest) / Fee in Lieu of Tax Agreement

Action: Chairman Pro Tem Kirven moved for adoption at third reading at ordinance authorizing the execution and delivery of a fee in lieu of tax agreement by and between Greenville County, South Carolina and JTEKT South Carolina Automotive, Inc., with respect to certain economic development property in the County, whereby the 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 by Council Members present.

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

a. Zoning Ordinances

- i. CZ-2024-001:** Property of Amity Road, LLC, located on Old Augusta Road Ext. and Moon Acres Road, Piedmont, requesting rezoning from R-M20 to S-1. The Planning Commission and Committee recommended approval.

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

Motion carried unanimously by Council Members present.

- ii. CZ-2024-002:** Property of Karin E. Krussig, located at 112 S. Old White Horse Road and Page Drive, Greenville, requesting rezoning from S-1 to R-7.5. The Planning Commission and Committee recommended approval.

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

Motion carried unanimously by Council Members present.

- iii. CZ-2024-004:** Property of Amin Taha, located on Greenbriar Drive and Log Shoals Road, Simpsonville, requesting rezoning from R-S to R-10. The Planning Commission and Committee recommended denial.

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

Motion to deny carried unanimously by Council Members present.

- iv. CZ-2024-005:** Property of Nathaniel A. Merriwether, located at 4729 State Park Road, Travelers Rest, requesting rezoning from R-S to R-12. The Planning Commission and Committee recommended denial.

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

Councilor Shaw stated the property was located in his district. It appeared the recommendation to deny was based on technical differences; there were no speakers in opposition at the public hearing. He stated rezoning the property would have a miniscule, if any, impact on State Park Road. He asked his colleagues to approve the request.

Vice-Chairwoman Seman moved to return the item to the Planning and Development Committee.

Motion to send the item back to the Committee carried unanimously by Council Members present.

- v. **CZ-2024-007:** Property of J. David Monaco – Successor Trustee / D.P. Kropp Family Trust, located on Griffin Mill Road, Piedmont, requesting rezoning from R-S to R-15. The Planning Commission and Committee recommended approval.

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

Councilor Bradley stated developers continued to build houses in that area. The parcel was located in a site with heavy traffic.

Chairman Tripp stated the property was located in his district; he traveled the road on a daily basis. There had been times in the past when he was opposed to certain developments in that area; however, he was in support of the item in question. Mr. Tripp stated he felt the developers would “do right” by the property and could have actually doubled the number of houses. The proposed development was right off the Southern Connector and the needed infrastructure was in place. He asked his colleagues to support the proposed.

Motion as presented carried unanimously by Council Members present.

- vi. **CZ-2024-008:** Property of Diversified Properties, Inc. and Jtracks Dropyard LLC, located at 115, 125 and 203 Farmers Circle, Greer, requesting rezoning from FRD to S-1. The Planning Commission and Committee recommended approval.

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

Councilor Blount stated it was his understanding the FRD classification protected the property from being used as an access point for trucks; however, the S-1 classification would allow that. The property owner had promised they would not develop the property within the confines of the S-1 classification. If the property was sold, a new owner could develop as such.

Vice-Chairwoman Seman stated it appeared as if the request was for a portion of the property, not the entire site.

Councilor Barnes stated the fire department required access off of Farmer’s Circle. If approved, the S-1 classification would allow that portion of the property to be used as an access point.

Councilor Blount asked what precipitated the FRD classification.

Councilor Harrison stated the main business was classified as S-1. Access to a property must be zoned accordingly. Mr. Harrison stated the request was a result of direction from the Fire Marshal.

Vice-Chairwoman Seman asked if the FRD piece could be protected in some way. She suggested allowing for amendments at third reading to give staff time to study the issue.

Mr. Tollison stated he would have to research Ms. Seman’s inquiry; however, she could move to allow for amendments at third reading.

Action: Vice-Chairwoman Seman moved to allow for amendments at third reading.

Motion to allow for amendments at third reading carried unanimously by Council Members present.

The motion as amended carried unanimously by Council Members present.

vii. CZ-2023-070: Property of Robin Cooley and Matthew Lee McDonald, located at 109 Tulane Avenue, Greenville, requesting rezoning from R-15 to R-S. The Planning Commission recommended approval and the Committee recommended denial.

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

Councilor Blount stated the property was located in his district. The owners had lifelong animals; if the request was not approved, they would have to get rid of those animals. The family had promised they would only have chickens and goats; there would be no cows or horses. Mr. Blount asked his colleagues to approve the request.

Chairman Pro Tem Kirven stated he was sympathetic to the family during the public hearing.

Councilor Harrison stated he sympathized with the family as well. The property was zoned R-15 in 1977. Mr. Harrison stated some type of complaint would have prompted the request. The Committee was unable to determine where to draw the line if the owner was allowed to continue to be in violation of the current zoning classification or if the classification was changed to accommodate them.

Councilor Blount stated during the public hearing, there were 24 people in favor of the request and 1 in opposition.

Motion to deny was denied by a roll call vote of no one in favor, eleven (Russo, Barnes, Blount, Shaw, Harrison, Tzouvelekas, Mitchell, Seman, Bradley, Kirven and Tripp) in opposition and one (Fant) absent.

Action: Vice-Chairwoman Seman moved approval of the ordinance at second reading.

Motion carried unanimously by Council Members present.

viii. CZ-2023-080: Property of Adam Ehlers, located at 2 Elizabeth Drive, Greenville, requesting rezoning from R-20 to C-2. The Planning Commission and Committee recommended approval.

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

Councilor Tzouvelekas inquired as to when the applicant could reapply, if the request was denied by Council.

Mr. Tollison stated the applicant would have to wait one (1) year in order to reapply.

Councilor Tzouvelekas stated the item was returned to the Planning and Development Committee during the last Council meeting as he did not want the parcel rezoned C-2. There had been numerous complaints about the property. Mr. Tzouvelekas stated he had requested the Planning and Development Committee rezone the entire parcel C-1, which would disallow bars and liquor stores from being put on the property. He stated it appeared as if no changes were made; he requested Mr. Harrison explain the Committee's rationale for failing to do so. Mr. Tzouvelekas requested his colleagues deny the request due to the numerous citizen complaints.

Councilor Harrison encouraged his colleagues to attend Planning and Development Committee meetings if they had concerns about zoning requests. Mr. Harrison stated there was very good discussion during the meetings. Since the last Council meeting, the Committee had heard from no one regarding the item, to include the property owner, citizens, or Council Members. Mr. Harrison stated the Planning and Development Committee was not "in the business" of rezoning people's properties, without the owner being involved in the process. The item in question was a "small sliver" of the actual parcel, on which nothing could be built. The property was already zoned C-2, with the exception of the small piece in question. Given the fact that the parcel was unbuildable, standalone, and the request being for access only, the Committee voted the item out of committee with a recommendation to approve.

Councilor Tzouvelekas stated he did not ask the Planning and Development Committee to rezone the adjacent piece of the owner's property.

Councilor Harrison stated Mr. Tzouvelekas had asked for the property to be rezoned C-1.

Mr. Tzouvelekas stated he had asked for it to be rezoned to C-1 during the last meeting, but, was now only asking for the item in question to be rezoned. He apologized for not attending the Planning and Development Committee meeting; he had "given his case" at the last Council meeting.

Councilor Harrison stated the parcel where the bar was located was irrelevant to the item in question.

Councilor Tzouvelekas stated he did not want to help "that bar"; rezoning the item in question would do so. He asked his colleagues to deny the rezoning request.

Action: Chairwoman Seman called for the question.

Without objection, the motion to call for the question carried.

Motion to approve was denied by a roll call vote of five (Russo, Barnes, Seman, Harrison and Mitchell) in favor, five (Blount, Shaw, Tripp, Tzouvelekas and Barnes) in opposition, one (Kirven) abstention and one (Fant) absent.

b. Text Amendment / To Amend Article 7, Section 7:3.4 Side Setbacks in Single-Family Residential District (CZ-2024-09)

Action: On behalf of the Committee, Councilor Harrison moved for approval at second reading an ordinance to amend the Greenville County Zoning Ordinance to amend Article 7, Section 7:3.4 Side Setbacks in Single-Family Residential Districts. The Planning Commission and Committee recommended approval.

Motion carried unanimously by Council Members present.

c. Laurens – Greenville / Octagon Industrial Park Agreement Amendment – Project Tomahawk (Laurens County)

Action: Chairman Pro Tem Kirven moved for approval at second reading an ordinance to amend the master agreement governing the Octagon Industrial Park between Laurens and Greenville Counties so as to enlarge the park to add a certain parcel in Laurens County.

Motion carried unanimously.

d. Anderson – Greenville / Industrial and Business Park (2010 Park) Agreement Amendment – Project Colorful (Anderson County)

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 to add certain parcel(s) in Anderson County.

Motion carried unanimously.

e. Greenville County General Obligation Bonds / Twin Chimneys Landfill Project

Action: Chairman Pro Tem Kirven moved for approval at second reading an ordinance to provide for the issuance and sale of not exceeding \$11,500,000 Greenville County, South Carolina, General Obligation Bonds, Series 2024A; to prescribe the purposes for which the proceeds shall be expended; to provide for the payment thereof; and other matters related thereto.

Councilor Bradley inquired if the bond would be used to purchase additional cells at the landfill.

Chairman Tripp answered in the affirmative.

Councilor Blount asked if the County's General Fund would continue to be used for the landfill operations, given the fact that the tipping fees had been increased.

Mr. Kernell stated the General Fund did not support the landfill or the sanitation fund. Twin Chimneys was funded by its own property tax and user fees. The bond would be used for a future cell, as the current cell was expected to run out of space in approximately 2 – 2½ years.

Chairman Kirven stated funds from the bond would expand the landfill to provide for two million cubic yards of waste cell.

Motion carried unanimously by Council Members present.

f. Project Cranberry Sauce / Fee in Lieu of Tax Agreement

Action: Chairman Pro Tem Kirven moved for approval at second reading at ordinance authorizing the execution and delivery of a fee in lieu of tax agreement by and a company known to the County at this time as Project Cranberry Sauce with respect to certain economic development property in the County, whereby the 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 by Council Members present.

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

a. Zoning Ordinances

Councilor Harrison presented for first reading Zoning Dockets **CZ-2024-010**, and **CZ-2024-012 through CZ-2024-15**.

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

b. Laurens – Greenville Multi County Industrial Business Park Agreement Amendment / Project Hunter

Chairman Pro Tem Kirven presented for first reading an ordinance authorizing an amendment to that certain agreement for the development of a joint county industrial and business park by and between Laurens County, South Carolina, and Greenville County, South Carolina dated January 31, 2000 to enlarge the park to add certain property located in Laurens County (Project Hunter Industrial Park – Building A).

Chairman Tripp stated the item would remain on the floor.

c. Project Born / Special Source 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 companies known to the County at this time as Project Born, with respect to certain economic development property in the County, whereby such property would receive certain special source credits in respect of investment in related infrastructure; and other matters related thereto.

Chairman Tripp stated the item would remain on the floor.

Item (12) **Committee Reports**

a. Committee of the Whole

i. Removal of Board Members / Board and Commission Policy – Section 17(c)(i)

Action: On behalf of the Committee, Vice-Chairwoman Seman moved to remove the following commissioners in accordance to Section 17 (c)(i) of the Greenville County Board and Commission Policy regarding excessive absences: Ms. Barrett (District 28) – Alcohol and Drug abuse Commission; William Taylor (District 23) – Greenville County Historic and Natural Resources Trust; and Justin Brown (District 28) – Human Relations Commission.

Motion carried unanimously.

Item (13)

Administrator's Report

Mr. Kernell stated the entrance into the County office building facility would shift back to the main entrance in the near future. The new road would go across the old building foundation, around the back and then to the new parking garage. The purpose of the shift was to free up space for construction of the Lima Capital building, expected to start within the next two weeks. Mr. Kernell stated the offices for EMS, EOC and portion of the Sheriff's Office, Crimes Against Children, had all been relocated to McAlister Square. He invited Council to take a tour of the new facility at McAlister Square; the space was "phenomenal."

Councilor Mitchell inquired how long the road shift was expected to last.

Mr. Kernell stated it would last a month to 90 days. More shifts were expected in order to accommodate new infrastructure and roadways; the developer hoped to have that completed by the 3rd quarter of 2024 and no additional shifts would be necessary.

Chairman Pro Tem Kirven inquired about construction of the proposed greenspace and fountain next to the Veterans Memorial Wall.

Mr. Kernell stated construction on those items was expected to start in April. There was some roadwork that needed to be completed on University Ridge prior to starting those projects.

Item (14)

Requests and Motions

- a. **Motion to Reconsider the Special Application Period for the Existing Vacancy on the Greenville County Planning Commission**

Action: As noticed on the County Council agenda, Councilor Blount moved to reconsider Council's February 6, 2024 action which opened a special application period to fill one vacancy for an unexpired term on the Greenville County Planning Commission.

Motion carried unanimously.

Action: Councilor Blount moved to forward any applications received during that time to the "Regular Application Period" which will run from March 1 through March 31, in order that they may be considered during the regular cycle.

Motion carried unanimously.

Item (15)

Adjournment

Action: Vice-Chairwoman Seman moved to adjourn the meeting.

Motion carried and the meeting adjourned at 6:47 p.m.

Respectfully submitted:

Regina G. McCaskill
Clerk to Council