



GREENVILLE COUNTY COUNCIL

Minutes
Regular Meeting
August 20, 2024
6:03 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

None

Staff Present

Joe Kernell, County Administrator
Mark Tollison, County Attorney
Kim Wunder, Assistant County Attorney
Jessica Stone, Deputy Clerk to Council
Pam Gilliam, Administrative Assistant
Terrance Galloway, Information Systems

Council Members Remote Participation

None

Caleb Steele, Information Systems
Nicole Wood, Assistant County Administrator
Hesha Gamble, Assistant County Administrator
Ronald Hollister, Assistant County Administrator
Bob Mihalic, Governmental Affairs Officer

Others Present

None

Call to Order

Chairman Dan Tripp

Invocation

Vice-Chairwoman Liz Seman

Pledge of Allegiance

Item (4) **Approval of Minutes**

- a. **July 16, 2024 – Regular County Council Meeting**
- b. **August 6, 2024 – Special Called County Council Meeting**

Action: Vice-Chairwoman Seman moved to approve the minutes of the July 16, 2024, Regular County Council Meeting and the August 6, 2024, Special Called County Council Meeting

Motion carried unanimously.

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

- a. **Recognizing *CommunityWorks***

Chairman Tripp recognized members of the *CommunityWorks* who were in attendance.

- b. **Proclamation Honoring Kevin Landmesser**

Councilors Tripp, Seman, Kirven and Fant presented a proclamation to Kevin Landmesser upon his retirement from the Greenville Area Development Corporation, thanking him for 23 years of service to the citizens of Greenville County

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

- ***Dianne Vreeland*** – appeared regarding Item 12.c. Project Gold / Fee in Lieu of Tax Agreement

Item (7) **Public Hearings**

- a. **Abandon and Close 72,162 sq. ft. (1.657 acres) of the Right-of-Way of University Ridge**

A public hearing was held for the purpose of receiving comments from the public regarding This public hearing is being held for the purpose of receiving comments from the public regarding a resolution to abandon 72,162 square feet (1.657 acres) of the right-of-way of University Ridge in connection with Greenville County’s University Ridge Redevelopment Project.

There being no speakers, Vice-Chairwoman Seman declared the public hearing closed.

- b. **Greenville Arena District / General Obligation Bonds (*Cancelled*)**

- c. **Fountain Inn Fire Service / 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 of not exceeding three million eight hundred thousand dollars (\$3,800,000) Greenville County General Obligation Bonds (Fountain Inn Fire Service Area Project), Series 2024C; to prescribe the purposes for which the proceeds shall be expended; to provide for the payment thereof; and other matters relating thereto.

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

d. Broadmoor Special Tax District / Fee Increase for Maintenance of Lighting

A public hearing was held for the purpose of receiving comments from the public regarding an ordinance to increase the annual fee for street lighting in the Broadmoor Special Tax District by \$4.50, from \$45.50 to \$50.00. The proposed annual fee increase is needed to cover rising street lighting costs in the District.

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

e. Brutontown Special Tax District / Fee Increase for Maintenance of Lighting

A public hearing was held for the purpose of receiving comments from the public regarding an ordinance to increase the annual fee for street lighting on “unimproved property” in the Brutontown Special Tax District by \$25.00, from \$25.00 to \$50.00. “Improved real property” includes any property with either a residential, commercial, and/or institutional structure located on the parcel and all other real property is classified as “unimproved property”. The proposed annual fee increase is needed to cover rising street lighting costs in the District.

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

f. Monaghan Special Tax District / Millage Increase for Maintenance of Lighting

A public hearing was held for the purpose of receiving comments from the public regarding an ordinance to increase the millage levied for street lighting in the Monaghan Special Tax District by eight and six-tenths (8.6) mills to eight and seven-tenths (8.7) mills. The proposed millage increase is needed to cover rising street lighting costs in the District.

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

g. River Oak Special Tax District / Fee Increase for Maintenance of Lighting

A public hearing was held for the purpose of receiving comments from the public regarding an ordinance to increase the annual fee for street lighting in the River Oak Special Tax District by \$5.00, from \$45.00 to \$50.00. The proposed annual fee increase is needed to cover rising street lighting costs in the District.

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

h. Washington Heights Special Tax District / Fee Increase for Maintenance of Lighting

A public hearing was held for the purpose of receiving comments from the public regarding an ordinance to increase the annual fee for street lighting in the Washington Heights Special Tax District by \$3.00, from \$13.00 to \$16.00. The proposed annual fee increase is needed to cover rising street lighting costs in the District.

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

i. Woodside Mills Special Tax District / Fee Increase for Maintenance of Lighting

A public hearing was held for the purpose of receiving comments from the public regarding an ordinance to increase the millage levied for street lighting in the Woodside Special Tax District by four and two-tenths (4.2) mills to twelve and four-tenths (12.4) mills. The proposed millage increase is needed to cover rising street lighting costs in the District.

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

Item (8) Consent Agenda

- a. Comprehensive Plan Amendment – Piedmont Area Plan
- b. ASPCA Grant – Subaru Loves Pets Program
- c. Law Enforcement Mental Health and Wellness Act COPS Grant
- d. Community Project Application / City of Simpsonville - Mural for Downtown Simpsonville \$5000
- e. Community Project Application / Slater-Marietta Fire Department – Smoke Trailer Fire Safety Education \$2000
- f. Community Project Application / Glassy Mountain Fire Foundation - AED devices for Camp Old Indian \$3800

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

Motion carried unanimously.

Item (9) Resolutions

- a. **Abandon and Close 72,162 sq. ft. (1.657 acres) of the Right-Of-Way of University Ridge**

Action: Vice-Chairwoman Seman moved for adoption a resolution to abandon 72,162 square feet (1.657 ACRES) of the right-of-way of University Ridge in connection with Greenville County’s University Ridge Redevelopment Project.

Motion carried unanimously.

- b. **Historic Property Designation / The Leeds House**

Action: Councilor Fant moved for adoption a resolution approving local historic designation for the Leeds House, located at 100 Dundee Lane in unincorporated Greenville County.

Motion carried unanimously.

- c. **Provident Realty – MDH Augusta Grove Fee Assignment**

Action: Chairman Pro Tem Kirven moved for adoption a resolution authorizing and approving the Assignment and Assumption of a FILOT and Special Source Credit Agreement between Greenville County and Augusta Grove BTS LLC with Haiet US Appliance Solutions, Inc. D/B/A GE Appliances.

Motion carried unanimously.

d. Greenville County Master Lease – Vehicle/Equipment Replacement

Chairman Pro Tem Kirven moved for adoption a resolution authorizing a Master Lease Agreement in the Principal amount of not exceeding \$7,000,000 relating to the financing of equipment for public purposes; authorizing the execution and delivery of various document; and other matters relating thereto.

Motion carried unanimously.

e. Abandoned Textile Mill Certification – 1420 Hampton Avenue Ext.

Chairman Pro Tem Kirven moved for adoption a resolution to provide a certification pursuant to the South Carolina Textile Community Revitalization Act (S.C. Code Section 12-65-10 Et. Seq.) for certain property located at 1420 Hampton Avenue Extension, Greenville, South Carolina.

Motion carried unanimously.

Item (10) Ordinances – Third Reading

a. Zoning Ordinances

- i. CZ-2024-022, Property of Jessica Reeves Chapman of Site Design, Inc., for Soltz Inc., located at 107 Page Drive and White Horse Road, Greenville (Council District 23), requesting rezoning from S-1 to FRD.**

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

Motion carried unanimously.

Item (11) Ordinances – Second Reading

a. Zoning Ordinances

- i. CZ-2024-021, Property of Nancy Guadalupe Reyes-Guigou, located at 2222 & 2224 E. Lee Road, Taylors, requesting rezoning from R-20 to R-10. The Planning Commission recommended approval and the Committee recommended denial.**

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

Motion to deny carried unanimously.

- ii. CZ-2024-035, Property of Jason Tankersley of Hudson CG Partners, LLC for Hudson CG Partners, LLC, Harris Teeter Properties, LLC & United Carolina Bank of SC, located at 2101, 2145 and 2155 Old Spartanburg Road and Hudson Road, Greer (Council District 22), requesting rezoning from PD to PD Major Change. 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 developer to submit a Final Development Plan for review and approval prior to the issuance of any land development or building permits.

Motion to amend carried unanimously.

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

Motion carried unanimously.

b. Fountain Inn 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 three million eight hundred thousand dollars (\$3,800,000) Greenville County General Obligation Bonds (Fountain Inn Fire Service Area Project), Series 2024C; to prescribe the purposes for which the proceeds shall be expended; to provide for the payment thereof; and other matters relating thereto.

Motion carried unanimously.

c. Project Dragon Fire / Fee in Lieu of Tax Agreement

Action: Chairman Pro Tem Kirven moved for approval at second reading an ordinance authorizing the execution and delivery of a second amendment to an existing fee in lieu of tax agreement between Greenville County, South Carolina and a company known to the County as Project Dragon Fire; to provide for, under certain circumstances, certain additional special source revenue credits in connection with additional investment in certain manufacturing and related facilities in the County; and other matter related thereto.

Motion carried unanimously.

d. Greenville Arena District / General Obligation Bonds

Action: Chairman Pro Tem Kirven moved for approval at second reading an ordinance finding that Greenville Arena District, South Carolina may issue not exceeding \$70,000,000 of General Obligation Bonds in one or more series; to authorize the Board of Trustees of the Greenville Area District, South Carolina to issue such bonds and to provide for the publication of notice of the said finding and authorization.

Action: Chairman Pro Tem Kirven moved to refer the item back to the Finance Committee.

Motion carried unanimously.

e. Special Tax Districts – Millage or Fee Increase for Maintenance of Lighting

Action: Chairman Pro Tem Kirven moved for approval at second reading an ordinance to provide for the millage or fee rate to be levied by certain Special Tax Districts established for lighting purposes; including the Brutontown, Monaghan, River Oak, Woodside Mills, Broadmoor, and Washington Heights Special Tax Districts.

Motion carried unanimously.

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

a. Zoning Ordinances

Councilor Fant presented for first reading Zoning Dockets **CZ-2024-047** through **CZ-2024-054**.

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

b. Foothills Fire District / Millage Increase

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

Chairman Tripp stated the item would remain on the floor.

c. Project Gold / Fee in Lieu of Tax Agreement

Chairman Pro Tem Kirven presented for first reading an ordinance authorizing the execution and delivery of an amended and restated fee in lieu of tax and special source credit agreement by and between Greenville County, South Carolina and a company or companies known to the County at this time as Project Gold with respect to certain economic development property in the County, whereby such property will 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**

a. Planning and Development Committee

i. Initiate Zoning Map Amendment – Gowensville Area Zoning

Action: On behalf of the Committee, Councilor Fant moved to initiate the Gowensville Area Zoning Map, consisting of 188 contiguous parcels totaling approximately 2,289.29 acres.

Action: Councilor Russo moved to amend the Gowensville Area Zoning Map Initiation to add properties wanting to change their zoning from unzoned to the corresponding district appearing on the list and zoning map included in the packet, as appearing in the Council packet.

Motion to amend carried unanimously.

Action: Councilor Fant moved to approve the initiation of the Gowensville Area Zoning Map as amended.

Motion carried unanimously.

Item (14) **Administrator’s Report**

There was no report.

Item (15) **Requests and Motions by Council Members**

There were no requests or motions.

Item (16) **Adjournment**

Action: Councilor Bradley moved to adjourn the meeting.

Motion carried and the meeting adjourned at 6:27 p.m.

Respectfully submitted:

Jessica M Stone
Deputy Clerk to Council