



GREENVILLE COUNTY COUNCIL

Minutes
Regular Meeting
September 17, 2024
6:00 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*
Dean Campbell, *Deputy County Attorney*
Chris Antley, *Assistant County Attorney*
Andrew Price, *Assistant County Attorney*
Jessica Stone, *Deputy Clerk to Council*
Pam Gilliam, *Administrative Assistant*
Terrence Galloway, *Information Systems*
Phillip Simmons, *Information Systems*

Council Members Remote Participation

None

David Martin, *Information Systems*
Nicole Wood, *Assistant County Administrator*
Tee Coker, *Assistant County Administrator*
Ronald Hollister, *Assistant County Administrator*
Ted Lambrecht, *Assistant County Administrator*
Bob Mihalic, *Governmental Affairs Officer*
Chris Garrett, *Greenville County Tax Office*
Tracy Tankersley, *Greenville County Legal Department*

Others Present

Kim Wunder, *Former Assistant County Attorney*

Call to Order

Chairman Dan Tripp

Invocation

Vice-Chairwoman Liz Seman

Pledge of Allegiance

Item (4) **Approval of Minutes**

a. September 3, 2024 – Regular County Council Meeting

Action: Councilor Seman moved to approve the minutes of the September 3, 2024, Regular County Council Meeting.

Motion carried unanimously.

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

a. Recognizing *Trees Upstate*

Councilor Russo recognized members of the *Trees Upstate* who were in attendance.

b. Proclamation Recognizing Constitution Week

Councilor Tripp presented a proclamation recognizing Constitution Week in Greenville County.

c. Proclamation Honoring Kim Wunder

Vice-Chairwoman Seman presented a proclamation to Kim Wunder, former Assistant Attorney, honoring her outstanding achievements and acknowledging her essential role working behind the scenes on critical County endeavors, as well as her lasting legacy of outstanding legal work.

d. Proclamation Honoring Mark Tollison

Chairman Pro Tem Kirven presented a proclamation to Mark Tollison, retiring Greenville County Attorney, honoring his outstanding service and achievements. Mr. Tollison’s dedication to maintaining the highest of ethical standards has made an indelible impact on the community and created a legacy of exceptional legal guidance and successes, leading to an improved quality of life for the residents of Greenville County.

e. Proclamation – South Greenville Fair

Chairman Pro Tem Kirven presented a proclamation recognizing the South Greenville Fair for its cultural and economic impact to Greenville County.

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

- **Sherry Barrett** – appeared regarding Item 10.c. Metropolitan Sewer Subdistrict / Boundary Enlargement
- **Melanie Ruhlman** – appeared regarding Item 10.c. Metropolitan Sewer Subdistrict / Boundary Enlargement

Item (7)

Public Hearings

a. Vermeer Corporation (formerly Project Gold) / Amended and Restated 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 an amended and restated fee in lieu of tax and special source credit agreement by and between Greenville County and Vermeer Corporation, 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, Councilor Kirven declared the public hearing closed.

b. Foothills Fire Service Area / Millage Increase

A public hearing was held for the purpose of receiving comments from the public regarding an ordinance to provide for the millage rate to be levied by the Foothills Fire Service Area.

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

Item (8)

Consent Agenda

- a. Grant Application – FY2024 Local Emergency Management Performance Grant (LEMPG)
- b. Community Project Application / Travelers Rest Christmas Parade - \$2,000
- c. Community Project Application / Canebrake Fire Station - \$5,000

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

Motion carried unanimously.

Item (9)

Ordinances – Third Reading

a. Zoning Ordinances

- i. **CZ-2024-021,** Property of Cesar E. Reyes for 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: Councilor Fant moved to deny the ordinance at third reading.

Councilor Shaw stated he felt the applicant and community had reached an agreement.

Action: Councilor Shaw moved to suspend Council Rule IV(B)(3)(b) to allow for amendments at third reading.

Motion carried unanimously.

Action: Councilor Shaw moved to return the item to the Planning and Development Committee.
Motion carried unanimously.

- ii. **CZ-2024-036,** Property of Sarah Elizabeth Gilley & Luis C Caicedo of Sunrock Holdings, LLC for Sunrock Holdings, LLC, located at 123 Mason St., Ross St., & 4, 6, & 8 Jones St., Greenville, requesting rezoning from NC & R-7.5 to FRD with a condition

Action: Councilor Fant adoption of the ordinance at third reading.
Motion carried unanimously.

- iii. **CZ-2024-038,** Property of Joshua Wesley Moye of Integrity Tree Co. for ITC Properties, LLC, located on Buncombe Road and Old Buncombe Road, Greenville, requesting rezoning from R-MA to C-2

Action: Councilor Fant adoption of the ordinance at third reading.
Motion carried unanimously.

- iv. **CZ-2024-040,** Property of Isaiah Dunlap of DesignEdge, LLC for St. Luke Baptist Church, located at 200 & 204 Averill St. & Dill St., Greenville, requesting rezoning from R-M20 to FRD with conditions

Action: Councilor Fant adoption of the ordinance at third reading.
Motion carried unanimously.

- v. **CZ-2024-043,** Property of Johannes Mutzke of Creative Ventures, LLC for Windward Mountain, LLC, located at 1711 & 1713 Old Spartanburg Rd. & Hudson Way, Greer, requesting rezoning from R-12 & R-M7 to FRD with a condition

Action: Councilor Fant adoption of the ordinance at third reading.
Motion carried unanimously.

- vi. **CZ-2024-044,** Property of Kevin P. Bentley of Lee & Associates for Stanley E. McJunkin and Benjamin E. Wigington, located at 505 John Ross Ct., Pelzer, requesting rezoning from C-3 to S-1

Action: Councilor Fant adoption of the ordinance at third reading.
Motion carried unanimously.

- vii. **CZ-2024-045,** Property of Kenneth T. Whitmire of Maynard Nexsen, PC for Vulcan Lands, Inc. A New Jersey Corp, located at 202 Brown Rd., Sagittarius Way, and Interstate-185, Piedmont and Greenville, requesting rezoning from R-MA to I-1

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

Motion carried unanimously.

- viii. **CZ-2024-046,** Property of Mackenzie Lollis Wright, located at 1726 A Hwy. 418, Pelzer, requesting rezoning from R-R3 to C-1

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

Motion carried unanimously.

b. Foothills Fire Service Area / Millage Request

Action: Chairman Pro Tem Kirven moved for adoption at third reading an ordinance to provide for the millage rate to be levied by the Foothills Fire Service Area.

Motion carried with Councilor Tzouvelekas voting in opposition.

c. Vermeer Corporation (formerly Project Gold) / 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 an amended and restated fee in lieu of tax and special source credit agreement by and between Greenville County and Vermeer Corporation 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.

Item (10) Ordinances – Second Reading

a. Slater-Marietta Fire District / General Obligation Bonds

Action: Chairman Pro Tem Kirven moved for approval at second reading an ordinance finding that the Slater-Marietta Fire District may issue not exceeding \$1,275,000 of general obligation bonds; to authorize the Board of Fire Control of the Slater-Marietta Fire 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 hold the item until the October 1 Council meeting, at which time the public hearing was to be scheduled.

Motion to hold carried unanimously.

b. Lake Cunningham Fire District / General Obligation Bonds

Action: Chairman Pro Tem Kirven moved for approval at second reading an ordinance finding that the Lake Cunningham Fire District may issue not exceeding \$9,000,000 of general obligation bonds; to authorize the Board of Fire Control of the Lake Cunningham Fire 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 hold the item until the October 1 Council meeting, at which time the public hearing was to be scheduled.

Motion to hold carried unanimously.

c. Metropolitan Sewer Subdistrict / Boundary Enlargement

Action: Vice-Chairwoman Seman moved for approval at second reading an ordinance authorizing the enlargement of the territory of the Metropolitan Sewer Subdistrict and other matters relating thereto.

Action: Vice-Chairwoman Seman moved to hold the item until the October 1 Council meeting, at which time the public hearing was to be scheduled.

Motion to hold carried unanimously.

Item (11) Ordinances – First Reading

a. Zoning Ordinances

Councilor Fant presented for first reading Zoning Dockets **CZ-2024-055, CZ-2024-058, and CZ-2024-061 through CZ-2024-065.**

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

b. Piedmont Area Plan (CP-2024-001)

Councilor Fant presented for first reading an ordinance to amend the Greenville County Comprehensive Plan in the Piedmont Study Area.

Chairman Tripp stated the item would remain on the floor.

c. Project Onward / New MCIP Agreement between Greenville and Laurens County

Chairman Pro Tem Kirven presented for first reading an ordinance authorizing the execution and delivery of a multi-county industrial or business park, by and between Greenville County, South Carolina and Laurens County, South Carolina, to designate the boundaries of the park; and other related matters.

Chairman Tripp stated the item would remain on the floor.

d. Transfer of Fairmont Avenue Properties

Chairman Pro Tem Kirven presented for first reading an ordinance authorizing the transfer of approximately 15 acres of real property located off Fairmont Avenue to the Greenville County Redevelopment Authority, and to authorize the execution of a deed and any other documents and agreements related thereto.

Chairman Tripp stated the item would remain on the floor.

Item (12) Committee Reports

a. Committee of the Whole

i. Settlement of C.A. No. 2024-CP-23-00893

Vice-Chairwoman stated the item in question was held in Committee.

ii. Settlement of C.A. No. 2023-CP-23-03240

Action: On behalf of the Committee, Chairwoman Seman moved to authorize the County Attorney to settle the following lawsuit according to the terms discussed in Executive Session – *Case No. 2023-CP-23-03240*.

Motion carried unanimously.

Item (13) Administrator's Report

Mr. Kernell congratulated County Attorney Mark Tollison on his upcoming retirement. He thanked him for his many years of dedicated service to Greenville County and stated it had been a pleasure to work with. Mr. Kernell stated Mr. Tollison had always been the “voice of reason”; offering sage advice while keeping the best interest of Greenville County at heart.

Item (14) Requests and Motions by Council Members

There were no requests or motions.

Item (15) Adjournment

Action: Without objection, the meeting adjourned at 6:42 p.m.

Respectfully submitted:

Jessica M Stone
Deputy Clerk to Council