



GREENVILLE COUNTY COUNCIL

Minutes
Regular Meeting
December 3, 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*
Chris Antley, *County Attorney*
Dean Campbell, *Deputy County Attorney*
Andrew Price, *Assistant County Attorney*
Jessica Stone, *Deputy Clerk to Council*
Pam Gilliam, *Administrative Assistant*
Terrence Galloway, *Information Systems*

Others Present

None

Call to Order

Chairman Dan Tripp

Invocation

Chairman Dan Tripp

Pledge of Allegiance

Item (4) **Approval of Minutes**

Action: Vice Chairman Seman moved to approve the minutes of the November 5, 2024 Regular County Council meeting and the November 19, 2024 Special County Council meeting.

Motion carried.

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

On behalf of Governor Henry McMaster, Greenville Mayor Knox White presented Councilor Butch Kirven with the Order of the Palmetto.

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

- **Diane Vreeland** appeared regarding Fee-in-Lieu-of Tax Agreements (*Ms. Vreeland signed up to speak about item 13.a.i. County Administrator’s Contract*)
- **Audrey Pasin** appeared regarding Item 13.a.i. County Administrator’s Contract and Item 13.b. Affordable/Workforce Housing
- **Laura Allen** appeared regarding 12.c. Prescribe the Annual Salary for the Members of Greenville County Council

Item (7) **Public Hearings**

a. Southpoint Commerce Center, LLC (formerly Projects CHQ 1, 2, 4, 5, 6) – Fee in Lieu of Tax Agreements

A public hearing was held for the purpose of receiving comments from the public regarding ordinances authorizing the execution and delivery of a fee in lieu of tax agreement by and between Greenville County, South Carolina and Southpoint Commerce Center, 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 (*formerly Projects CHQ 1, 2, 4, 5, 6*).

- **Meagan Ingersoll** appeared in opposition to the proposed
- **Audrey Pasin** appeared in opposition to the proposed
- **Laura Allen** appeared in opposition to the proposed

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

b. Southpoint Commerce Center, LLC (formerly Projects CHQ 1, 2, 4, 5, 6) – Multi-County Industrial Business Park Agreement Amendment (2010 Park)

A public hearing was held for the purpose of receiving comments from the public regarding ordinances 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 (*formerly Projects CHQ 1, 2, 4, 5, 6*).

- **Audrey Pasin** appeared in opposition to the proposed

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

c. Drive Automotive Industries of America, Inc., and MGSC001 LLC (formerly Project Double Eagle I) – 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 Drive Automotive Industries of America, Inc. and MGSC001 LLC, including any related or affiliated entities and any sponsor affiliates, 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.

- **Laura Allen** appeared in opposition to the proposed

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

d. Drive Automotive Industries of America, Inc. and Lex Piedmont LLC (formerly Project Double Eagle II) – 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 Drive Automotive Industries of America, Inc. and Lex Piedmont LLC, including any related or affiliated entities and any sponsor affiliates, 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.

e. Amazon.com Service LLC (formerly Project Strong) – 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 Amazon.com Service 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.

- **Deborah Manning** appeared in opposition to the proposed
- **Laura Allen** appeared in opposition to the proposed

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

f. Amazon.com Service LLC (formerly Project Strong) – Multi-County Industrial Business Park Agreement Amendment (2010 Park)

A public hearing was held for the purpose of receiving comments from the public regarding 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 (Project Strong).

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

g. Blackbird Project, LLC (formerly Project Blackbird) – 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 Blackbird Project 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.

- **Laura Allen** appeared in opposition to the proposed

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

h. General Electric – Partial Assignment, Assumption and Bifurcation Agreement (1999)

A public hearing was held for the purpose of receiving comments from the public regarding an ordinance authorizing, pursuant to Chapter 44 of Title 12, South Carolina Code of Laws, 1976, as amended, the execution and delivery of a partial assignment, assumption and bifurcation agreement; an amended and restated 1999 fee agreement by and between Greenville County, South Carolina and GE Gas Turbines (Greenville) LLC; and an amended and restated 1999 fee agreement by and between Greenville County, South Carolina and General Electric Company, all agreements with respect to the division and bifurcation of that certain fee agreement by and between Greenville County, South Carolina and General Electric Company dated November 1, 1999, as amended on June 1, 2004 and November 3, 2009; and other matters related thereto.

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

i. General Electric – Partial Assignment, Assumption and Bifurcation Agreement (2014)

A public hearing was held for the purpose of receiving comments from the public regarding an ordinance authorizing, pursuant to Chapter 44 of Title 12, South Carolina Code of Laws, 1976, as amended, the execution and delivery of a partial assignment, assumption and bifurcation agreement; an amended and restated 2014 fee agreement by and between Greenville County, South Carolina and GE Gas Turbines (Greenville) LLC; and an amended and restated 2014 fee agreement by and between Greenville County, South Carolina and General Electric Company, all agreements with respect to the division and bifurcation of that certain 2014 fee agreement by and between Greenville County, South Carolina, General Electric Company and GE Gas Turbines (Greenville) LLC, and other matters related thereto.

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

j. Donaldson Company, Inc. and Licar LLC (formerly Project Power) – Multi-County Industrial and Business Park Amended Agreement (2010 Park)

A public hearing was held for the purpose of receiving comments from the public regarding 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.

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

k. Sale of County-Owned Property – Chapman Grove Road, Pelzer

A public hearing was held for the purpose of receiving comments from the public regarding an ordinance to authorize the sale of a county-owned approximately 5.3-acre parcel of real property located on Chapman Grove Road, Pelzer; and to authorize the Chairman of County Council and the County Administrator to execute appropriate deeds and agreements.

- **Ruthie Cureton-Cooley** appeared in opposition to the proposed
- **Curt McGahhey** appeared in opposition to the proposed
- **Santee Cureton** appeared in opposition to the proposed

There being no other speakers, Vice Chairman Seman declared the public hearing closed.

l. Transfer of County-Owned Park – Poinsett Park

A public hearing was held for the purpose of receiving comments from the public regarding an ordinance authorizing and approving the transfer of ownership and operation of Poinsett Park to the City of Travelers Rest, and to authorize the execution of deeds and any other documents and agreements related thereto.

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

m. Transfer of County-Owned Park – Gateway Park

A public hearing was held for the purpose of receiving comments from the public regarding an ordinance authorizing and approving the transfer of ownership and operation of Gateway Park to the City of Travelers Rest, and to authorize the execution of deeds and any other documents and agreements related thereto.

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

n. Transfer of County-Owned Park – Trailblazer Park

A public hearing was held for the purpose of receiving comments from the public regarding an ordinance authorizing and approving the transfer of ownership and operation of Trailblazer Park to the City of Travelers Rest, and to authorize the execution of deeds and any other documents and agreements related thereto.

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

o. Lease of County-Owned Property – 118 McGee Street, Greenville

A public hearing was held for the purpose of receiving comments from the public regarding an ordinance authorizing and directing the negotiation and execution of a lease with the State of South Carolina of a portion of county-owned property located at 118 McGee Street, Greenville, SC 29601, consisting of a portion of a building formerly known as the Juvenile Detention Facility.

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

Item (8)

Consent Agenda

- EMS GIA Grant** *Finance*
- Homeland Security Grant – Bomb Squad** *Finance*
- Homeland Security Grant – SWAT Team** *Finance*

Action: **d. Request to Accept Property Donation to County Finance**
Vice Chairman Seman moved approval of the Consent Agenda items.

Motion carried.

Item (9) **Resolutions**

a. American Spinning Mill – Bailey Bill Extension (300 Hammett Street)

Action: Chairman Pro Tem Kirven moved for adoption a resolution to extend the special property tax assessment previously authorized for the real property commonly known as 300 Hammett Street, which qualified as “Rehabilitated Historic Property.”

Action: Councilor Mitchell moved to amend the resolution to reflect the changes in the red-lined version that was handed out. He stated the changes referred to the appropriate date when the property received its original certification from the Historic Preservation Commission. The amendment also included a condition that the applicant receive final certification from the Historical Preservation Commission in order for the extension to become effective.

Councilor Tzouvelekas requested a roll call vote.

Chris Antley, County Attorney, explained the purpose of the changes. He stated it came to the attention of staff earlier in the day that there was an error in the original resolution as drafted. He spoke to Mr. Mitchell about adding the condition regarding final certification from the Historic Preservation Commission in order for the extensions to become effective. The proposed amended resolution was based upon a previous resolution. Mr. Antley stated the document established that the start date for certification would be based on the tax lock-in for the Bailey Bill; the final certification could not take place until February 2025. If they were able to do it by then, the resolution required the County to add the extension.

Councilor Blount stated in comparing the two documents, Sections 3, 4, 5 and 6 were exactly the same. He asked why it was red-lined if nothing was altered.

Mr. Antley stated the mistake was caught earlier that afternoon and staff worked quickly very quickly. He felt the unnecessary red-lining was a scrivener’s error.

Councilor Tzouvelekas withdrew his request for a roll call vote.

Motion to amend carried.

Action: Chairman Pro Tem Kirven moved adoption of the resolution as amended.

Motion as amended carried.

b. International Vitamin Corporation / Joinder Agreement Request

Action: Chairman Pro Tem Kirven moved for adoption a resolution authorizing the addition of a sponsor affiliate under the 2018 fee in lieu of tax agreement, as amended, between Greenville County, South Carolina, and International Vitamin Corporation; and matters relating thereto.

Motion carried.

Item (10)

Ordinances – Third Reading

a. Zoning Ordinances

- i. **CZ-2024-055,** Property of Isaiah Dunlap of DesignEdge for Upstate Circle of Friends, located at 29 Ridgeway Dr., E. Dorchester Blvd. and Williamsburg Dr., Greenville (*District 25*), requesting rezoning from R-12 to FRD.

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

Motion carried.

- ii. **CZ-2024-058,** Property of Ethan Olliff of Site Design, Inc. for Luke Steffensmeier of Mr. Bear Rentals, LLC, located on Furman Hall Rd. Greenville (*District 23*), requesting rezoning from R-MHP to S-1.

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

Motion carried.

- iii. **CZ-2024-061,** Property of Austin Allen of Arbor Land Design for James Daniel Ivey, located at 212 Feaster Rd., Greenville (*District 21*), requesting rezoning from R-S to C-1.

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

Motion carried.

- iv. **CZ-2024-063,** Property of Malcolm Avier Sirmons and Bethany Rachel Sirmons, located at 307 Edwards St. & Cline St., Taylors (*District 18*), requesting rezoning from R-20 to R-10.

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

Motion carried.

- v. **CZ-2024-064,** Property of Tyler Polk of Access Realty for Terri G. McElhannon and Deborah G. Spearman, located at 2 Sheffield Ln., and Owens Rd., Taylors (*District 20*), requesting rezoning from R-20 to R-12.

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

Motion carried.

- vi. **CZ-2024-065,** Property of Gowensville Area Property Owners, located South of Hwy 11, East of Hwy 115 and Hwy 14, North of Hwy 414 and West of the Greenville-Spartanburg County Boundary (*District 17*), requesting rezoning from Unzoned to AG, R-R1, R-R3 and R-S.

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

Motion carried.

- vii. **CZ-2024-021**, Property of Cesar E. Reyes for Nancy Guadalupe Reyes-Guigou, located at 2222 & 2224 E. Lee Rd., Taylors (*District 20*), requesting rezoning from R-20 to R-10.

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

Motion carried.

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

Action: Councilor Fant moved for adoption at third reading an ordinance to amend the Greenville County Comprehensive Plan in the Piedmont Study Area.

Motion carried.

c. Unified Development Ordinance

Action: Councilor Fant moved for adoption at third reading an ordinance to adopt the Greenville County Unified Development Ordinance.

Councilor Bradley requested a roll call vote.

Motion carried with a vote of seven in favor (Barnes, Harrison, Mitchell, Seman, Fant, Kirven, Tripp) and five opposed (Russo, Blount, Shaw, Tzouvelekas, Bradley).

Councilor Tzouvelekas called for a point of order. He stated in the Planning Commission meeting, the item failed by a vote of six to six. That being the case, he stated it required a 2/3 vote of Council to pass and only seven voted in favor.

Chairman Tripp stated his ruling was that the motion passed.

Councilors Shaw and Tzouvelekas challenged the ruling of the chair.

Councilor Tzouvelekas asked the Chairman what his ruling was based on.

Chairman Tripp stated he had made his ruling that the item passed by a majority vote of 7 in favor.

By a vote of seven in favor (Barnes, Harrison, Mitchell, Seman, Fant, Kirven, Tripp) and five opposed (Russo, Blount, Shaw, Tzouvelekas, Bradley), the Chairman's ruling was sustained.

d. Metropolitan Sewer Subdistrict / Boundary Expansion

Action: Vice Chairman Seman moved for adoption at third reading an ordinance authorizing the enlargement of the territory of the Metropolitan Sewer Subdistrict and other matters relating thereto.

Motion carried.

e. Slater-Marietta Fire District / General Obligation Bonds

Action: Chairman Pro Tem Kirven moved for adoption at third 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.

Motion carried.

f. Greenville / Anderson Multi County Industrial Park Agreement Amendment (2010 Park) – Project Palmetto II (Anderson County)

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.

Motion carried.

g. Sale of County-Owned Property – 6 Bailey Mill Road, Travelers Rest

Action: Chairman Pro Tem Kirven moved for adoption at third reading an ordinance to authorize the sale of a county-owned 1.995-acre parcel of real property located at 6 Bailey Mill Road, Travelers Rest, at the corner of Highway 414 and Bailey Mill Road; and to authorize the Chairman of County Council and the County Administrator to execute appropriate deeds and agreements related thereto.

Motion carried.

h. Southpoint Commerce Center, LLC (formerly Project CHQ1) / Fee in Lieu of Tax Agreement

Councilor Harrison recused himself from the item and left the meeting.

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 Southpoint Commerce Center, 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.

Councilor Tzouvelekas requested a roll call vote.

Motion carried with a vote of seven in favor (Russo, Barnes, Mitchell, Seman, Fant, Kirven, Tripp) four opposed (Blount, Shaw, Tzouvelekas, Bradley) and one recusal (Harrison).

Councilor Harrison returned to the meeting.

i. Greenville / Anderson Multi County Industrial Business Park Agreement Amendment (2010 Park) – Southpoint Commerce Center, LLC (formerly Project CHQ1)

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 (Project CHQ1).

Councilor Tzouvelekas requested a roll call vote.

Motion carried with a vote of eight in favor (Russo, Barnes, Harrison, Mitchell, Seman, Fant, Kirven, Tripp) and four opposed (Blount, Shaw, Tzouvelekas, Bradley).

j. Southpoint Commerce Center, LLC (formerly Project CHQ2) / 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 Southpoint Commerce Center, 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.

Councilor Tzouvelekas requested a roll call vote.

Motion carried with a vote of eight in favor (Russo, Barnes, Harrison, Mitchell, Seman, Fant, Kirven, Tripp) and four opposed (Blount, Shaw, Tzouvelekas, Bradley).

k. Greenville / Anderson Multi County Industrial Business Park Agreement Amendment (2010 Park) – Southpoint Commerce Center, LLC (formerly Project CHQ2)

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 (Project CHQ2).

Councilor Tzouvelekas requested a roll call vote.

Motion carried with a vote of eight in favor (Russo, Barnes, Harrison, Mitchell, Seman, Fant, Kirven, Tripp) and four opposed (Blount, Shaw, Tzouvelekas, Bradley).

l. Southpoint Commerce Center, LLC (formerly Project CHQ4) / 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 Southpoint Commerce Center, 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.

Councilor Tzouvelekas requested a roll call vote.

Motion carried with a vote of eight in favor (Russo, Barnes, Harrison, Mitchell, Seman, Fant, Kirven, Tripp) and four opposed (Blount, Shaw, Tzouvelekas, Bradley).

m. Greenville / Anderson Multi County Industrial Business Park Agreement Amendment (2010 Park) – Southpoint Commerce Center, LLC (formerly Project CHQ4)

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 (Project CHQ4).

Councilor Tzouvelekas requested a roll call vote.

Motion carried with a vote of eight in favor (Russo, Barnes, Harrison, Mitchell, Seman, Fant, Kirven, Tripp) and four opposed (Blount, Shaw, Tzouvelekas, Bradley).

n. Southpoint Commerce Center, LLC (formerly Project CHQ5) / 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 Southpoint Commerce Center, 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.

Councilor Tzouvelekas requested a roll call vote.

Motion carried with a vote of eight in favor (Russo, Barnes, Harrison, Mitchell, Seman, Fant, Kirven, Tripp) and four opposed (Blount, Shaw, Tzouvelekas, Bradley).

o. Greenville / Anderson Multi County Industrial Business Park Agreement Amendment (2010 Park) – Southpoint Commerce Center, LLC (formerly Project CHQ5)

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 (Project CHQ5).

Councilor Tzouvelekas requested a roll call vote.

Motion carried with a vote of eight in favor (Russo, Barnes, Harrison, Mitchell, Seman, Fant, Kirven, Tripp) and four opposed (Blount, Shaw, Tzouvelekas, Bradley).

p. Southpoint Commerce Center, LLC (formerly Project CHQ6) / 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 Southpoint Commerce Center, 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.

Councilor Tzouvelekas requested a roll call vote.

Motion carried with a vote of eight in favor (Russo, Barnes, Harrison, Mitchell, Seman, Fant, Kirven, Tripp) and four opposed (Blount, Shaw, Tzouvelekas, Bradley).

q. Greenville / Anderson Multi County Industrial Business Park Agreement Amendment (2010 Park) – Southpoint Commerce Center, LLC (formerly Project CHQ6)

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 (Project CHQ6).

Councilor Bradley requested a roll call vote.

Councilor Shaw stated one of the speakers had mentioned a discrepancy in the numbers between the ordinance and the agreement.

Mr. Antley stated there was one single ordinance that combined all of the lots for a total of \$19 million. The agreements were for individual lots; the price for those lots ranged from approximately \$2.55 million to \$3.9 million. Mr. Antley stated the numbers all added up; there was no discrepancy.

Motion carried with a vote of eight in favor (Russo, Barnes, Harrison, Mitchell, Seman, Fant, Kirven, Tripp) and four opposed (Blount, Shaw, Tzouvelekas, Bradley).

r. Drive Automotive Industries of America, Inc., and MGSC001 LLC (formerly Project Double Eagle I) / 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 Drive Automotive Industries and America, Inc. and MGSC001 LLC, including any related or affiliated entities and any sponsor affiliates, 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.

Councilor Tzouvelekas requested a roll call vote.

Motion carried with a vote of nine in favor (Russo, Barnes, Harrison, Mitchell, Seman, Fant, Bradley, Kirven, Tripp) and three opposed (Blount, Shaw, Tzouvelekas).

s. Drive Automotive Industries of America, Inc. and Lex Piedmont LLC (formerly Project Double Eagle II) / 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 Drive Automotive Industries of America, Inc. and Lex Piedmont LLC, including any related or affiliated entities and any sponsor affiliates, 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.

Councilor Tzouvelekas requested a roll call vote.

Motion carried with a vote of nine in favor (Russo, Barnes, Harrison, Mitchell, Seman, Fant, Bradley, Kirven, Tripp) and three opposed (Blount, Shaw, Tzouvelekas).

t. Amazon.com Services LLC (formerly Project Strong) / 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 Amazon.com Services 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.

Councilor Tzouvelekas requested a roll call vote.

Motion carried with a vote of nine in favor (Russo, Barnes, Harrison, Mitchell, Seman, Fant, Bradley, Kirven, Tripp) and three opposed (Blount, Shaw, Tzouvelekas).

u. Greenville / Anderson Multi County Industrial Business Park Agreement Amendment (2010 Park) – Amazon.com Services LLC (formerly Project Strong)

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 (Project Strong).

Motion carried.

v. Blackbird Project LLC (formerly Project Blackbird) / 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 Blackbird Project 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.

Councilor Tzouvelekas requested a roll call vote.

Motion carried with a vote of eight in favor (Russo, Barnes, Harrison, Mitchell, Seman, Fant, Kirven, Tripp) and four opposed (Blount, Shaw, Tzouvelekas, Bradley).

w. General Electric / Partial Assignment, Assumption and Bifurcation Agreement (1999)

Action: Chairman Pro Tem Kirven moved for adoption at third reading an ordinance authorizing pursuant to Chapter 44 of Title 12, South Carolina Code of Laws, 1976, as amended, the execution and delivery of a partial assignment, assumption and bifurcation agreement; an amended and restated 1999 fee agreement by and between Greenville County, South Carolina and GE Gas Turbines (Greenville) LLC; and an amended and restated 1999 fee agreement by and between Greenville County, South Carolina and General Electric Company, all agreements with respect to the division and bifurcation of that certain fee agreement by and between Greenville County, South Carolina and General Electric Company dated November 1, 1999, as amended on June 1, 2004 and November 3, 2009; and other matters related thereto.

Motion carried.

x. General Electric / Partial Assignment, Assumption and Bifurcation Agreement (2014)

Action: Chairman Pro Tem Kirven moved for adoption at third reading an ordinance authorizing, pursuant to Chapter 44 of Title 12, South Carolina Code of Laws, 1976, as amended, the execution and delivery of a partial assignment, assumption and bifurcation agreement; an amended and restated 2014 fee agreement by and between Greenville County, South Carolina and GE Gas Turbines (Greenville) LLC; and an amended and restated 2014 fee agreement by and between Greenville County, South Carolina and General Electric Company, all agreements with respect to the division and bifurcation of that certain 2014 fee agreement by and between Greenville County, South Carolina, General Electric Company and GE Gas Turbines (Greenville) LLC, and other matters related thereto.

Motion carried.

y. Project Bolt / 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 and special source credit agreement by and between Greenville County, South Carolina and a company known to the County at this time as Project Bolt, 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.

Councilor Bradley asked if this was the solar farm.

Mr. Antley answered in the affirmative.

Chairman Tripp stated the item had not yet had a public hearing, therefore it would need to be held.

Action: Without objection, the item was held on Council floor.

z. Greenville / Anderson Multi County Industrial Business Park Agreement Amendment (2010 Park) – Project Bolt

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 (*Project Bolt*).

Chairman Tripp stated the item had not yet had a public hearing, therefore it would need to be held.

Action: Without objection, the item was held on Council floor.

aa. Greater Greenville Sanitation District / General Obligation Bonds

Action: Chairman Pro Tem Kirven moved for adoption at third reading an ordinance finding that the Greater Greenville Sanitation District, South Carolina, may issue not exceeding \$34,000,000 General Obligation Bonds; authorizing the Greater Greenville Sanitation Commission, as the governing body of the Greater Greenville Sanitation District, South Carolina, to issue such bonds; providing for the publication of notice of the said finding and authorization; and providing for other matters relating thereto.

Action: Councilor Fant moved to amend the ordinance to reduce the amount from \$34 million to \$20 million.

Councilor Tzouvelekas requested a roll call vote.

Motion carried with ten in favor (Russo, Barnes, Shaw, Harrison, Tzouvelekas, Seman, Fant, Bradley, Kirven, Tripp) and two in opposition (Blount, Mitchell).

Action: Chairman Pro Tem Kirven moved adoption of the ordinance as amended.

Motion as amended carried.

bb. Pickens / Greenville Multi County Industrial Business Park Agreement – Speedway Park

Councilor Tzouvelekas recused himself from the item and left the meeting.

Action: Chairman Pro Tem Kirven moved for adoption at third reading an ordinance to develop a jointly owned and operated industrial/business park in conjunction with Pickens County, pursuant to South Carolina Code of Laws 1976, Section 4-1-170 et. seq., as amended, such industrial/business park to be, at the time of its initial development, geographically located in Pickens County and to include certain property located at the intersection of Highway 123 and Highway 124; to provide for a written agreement with Pickens County providing for the expenses of the park, the percentage of revenue application, and the distribution of fees in lieu of ad valorem tax; and matters related thereto.

Motion carried by those members present.

Councilor Tzouvelekas returned to the meeting.

cc. Anderson / Greenville Multi-County Industrial and Business Park Amended Agreement (2010 Park) - Donaldson Company, Inc. and Licar LLC (formerly Project Power)

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.

Motion carried.

dd. Transfer of County-Owned Parks / Poinsett Park, Gateway Park and Trailblazer Park

Action: Vice Chairman Seman moved for adoption at third reading an ordinance authorizing and approving the transfer of ownership and operation of Poinsett Park, Gateway Park, and Trailblazer Park to the City of Travelers Rest, and to authorize the execution of deeds and any other documents and agreements related thereto.

Motion carried.

ee. Lease of County-Owned Property / 118 McGee Street, Greenville

Action: Vice Chairman Seman moved for adoption at third reading an ordinance authorizing and directing the negotiation and execution of a lease with the State of South Carolina of a portion of county-owned property located at 118 McGee Street, Greenville, SC 29601, consisting of a portion of a building formerly known as the Juvenile Detention Facility.

Motion carried.

ff. Lake Cunningham Fire District / General Obligation Bonds

Action: Chairman Pro Tem Kirven moved for adoption at third 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.

Chairman Pro Tem Kirven stated the item was defeated by the district residents in a recent referendum question, therefore he would be voting against the matter and encouraged his colleagues to do the same.

Councilor Tzouvelekas requested a roll call vote.

Councilor Tzouvelekas inquired why the item was on the agenda, given the fact that it was defeated by the district residents.

Chairman Pro Tem Kirven stated it was a formality. Agenda items went through a process and third reading consideration was the next step in the process. The referendum defeat could be acknowledged on the dais and the matter could be denied, which would be the end of it.

Councilor Tzouvelekas asked the County Attorney to explain the process.

Mr. Antley stated the ordinance and the referendum were two separate items. He stated technically Council could still pass the ordinance but it would not make much sense since the referendum did not pass. The ordinance was a stand-alone matter that was still on Council floor for Council to act on and dispose of.

Action: Councilor Bradley moved to table the item.

Motion to table carried with a vote of twelve in favor (Russo, Barnes, Blount, Shaw, Harrison, Tzouvelekas, Mitchell, Seman, Fant, Bradley, Kirven, Tripp) and no one opposed.

Item (11)

Ordinances – Second Reading

a. Zoning Ordinances

i. CZ-2024-066, Property of John Earl Shaw, located at 4201 Easley Bridge Road Ext., Bent Bridge Road and White Horse Road, Greenville (District 23), requesting rezoning from R-10 to S-1. 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 was denied.

- ii. **CZ-2024-067,** Property of Stephanie Gates of Site Design, Inc. for Jason Meadors of Dwelling Group LLC, located at 1817 W Georgia Road, Simpsonville (District 26), requesting rezoning from PD to R-20. 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.

- iii. **CZ-2024-068,** Property of Jordan Ross Baxley for Alyssa Anne Boyle, located at 36 Robinson Road and Williams Road, Taylors (District 18), requesting rezoning from R-20 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.

- iv. **CZ-2024-069,** Property of Paul J. Harrison of Bluewater Civil Design, LLC for William Walker Harling and Mary B. Harling Revocable Trust, Gregg L. Nibert and Peggy H. Nibert, located at 429 and 537 Harrison Bridge Road, Simpsonville (District 26), requesting rezoning from PD to PD Major Change. 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 ordinance to add the following conditions:

- Under Section 11.0 Amenities and Open Space of the Statement of Intent, revise the statement on useable open space to say that there “will” be 11 acres provided rather than “may” be provided.
- Submit a Final Development Plan for review and approval prior to the issuance of any land development or building permits.

Motion to amend carried with Councilor Bradley voting in opposition.

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

Motion as amended carried with Councilor Bradley voting in opposition.

b. Sale of County-Owned Property / Chapman Grove Road, Pelzer

Councilor Harrison recused himself from the item and left the meeting.

Action: Vice Chairman Seman moved for approval at second reading an ordinance to authorize the sale of a county-owned approximately 5.3-acre parcel of real property located on Chapman Grove Road, Pelzer; and to authorize the Chairman of County Council and the County Administrator to execute appropriate deeds and agreements.

Councilor Tzouvelekas requested a roll call vote.

Action: Councilor Bradley moved to hold the item to allow the family time to gather their documentation.

Motion to hold carried by those members present.

Councilor Harrison returned to the meeting.

Item (12)

Ordinances – First Reading

- a. Anderson / Greenville Multi County Industrial Park Agreement Amendment (2010 Park) - Project Red Fox (Anderson County)**

Chairman Pro Tem Kirven presented for first 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. (*Project Red Fox*).

Chairman Tripp stated the item would remain on Council floor.

- b. Greenville / Anderson Multi County Industrial Park Agreement Amendment (2010 Park) – Project Ott**

Chairman Pro Tem Kirven presented for first reading an ordinance authorizing the execution and delivery of the first amendment to that certain first amendment to agreement for development of a joint county industrial and business park by and between Greenville County, South Carolina and Anderson County, South Carolina; and other matters related thereto.

Chairman Tripp stated the item would remain on Council floor.

- c. Prescribe the Annual Salary for the Members of Greenville County Council**

The item was withdrawn.

Item (13)

Committee Reports

- a. Committee of the Whole**

- i. County Administrator Employment Contract**

Action: On behalf of the Committee, Vice Chairman Seman moved to authorize the Chairman of County Council to execute an employment contract with the County Administrator, Joseph Kernell, the terms of which were reviewed and discussed with County Council during Executive Session.

Councilor Tzouvelekas requested a roll call vote.

Councilor Tzouvelekas stated in accordance to the amended Council Rules, a motion to hire or fire a Council employee would require a 2/3 vote of County Council.

Motion as presented carried with a vote of ten in favor (Russo, Barnes, Blount, Harrison, Mitchell, Seman, Fant, Bradley, Kirven, Tripp) and two opposed (Shaw, Tzouvelekas).

- b. Finance Committee**

- i. Workforce Housing Policy**

Action: On behalf of the Committee, Chairman Pro Tem Kirven moved to approve the revised Workforce Housing Policy.

Chairman Pro Tem Kirven stated Council approved a Workforce Housing Policy back in 2022. The policy was very popular with some non-profits and developers but was criticized by others who said the County was getting into the incentive business for multi-family housing or rental properties. In an attempt to answer some of those

concerns, the Council bifurcated the policy to form two separate policies; a Workforce Housing Policy and an Affordable Housing Policy. He stated a policy was not the same as an ordinance or a resolution; it was not law. A policy was more of a guideline and could be changed at any time should Council desire. Mr. Kirven stated the two policies would replace the 2022 policy the County was currently under.

Vice Chairman Seman felt there had not been enough input from the stakeholders and would like for Council to continue working on the policy stating she did not want any unintended consequences.

Councilor Fant stated he would like for Council to sit down with the stakeholders to get input from the people who would actually be using the policy.

Councilor Harrison felt they had a good foundation to build upon but he agreed with his colleagues that it needed more work.

Action: Councilor Harrison moved to refer the item back to the Finance Committee.

Chairman Pro Tem Kirven requested a roll call vote.

Motion to return the Workforce Housing Policy back to the Finance Committee carried by a vote of nine in favor (Russo, Barnes, Blount, Harrison, Mitchell, Seman, Fant, Bradley, Tripp) and three opposed (Shaw, Tzouvelekas, Kirven).

ii. Affordable Housing Policy

Action: On behalf of the Committee, Chairman Pro Tem Kirven moved to approve the revised Affordable Housing Policy.

Action: Councilor Harrison moved to refer the item back to the Finance Committee.

Chairman Pro Tem Kirven requested a roll call vote.

Motion to return the Affordable Housing Policy back to the Finance Committee carried by a vote of nine in favor (Russo, Barnes, Blount, Harrison, Mitchell, Seman, Fant, Bradley, Tripp) and three opposed (Shaw, Tzouvelekas, Kirven).

c. Planning and Development Committee

i. Initiate Zoning Map Amendment – District 25

Action: On behalf of the Committee, Councilor Fant moved to initiate a Zoning Map Amendment to provide initial zoning of all presently unzoned properties across District 25. Section 1:8 of the Greenville County Zoning Ordinance required a specific R-S zoning district assignment for the properties covered under this type of initial zoning action.

Councilor Fant stated there was not much unzoned land left in District 25. Developers were targeting those areas because they knew they could by-pass County Council and go straight to the Planning Commission for approval and then a new subdivision would pop up. Through the process, Council could only zone to R-S, but if the people wanted to rezone to RR-1 or RR-3, he would support it. He stated he was only trying to slow the development where the people did not want it.

Councilor Bradley stated he was in favor of zoning, but he was not in favor of County Council telling people they must be rezoned.

Action: Vice Chairman Seman moved to return the item to the Planning and Development Committee.

Councilor Fant requested a roll call vote.

Motion carried by a vote of eleven in favor (Russo, Barnes, Blount, Shaw, Harrison, Tzouvelekas, Mitchell, Seman, Bradley, Kirven, Tripp) and one opposed (Fant).

d. Roads, Infrastructure and Public Works Committee

i. Request for Letter of Support for South Carolina Parks, Recreation and Tourism to Acquire 65 Acres Adjacent to Paris Mountain State Park

Action: On behalf of the Committee, Vice Chairman Seman moved to authorize the County Council Chairman to write a letter supporting the SC Parks, Recreation and Tourism to acquire 65 acres adjacent to Paris Mountain State Park.

Councilor Shaw stated he would like to amend the letter to emphasize that the County did not support the parks department of the state trying to expand access through Altamont Road. He stated his point was to protect access to the Paris Mountain Park via Altamont Road.

Chairman Tripp asked if Altamont Road was anywhere near the property.

Councilor Shaw stated it was not near Altamont Road but the concern was the whole park and the access to it. He stated he wanted time to add some language to the letter given that it did not seem like something that had to be done right away.

Chairman Tripp stated there was a time frame within which this needed to happen.

Given that information, Councilor Shaw stated he would write his own letter in conjunction with the County's letter.

Motion as presented carried.

ii. Request for Letter of Support for South Carolina Parks, Recreation and Tourism to Acquire 365 Acres of Glassy Mountain

Action: On behalf of the Committee, Vice Chairman Seman moved to authorize the County Council Chairman to write a letter supporting the SC Parks, Recreation and Tourism to acquire 365 acres of Glassy Mountain.

Motion carried.

iii. Naming of County Facility

Vice Chairman Seman stated the Committee approved the naming of the Greenville County Veterans' Plaza. She referred to Councilor Mitchell for the motion.

Action: Councilor Mitchell moved to name the Greenville County Veterans' Plaza after Council's distinguished colleague, General Herman G. "Butch" Kirven.

Councilor Shaw stated he had some personal reservations about the action. He stated he had all the respect in the world for Mr. Kirven, but felt it was a sensitive park and needed more consideration.

Councilor Tzouvelekas stated it was great to want to name the plaza, but felt it should be called the Citizen's Park.

Motion as presented carried.

Chairman Pro Tem Kirven expressed his appreciation for the honor.

Councilor Mitchell asked Councilor Kirven to join him as he unveiled the plaque to be placed in the plaza, which cited the name of the plaza and a short bio on Mr. Kirven.

Chairman Tripp expressed his appreciation for the opportunity he had to work with Mr. Kirven. He stated that Mr. Kirven was a man of distinction, a man of valor and a man of integrity; he wished him well in his retirement.

Councilors Shaw and Fant both acknowledged Mr. Kirven's contributions to Greenville County and wished him well in retirement.

Chairman Pro Tem Kirven thanked his wife for putting up with the time he had given to working on County Council. He then recognized his daughter, Lee, who was in attendance of the meeting.

Chairman Tripp thanked his colleagues for the opportunity to be their chairman for the last two years. He said goodbye to all the members who were leaving at the end of the year. He also expressed his appreciation to the committee chairpersons and the work they had put in to make their term a progressive one. He then thanked the remaining Council members and stated that he looked forward to working with them in the new year.

Chairman Pro Tem Kirven thanked Mr. Tripp for his service as Chairman, stating he had served with distinction and honor. He appreciated working with him and for everything he had done for the County as a whole.

Councilors Shaw and Fant thanked Mr. Tripp for his service.

Councilor Tzouvelekas thanked the citizens of District 22 for allowing him to serve as their representative. He also thanked his colleagues for the opportunity to serve with them. He then recognized Mr. Kirven and expressed his appreciation for the work he had done stating he was a man of honor. Mr. Tzouvelekas also recognized his wife and daughter who were in attendance.

Item (14) Administrator's Report

No report.

Item (15) Requests and Motions by Council Members

There were no requests or motions.

Item (16)

Adjournment

Action:

Chairman Pro Tem Kirven moved to adjourn.

Motion carried unanimously and the meeting adjourned at 8:02 p.m.

Respectfully Submitted:

Regina McCaskill
Clerk to Council