



MINUTES
GREENVILLE COUNTY COUNCIL
Regular Council Meeting
January 5, 2016
6:04 p.m.
County Square – Council Chambers

COUNCIL MEMBERS

Mr. Bob Taylor, Chairman
Mr. Butch Kirven, Vice Chairman
Mr. Joe Dill
Mr. Joe Baldwin
Mr. Willis Meadows
Mr. Sid Cates

Mr. Jim Burns
Mrs. Xanthe Norris
Mrs. Liz Seman
Mrs. Lottie Gibson ABSENT
Mr. Lynn Ballard
Mr. Fred Payne

Pursuant to the Freedom of Information Act, notice of the meeting date, time, place and agenda was posted on the bulletin board at the County Square and made available to the newspapers, radio stations, television stations and concerned Citizens.

COUNCIL MEMBER(S) ABSENT:

Lottie Gibson, District 25

STAFF PRESENT:

Joe Kernell, County Administrator
Mark Tollison, County Attorney
Dean Campbell, Assistant County Attorney
John Hansley, Deputy County Administrator
Theresa Kizer, Clerk to Council
Regina McCaskill, Deputy Clerk to Council
Paula Gucker, Assistant County Administrator, Public Works
John Vandermosten, Assistant County Administrator, Public Safety
Chief Deputy John Eldridge, Sheriff's Office
Eric Vinson, Director, Planning and Code Compliance
Bob Mihalic, Governmental Relations Officer
Tom Meeks, Planning Department
Jessica Stone, Administrative Assistant, Clerk to Council

OTHERS PRESENT:

None

CALL TO ORDER

Chairman Bob Taylor

Councilman Taylor asked all present to remember Councilwoman Lottie Gibson in her time of illness.

INVOCATION – *introduced by Councilor Joe Dill*

Reverend Eric Wooten
Missions Outreach and Evangelism Pastor
Edwards Road Baptist Church

PLEDGE OF ALLEGIANCE

Item (4) APPROVAL OF MINUTES

ACTION: Councilor Norris moved to approve the minutes of the December 8, 2015, Regular Council Meeting.

Motion carried unanimously.

Item (5) PUBLIC HEARING

(a) Bosch Rexroth Corporation (Project Titan) / Special Source Credit Agreement

A public hearing was held for the purpose of receiving public comments regarding an ordinance authorizing, under certain conditions, the execution and delivery by Greenville County, South Carolina of a special source revenue credit agreement with Bosch Rexroth Corporation with respect to a manufacturing testing and product proving grounds facility in the County whereby the project would be subject to payment of certain fees in lieu of taxes, and whereby Bosch Rexroth Corporation will be provided certain credits against fee payments in reimbursement of investment in related qualified infrastructure; and providing for related matters.

There being no speakers, Councilor Kirven declared the public hearing closed.

Item (6) APPEARANCES – Current Agenda Items

None

Item (7) ORDINANCES – THIRD READING

(a) Zoning Ordinances

1. **CZ-2015-66:** Property of Money Tree, Inc., located at 1903 Suber Mill Road requesting rezoning from R-S to S-1.

ACTION: Councilor Dill moved adoption of the ordinance at third reading.

Motion carried unanimously.

2. **CZ-2015-67:** Property of John D. Hollingsworth on Wheels, Inc., Hollingsworth Funds Inc. A SC, located on the north side of Laurens Road, southeast of I-85 requesting rezoning from I-1 and S-1 to R-M16.

ACTION: Councilor Dill moved adoption of the ordinance at third reading.

Motion carried unanimously.

3. **CZ-2015-68:** Property of Palmetto Trust c/o Nick Franchina located on Strange Road requesting rezoning from R-12 and PD to R-10 and PD (Major Change).

ACTION: Councilor Dill moved adoption of the ordinance at third reading.

Councilor Kirven stated citizens had expressed concerns about density on one part of the property. He stated the developer had worked with the citizens in an effort to reach a resolution. Councilor Kirven asked if the item had been back to the Planning and Development Committee since Second Reading or if the item remained the same.

Councilor Dill stated the item reflected what was brought forward from the Planning and

Development Committee.

Councilor Cates stated the property was located in his district. He stated the developer, Nick Franchina, already had 70 houses on the property and wanted to add 60 more. Councilor Cates stated it appeared to be a "win-win" situation.

Councilor Baldwin asked about the status of the sewer.

Councilor Cates stated ReWa and Taylors Sewer were working together to free up capacity to accommodate the new homes. At the current time, they have freed up enough capacity to accommodate five (5) homes and have plans to free up additional capacity over the next five years. He added a Certificate of Occupancy could not be obtained until this is done.

Motion as presented carried unanimously.

(b) Used / Waste Tire Ordinance

ACTION: Councilor Dill moved for adoption at third reading an ordinance to add provisions to the Greenville County Code to regulate tire businesses selling used and / or waste tires in the unincorporated areas of Greenville County.

AMENDMENT: Councilor Dill moved to amend the ordinance to exclude the unzoned areas of Greenville County.

Councilor Dill stated there were currently only two (2) businesses that would be affected. He stated both were long-standing and well-respected in the community and he would not want to pass an ordinance that could cause harm to any business.

Motion to amend carried unanimously.

ACTION: Councilor Dill moved to amend *Section 3. Prohibition* of the Ordinance as follows:

Outdoor storage of used tires for resale is prohibited on lots less than 1 acre in size. Used tires for resale must be kept in an enclosed building which has a current Certificate of Occupancy. A building used to store used tires must be located no closer to property lines than the minimum setbacks for structures outlined in the Zoning Ordinance or Land Development Regulations. Outdoor storage of used tires is permitted on lots greater than one acre. Outside storage of tires must be in the rear yard and shall be enclosed and screened from view on all sides. Screening shall consist of a 6 foot opaque privacy fence and evergreen planting material at least 4 feet in height at the time of planting, and capable of forming a continuous opaque screen at least 6 feet in height, with individual plantings spaced not more than 5 feet apart.

Motion to amend carried unanimously.

(c) Bosch Rexroth Corporation (Project Titan) / Special Source Credit Agreement

ACTION: Councilor Kirven moved for adoption at third reading an ordinance authorizing, under certain conditions, the execution and delivery by Greenville County, South Carolina of a special source credit agreement with Bosch Rexroth Corporation with respect to a manufacturing testing and product proving grounds facility in the County whereby the project would be subject to payment of certain fees in lieu of taxes, and whereby Bosch Rexroth Corporation will be provided certain credits against fee payments in reimbursement of investment in related qualified infrastructure; and providing for related matters.

Motion carried unanimously.

Item (8) ORDINANCES – SECOND READING

(a) Zoning Ordinances

1. **CZ-2015-69:** Property of Crown Properties c/o Nick Franchina located on Tanner Road requesting rezoning from R-20 and R-12 to R-7.5. The Planning Commission and Committee recommended approval as amended to R-10.

ACTION: On behalf of the Committee, Councilor Dill moved approval of the ordinance at second reading.

AMENDMENT: Councilor Dill moved to amend the request to R-10.

Motion to amend carried unanimously.

ACTION: Councilor Dill moved approval of the ordinance as amended.

Councilor Cates stated the item had become a difficult issue. He stated the residents were concerned about density and the item was placed on hold at the last Council meeting. Councilor Cates stated the developer met with the Edwards Road Homeowner’s Association and a separate entrance had been requested. He stated the HOA also wanted the rezoning amended to R-12 instead of R-10. Councilor Cates stated the HOA wanted the emergency gate placed on Randy Drive although they were still a bit hesitant. He stated he would vote against the rezoning request but felt the developer would do a good job if the request was approved.

Motion as amended carried by roll call vote of seven (Ballard, Kirven, Payne, Baldwin, Meadows, Burns and Taylor) in favor and four (Seman, Dill, Cates and Norris) in opposition.

Councilor Gibson was absent.

(b) Greenville – Laurens Multi-County Industrial Business Park Agreement / Project Needle

ACTION: Councilor Kirven moved for approval at second reading an ordinance to amend the existing agreement for development of joint county industrial and business park between Laurens County, South Carolina and Greenville County, South Carolina, to enlarge the boundaries of the park to include certain additional property located in Laurens County, South Carolina; and authorizing other related matters.

Motion carried unanimously.

Item (9) COMMITTEE REPORTS

None

Item (10) APPEARANCES – non agenda items

- **Ed Paxton**, 1 York Circle, Greenville – appeared regarding Priorities
- **Richard Spencer**, 113 Jackson Street, Easley – appeared regarding Fees
- **Patricia Henderson**, 9 Celriver Drive, Greenville – appeared regarding Privately-owned roads

Item (11)

ADMINISTRATOR'S REPORT

None

Item (12)

REQUESTS AND MOTIONS BY COUNCIL MEMBERS

- Chairman Taylor stated a litter committee was formed to help clean up the trash along the roads in Greenville County. He requested this committee get together to finalize their task.
- Chairman Taylor stated there continued to be a need for a Fire District Ad Hoc Committee and authorized Mr. Kirven to reinstitute that committee to take up some matters that needed to be resolved.
- Chairman Taylor requested the Public Works and Infrastructure Committee work with Ms. Gucker and her staff to come up with a new sign ordinance, stating there was a need to update the County's current ordinance to meet the changing times.
- Chairman Taylor stated in the next year, Council would be taking up the issue of planning for a new County office building as well as dealing with the current site. He stated there were a lot of decisions to be made and the process could take a while; therefore they needed to get started on the matter.
- Councilor Norris stated she was in need of recreation district personnel at the Washington Heights and Brutontown facilities.
- Councilor Seman thanked everyone who was able to come to the SCTAC City/County Update and Luncheon. She stated Jody Bryson and the Board were recently recognized by GSA Business as Most Influential Leaders in the Upstate and also by Greenville Business Magazine as one of the 50 Most Influential for 2015.
- Councilor Ballard wished everyone a Happy New Year. He stated he had been asked to join the board of SHARE and was looking forward to the opportunity.
- Councilor Payne congratulated Sandra Yudice, Assistant to the County Administrator and staff support for GCEDC, for having recently earned her doctorate degree.
- Councilor Payne stated Greenville City and Greenville County staff would be attending the "Envision America" conference in Charlotte, NC. Greenville was selected as one of ten cities across the nation participating in the Envision America program. The "Envision Greenville" project would focus on smart transportation corridors and smarter Green-villages development. Mr. Payne stated this was a great opportunity.
- Councilor Dill expressed his understanding with the speaker's plight as it related to privately-owned roads stating he had five of those roads in his district and knew well the problems they created. He encouraged staff to see if there was anything the County could do to assist.
- Councilor Baldwin stated his continued concerns with the conditions of the White Horse Road Magistrate office.
- Councilor Kirven stated the next Finance Committee meeting would be January 25th. He stated if any Council member had an interest in serving on the Fire District Ad Hoc Committee to let him know. He stated his own experience with privately-owned roads and inquired if there was an inventory of such roads throughout the County.

- Councilor Burns requested a time-line on the completion of recreation projects throughout the County. He then inquired about the Reedy Square implosion and asked if they could have a meeting to discuss what the County's position was on that matter.

Item (13)

ADJOURNMENT

ACTION:

Councilor Burns moved to adjourn the meeting.

Motion carried unanimously and the meeting was adjourned at 6:48 p.m.

Respectfully submitted:

Theresa B. Kizer, Clerk to Council