



# MINUTES GREENVILLE COUNTY COUNCIL

Regular Council Meeting

July 12, 2016

6:06 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 Absent**

**Mr. Sid Cates**

**Mr. Jim Burns**

**Mrs. Xanthe Norris**

**Mrs. Liz Seman**

**Mrs. Lottie Gibson Absent**

**Mr. Lynn Ballard**

**Mr. Fred Payne**

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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.

## STAFF PRESENT:

**Joe Kernell, County Administrator**

**Mark Tollison, County Attorney**

**Dean Campbell, Deputy County Attorney**

**Jeff Wile, Assistant County Attorney**

**John Hansley, Deputy County Administrator**

**Theresa Kizer, Clerk to Council**

**Regina McCaskill, Deputy Clerk to Council**

**Jessica Stone, Administrative Assistant, Clerk to Council**

**John Vandermosten, Assistant County Administrator, Public Safety**

**Chief Deputy Eldridge, Sheriff's Office**

**Eric Vinson, Director, Planning and Code Enforcement**

**Bob Mihalic, Governmental Relations Officer**

**Tom Meeks, Planning Department**

**Sandra Yudice, Assistant to the County Administrator**

**Tyler Stone, Planning Department**

## OTHERS PRESENT:

## CALL TO ORDER

Chairman Bob Taylor

## INVOCATION – introduced by Councilor Xanthe Norris

Dr. Grady Butler  
Retired Minister and Educator

## PLEDGE OF ALLEGIANCE

**Item (4)            APPROVAL OF MINUTES**

**ACTION:**            Councilor Seman moved to approve the minutes of the June 21, 2016, Regular Council Meeting.

Motion carried unanimously by Council Members present.

**Item (5)            PUBLIC HEARING**

**(a) Tower Automotive Operations USA I, LLC (formerly Project Bulwark) / Fee in Lieu of Tax Agreement and Special Source Credit Agreement**

A public hearing was held for the purpose of receiving comments from the public regarding an ordinance authorizing a first amendment to a fee-in-lieu of tax and special source credit agreement by and between Greenville County, South Carolina, Tower Automotive Operations USA I, LLC and Stone Mountain Industrial Park, Inc., to provide for additional special source revenue credits; and to enter into such other necessary agreements or amendments to effect the intent of this ordinance; and other related matters.

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

**Item (6)            APPEARANCES**

None

**Item (7)            CONSENT AGENDA**

**(a) Community Project Application / Greenville County Recreation – Summer Neighborhood Programming**

**(b) Community Project Application / Canebrake Fire Department**

**ACTION:**            Councilor Seman moved approval of the Consent Agenda Items.

Motion carried unanimously by Council Members present.

**Item (8)            RESOLUTIONS**

**(a) Perrigo IVP FILOT Assignment**

**ACTION:**            Councilor Kirven moved for adoption a resolution consenting to and acknowledging notice of the assignment by Perrigo Company of South Carolina, Inc. to IVP, LLC, or its permitted designee, of a property tax incentive agreement, and other matters related thereto.

Motion carried unanimously by Council Members present.

**(b) Project Snap / Inducement Agreement**

**ACTION:** Councilor Kirven moved for adoption a resolution authorizing the execution and delivery of an inducement agreement by and between Greenville County, South Carolina and Project Snap, whereby, under certain conditions, Greenville County will execute a fee in lieu of tax agreement with respect to an industrial project in the County whereby the Project would be subject to payment of certain fees in lieu of taxes; and providing for related matters.

Motion carried unanimously by Council Members present.

**Item (9) ORDINANCES – THIRD READING**

**(a) Zoning Ordinances**

- 1. CZ-2016-25: Property of Kays and Juliet Kaysi located at 3902 White Horse Road requesting rezoning from R-10 to OD.**

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

Motion carried unanimously by Council Members present.

- 2. CZ-2016-31: Property of John S. and Sonja P. Hunt located at 415 Brushy Creek Road requesting rezoning from R-20 to R-M10.**

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

Motion carried unanimously by Council Members present.

- 3. CZ-2016-33: Property of Jack H. Nimmons, Jr. located at the 2200 block of W. Blue Ridge Drive requesting rezoning from I-1 to C-3.**

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

Motion carried unanimously by Council Members present.

- 4. CZ-2016-35: Property of James A. Harris located on the 3100 block of Grandview Drive requesting rezoning from S-1 to R-M16.**

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

Motion carried unanimously by Council Members present.

- 5. CZ-2016-37: Property of JRB Partners LLC located on Laurens Road and Fairforest Way requesting rezoning from I-1 and C-3 to C-3.**

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

Motion carried unanimously by Council Members present.

**(b) Tower Automotive Operations USA I, LLC (formerly Project Bulwark) / Fee In Lieu of Tax Agreement and Special Source Credit Agreement**

**ACTION:** Councilor Kirven moved for adoption at third reading an ordinance authorizing a first amendment to a fee-in-lieu of tax and special source credit agreement by and between Greenville County, South Carolina, Tower Automotive Operations USA I, LLC and Stone Mountain Industrial Park, Inc., to provide for additional special source revenue credits; and to enter into such other necessary agreements or amendments to effect the intent of this ordinance; and other related matters.

Motion carried unanimously by Council Members present.

**Item (10) ORDINANCES – SECOND READING**

**(a) Donaldson Fire Service Area / Millage Request**

**ACTION:** Councilor Kirven moved for approval at second reading an ordinance to provide for the millage rate to be levied by the Donaldson Fire Service Area.

Motion carried unanimously by Council Members present.

**(b) Canebrake Fire Department / Millage Request**

**ACTION:** Councilor Kirven moved for approval at second reading an ordinance to provide for the millage rate to be levied by the Canebrake Fire Service Area.

Motion carried unanimously by Council Members present.

**(c) Windstone Special Tax District (Administration Division) / Millage Request**

**ACTION:** Councilor Kirven moved for approval at second reading an ordinance to provide for the millage rate to be levied by the Windstone Special Tax District.

Motion carried unanimously by Council Members present.

**(d) Woodside Special Tax District (Administration Division) / Millage Request**

**ACTION:** Councilor Kirven moved for approval at second reading an ordinance to provide for the millage rate to be levied by the Woodside Special Tax District.

Motion carried unanimously by Council Members present.

**(e) Broadmoor Special Tax District (Administration Division) / Uniform Service Fee**

**ACTION:** Councilor Kirven moved for approval at second reading an ordinance to provide for the uniform service fee to be charged in the Broadmoor Special Tax District.

Motion carried unanimously by Council Members present.

**(f) Greenville / Anderson Multi-County Industrial Business Park Agreement**

**ACTION:**

Councilor Kirven for approval at second reading an ordinance authorizing and approving (1) the development of a joint county industrial and business park pursuant to Section 4-1-170 of the Code of Laws of South Carolina 1976, as amended, in conjunction with Anderson County, such park to be geographically located in Greenville County; (2) the execution and delivery of a written park agreement with Anderson County as to the requirement of payments of fee in lieu of ad valorem taxes with respect to park property and the sharing of the revenues and expenses of the park; (3) the distribution of revenues from the park within Greenville County; and (4) other matters related thereto.

Motion carried unanimously by Council Members present.

**Item (11)**

**ORDINANCES – FIRST READING**

**(a) Project Snap / Fee In Lieu of Tax Agreement**

Councilor Kirven presented for first reading an ordinance authorizing the execution and delivery of a fee in lieu of tax agreement by and between Greenville County, South Carolina and a Company known to the County at this time as Project Snap with respect to certain economic development property in the County, whereby such property will be subject to certain payments in lieu of taxes; and other matters related thereto.

Chairman Taylor stated the item would remain on the floor.

**(b) Project Snap / Multi County Industrial Business Park Agreement Amended**

Councilor 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.

Chairman Taylor stated the item would remain on the floor.

**(c) Project Edison / Multi County Industrial Business Park Agreement Amended**

Councilor 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.

Chairman Taylor stated the item would remain on the floor.

**(d) Project Edison / Fee In Lieu of Tax Agreement and Infrastructure Financing Agreement**

Councilor Kirven presented for first reading an ordinance authorizing amendments to and restatement of fee-in-lieu-of-tax arrangement on behalf of Project Edison pursuant to a fee-in-lieu-of-tax agreement between Greenville County, South Carolina and the Company; authorization and implementation of special source revenue credits pursuant to execution and delivery of an infrastructure financing agreement; and other matters relating to the foregoing.

Chairman Taylor stated the item would remain on the floor.

**Item (12)                    COMMITTEE REPORTS**

No Reports

**Item (13)                    APPEARANCES – non agenda items**

- **Ed Paxton**, 1 York Circle, Greenville – appeared regarding Priorities
- **Howard Martin**, 2005 Bethel Road Simpsonville - appeared regarding Donaldson Center Golf Club
- **George Wood**, 16 Tamwood Circle, Simpsonville - appeared regarding Donaldson Center Golf Club
- **Joseph Herbst**, 107 Ascot Court, Easley - appeared regarding protecting forests
- **Emily McCorkle**, 108 S. Orchard Drive, Taylors - appeared regarding Donaldson Center Golf Club
- **Demetrus Sims**, 317 Furman Hall Road, Greenville - appeared regarding a complaint about the Sheriff's Office
- **Carl Arnold**, 303 Havenhurst Drive, Taylors - appeared regarding Donaldson Center Golf Club
- **Leonard Sullivan**, 115 Boxford Court, Greenville - appeared regarding Donaldson Center Golf Club

**Item (14)                    ADMINISTRATOR'S REPORT**

No report

**Item (15)                    REQUESTS AND MOTIONS BY COUNCIL MEMBERS**

**(a) Infrastructure Tax Credit Ordinance / Matrix Properties**

Per notice given in the Council packet, Councilor Kirven presented for first reading an ordinance amending Ordinance No. 3606 in order to authorize an amended and restated infrastructure tax credit (Matrix Project); authorizing the execution and delivery of an amended and restated infrastructure credit agreement; authorizing the entering into of certain covenants and agreements and the execution and delivery of certain documents, agreements and instruments relating to the issuance of the aforesaid amended and restated infrastructure tax credit (Matrix Project); and other matters relating thereto.

Chairman Taylor referred the item to the Finance Committee.

- Councilor Seman stated Volvo Truck R&D professionals were in Greenville once again, utilizing the ITIC test track at SCTAC for a week long testing protocol.
- Councilor Ballard stated that he and Councilor Kirven were working on a project with the Fire Chiefs and the details would be forthcoming.

- Councilor Payne stated he was disappointed in the tragic events which occurred recently in Dallas. He stated the City of Charleston set a standard by dealing with hate, anger and murder with love, forgiveness and generosity. He added that he and Councilor Ballard had met with the Simpsonville City Council on the topic of violence. Councilor Payne added he believed church leaders should get together and work together, not separately.
- Councilor Dill stated the Donaldson Center Golf Course issue was not going away and requested it be put on hold. He also requested a joint meeting with the City of Greenville and SCTAC to discuss all the options and bring closure to the issue. Councilor Dill stated current actions were not a wise way to handle the situation.
- Councilor Seman stated on 04-19-2012, Jody Bryson met with the owners of the Donaldson Center Golf Course and discussed SCTAC's market intentions. A non-renewable lease was signed on 07-01-2012 with an effective date of 01-01-2013. The new lease also contained an early release clause for both parties. On 03-01-2016, SCTAC sent a written notice for early termination to the owners with 09-01-2016 as the final date to vacate the premises. Councilor Seman stated SCTAC fully supported Mr. Bryson.
- Chairman Taylor stated County Council and City Council have given Mr. Bryson authority to negotiate leases and was unable to undermine his authority.
- Councilor Dill stated he did not like the bad perception the issue was giving to the public.
- Chairman Taylor stated a meeting would be set up to discuss the issue.
- Councilor Baldwin stated he had recently visited the Boiling Springs Fire Department and was encouraged by the progress that was being made.
- Councilor Cates stated he questioned what Jody Bryson had promised Mrs. McCorkle.
- Councilor Norris stated things were somewhat better for the children in the "unseen" areas of the County. She agreed Council should re-examine the Donaldson Center Golf Course issue. She stated that for the next two years, she would continuously say, "Let's look out for those who are without."

**Item (16)**

**ADJOURNMENT**

**ACTION:**

Councilor Norris moved to adjourn the meeting.

Motion carried unanimously by Council Members present and the meeting was adjourned at 6:55 p.m.

Respectfully submitted:

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Theresa B. Kizer, Clerk to Council