



GREENVILLE COUNTY COUNCIL

Minutes

Regular Meeting

May 21, 2019

6:03 p.m.

County Square – Council Chambers

301 University Ridge

Greenville, South Carolina 29601

Council Members

Mr. Butch Kirven, Chairman

Mr. Willis Meadows, Vice Chairman

Mrs. Xanthene Norris, Chairman Pro Tem

Mr. Joe Dill

Mr. Mike Barnes

Mr. Sid Cates

Mr. Rick Roberts

Mr. Bob Taylor

Mrs. Liz Seman

Mr. Ennis Fant, Sr.

Mr. Lynn Ballard

Mr. Dan Tripp

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 Members Absent

None

Staff Present

Joe Kernell, *County Administrator*

Mark Tollison, *County Attorney*

Jeff Wile, *Assistant County Attorney*

John Hansley, *Deputy County Administrator*

Regina McCaskill, *Clerk to Council*

Jessica Stone, *Deputy Clerk to Council*

Paula Gucker, *Assistant County Administrator, Public Works*

John Vandermosten, *Assistant County Administrator, Public Safety*

Nicole Wood, *Assistant to the County Administrator*

Bob Mihalic, *Governmental Relations Officer*

Others Present

None

Call to Order

Chairman Kirven

Invocation – *Introduced by Councilor Rick Roberts*

Captain Gary Rogers, Chaplain
Boiling Springs Fire Department

Pledge of Allegiance

Item (4) Approval of Minutes

Action: Councilor Seman moved to approve the minutes of the May 7, 2019, Regular Council Meeting.

Motion carried unanimously.

Item (5) Public Hearings

a. Museum of Art / Millage Request

A public hearing was held for the purpose of receiving comments from the public regarding a resolution to provide for the millage rate to be levied by the Greenville County Art Museum.

- **Pearlie Harris**, 117 Meadowood Drive, Mauldin – appeared in favor to the proposed
- **Herbert Harton**, 110 Pine Forest Drive, Greenville – appeared in favor to the proposed

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

b. Museum of Art / General Obligation Bonds

A public hearing was held for the purpose of receiving comments from the public regarding an ordinance to provide for the issuance and sale of not exceeding \$3,000,000 Greenville County, South Carolina, General Obligation Bonds (Greenville County Museum of Art Project), Series 2019C; to prescribe the purposes for which the proceeds shall be expended; to provide for the payment thereof; and other matter relating thereto.

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

c. Simpsonville Fire Service Area / Millage Request

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 Simpsonville Fire Service Area consistent with the state law limits for operations and maintenance, and the capital improvement plan for the fire service area.

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

d. Greenville County Library / FY 2020 Budget Ordinance

A public hearing was held for the purpose of receiving comments from the public regarding an ordinance to approve the appropriation of funds for the Greenville County Library System for the fiscal year beginning July 1, 2019 and ending June 30, 2020; and to authorize ad valorem property tax millage levy for library purposes.

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

e. ScanSource Inc., (formerly Project Browser) / Fee in Lieu of Tax Agreement Amendment

A public hearing was held for the purpose of receiving comments from the public regarding an ordinance authorizing an amendment to the fee agreement by and between Greenville County, South Carolina and ScanSource Inc., to provide for an amendment to the fee agreement by and between Greenville County, South Carolina and ScanSource Inc., dated December 8, 2015, to authorize an extension of the investment period thereof, and provide for the issuance of infrastructure credits thereunder.

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

f. Greenville / Anderson Multi County Industrial Business Park Agreement Amendment – ScanSource Inc. (formerly Project Browser)

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 to include certain property of ScanSource Inc.

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

g. Property Maintenance Code Amendment

A public hearing was held for the purpose of receiving comments from the public regarding an ordinance to amend Ordinance No. 4801, relating to the Property Maintenance Code of the County of Greenville to revise Section 106 “Violations” to provide that violations of the Property Maintenance Code are civil infractions, and to provide the proves for adjudication of violations.

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

Item (6) Appearances – current agenda items

- **Deputy Dallas Gladson**, 1 Shelldrake Place, Simpsonville – appeared regarding Greenville County Budget / Deputy salaries
- **Ed Paxton**, 1 York Circle, Greenville – appeared regarding Greenville County Budget
- **Judy Looper**, 207 Lakemont Road, Cleveland – appeared regarding EMS salaries and dispatching
- **U.A. Thompson**, 31 Mountain Oak Lane, Travelers Rest – appeared regarding Greenville County Budget
- **Daniel Weidenbenner**, 168B Otis Street, Greenville – appeared regarding County Square Development
- **Cheryl Shilling**, 708 Shadow Dance Lane, Boiling Springs – appeared regarding Greenville County Budget / Deputy salaries

Item (7) Consent Agenda

- a. **FY 2019 – 2020 Accommodations Tax Allocations** (*Finance*)
- b. **Community Project Applications** (*Finance*):
 - 1. **Donaldson Center Fire Department / Radio System Repeater - \$5,874.30**
 - 2. **South Greenville Fire District / Communications - \$5,000.00**
 - 3. **Gantt District Fire Department / Public Safety Equipment - \$3,959.00**
 - 4. **Greenville County Parks, Recreation and Tourism / Summer Scholarship Funds for District 25 Community Recreation Camps - \$5,956.00**
 - 5. **Greenville County Parks, Recreation and Tourism / District 23 Summer Outreach Programs - \$10,560.00**
 - 6. **Greenville County Legislative Delegation Transportation Committee / Crestwood and Hillandale Intersection Improvement - \$500.00**
 - 7. **Pleasant Valley Connection / Summer Program - \$3,000.00**
 - 8. **Greenville County Parks, Recreation and Tourism / Conestee Park Baseball Field Maintenance - \$20,000.00**

Action: Councilor Norris moved to approve the Consent Agenda Items.

Motion carried unanimously.

Item (8) Resolutions

- a. **Museum of Art / Millage Request**

Action: Councilor Seman moved for adoption a resolution to provide for the millage rate to be levied by the Greenville County Art Museum.

Motion carried unanimously.

- b. **Project Charm / Inducement Resolution**

Action: Councilor Seman moved for adoption a resolution authorizing the execution and delivery of an inducement agreement by and between Greenville County, South Carolina and Project Charm, whereby, under certain conditions, Greenville County would execute a fee in lieu of tax and special source revenue credit 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 whereby Project Charm would be provided certain credits against fee payments in reimbursement of investment in related qualified infrastructure; and providing for related matters.

Motion carried unanimously.

c. Historic Property Designation / Cedarhurst (John McCullough Family Home)

Action: Councilor Dill moved for adoption a resolution calling for Cedarhurst (c. 1812), located at 11270 Augusta Road (SC Highway 25). Greenville, South Carolina, to be placed on the Greenville County Historic Register.

Motion carried unanimously.

Item (9) Ordinances – Third Reading

a. Simpsonville Fire Service Area Millage Rate Request

Action: Councilor Seman moved for adoption at third reading an ordinance to provide for the millage rate to be levied by the Simpsonville Fire Service Area consistent with the state law limits for operations and maintenance, and the capital improvement plan for the fire service area.

Motion carried unanimously.

b. Greenville County Library / FY2020 Budget Ordinance

Action: Councilor Seman moved for adoption at third reading an ordinance to approve the appropriation of funds for the Greenville County Library System for the fiscal year beginning July 1, 2019 and ending June 30, 2020; and to authorize the annual ad valorem property tax millage levy for library purposes.

Motion carried unanimously.

c. ScanSource Inc., (formerly Project Browser) / Fee in Lieu of Tax Agreement Amendment

Action: Councilor Taylor moved for adoption at third reading an ordinance authorizing an amendment to the fee agreement by and between Greenville County, South Carolina, and ScanSource Inc., to provide for an amendment to the fee agreement by and between Greenville County, South Carolina and ScanSource Inc., dated December 8, 2015, to authorize an extension of the investment period thereof, and provide for the issuance of infrastructure credits thereunder.

Motion carried unanimously.

d. Greenville / Anderson Multi County Industrial Business Park Agreement Amendment – ScanSource Inc. (formerly Project Browser)

Action: Councilor Taylor 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 to include certain property of Project Browser.

Chairman Kirven stated economic development projects meant companies were investing in Greenville County, bringing jobs and continued prosperity to the community.

Motion carried unanimously.

e. Property Maintenance Code Amendment

Action: Councilor Seman moved for adoption at third reading an ordinance to amend Ordinance No. 4801, relating to the Property Maintenance Code of the County of Greenville to revise Section 106 “Violations” to provide that violations of the Property Maintenance Code were civil infractions, and to provide the process for adjudication of violations.

Motion carried unanimously.

Item (10) Ordinances – Second Reading

a. Zoning Ordinances

- 1. CA-2019-12:** Property of Judson Mill Ventures, LLC, located on Easley Bridge Road, 2nd Avenue and 6th Street (Judson Mill), requesting rezoning from PD to PD (Major Change). The Planning Commission recommended approval with conditions and the Committee recommended approval with staff’s recommended conditions.

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

Action: Councilor Dill moved to amend the request to include the following conditions:

- *Prior to any Final Development Plans being submitted to the County, remove the following uses:*
 - *Arena / stadium*
 - *Outdoor amusement commercial*
 - *Broadcasting (television) studio – clarify that radio is permitted*
 - *Emergency services*
 - *Outdoor flea market*
 - *Garden center*
 - *Motel*
 - *Kennel with outside runs*
 - *Mini-warehouse*
 - *Night club / tavern*
 - *Shopping center*
 - *Outdoor recreation*

- *Prior to any Final Development Plans being submitted to the County, refine, to staff’s satisfaction, the following uses:*
 - *Broadcasting (television) studio – clarify that radio is permitted*
 - *Communication tower – clarify that only stealth design on existing buildings / structures is permitted*
 - *Dry cleaning facility – clarify to say “on premises if clothing is brought in by customers”*
 - *Hotel – clarify a maximum number of rooms*
 - *Storage units – clarify only inside existing buildings and provide a definition*
 - *Theater / motion pictures – clarify a maximum number of seats to limit parking impacts*

- *Prior to any Final Development Plan being submitted to the County, add a statement to address the requirement for a Major / Minor Change submittal, should parking ratios prove to be inadequate in the future.*
- *Prior to any Final Development Plan being submitted to the County, provide a plan / method, approved by staff, to track needed and available parking with each building permit and / or use, to ensure approved ratios are being met.*
- *Prior to any Final Development Plan being submitted to the County, add language, to staff's satisfaction, offering greater detail on the parking garage construction and how adequate parking shall be maintained for any and all existing uses. Also include any drawings deemed necessary by staff.*
- *Prior to any Final Development Plan being submitted to the County, conceptually show the anticipated buildings along Easley Bridge Road in a manner that will create an attractive, active, and pedestrian-oriented edge with four-sided architecture.*
- *Prior to any Final Development Plan being submitted to the County, address the grammatical and clarification comments to staff's satisfaction.*

Motion to amend carried unanimously.

Action: Councilor Dill moved to approve the motion as amended.

Motion as amended carried unanimously.

2. **CA-2019-27:** Property of Metts Street Holdings, LLC, located on Metts Street, requesting rezoning from R-MHP to S-1. The Planning Commission and Committee recommended approval.

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

Motion carried unanimously.

3. **CA-2019-29:** Property of The Old House, LLC, Rural Renaissance, LLC, Hayne W. Hipp and Mason A. Goldsmith, etal, located on Augusta Road, Pine Drive, Pepper Road, Old Gunter Road, Graystone Drive and Emily Lane, requesting rezoning from Unzoned to BTB. The Planning Commission recommended approval with conditions and the Committee recommended approval with staff's recommended condition.

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

Action: Councilor Dill moved to amend the request to include the following condition:

- *Prior to the submittal for any permits, sewer service and capacity will need to be verified by the servicing sewer district.*

Motion to amend carried unanimously.

Action: Councilor Dill moved to approve the motion as amended.

Motion as amended carried unanimously.

b. Greenville County Comprehensive Plan Amendment / Riverdale-Tanglewood Community Plan (CP-2019-03)

Action: Councilor Dill moved for approval at second reading an ordinance to adopt the Riverdale-Tanglewood Community Plan as an amendment to the Imagine Greenville County Comprehensive Plan. The Planning Commission and Committee recommended approval.

Motion carried unanimously.

c. Drexel Terrace Special Tax District / Creation

Action: Councilor Taylor moved for approval at second reading an ordinance to create the Drexel Terrace Special Tax District; to define the boundaries of the district and the purpose for which it was created; to establish the district as an administrative division of Greenville County; and to impose an annual fee of not more than \$45.00 on all real property located within the district.

Motion carried unanimously.

d. Greenville County Museum of Art / General Obligation Bonds

Action: Councilor Taylor moved for approval at second reading an ordinance to provide for the issuance and sale of not exceeding \$3,000,000 Greenville County, South Carolina, General Obligation Bonds (Greenville County Museum of Art Project), Series 2019C; to prescribe the purposes for which the proceeds should be expended; to provide for the payment thereof; and other matters relating thereto.

Motion carried unanimously.

e. Project Fiber / Fee In Lieu of Tax Agreement and Special Source Revenue Credit Agreement

Action: Councilor Taylor moved for approval at second 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 Fiber 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.

f. Transfer and Conveyance of Real Property / Hilltop Drive – TMS# 0491.00-03-020.00 and 0491.00-03-005.00

Action: Councilor Taylor moved for approval at second reading an ordinance to authorize the transfer and conveyance of 4.2 acres, more or less, of real property located on Hilltop Drive in the City of Travelers Rest (TMS# 0491.00-03-020.00 and 0491.00-03-005.00) owned by Greenville County for the exclusive use and benefit of the Greenville County Library System.

Councilor Dill inquired if the document indicated for County or Library use.

Mr. Tollison stated it was restricted for Library use.

Motion carried unanimously.

Item (11) Ordinances – First Reading

a. Zoning Ordinances

Councilor Dill presented for first reading Zoning Dockets CZ-2019-32 through CZ-2019-38.

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

b. Project Project / Fee in Lieu of Tax Agreement Amendment

Councilor Taylor presented for first reading an ordinance authorizing an amendment to an existing fee agreement between Greenville County, South Carolina and Bausch & Lomb Incorporated to extend the project period for an additional five years, in return and expectation for additional investment in the County.

Chairman Kirven stated the item would remain on the floor.

c. Project Charm / Fee in Lieu of Tax Agreement and Special Source Revenue Credit Agreement

Councilor Taylor 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 or companies known to the County at this time as Project Charm 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 revenue credits; and other matters related thereto.

Chairman Kirven stated the item would remain on the floor.

d. FY 2020 Budget Ordinance for Greenville County

Councilor Taylor presented for first reading an ordinance to approve the FY 2020 Budget for Greenville County.

Chairman Kirven stated the item would remain on the floor.

e. FY 2021 Budget Ordinance for Greenville County

Councilor Taylor presented for first reading an ordinance to approve the FY 2021 Budget for Greenville County.

Chairman Kirven stated the item would remain on the floor.

Item (12) Committee Reports

a. Committee of the Whole

1. County Square Redevelopment Project

The item was defeated in Committee. No action was necessary.

Item (13) Appearances by Citizens

- **Johnny Gregory**, 2504 Wade Hampton Blvd., Greenville – appeared regarding STEAM Center
- **Sandra DiStasi**, 10 Pelzer Street, Greenville – appeared regarding graffiti and Codes Department
- **Cynthia Chance**, 33 Seyle Street, Greenville – appeared regarding Dunean Community
- **Sandra Brosious**, 810 Donaldson Road, Lot 84, Greenville – appeared regarding bringing back the 10 Commandments
- **Robin Goolsby**, 110 Cotton Bay Way, Simpsonville – appeared regarding abortion

Item (14) Administrator's Report

No report.

Item (15) Requests and Motions by Council Members

- Councilor Dill stated he would not be happy unless the issue regarding deputy pay was solved by July 1; the resulting lack of adequate law enforcement and EMS protection was unacceptable. Mr. Dill stated he planned on exploring ways to address the issue in the upcoming Budget Workshops; the planned 2.5% pay increase scheduled for July 1 was not enough. He urged his colleagues to support an adequate pay increase for deputies and EMS.
- Councilor Cates asked for clarification regarding the individual who spoke about graffiti; it was his understanding that some of the graffiti she described was considered art as opposed to graffiti. Mr. Cates asked the speaker to see him after the meeting.
- Vice-Chairman Meadows invited everyone to attend the Memorial Day Ceremony to be held at County Square on Monday, May 27 at 10:00 a.m.
- Chairman Kirven reiterated Mr. Meadows' invitation to the Memorial Day Ceremony at County Square.
- Councilor Norris stated she and Councilor Meadows had plans to work with the residents of Monaghan Mill. She also requested the individual who spoke about the graffiti to speak with her after the meeting.

- Councilor Roberts stated the Detention Center continued to lose staff due to the low pay and the County would continue to lose more law enforcement officers due to pay. He stated the County could recruit more people but if the pay was not competitive with other areas, it was a “recipe for disaster.” Mr. Roberts stated as soon as an officer was trained in Greenville County they moved to a neighboring area for higher pay. He stated a 2.5% raise would not “shorten the gap” as the County’s competitors would match the increase. Mr. Roberts committed to working with his colleagues on the issue.
- Councilor Taylor stated it had been a good day, much better than he thought it was going to be.
- Councilor Seman stated Multi-Pack recently announced a \$16.3 million capital investment in a brand-new 125,000 square foot facility located at SCTAC. The expansion was expected to generate 72 additional jobs.
- Councilor Fant stated the budget presentation was great and addressed some of his concerns. To go from \$400,000 in Greenlink funding to \$2.5 million was a huge jump; everyone should be very pleased and proud of the effort, especially without implementing a 1¢ sales tax increase. He was also pleased with the effort to focus on economic growth with pad-ready sites for investors. Mr. Fant stated the proposed 2.5% pay increase was not enough and he urged his colleagues to work together on the issue.

Mr. Fant also thanked the members of District 25 and Vision 25 who were in attendance.

- Councilor Ballard stated plans to develop the area along the Saluda River in Piedmont were underway along with restoration of the Mercantile Building.

Mr. Ballard stated he attended the Transformation Breakfast earlier in the day in support of The Family Effect, Serenity Place and people in need. After the breakfast, he attended the Law Enforcement Memorial Service which was very moving.

Mr. Ballard inquired about the joint meeting with Greenville, Anderson, Pickens and Oconee Counties scheduled for the following day. Chairman Kirven confirmed the meeting would be held at 11:30 a.m. in Suite 400.

- Councilor Tripp stated he stood in support of increased pay for County deputies.

Item (16) Adjournment

Action: Councilor Tripp moved to adjourn the meeting.

Motion carried unanimously and the meeting was adjourned at 7:37 p.m.

Respectfully submitted:

Regina G. McCaskill
Clerk to Council