



GREENVILLE COUNTY COUNCIL

Minutes

Regular Council Meeting
October 5, 2021
6:09 p.m.

County Square - Council Chambers

Council Members

Mr. Willis Meadows, *Chairman, District 19*
Mr. Dan Tripp, *Vice-Chairman, District 28*
Mrs. Xanthe Norris, *Chairman Pro Tem, District 23*
Mr. Joe Dill, *District 17*
Mr. Mike Barnes, *District 18*
Mr. Stephen Shaw, *District 20*
Mr. Chris Harrison, *District 21*
Mr. Stan Tzouvelekas, *District 22*
Mrs. Liz Seman, *District 24*
Mr. Ennis Fant, Sr., *District 25*
Mr. Lynn Ballard, *District 26*
Mr. Butch Kirven, *District 27*

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

Council Members Absent

Stephen Shaw, *District 20*
Xanthe Norris, *District 23*

Staff Present

Joe Kernell, *County Administrator*
Mark Tollison, *County Attorney*
Kim Wunder, *Assistant County Attorney*
John Hansley, *Deputy County Administrator*
Regina McCaskill, *Clerk to Council*
Jessica Stone, *Deputy Clerk to Council*
Pam Gilliam, *Administrative Assistant*
Bob Mihalic, *Governmental Affairs Officer*
Paula Gucker, *Assistant County Administrator, Public Works*

Tee Coker, *Planning Director*
Hesha Gamble, *Engineering*
Tyler Stone, *Planning*
Summer Gagnon, *Engineering*
Amanda Rice, *Planning*
Nicole Wood, *Assistant County Administrator*
Shannon Herman, *Assistant County Administrator*
Meredith Papapieris, *CARES Program Director*

Others Present

Sheriff Hobart Lewis, *Greenville County Sheriff's Office*
Steve Cole, *Executive Director, Greater Greenville Sanitation District*

Call to Order

Chairman Willis Meadows

Invocation

Councilor Butch Kirven

Pledge of Allegiance

Councilor Dill recognized the students from Ms. Woods' Government Class of Blue Ridge High School who were in attendance.

Item (4) Approval of Minutes

Action: Councilor Ballard moved to approve the minutes of the September 21, 2021, Regular Council Meeting.
Motion carried unanimously by Council Members in attendance.

Item (5) Presentation

a. Keep South Carolina Beautiful Presentation

Greenville County's *Keep Greenville County Beautiful* and the *Litter Ends Here* program received the Outstanding Performance Partnership Award from PalmettoPride for their work throughout the year hosting littering cleanups. Amanda Rice, Executive Director for *Keep Greenville County Beautiful* and Summer Gagnon, Litter Prevention Coordinator for *Litter Ends Here*, accepted the award from Mallory Coffey, State Leader for *Keep South Carolina Beautiful at Palmetto Pride*.

Item (6) Appearances – Current Agenda Items

There were no speakers

Item (7) Public Hearings

a. Project Homecoming / Fee in Lieu of Tax Agreement and Special Source Revenue Credit Agreement

A public hearing was held for the purpose of receiving comments from the public regarding an ordinance authorizing the execution and delivery of 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 Homecoming 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.

- Rick Danner – appeared in favor of the proposed
- Keith Eades – appeared in favor of the proposed

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

b. Greenville / Anderson Multi County Industrial Business Park Agreement / Project Homecoming

A public hearing was held for the purpose of receiving comments from the public regarding an ordinance to develop a jointly owned and operated industrial/business park in conjunction with Anderson County, such industrial/business park to be geographically located in Greenville County and established pursuant to Sec. 4-1-170 of the Code of Laws of South Carolina, 1976, as amended; to provide for a written agreement with Anderson County to provide for the expenses of the park, the percentage of revenue application, and the distribution of fees in lieu of ad valorem taxation; and other matters related thereto.

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

Item (8) Ordinances – Third Reading

a. Hospitality Tax Ordinance and Exhibit A Amendments

Action: Vice-Chairman Tripp moved for adoption at third reading an ordinance to amend *Exhibit A* established as an addendum to Ordinance No. 4079, as last amended by Ordinance No. 4884, so as to include tourist related projects authorized through the issuance of additional Hospitality Tax Revenue Bonds, Series 2021B and amend Ordinance No. 4079 to allow pay-as-you-go projects.

Motion carried unanimously by Council Members in attendance.

b. Greenville – Anderson Multi County Industrial Business Park Agreement Amendment (2010 Park) / Willcoll Land LLC (formerly Project Mila)

Action: Vice-Chairman Tripp 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 unanimously by Council Members in attendance.

c. Anderson / Greenville Multi County Industrial Business Park Agreement Amendment (2010 Park) – Hartwell Solar LLC, Martha E. Mullikin, Robert F. Mullikin, Jr., and Mullikin Family Limited Partnership (formerly Project Mullet)

Action: Vice-Chairman Tripp 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 Greenville and Anderson Counties so as to enlarge the park to include certain parcels in connection with that certain fee in lieu of tax arrangement between Anderson County, Hartwell Solar, LLC, Martha E. Mullikin, Robert F. Mullikin, Jr., and Mullikin Family Limited Partnership (formerly identified by Anderson County as Project Mullet).

Motion carried unanimously by Council Members in attendance.

d. Greenville / Anderson Multi County Industrial Business Park Agreement / Top Edge LLC (formerly Project New)

Action: Vice-Chairman Tripp moved for adoption at third reading an ordinance to develop a joint county industrial and business park in conjunction with Anderson County, such industrial and business park to be geographically located in Anderson County and established pursuant to Article VIII, Section 13 of the South Carolina Constitution, and South Carolina Code of Laws of 1976 as amended; to provide for a written agreement with Anderson County providing for the expenses of the park, the percentage of revenue application, and the distribution of fees in lieu of ad valorem taxes to the counties and relevant taxing entities; to provide that jobs tax credits allowed by law be provided for businesses locating in said park; to permit a user fee-in-lieu of ad valorem taxation within said park; and other matters related thereto.

Motion carried unanimously by Council Members in attendance.

Item (9) Ordinances – Second Reading

a. Zoning Ordinances

i. CZ-2021-58: Property of Piedmont Partners, LLC, located on Old Pelzer Road, Taylor Road, Old Greenville Road, Piedmont Highway, Interstate 185 and Interstate 185 on/off ramp, requesting rezoning from R-S to R-12. The Planning Commission recommended denial and the Committee recommended approval.

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

Councilor Fant stated Council typically voted according to the wishes of the representing Council Member. There appeared to be some discrepancy regarding Councilor Ballard's recommendations for the request.

Councilor Ballard stated the property was located in his district and the residents were not in favor of the request; he planned to vote to deny the request. Each Council Member needed to determine if the request fit with the Comprehensive Plan and if the citizens of the area were in favor or in opposition. Mr. Ballard stated if his colleagues wanted to vote according to his decision, they would vote in opposition to the proposed. The Comprehensive Plan indicated a reluctance to increase infrastructure, particularly sewer, further down in his district and further up in Mr. Dill's district. With the item in question, the needed infrastructure was in place. Mr. Ballard requested his colleagues vote their conscience.

Councilor Fant stated he recommended denial of the request as it appeared that the residents of the area were opposed to it.

Motion was denied by a vote of two (Dill and Harrison) in favor, eight (Barnes, Meadows, Tzouvelekas, Seman, Fant, Ballard, Kirven and Tripp) in opposition and two (Shaw and Norris) absent.

- ii. **CZ-2021-63:** Property of Pamela Kristen Whalen, located at 49 Gunter Road, requesting rezoning from R-R1 to R-20. The Planning Commission and Committee recommended denial.

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

Motion was denied unanimously by Council Members in attendance.

- iii. **CZ-2021-64:** Property of Willis Real Estate Holdings, LP, located on N. Highway 101 and Pine Drive, requesting rezoning from C-1 to C-2. The Planning Commission recommended approval and the Committee recommended denial.

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

Councilor Seman requested comments from members of the Planning and Development Committee as 300 people signed a petition in favor of the request and none against.

Councilor Barnes stated the residents of the area were not in favor of the item as they felt the proposed liquor store would increase traffic.

Councilor Harrison stated he had voted in favor of the request as it "fit" from a planning standpoint and a real estate standpoint; he planned to uphold his position.

Motion was denied by a vote of four (Harrison, Seman, Ballard and Tripp) in favor, six (Dill, Barnes, Meadows, Tzouvelekas, Fant and Kirven) in opposition and two (Shaw and Norris) absent. .

- iv. **CZ-2021-71:** Property of Maybi Baby, LLC, located at 95 Beeco Road, requesting rezoning from S-1 to I-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 by Council Members in attendance.

- v. **CZ-2021-72:** Property of Mina M. Kelada, located at 4923 Old Augusta Road, requesting rezoning from R-M20 to C-3. The Planning Commission and Committee recommended denial.

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

Councilor Fant recommended denial of the request as it proposed a used tire lot in the middle of a residential neighborhood.

Motion was denied unanimously by Council Members in attendance.

- vi. **CZ-2021-73:** Property of J & C Holding Company, LLC, located on Gordon Street, N. Georgia Road, 20th Street and 8th Avenue, requesting rezoning from I-1 and S-1 to PD. The Planning Commission and Committee recommended approval with 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 a condition that the applicant submit a site plan for review and approval prior to the issuance of any land development or building permits.

Motion to amend carried unanimously by Council Member in attendance.

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

Motion approved unanimously by Council Members in attendance.

- vii. **CZ-2021-75:** Property of Virginia Mann, David B. Mann and James R. Mann of Poinsett Home Builders, Inc., located on Old Bent Bridge Road and Gethsemane Drive, requesting rezoning from R-S to R-15. 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.

- viii. **CZ-2021-77:** Property of Ronald White of White Real Estate Holdings, LLC, located on W. Parker Road, requesting rezoning from R-10 to FRD. The Planning Commission recommended denial and the Committee recommended approval with 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 a condition that the applicant submit a site plan for review and approval prior to the issuance of any land development or building permits.

Motion to amend carried unanimously by Council Members in attendance.

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

Motion approved unanimously by Council Members in attendance.

b. Zoning Text Amendment / To Create a New Use Category for Private Fitness Center (CZ-2021-74)

Action: On behalf of the Committee, Councilor Dill moved for approval at second reading an ordinance to amend Table 3.1, "Uses Permitted, Uses by Special Exception, and Conditional Uses" and Article 4, "Definitions" of the Greenville County Zoning Ordinance, relating to recreation and private fitness center facilities.

Motion carried unanimously by Council Members in attendance.

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

Action: Vice-Chairman Tripp 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 Homecoming 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.

Action: Councilor Barnes moved to hold the item until after the next regularly scheduled Finance Committee meeting.

Motion to hold carried unanimously by Council Members in attendance.

d. Greenville / Anderson Multi County Industrial Business Park Agreement / Project Homecoming

Action: Vice-Chairman Tripp moved for approval at second reading an ordinance to develop a jointly owned and operated industrial / business park in conjunction with Anderson County, such industrial / business park to be geographically located in Greenville County and established pursuant to Sec. 4-1-170 of the Code of Laws of South Carolina, 1976, as amended; to provide for a written agreement with Anderson County to provide for the expenses of the park, the percentage of revenue application, and the distribution of fees in lieu of ad valorem taxation; and other matters related thereto.

Action: Councilor Barnes moved to hold the item until after the next regularly scheduled Finance Committee meeting.

Motion carried unanimously by Council Members in attendance.

Item (10) Committee Reports

a. Committee of the Whole

i. Board and Commission Appointments

Action: On behalf of the Committee, Vice-Chairman Tripp moved to appoint Jo Anne Armstrong, Denise Cassano, Steven Currie, Jeff Davis, Shawn Miller, Richard Poremba, Christopher Prince, James Robinson and Bill Young to fill nine vacancies on the Board of Tax Assessment and Appeals.

Motion carried unanimously by Council Members in attendance.

Action: On behalf of the Committee, Vice-Chairman Tripp moved to appoint James Hammond, Charlotte Osmer, Lawson Wetli and Allen White to fill four vacancies on the Greenville County Redevelopment Authority Board.

Motion carried unanimously by Council Members in attendance.

Action: On behalf of the Committee, Vice-Chairman Tripp moved to appoint Christy Bright and Autumn Shearin to fill two vacancies on the Thrive Upstate Board.

Motion carried unanimously by Council Members in attendance.

ii. Settlement of Claims in C. A. No. 2017-CP-23-01914

Action: On behalf of the Committee, Vice-Chairman Tripp moved to authorize the County Administrator to implement the refund program associated with Civil Action Number 2017-CP-23-01914.

Motion was denied with Councilor Dill and Councilor Barnes voting in favor.

Action: On behalf of the Committee, Vice-Chairman Tripp moved to authorize the County Attorney to settle the claims in Civil Action Number 2017-CP-23-01914 pursuant to the terms as discussed in executive session.

Motion carried unanimously by Council Members in attendance.

Item (11) Administrator's Report

Joe Kernell provided an update on the ERAP I (Emergency Rental Assistance Program). To date, \$11,490,110 had been paid to landlords and utility providers on behalf of 2401 households. Mr. Kernell stated 70% of approved applicants were female head of households and 7% were below 30% AMI. There was approximately \$7 million left to disburse. The program closed on September 30 for new application submittals; there were currently 300 applications under review with an additional 600 awaiting review. The remaining applications would be reviewed based on priority criteria established by the Federal Government, until the funds were exhausted.

The ERAP II, comprised of an additional \$12.5 million, was launched on October 1 in partnership with United Housing Connections, Greenville Housing Fund, GCRA and the Homeless Alliance. The program guidelines were similar to the ERAP I, but, allowed more housing support services for the homeless and chronically housing insecure.

Item (13) Requests and Motions

a. Amend Council Rules to Set Term Limits on Standing Committee Chair Seats

Action: Per notice provided at the last Council meeting, Councilor Fant moved to amend the County Council Rules so as to set term limits on Standing Committee Chairperson seats. A copy of the amendment was included in the agenda packet.

Councilor Fant stated the item was part of Council's Rules that were adopted at the beginning of 2021; he was uncertain how it had "slipped through." If passed, the rule would not be applicable until 2023.

Motion was denied by a roll call vote of four (Barnes, Meadows, Tzouvelekas and Fant) in favor, six (Dill, Harrison, Seman, Ballard, Kirven and Tripp) in opposition and two (Shaw and Norris) absent.

- Councilor Fant stated things were moving along well at SCTAC; he appreciated the opportunity to serve on the board. SCTAC's ongoing economic development efforts were recently featured in the September issue of *Greenville Business Magazine*.
- Councilor Ballard stated he recently accompanied Governor McMaster on a tour of a new business, Multi-Pack Solutions. Currently, there were 350 people employed at the facility; expansion plans were underway, which would create 80 new jobs.

Mr. Ballard asked everyone to drive cautiously in the rain. He narrowly missed being involved in a multi-car accident on the way to the meeting.

- Councilor Kirven stated the South Greenville Agricultural Fair was held in Simpsonville on September 17 and 18. Participation included 43 dairy cows shown by 18 contestants, 16 beef cows shown by 15 contestants, 45 goats shown by 18 contestants, 10 rabbits shown by 10 contestants, and 5 dogs shown by 5 contestants. The fair included a petting zoo, a native plant sale, a children's craft demonstration, multiple food vendors and live music.
- Councilor Dill inquired about the vote for Item 10.a.ii.

Ms. McCaskill stated the first part of the item was defeated and the second part was approved unanimously.

Councilor Dill stated he was in favor of refunding the fees.

Councilor Barnes stated he was also in favor of refunding the fees.

- Councilor Barnes thanked Mr. Danner and Mr. Eades for attending the meeting and for all they had done for the City of Greer.
- Councilor Harrison stated he recently reviewed a staff report regarding the County's road situation; the information provided was great. He requested the report be made available to Council during a workshop or Committee of the Whole meeting.
- Councilor Tzouvelekas stated Council had just voted against the refund program in regards to the road fee. He requested the County give a minimum of \$30 million for road improvements and asked what steps were needed in order to get an open dialogue going.
- Councilor Seman stated the Public Works and Infrastructure Committee appeared to be the appropriate route for Mr. Tzouvelekas' suggestion.

Ms. Seman thanked Mr. Fant for his continued reports regarding SCTAC, especially the work of Lockheed Martin.

Councilor Seman requested John Lummus, with Upstate Alliance, provide an update regarding economic development in the Upstate region, prior to the end of 2021. Mr. Lummus had been addressing other counties and she wanted to make sure Greenville County did not get passed over.

Ms. Seman requested an update on the UDO, roads and redistricting.

Mr. Tollison stated in regards to redistricting, a benchmark plan was forthcoming from the State; a meeting needed to be scheduled, within the next 30 days, in order for the plan to be presented to Council. The meeting should also include public input.

Councilor Ballard inquired if the County had to wait until after the State took action on redistricting.

Mr. Tollison stated the census data had been certified. It was time to start working with the data to see how the current district lines were affected and determine if those lines needed to be moved. Mr. Tollison stated it was not necessary to wait on the State.

Councilor Seman stated the County had a chance with the Recovery Money to “really be bold” and take “a big step forward” to improve roads. She was hopeful Council would coalesce around that idea.

Item (13) **Adjournment**

Action: Vice-Chairman Tripp moved to adjourn the meeting.

Motion carried unanimously and the meeting adjourned at 7:07 p.m.

Respectfully submitted:

Regina G. McCaskill
Clerk to Council

DRAFT