



GREENVILLE COUNTY COUNCIL

Minutes

Regular Council Meeting

May 17, 2022

6:02 p.m.

County Square - Council Chambers

Council Members

Mr. Willis Meadows, *Chairman, District 19*

Mr. Dan Tripp, *Vice-Chairman, District 28*

Mrs. Xanthene 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

None

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*

Tee Coker, *Planning Director*

Shannon Herman, *Assistant County Administrator*

Others Present

Beverly James, *Director, Greenville County Library System*

Call to Order

Chairman Willis Meadows

Invocation

Councilor Chris Harrison

Pledge of Allegiance

Item (4) Approval of Minutes

Action: Councilor Seman moved to approve the minutes from the May 3, 2022, Regular County Council meeting.

Motion carried unanimously.

Item (5) Proclamations

a. Honoring Cpl. Ralph Conte

Councilor Harrison presented a proclamation to Corporal Ralph Conte. Mr. Harrison stated Corporal Conte entered the United States Army on December 10, 1942, as part of the 94th Infantry Division, 301st Infantry, Company F. He honorably served in nine countries, fought in four campaigns and was awarded multiple decorations and citations, including the Good Conduct Medal and the Victory Medal. County Council acknowledged Corporal Conte’s contributions to the United States and proclaimed May 17, 2022, as Corporal Ralph Conte Day in Greenville County.

b. Emergency Medical Services Week

Chairman Meadows presented a proclamation to the Greenville County EMS staff. Mr. Meadows stated Greenville County EMS provided a vital public service, delivering emergency care 24 hours a day, 365 days a year; and, was the sole provider for medical 9-1-1 calls, responding to more than 65,000 calls per year. County Council honored the incredible talent, purpose and passion of all Greenville County EMS staff, acknowledged their essential role in public health, and proclaimed May 15-21, 2022 as Emergency Medical Services Week in Greenville County.

Item (6) Appearances – Current Agenda Items

There were no speakers.

Item (7) Public Hearings

a. Microtex Composites Inc. (formerly Project Care) / 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 Microtex Composites Inc., with respect to certain economic development property in the County, whereby such property would be subject to certain payments in lieu of taxes; and other matters related thereto.

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

b. Anderson – Greenville Multi County Industrial Business Park (2010 Park) Agreement Amendment / Microtex Composite Inc. (formerly Project Care)

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 Greenville and Anderson Counties so as to enlarge the park.

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

c. FY2023 Greenville Library System Budget

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, 2022 and ending June 30, 2023; and to authorize the annual ad valorem property tax millage levy for library purposes.

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

Item (8) Consent Agenda

a. Greenville County Redevelopment Authority / 2022 Annual Action Plan (Finance)

Action: Councilor Seman moved approval of the Consent Agenda item.

Motion carried unanimously.

Item (8) Resolutions

a. Project Kane / Inducement Resolution

Action: Vice-Chairman Tripp moved for adoption a resolution authorizing the execution and delivery of an inducement agreement by and between Greenville County, South Carolina and an entity identified by the County as Project Kane, including its related and affiliated entities and sponsor affiliates, whereby, under certain conditions, Greenville County would execute a fee in lieu of tax agreement with respect to a project in the County whereby the project would be subject to payments of certain fees in lieu of taxes, and providing for related matters.

Motion carried unanimously.

b. Greenville County Redevelopment Authority / HOME Grant – American Rescue Plan Funding

Action: Vice-Chairman Tripp moved for adoption a resolution to authorize the Greenville County Redevelopment Authority to apply for and administer HOME – American Rescue Plan (HOME-ARP) funding to relieve the continued impact of COVID-19 and to address homelessness assistance and supportive services.

Motion carried unanimously.

Item (10) Ordinances – Third Reading

a. Glove One LLC (formerly Project Hands) / Fee in Lieu of Tax Agreement

Action: Vice-Chairman Tripp 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 and Glove One LLC, with respect to certain economic development 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 matter relates thereto.

Motion carried unanimously.

b. MDH F2 Greenville 301GR, LLC (formerly Project Iceberg) / Fee in Lieu of Tax Agreement

Action: Vice-Chairman Tripp 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 and MDH F2 Greenville 301GR, LLC and affiliates, with respect to certain economic development in the County, whereby such property would be subject to certain payments in lieu of taxes; and other matter relates thereto.

Motion carried unanimously.

Item (11) Ordinances – Second Reading

a. Zoning Ordinances

i. CZ-2022-31: Property of George Thomas Mantekas, located at 2492 New Easley Highway, requesting rezoning from S-1 to C-2. The Planning Commission and Committee recommended denial.

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

Motion was denied.

ii. CZ-2022-33: Property of Earl Glenn Tollison, Jr., located at 1743 McKelvey Road, Fountain Inn, requesting rezoning from R-R3 to R-S. The Planning Commission and Committee recommended approval.

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

Motion carried unanimously.

iii. CZ-2022-34: Property of Rosa Ena Martinez and Juan H. Martinez, located at 14 Hillcrest Drive West, Greer, requesting rezoning from R-S to R-12. The Planning Commission and Committee recommended approval.

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

Motion carried unanimously.

iv. CZ-2022-35: Property of Betty C. and William R. Bennett, located on West Georgia Road, Piedmont, requesting rezoning from R-R1 to R-S. The Planning Commission and Committee recommended denial.

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

Motion was denied unanimously.

v. CZ-2022-36: Property of Rigoberto Morales, located at 107 Westcliffe Way, Greenville, requesting rezoning from R-12 to R-S. The Planning Commission and Committee recommended denial.

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

Motion was denied unanimously.

- vi. **CZ-2022-37:** Property of Y & M Properties LLC, located on Locust Hill Road, Greer, requesting rezoning from R-S to C-1. The Planning Commission and Committee recommended approval.

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

Councilor Barnes requested his colleagues deny the request. If denied, he would encourage the applicant to reapply for a zoning designation of FRD.

Councilor Seman inquired if it would be more beneficial to the applicant if the item was returned to the Committee, given the fact that staff, the Planning Commission and the Committee recommended approval of the request.

Mr. Tollison stated the process would start over, whether the request was denied or the item was returned to the Committee. A new public hearing would also be required.

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

Motion carried unanimously.

- vii. **CZ-2022-38:** Property of Big Draper SC, LLC, located on Draper Street, Greenville, requesting rezoning from R-7.5 and OD to FRD. The Planning Commission and Committee recommended approval with conditions.

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

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

1. *Provide a Fire Will-Serve Letter.*
2. *Submit a Final Development Plan for review and approval prior to the issuance of any land development or building permits.*

Motion to amend carried unanimously.

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

Motion carried unanimously.

- viii. **CZ-2022-40:** Property of Scott Weaver Spann, located at 426 Hudson Road, Greenville, requesting rezoning from R-20 to FRD. The Planning Commission and Committee recommended denial.

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

Motion was denied unanimously.

b. Microtex Composites Inc. (formerly Project Care) / Fee in Lieu of Tax 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 Microtex Composites, Inc., with respect to certain economic development property in the County, whereby such property would be subject to certain payments in lieu of taxes; and other matters related thereto.

Motion carried unanimously.

c. **Anderson – Greenville Multi County Industrial Business Park (2010 Park) Agreement Amendment / Microtex Composite Inc. (formerly Project Care)**

Action: Vice-Chairman Tripp moved for approval at second 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.

Motion carried unanimously.

d. **FY2023 Greenville Library System Budget**

Action: Vice-Chairman Tripp moved for approval at second reading an ordinance to approve the appropriation of funds for the Greenville County Library System for the Fiscal Year beginning July 1, 2022 and ending June 30, 2023; and to authorize the annual ad valorem property tax millage levy for library purposes.

Motion carried unanimously.

e. **Kiyatec Inc. (formerly Project Leaf) / Fee in Lieu of Tax Agreement and Special Source 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 Kiyatec Inc. 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 sources credits; the execution and delivery of a special source credit agreement by and between Greenville County, South Carolina and Comcorner, LLC with respect to the provision of certain special sources credits; and other matters related thereto.

Action: Vice-Chairman Tripp moved to amend the Special Source Credit Agreement to reflect the changes outlined in the amended version provided in the Council Agenda packet.

Motion to amend carried unanimously.

Action: Vice-Chairman Tripp moved approval as amended.

Motion carried unanimously.

f. **Greenville – Anderson Multi County Industrial Business Park (2010 Park) Agreement Amendment / Kiyatec Inc. (formerly Project Leaf)**

Action: Vice-Chairman Tripp moved for approval at second reading an ordinance to amend an agreement for the development of a joint county industrial and business park (2010 Park) and Anderson and Greenville Counties so as to enlarge the park.

Motion carried unanimously.

Item (12) Ordinances – First Reading

a. **Zoning Ordinances**

Councilor Dill presented for first reading Zoning Dockets **CZ-2022-042 through CZ-2022-044, CZ-2022-046 through CZ-2022-048 and CZ-2022-50 through CZ-2022-052.**

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

b. Ordinance Amending Land Development Regulations Article 8.21 and Article 22 / To Provide Consistency with Industry Practices and To Align with the Intent of the Rural Development Subdivision

Councilor Dill presented for first reading an ordinance to amend the Greenville County Land Development Regulations to update the required elements for concept plans; to remove the open space table requirement; to clarify the minimum lot size requirements; and to clarify the uses that qualify as “Open Space” for rural conservation subdivisions under LDR Article 22 and to change the ownership requirements for buffer areas under LDR Article 8.21.

Chairman Meadows stated the item would remain on the floor until its public hearing.

c. Donaldson Fire Service Area Project / General Obligation Bond Series 2022

Vice-Chairman Tripp presented for first reading an ordinance to provide for the issuance and sale of not exceeding \$4,100,000 Greenville County, South Carolina, General Obligation Bonds (Donaldson Fire Service Area Project), Series 2022; to prescribe the purposes for which the proceeds shall be expended; to provide for the payment thereof; and other matters relating thereto.

Chairman Meadows stated the item would remain on the floor until its public hearing.

d. Greenville / Laurens Multi County Industrial Business Park Agreement Amendment – Project Dogwood

Vice-Chairman Tripp presented for first reading an ordinance authorizing an amendment to that certain agreement for the development of a joint county industrial and business park by and between Laurens County, South Carolina, and Greenville County, South Carolina dated January 31, 2000, to enlarge the park to add certain property located in Laurens County (Project Dogwood), and to address other matters related thereto.

Chairman Meadows stated the item would remain on the floor until its public hearing.

e. Glassy Mountain Fire Service Area / Millage Request

Vice-Chairman Tripp presented for first reading an ordinance to provide for the millage rate to be levied by the Glassy Mountain Fire Service Area.

Chairman Meadows stated the item would remain on the floor until its public hearing.

f. Project Kane / Fee in Lieu of Tax Agreement

Vice-Chairman Tripp 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 identified by the County at this time as Project Kane with respect to certain economic development property in the County, whereby such property would be subject to certain payments in lieu of taxes; and other matters related thereto.

Chairman Meadows stated the item would remain on the floor until its public hearing.

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

Vice-Chairman Tripp 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 Meadows stated the item would remain on the floor until its public hearing.

h. Augusta Road Corridor Study Area Moratorium

As noticed on the County Council agenda, Councilor Fant presented for first reading an ordinance establishing a moratorium on the approval of preliminary plat applications and the issuance of building permits for residential development in the Augusta Road Corridor Strategic Plan Study Area and vicinity for a period of six months; and requested the item be referred to the Planning and Development Committee.

Chairman Meadows referred the item to the Planning and Development Committee.

Item (13) Committee Reports

a. Committee on Finance

i. Accommodations Tax Advisory Committee Appointments

Action: On behalf of the Committee, Vice-Chairman Tripp moved to elect by acclamation **Brian Crowne** and **Jason Price** to fill two vacancies on the Accommodations Tax Advisory Committee.

Motion carried unanimously.

b. Planning and Development Committee

i. Construction Board of Appeals

Action: On behalf of the Committee, Councilor Dill moved to elect by acclamation **Troy Gilreath** and **Bryan Malone** to fill two vacancies on the Construction Board of Appeals.

Motion carried unanimously.

Item (14) Administrator's Report

Mr. Kernell stated EMS Week kicked off with the Cardiac Survivors Ceremony. Last year, Greenville County EMS responded to over 80,000 calls, with 571 of those calls involving cardiac arrest. A total of 270 individuals were transported to area hospitals for an annual survival rate of 28%, meaning a patient discharged from the hospital “neurologically intact.” Quarterly survival rates for Greenville County EMS fluctuated between 22% – 38%, putting the County’s EMS operation in the top tier systems nationally. Comparatively, the national survival rate was approximately 5%. Mr. Kernell stated the County’s EMS workers would be honored at two separate award luncheons.

A dedication ceremony would be held on Friday, June 3, 2022, at 9:00 a.m. for the new Greenville County Family Court site located at 350 Halton Road. Mr. Kernell stated the Family Court judges and staff were all very happy with the new location.

Item (15) Requests and Motions

a. Greater Greenville Sanitation District Financial Reporting Resolution

Action: As noticed on the County Council agenda, Councilor Kirven presented a resolution requesting the Greater Greenville Sanitation District include, in its annual report to the County Council, information specific to services provided to customers inside and outside of the District; and request that this resolution be referred to the Finance Committee.

Chairman Meadows referred the item to the Committee of the Whole.

b. Canebrake Fire District Appointment

Action: As noticed on the Council agenda, Councilor Ballard moved to elect by acclamation, **Troy Prosser** to fill one vacancy on the Canebrake Fire District Board.

Motion carried unanimously.

c. Tigerville Fire District Board / Special Application Period

Action: Per notice provided in the Council Agenda packet, Councilor Dill moved to open a special application period for the Tigerville Fire District Board in order to fill a recent vacancy due to a resignation.

Motion carried unanimously.

Requests and Motions continued

- Councilor Norris stated she was proud to report that Lila Mae Brock was honored with a statue in her likeness at Unity Park. Ms. Brock was recognized for her many contributions to Greenville County.
- Councilor Seman stated she recently attended the Ten at the Top Summit with Councilor Ballard and Councilor Kirven. The theme of the event was “Focus on the Future” and featured author Richard Florida.
- Councilor Fant requested staff create a specific zoning designation for affordable housing to avoid future issues.

Mr. Fant stated two inmates recently lost their lives while in the Greenville County Detention Center. It was the County’s responsibility to keep inmates safe. He requested Administration work with staff at the Detention Center to develop additional safeguards.

Sgt. Victor Butler, one of the remaining survivors of the Tuskegee Airmen, would celebrate his 100th birthday on May 21, 2022.

Mr. Fant stated SCTAC recently received a \$5 million EDA investment from the U.S. Department of Commerce to support the addition of high-speed loop infrastructure at ITIC, the center’s automotive test track. As demand for the test track grew so did the need for additional infrastructure. The investment would enable manufacturers to conduct a variety of new vehicle and system tests, particularly in the area of autonomous vehicles. Construction was expected to begin in 2023.

- Councilor Ballard thanked Mr. Kernell for reinstating the Cardiac Survivors Ceremony. It was postponed a couple of years due to the COVID-19 pandemic.

Mr. Ballard stated he represented County Council at Reedy Fork Baptist Church's 150th celebration on Sunday, May 15.

The Fallen Officers Memorial Service was held earlier in the day. He attended the event with Mr. Dill, Mr. Shaw, Mr. Harrison and Mr. Barnes.

- Councilor Dill requested additional monies be paid to County employees who worked during the pandemic. Funds were available from the "COVID money" Greenville County received from the federal government.

Mr. Dill stated the negotiated agreement with Prisma for an emergency department at North Greenville Hospital needed to be put in place. There was a great need for an emergency department in that area. More people were at jeopardy the longer it was delayed.

- Councilor Shaw reminded everyone that tampering with political signs was a misdemeanor; it carried a \$100 fine and up to 30 days in jail.
- Councilor Barnes wished Ms. Norris and Mr. Harrison a Happy Birthday.

Item (16) Adjournment

Action: Councilor Harrison moved to adjourn the meeting.

Motion carried unanimously and the meeting adjourned at 6:54 p.m.

Respectfully submitted:

Regina G. McCaskill
Clerk to Council