



## GREENVILLE COUNTY COUNCIL

Minutes  
Regular Council Meeting  
September 20, 2022  
6:04 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*

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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

**Xanthene 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*  
**Terrance Galloway**, *Information Systems*  
**Marcus Angel**, *Information Systems*  
**Tee Coker**, *Assistant County Administrator*

### Others Present

**Sheriff Hobart Lewis**  
**Steve Cole**, *Executive Director, Greater Greenville Sanitation*  
**Sid Cates**, *Greenville County Library Board of Directors*

### Call to Order

Chairman Willis Meadows

### Invocation

Councilor Ennis Fant

### Pledge of Allegiance

**Item (4)**                    **Approval of Minutes**

**a.     September 6, 2022 – Regular County Council Meeting**

**Action:**                    Councilor Ballard moved to approve the minutes from the September 6, 2022, Regular County Council meeting.

Motion carried unanimously.

**Proclamation**

**a.     Recognizing the Melehes Family and The Open Hearth**

Councilor Shaw and Councilor Tzouvelekas presented a proclamation to the Melehes Family, owners and operators of The Open Hearth Restaurant, which closed in June of 2022. The restaurant served the residents of Greenville County for more than 60 years. Greenville County Council proclaimed September 20, 2022 as Open Hearth Day.

**Item (5)**                    **Appearances – Current Agenda Items**

There were no speakers.

**Item (6)**                    **Public Hearings**

**a.     Greater Greenville Sanitation Annexation / Drexel Terrace Subdivision**

A public hearing was held for the purpose of receiving comments from the public regarding a resolution enlarging the boundaries of the Greater Greenville Sanitation District to include a portion of the Drexel Terrace Subdivision.

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

**b.     Flood Control Ordinance Amendment**

A public hearing was held for the purpose of receiving comments from the public regarding an ordinance to amend Section 24 of Chapter 8, Article II of the Code of Ordinances of Greenville County, South Carolina entitled “Flood Control, Drainage, Stormwater Management – Floods and Flood Control” so as to remove the ordinance’s application to areas adjacent to areas of special flood hazard.

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

**c.     Volvo Car USA LLC (formerly Project Iron) / 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 Volvo Car USA LLC (d/b/a Volvo Car US Operations) 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.

- **Ed Paxton** – appeared in opposition to the proposed
- **Robert Arden** – appeared in opposition to the proposed

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

**d. Lake Cunningham Fire District / 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 Lake Cunningham Fire District.

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

**e. Foothills Fire Service Area / 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 Foothills Fire Service Area

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

**Item (7)**

**Consent Agenda**

- a. FY2022 DNA Capacity Enhancement and Backlog Reduction Program**
- b. FY2022 Justice Assistance Grant Program**
- c. SC Department of Public Safety Grant – Project Safe Neighborhoods**
- d. SC Department of Public Safety Grant – Coronavirus Emergency Supplemental Funding Program**
- e. FY2022 Comprehensive Opioid, Stimulant, and Substance Abuse Program**
- f. FY2022 Local Emergency Management Performance Grant (LEMPG)**
- g. Community Project Application / Clear Spring Fire and Rescue – Furniture (\$4,000.00)**

Councilor Seman moved approval of the Consent Agenda items.

Motion carried unanimously.

**Item (8)**

**Resolutions**

**a. Greater Greenville Sanitation Annexation / Drexel Terrace Subdivision**

**Action:** Councilor Seman moved for adoption a resolution to enlarge the boundaries of the Greater Greenville Sanitation District to include a portion of the Drexel Terrace Subdivision.

Motion carried unanimously.

**b. Lake Cunningham Fire District / Millage Request**

**Action:** Councilor Seman moved for adoption a resolution to provide for the millage rate to be levied by the Lake Cunningham Fire District.

Motion carried unanimously.

**c. 385 Business Park, LLC / EGP 385 BP 1031, LLC – Assignment and Assumption Agreement**

**Action:** Councilor Seman moved for adoption a resolution approving and ratifying the transfer and assignment by 385 Business Park, LLC to, and Assumption by, EGP 385 BP 1031, LLC of a certain existing fee in lieu of tax agreement to which the County was a party and other matters relating thereto.

Motion carried unanimously.

**d. Project Graham / Inducement Agreement**

**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 Graham, 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 payment of certain fees in lieu of taxes, and providing for related matters.

Motion carried unanimously.

**e. Project Security / Inducement Agreement**

**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 Security, whereby, under certain conditions, Greenville County would execute a fee in lieu of tax agreement and special source credit agreement with respect to a project in the County whereby the project would be subject to payment of certain fees in lieu of taxes, and whereby Project Security would be provided certain credits against fee payments in reimbursement of investment in related qualified infrastructure; and providing for related matters.

Motion carried unanimously.

**Item (9) Ordinances – Third Reading**

**a. Zoning Ordinances**

**i. CZ-2022-055:** Property of William R. Williams III of WRW Associates, LLC, located on Rutledge Lake Road, Greenville, requesting rezoning from R-S to I-1.

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

Motion carried unanimously.

**ii. CZ-2022-065:** Property of Palmer C. Hyman and Annette M. Foster, located at 19, 23 and 27 Chickadee Drive, Pelzer, requesting rezoning from R-R3 to R-R1.

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

Motion carried unanimously.

**iii. CZ-2022-068:** Property of Bobby L. Jones of BL Jones Enterprises, LLC, located on Stephenson Street Ext., Taylors, requesting rezoning from R-20 to R-7.5.

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

Motion carried unanimously.

**iv. CZ-2022-066:** Withdrawn by applicant

**b. Greenville County Zoning Ordinance Text Amendment / Community Center (CZ-2022-063)**

**Action:** Councilor Dill moved for adoption at third reading an ordinance to amend the Greenville County Zoning Ordinance, as amended, to define “Community Center”, to regulate where community centers could be located in the zoned areas of Greenville County, and to further provide for parking and other regulations related to community centers.

Motion carried unanimously.

**Item (10) Ordinances – Second Reading**

**a. Flood Control Ordinance Amendment**

**Action:** Councilor Seman moved for approval at second reading an ordinance to amend Section 24 of Chapter 8, Article II of the Code of Ordinances of Greenville County, South Carolina entitled “Flood Control, Drainage, Stormwater Management – Floods and Flood Control” so as to remove the ordinance’s application to areas adjacent to areas of special flood hazard.

Motion carried unanimously.

**b. Volvo Car USA LLC (formerly Project Iron) / Fee in Lieu of Tax Agreement**

**Action:** Councilor Seman 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 Volvo Car US LLC (d/b/a Volvo Car US Operations) 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. Foothills Fire Service Area / Millage Request**

**Action:** Councilor Seman moved for approval at second reading an ordinance to provide the millage rate be levied by the Foothills Fire Service Area.

Motion carried unanimously.

**Item (11) Ordinances – Third Reading**

**a. Zoning Ordinances**

Councilor Dill presented for first reading **Zoning Dockets CZ-2022-076 through CZ-2022-080, and CZ-2022-082.**

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

**b. Greenville County Historic and Natural Resources Trust (HNRT) / Project Legacy**

Councilor Seman presented for first reading ordinance authorizing the Greenville County Historic and Natural Resources Trust (HNRT) to provide funding for the Shiloh Ridge at Paris Mountain Project

Chairman Meadows stated the item would remain on the floor.

**c. Project Graham / Fee in Lieu of Tax Agreement**

Councilor Seman 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 Graham with respect to certain economic 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.

**d. Project Security / Fee in Lieu of Tax Agreement**

Councilor Seman 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 Security with respect to certain economic 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.

Chairman Meadows stated the item would remain on the floor.

**Item (12) Committee Reports**

**a. Committee of the Whole**

**i. Board and Commission Appointments**

**Action:** On behalf of the Committee, Vice-Chairman Tripp moved to close nominations and elect the following by acclamation:

- |  |   |
|--|---|
| Greenville County Redevelopment Authority: | <ul style="list-style-type: none"><li>▪ Amy <b>Dunn-Coleman</b></li><li>▪ Jane <b>Kizer</b></li><li>▪ Walter <b>Moragne</b></li><li>▪ Todd <b>Yeomans</b></li></ul>     |
| Human Relations Commission:                | <ul style="list-style-type: none"><li>▪ Justin <b>Brown</b></li><li>▪ Jessica <b>Owens</b></li><li>▪ Julia <b>Sibley-Jones</b></li><li>▪ Tobe <b>Sizemore</b></li></ul> |
| Thrive Upstate:                            | <ul style="list-style-type: none"><li>▪ Bob <b>Ariail</b></li><li>▪ George <b>McLeer</b></li><li>▪ Jason <b>Strand</b></li></ul>  |

**Item (13) Administrator's Report**

Mr. Kernell provided an update on the Swamp Rabbit Trail. Expansion of the Green Line of the Prisma Health Swamp Rabbit Trail Network was currently on schedule. Greenville County contracted with Schneider Tree Care and Bartlett Tree Experts on an intensive forestry management effort along the 4.4 mile section of the trail managed by the County; Schneider Tree Care completed the last section down to CU-ICAR on August 12th. County crews had prepped the trail and it was now ready for paving. Safe dedicated neighborhood trail connections were developed; one for the Nicholtown community and another for the East Lynn community. Those connections would provide a safe and inviting way for residents to access the Green Line, as well as connect trail users to local businesses.

Mr. Kernell recognized Hesha Gamble, Assistant County Administrator for Engineering & Public Works. Due to her attention to detail, she found an opportunity for the County to save \$279,000. Eleven days ago, she saw that Keith Drive was scheduled to be paved at the end of the current week. County crews removed the existing embedded rail across the intersection of Keith Drive and Airport Road. Working through the night, they completed the work less than 17 hours ago. Mr. Kernell thanked the City of Greenville, SCDOT, CoTransCo and Kings Asphalt for working so quickly on that phase of the project. Installation of a dedicated signal crossing was scheduled to be completed when the City of Greenville completed the bridges.

Further down the trail, Rufus Morgan, Greenville County Bridge Superintendent, was handling the upfit of the existing railroad bridge over Laurel Creek. The timber pieces for the repairs were scheduled to be delivered at the end of October. Performing the work in-house represented an estimated savings of \$150,000. A total savings of \$2.6 million was the result of the expertise of Hesha Gamble, Ted Lambrecht and Ty Houck. Upon completion of the project, he looked forward to inviting Council Members to the grand opening of the new section of the Prisma Health Swamp Rabbit Trail network.

#### **Item (14)**

#### **Requests and Motions**

- Vice-Chairman Tripp thanked Councilor Seman for her assistance during the meeting.  
  
Mr. Tripp stated Project Legacy with the Greenville County Historic and Natural Resources Trust's was an exciting project and would be a major expansion in District 20. He thanked the members of the board for their good work.
- Councilor Dill stated Project Legacy would help improve the quality of life for the residents of Greenville County.
- Councilor Barnes thanked the Engineering Department for saving money on the Swamp Rabbit Trail.
- Councilor Shaw recognized Dr. Sid Cates, former County Council Member, who was in attendance.
- Councilor Harrison stated he appreciated the updates provided by GADC during the Committee of the Whole Meeting, held earlier in the evening.
- Councilor Tzouvelekas stated completion of Project Legacy would be a benefit for Greenville County.
- Councilor Seman stated she recently attended an event in Washington, D.C. with the Upstate Coalition, representing the County's interests along with the Greenville Chamber, Upstate Alliance, GADC, and local business leaders.
- Councilor Fant thanked Mr. Kernell, Mr. Tollison, Councilor Harrison and staff for the meeting held earlier in the day regarding the County's Affordable Housing Policy. The meeting was very informative and positive. Numerous stakeholders were present.

Mr. Fant stated Danny Moyd, Chief Operations Officer at SCTAC, was recently named 2021 FAA Southern Region General Aviation Manager of the Year. He competed with managers from eight (8) southern states. Mr. Moyd was selected due to his exceptional aviation leadership and tireless efforts to promote aviation industry achievements and improve productivity.

- Councilor Ballard stated he represented Council at Gateway House's Annual Report meeting, held earlier in the week.

Mr. Ballard stated Jim Gregory, a longtime commissioner on the Metro board, recently passed away. He offered his condolences to Mr. Gregory's family.

**Item (15)**

**Adjournment**

**Action:** Councilor Kirven moved to adjourn the meeting.

Motion carried unanimously and the meeting adjourned at 6:42 p.m.

Respectfully submitted:

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Regina G. McCaskill  
Clerk to Council