



GREENVILLE COUNTY COUNCIL

Minutes
Regular Meeting
August 15, 2023
6:00 p.m.

County Square - Council Chambers

Council Members

Mr. Dan Tripp, *Chairman, District 28*
Mrs. Liz Seman, *Vice-Chairwoman, District 24*
Mr. Butch Kirven, *Chairman Pro Tem, District 27*
Mr. Joey Russo, *District 17*
Mr. Mike Barnes, *District 18*
Mr. Benton Blount, *District 19*
Mr. Stephen Shaw, *District 20*
Mr. Chris Harrison, *District 21*
Mr. Stan Tzouvelekas, *District 22*
Mr. Alan Mitchell, *District 23*
Mr. Ennis Fant, Sr., *District 25*
Mr. Rick Bradley, *District 26*

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
Regina McCaskill, Clerk to Council
Jessica Stone, Deputy Clerk to Council
Pam Gilliam, Administrative Assistant
Terrance Galloway, Information Systems
Bob Mihalic, Governmental Relations Officer
Shannon Herman, Assistant County Administrator
Nicole Wood, Assistant County Administrator
Ronald Hollister, Assistant County Administrator, Public Safety

Others Present

Conway Belangia, Director, Election Commission

Call to Order

Chairman Dan Tripp

Invocation

Councilor Liz Seman

Pledge of Allegiance

Item (4) **Approval of Minutes**

a. **July 18, 2023 – Regular County Council Meeting**

Action: Vice-Chairwoman Seman moved approval of the minutes from the July 18, 2023, Regular County Council Meeting.

Motion carried unanimously.

Item (5) **Proclamations and Special Recognition**

Councilor Russo recognized the members of Foothills Family Resources who were in attendance.

Councilor Russo recognized the students from Ms. Wood’s Government Class at Blue Ridge High School who were in attendance.

Item (6) **Appearances – Current Agenda Items**

- **Brian Schick** – appeared regarding Item 12.d. Anderson / Greenville Multi County Industrial Park Agreement Amendment – Workforce Affordable Housing Policy (WAHP) Project Woven
- **Margaret McGinty** – appeared regarding Item 12.d. Anderson / Greenville Multi County Industrial Park Agreement Amendment – Workforce Affordable Housing Policy (WAHP) Project Woven

Item (7) **Public Hearings**

a. **Land Development Regulations Amendment / Community Septic Systems**

A public hearing was held for the purpose of receiving comments from the public regarding an ordinance to amend and update the County Land Development Regulations to address the use of community septic systems.

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

b. **Gordon Street Affordable, LP (formerly WAHP Project Safe) / Special Source 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 special source credit agreement by and between Greenville County, South Carolina, and Gordon Street Affordable, LP, with respect to certain investment in qualifying infrastructure related to the construction of a multifamily commercial housing development in the County to include certain affordable and workforce housing in the County, whereby such project would be subject to payments in lieu of taxes by virtue of its location in a joint county industrial and business park, and to application of certain special source credits; and other matters related thereto.

There being no speakers, Chairman Pro Tem Kirven declared the public hearing closed.

c. **Anderson / Greenville Multi County Industrial Business Park (2020 Park) Agreement Amendment – Gordon Street Affordable, LP (formerly WHP Project Safe)**

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 (2020 Park) of Anderson County and Greenville Counties so as to enlarge the park.

There being no speakers, Chairman Pro Tem Kirven declared the public hearing closed.

Item (8) **Consent Agenda**

a. **Community Project Application / City of Mauldin – Wreaths Across America Ceremony \$2,500.00**

Action: Vice-Chairwoman Seman moved approval of the Consent Agenda item.

Motion carried unanimously.

Item (9) **Resolutions**

a. **Greenville County Master Lease / Vehicle Replacement**

Action: Chairman Pro Tem Kirven moved for adoption a resolution authorizing a Master Lease Agreement in the principal amount of not exceeding \$7,000,000 related to the financing of equipment for public purposes; authorizing the execution and delivery of various documents; and other matters related thereto.

Councilor Shaw requested an outline regarding the purpose of the proposed expenditure.

Mr. Kernell stated the proposed item was the annual Master Lease for the rolling stock of equipment, to include vehicles and equipment for various departments within the County. The term “lease” was used in a municipal way to define installment purchases; the County actually purchased the items. The installment terms were determined by the specific type and use of a vehicle or piece of equipment.

Chairman Tripp stated comprehensive records were maintained by the County for each vehicle or piece of equipment on the Master Lease.

Mr. Kernell stated the County had its own internal service department. Information such as mileage, maintenance, parts replacement and tires was recorded for each vehicle or piece of equipment; collision work was “farmed out.” Mr. Kernell stated new chassis were purchased for the ambulance boxes; many of those boxes were used for a number of years.

Motion as presented carried unanimously.

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

a. Project Power / Fee in Lieu of Tax Agreement

Action: Chairman Pro Tem Kirven 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, South Carolina and a company known to the County at this time as Project Power 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: Chairman Pro Tem Kirven moved to hold the item at the request of the Company’s legal counsel.

Motion to hold carried unanimously.

b. Anderson / Greenville Multi-County Industrial Business Park (2010 Park) Agreement Amendment – Project Power

Action: Chairman Pro Tem Kirven 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.

Action: Chairman Pro Tem Kirven moved to hold the item at the request of the Company’s legal counsel.

Motion to hold carried unanimously.

c. Gordon Street Affordable, LP (formerly WAHP Project Safe) / Special Source Credit Agreement

Action: Chairman Pro Tem Kirven moved for adoption at third reading an ordinance authorizing the execution and delivery of a special source credit agreement by and between Greenville County, South Carolina, and Gordon Street Affordable, LP, with respect to certain investment in qualifying infrastructure related to the construction of a multi-family commercial housing development in the County to include certain affordable and workforce housing in the County, whereby such project would be subject to payments in lieu of taxes by virtue of its location in a joint county industrial and business park, and to application of certain special source credits; and other matters related thereto.

Councilor Shaw asked if any manufacturing was included in the FILOT.

Chairman Pro Tem Kirven stated he did not recall a manufacturing component for the item in question.

Councilor Tzouvelekas requested a roll call vote.

Motion carried by a roll call vote of ten (Russo, Barnes, Blount, Harrison, Mitchell, Seman, Fant, Bradley, Kirven and Tripp) in favor and two (Shaw and Tzouvelekas) in opposition.

d. **Anderson / Greenville Multi County Industrial Business Park (2020 Park) Agreement Amendment – Gordon Street Affordable, LP (formerly WHP Project Safe)**

Action: Chairman Pro Tem Kirven moved for adoption at third reading an ordinance to amend an agreement for the development of a joint county industrial and business park (2020 Park) of Anderson and Greenville Counties so as to enlarge the park.

Councilor Tzouvelekas asked for clarification regarding whether manufacturing was included in the FILOT.

Chairman Tripp confirmed a manufacturing component was not included in the FILOT.

Councilor Tzouvelekas requested a roll call vote.

Councilor Shaw stated it was his understanding the proposed would expand the joint county industrial and business park to include a parcel of land to be used for “government housing.”

Chairman Tripp stated the term “government housing” was incorrect; the proposed item addressed workforce housing. Mr. Tripp stated workforce housing was intended for law enforcement officers, teachers, nurses, etc.

Councilor Shaw asked if applicants for workforce housing had to be employed.

Chairman Tripp stated there were income requirements for affordable housing.

Councilor Shaw stated, for the record, applicants for affordable housing had to be employed.

Chairman Tripp stated, as standard practice, an applicant for any type of housing had to have some type of verifiable income.

Councilor Harrison stated the item in question was a private affordable housing development, not government subsidized housing. The new headquarters for Safe Harbor was scheduled to be built on the site. Mr. Harrison stated the project would be very good for the community. He suggested a Council workshop to clear up any misconceptions about affordable housing.

Action: Vice-Chairwoman Seman called for the question.

Motion to call for the question carried.

Motion carried by a roll call vote of ten (Russo, Barnes, Blount, Harrison, Mitchell, Seman, Fant, Bradley, Kirven and Tripp) in favor and two (Shaw and Tzouvelekas) in opposition.

Item (11) Ordinances – Second Reading

a. **Zoning Ordinances**

i. **CZ-2023-038:** Property of Ved, Inc., located at 6520 White Horse Road, Greenville, requesting rezoning from C-1 to C-2. The Planning Commission and the Committee recommended approval.

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

Motion carried unanimously.

- ii. **CZ-2023-041:** Property of Athens of Greenville, LLC, located at 6503 White Horse Road, Greenville, requesting rezoning from C-2 to C-1. The Planning Commission and the Committee recommended approval.

Action: On behalf of the Committee, Councilor Fant moved approval of the ordinance at second reading.
Motion carried unanimously.

- iii. **CZ-2023-042:** Property of Courtney Durham and Ebonie Durham, located at 916 and 914 Lee Vaughn Road and 3700 Woodruff Road, Simpsonville, requesting rezoning from R-S to FRD. The Planning Commission and the Committee recommended denial.

Action: On behalf of the Committee, Councilor Fant moved for denial of the ordinance at second reading.
Chairman Pro Tem Kirven stated the property, located in his district, had a troubled history. The developer recently indicated to community leaders that he was willing to make some concessions to possibly make the request more conducive to approval. Mr. Kirven stated, in a good faith effort, he would like to hold the item until the next Council Meeting to give the community and the developer the opportunity to discuss plans for the site. If no progress was made, he would be in favor of denial.

Action: Chairman Pro Tem Kirven moved to hold the item until the next Council Meeting.
Motion to hold carried unanimously.

- iv. **CZ-2023-043:** Withdrawn by Applicant

b. Greenville County Zoning Ordinance Text Amendment / Business and Technology Districts (CZ-2023-044)

Action: On behalf of the Committee, Councilor Fant moved for approval at second reading an ordinance to amend the Greenville County Zoning Ordinance to amend Article 6, Table 6.1 Uses Permitted, uses by Special Exception, and Conditional Uses and Article 8, Section 8:10 BT, Business and Technology District. The Planning Commission and the Committee recommended approval.
Motion carried unanimously.

c. Greenville County Zoning Ordinance Text Amendment / Swimming Pools Requirements (CZ-2023-045)

Action: On behalf of the Committee, Councilor Fant moved for approval at second reading an ordinance to amend the Greenville County Zoning Ordinance to amend Article 4, Definitions and Article 6, Section 6:2 Use Conditions, Condition 18-B Swimming Pool Requirements. The Planning Commission and the Committee recommended approval.
Motion carried unanimously.

d. Land Development Regulations Amendment / Subdivision Application Wait Time

Action: On behalf of the Committee, Councilor Fant moved for approval at second reading an ordinance to amend the Greenville County Land Development Regulations to establish a waiting period for the submission of subdivision applications following a denial by the Planning Commission.

Action: Councilor Fant moved to amend Section 2(C) of the ordinance by changing the wait time from 120 days, to 60 days, from the date of denial.

Motion to amend carried unanimously.

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

Councilor Tzouvelekas requested a roll call vote.

Motion carried by a roll call vote of twelve (Russo, Barnes, Blount, Shaw, Harrison, Tzouvelekas, Mitchell, Seman, Fant, Bradley, Kirven and Tripp) in favor and none in opposition.

e. Land Development Regulations Amendment / Community Septic Systems

Action: On behalf of the Committee, Councilor Fant moved for approval at second reading an ordinance to amend the Greenville County Land Development Regulations to address the use of community septic systems.

Motion carried unanimously.

f. Project Firehouse / Fee in Lieu of Tax Agreement

Action: Chairman Pro Tem Kirven 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 Firehouse 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.

g. Project Everest / Fee in Lieu of Tax Agreement

Action: Chairman Pro Tem Kirven 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 Everest 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.

Action: Chairman Pro Tem Kirven moved to return the item to the Finance Committee.

Motion carried unanimously.

Item (12) **Ordinances – First Reading**

a. Zoning Ordinances

Councilor Fant presented for first reading Zoning Dockets **CZ-2023-052**, and **CZ-2023-54** through **CZ-2023-058**.

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

b. Foothills Fire Service Area / Millage Request

Chairman Pro Tem Kirven presented for first reading an ordinance to provide for the millage rate to be levied by the Foothills Fire Service Area.

Chairman Tripp stated the item would remain on the floor.

c. Workforce Affordable Housing Policy (WAHP) / Project Woven – Special Source Credit Agreement

Chairman Pro Tem Kirven presented for first reading an ordinance authorizing the execution and delivery of a special source credit agreement by and between Greenville County, South Carolina, and a company known to the County at this time as Project Woven, with respect to certain investment in qualifying infrastructure related to the construction of a mixed-use development in the County, whereby such project would be subject to payments in lieu of taxes by virtue of its location in a joint county industrial and business park, and to application of certain special source credits; and other matters related thereto.

Chairman Tripp stated the item would remain on the floor.

d. Anderson / Greenville Multi County Industrial Business Park Agreement Amendment - Workforce Affordable Housing Policy (WAHP) Project Woven

Chairman Pro Tem Kirven presented for first reading an ordinance to amend an agreement for the development of a joint county industrial and business park of Anderson and Greenville Counties so as to enlarge the park.

Chairman Tripp stated the item would remain on the floor.

e. National Council of Examiners for Engineering and Surveying (NCEES) / Fee Agreement Termination

Chairman Pro Tem Kirven presented for first reading an ordinance authorizing the termination of a fee-in-lieu of tax agreement by and between Greenville County, South Carolina and National Council of Examiners for Engineering and Surveying.

Chairman Tripp stated the item would remain on the floor.

Item (13) **Committee Reports**

There were no reports.

Item (14) **Administrator's Report**

Mr. Kernell stated the new County Administration Building had been open for approximately one (1) month. Since that time, a total of 41,845 people had entered the building; that number included employees and the general public. An average of 2,440 people visited on a daily basis, with a maximum of 411 an hour.

Mr. Kernell provided a Comprehensive Report on the University Ridge Redevelopment Project. He suggested Council may want to consider a workshop to discuss it. Council approved a bond in the amount \$180 million for the project. Given its AAA Bond Rating, the County received about \$13.5 million worth of premium, which did not have to be paid back. Approximately \$2 million in ARPA monies were set aside for the relocation of EMS. Mr. Kernell stated the total budget for the project was \$195.6 million. The project consisted of the following: cost of the new County Administration Building and infrastructure, the parking deck, purchase and upfit of Halton Road, relocation of EMS to McAlister Square, and relocation of the County's Hot Site. Mr. Kernell stated projections indicated the cost of the project would actually come in about \$2 million under budget. Escalated prices and supply chain problems during the pandemic affected progress on the project. Mr. Kernell stated the contractor, DPR, had done an excellent job. Council had selected the contractor, the designer and the development team. The cost per square foot for the County Administration Building was substantially less than comparable office buildings in the area.

Item (15) ***Requests and Motions***

There were no requests or motions.

Item (16) ***Adjournment***

Action: Vice-Chairwoman Seman moved to adjourn the meeting.

Motion carried and the meeting adjourned at 6:40 p.m.

Respectfully submitted:

Regina G. McCaskill
Clerk to Council