



GREENVILLE COUNTY COUNCIL

Minutes
Regular Meeting
September 5, 2023
6:04 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

Liz Seman, District 24

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
Phillip Simmons, Information Systems

Bob Mihalic, Governmental Relations Officer
Shannon Herman, Assistant County Administrator
Nicole Wood, Assistant County Administrator
Hesha Gamble, Assistant County Administrator
Tee Gamble, Assistant County Administrator
Ronald Hollister, Assistant County Administrator

Others Present

None

Call to Order

Chairman Dan Tripp

Invocation

Councilor Ennis Fant

Pledge of Allegiance

Item (4) **Approval of Minutes**

a. August 15, 2023 – Regular County Council Meeting

Action: Chairman Pro Tem Kirven moved approval of the minutes from the August 15, 2023, Regular County Council Meeting.

Motion carried unanimously by Council Members present.

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

a. Recognize the Center for Developmental Services (CDS)

Councilor Harrison recognized the work of the Center for Developmental Services and the staff members in attendance.

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

- Margaret McGinty – appeared regarding Item 11.d. Workforce Affordable Housing Policy / Project Woven

Item (7) **Public Hearings**

a. Boiling Springs 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 Boiling Springs Fire District.

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

b. Foothills 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 Foothills Fire District.

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

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

A public hearing was held for the purpose of receiving comments from the public regarding an ordinance authorizing the termination of a fee in lieu of tax agreement by and between Greenville County, South Carolina and the National Council of Examiners for Engineering and Surveying.

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

Item (8)

Consent Agenda

- a. **Initiate Zoning Map / Text Amendment – Pelham Road Commercial Corridor Overlay District**
- b. **Commission Code Enforcement Officer / Laura Clanton**
- c. **FY2024 Paving List**
- d. **FY2023 Local Emergency Management Performance Grant (LEMPG)**
- e. **Upstate Health Coalition Grant for Coroner’s Office**
- f. **2023 Justice Assistance Grant (JAG) Program**
- g. **Community Project Application / Travelers Rest Christmas Parade \$2,000.00**
- h. **Community Project Application / Sheriff’s Community Relations Council \$2,500.00**

Action: Councilor Fant moved approval of the Consent Agenda items.

Motion carried unanimously by Council Members present.

Item (9)

Resolutions

- a. **Boiling Springs Fire District / Millage Request**

Action: Chairman Pro Tem Kirven moved for adoption a resolution to provide for the millage rate to be levied by the Boiling Springs Fire District.

Motion carried unanimously by Council Members present.

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

Action: Chairman Pro Tem Kirven moved for adoption a resolution authorizing the execution and delivery of an inducement agreement by and between Greenville County, South Carolina and a company(ies) identified by the County at this time as Project Carolina, 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 provided for related matters.

Motion carried unanimously by Council Members present.

Item (10)

Ordinances – Third 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.

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

Motion carried unanimously by Council Members present.

- 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.

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

Motion carried unanimously by Council Members present.

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

Action: Councilor Fant moved for adoption at third 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.

Motion carried unanimously by Council Members present.

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

Action: Councilor Fant moved for adoption at third 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.

Motion carried unanimously by Council Members present.

d. Land Development Regulations Amendment / Subdivision Application Wait Time

Action: Councilor Fant moved for adoption at third 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.

Motion carried unanimously by Council Members present.

e. Land Development Regulations Amendment / Community Septic Systems

Action: Councilor Fant moved for adoption at third reading an ordinance to amend the Greenville County Land Development Regulations to address the use of community septic systems.

Motion carried unanimously by Council Members present.

f. Project Firehouse / 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 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.

Action: Chairman Pro Tem Kirven moved to hold the item until a public hearing was scheduled.

Motion to hold carried unanimously by Council Members present.

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

a. Zoning Ordinances

- i. 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 denial of the ordinance at second reading.

Action: Chairman Pro Tem Kirven moved to return the item to the Planning Commission as the developer and the community were in the process of coming to a final agreement regarding the site.

Motion to return the item to the Planning Commission carried unanimously by Council Members present.

- ii. CZ-2023-046:** Property of William A. Silva of WAS Investment Properties, LLC, located at 1443 S. Batesville Road, Greer, requesting rezoning from I-1 to C-3. The Planning Commission and the Committee recommended denial.

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

Motion to deny carried unanimously by Council Members present.

- iii. CZ-2023-048:** Property of Rita Elaine Holt and William Preston Holt, located at 209 Orders Street, Greenville, requesting rezoning from O-D to R-7.5. 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 by Council Members present.

- iv. CZ-2023-049:** Property of John H. Bragg, located at 2826 Woodruff Road, Simpsonville, requesting rezoning from R-S 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 by Council Members present.

- v. CZ-2023-050:** Property of Log Cabin Enterprises, Inc., located at 104 West Road, Greer, requesting rezoning from R-12 to C-3. 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 by Council Members present.

b. Foothills Fire Service Area / Millage Request

Action: Chairman Pro Tem Kirven moved for approval at second reading an ordinance to provide for the millage rate to be levied by the Foothills Fire Service Area.

Motion carried unanimously by Council Members present.

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

Action: Chairman Pro Tem Kirven moved for approval at second 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.

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

Motion carried unanimously by Council Members present.

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

Action: Chairman Pro Tem Kirven moved for approval at second 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 the 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.

Motion carried with a roll call vote of seven (Russo, Barnes, Blount, Harrison, Fant, Kirven and Tripp) in favor, four (Shaw, Tzouvelekas, Mitchell and Bradley) in opposition and one (Seman) absent.

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

Action: Chairman Pro Tem Kirven moved for approval at second 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.

Motion carried.

Item (12) Ordinances – First Reading

a. Land Development Regulations Amendment / Septic Subdivision Requirement and Riparian Buffers

Councilor Fant presented for first reading an ordinance to amend the Greenville County Land Development Regulations to update design standards for septic development in the unzoned areas of the County and to establish countywide riparian buffer requirements to protect water quality to implement features of the Plan Greenville County 2020 Comprehensive Plan.

Chairman Tripp stated the item would remain on the floor.

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

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 (2010 Park) of Anderson and Greenville Counties so as to enlarge the park to include certain property of Lake Hartwell Development Group LLC, D/B/A The Shores of Asbury.

Chairman Tripp stated the item would remain on the floor.

c. Project Carolina / Fee in Lieu of Tax Agreement

Chairman Pro Tem Kirven 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(ies) identified by the County at this time as Project Carolina 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 Tripp stated the item would remain on the floor.

d. Governmental Affairs Coordinator

As noticed on the County Council agenda, Councilor Shaw presented for first reading an ordinance to clarify, structure and regulate the Greenville County salaried position of Governmental Affairs Coordinator. Mr. Shaw requested the item be referred to the Communications and Governmental Affairs Committee.

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

Item (13) Committee Reports

a. Committee of the Whole

i. Settlement of CA: 2022-CP-23-05913

Action: On behalf of the Committee, Chairman Pro Tem Kirven moved to approve the settlement of Case Number CA: 2022-CP-23-05913 pursuant to the terms discussed in Executive Session.

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

Item (14) Administrator’s Report

There was no report.

Item (15) Requests and Motions

There were no requests or motions.

Item (16)

Adjournment

Action:

Councilor Fant moved to adjourn the meeting.

Motion carried and the meeting adjourned at 6:35 p.m.

Respectfully submitted:

Regina G. McCaskill
Clerk to Council