



GREENVILLE COUNTY COUNCIL

Minutes

Regular Meeting

January 2, 2024

6:00 p.m.

Council Chambers
301 University Ridge
Greenville, South Carolina

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, on the bulletin board at 301 University Ridge, Greenville, 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

Hesha Gamble, Assistant County Administrator

Shannon Herman, Assistant County Administrator

Nicole Wood, Assistant County Administrator

Ronald Hollister, Assistant County Administrator, Public Safety

Rashida Jeffers-Campbell, Planning Director

Ty Houck, Parks, Recreation and Tourism

Others Present

Sheriff Hobart Lewis, Greenville County Sheriff's Office

Call to Order

Chairman Dan Tripp

Chairman Tripp recognized the members of Boy Scout Troop 776 from Simpsonville who were in attendance.

Invocation

Councilor Joey Russo

Pledge of Allegiance

Item (4) Approval of Minutes

a. December 5, 2023 – Regular County Council Meeting

Action: Vice-Chairwoman Seman moved approval of the minutes from the December 5, 2023, Regular County Council Meeting.

Motion carried unanimously.

Item (5) Proclamations and Special Recognition

There were no proclamations or special recognitions.

Item (6) Appearances – Current Agenda Items

There were no appearances.

Item (7) Public Hearings

a. Metropolitan Sewer Subdistrict Annexation / 306 Rocky Creek Road

A public hearing was held for the purpose of receiving comments from the public regarding a resolution to enlarge the boundaries of the Metropolitan Sewer Subdistrict to include the property located at 306 Rocky Creek Road, Simpsonville.

There being no speakers, Vice-Chairwoman Seman declared the public hearing closed.

b. Land Development Regulations Amendment / Septic Subdivision Requirements and Riparian Buffers

A public hearing was held for the purpose of receiving comments from the public regarding an ordinance to amend the Greenville County Land Development Regulations to update design standards for septic developments in the unzoned areas of the County and to establish countywide riparian buffer requirements to protect water quality and to implement features of the Plan Greenville County 2020 Comprehensive Plan.

- **Kyle Gilley** – appeared in favor of the proposed
- **Nicolette Grumbine** – appeared in favor of the proposed
- **Erika Hollis** – appeared in favor of the proposed
- **Caroline Mahaffey** – appeared in opposition to the proposed
- **Scarlett Ellenburg** – appeared in opposition to the proposed

At the request of Councilor Fant, Rashida Jeffers-Campbell provided additional information regarding the item in question. Ms. Jeffers-Campbell stated the proposed ordinance would not apply to properties located in one of the County’s municipalities; each municipality had its own zoning ordinances and land development regulations. The ordinance in question only applied to sites located in the unincorporated areas of the County. Ms. Jeffers-Campbell stated the municipalities were subject to the County’s stormwater management ordinance; however, that ordinance did not contain the proposed riparian buffer requirements. If approved by Council, the effective date of the proposed ordinance was January 3, 2024. She stated any developments already submitted or approved by the Planning Commission would not be affected.

Councilor Harrison asked if the proposed ordinance applied to zoned properties located in Greenville County.

Ms. Jeffers-Campbell stated the ordinance would apply to the zoned areas of the County. The riparian buffer requirements were countywide; the 50' buffer was across the board for all properties and the 100' buffer was for more specific properties.

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

c. Sewer Easement Agreement / Enoree Residential Waste and Recycling Center

A public hearing was held for the purpose of receiving comments from the public regarding an ordinance to authorize the execution and delivery of a sewer easement over a portion of the Enoree Residential Waste & Recycling Center property located at 1311 Anderson Ridge Road, Greer, and other matters related thereto.

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

Item (8) Resolutions

a. Metropolitan Sewer Subdistrict Annexation / 306 Rocky Creek Road

Action: Vice-Chairwoman Seman moved for adoption a resolution to enlarge the boundaries of the Metropolitan Sewer Subdistrict to include the property located at 306 Rocky Creek Road, Simpsonville, South Carolina (TMS# 0575030100403), and to provide for public notice thereof.

Motion carried unanimously.

Item (9) Ordinances – Third Reading

a. Zoning Ordinances

ii. CZ-2023-068, Property of Matthew H. Sekuras and Rachel Sekuras, located on State Park Road and Wild Orchard Road, Travelers Rest, requesting rezoning from R-S to AG.

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

Motion carried unanimously.

b. Pelham Road Commercial Corridor Overlay District (CZ-2023-072)

Action: Councilor Fant moved for adoption at third reading an ordinance to amend the Greenville County Zoning Ordinance to add Article 8, Section 12, Special Purpose and Review District Regulations to establish the Pelham Road Commercial Corridor Overlay District as shown on the map labeled "Exhibit A" attached hereto.

Motion carried unanimously.

c. Land Development Regulations Amendment / Septic Subdivision Requirements and Riparian Buffers

Action: Councilor Fant moved for adoption at third reading an ordinance to amend the Greenville County Land Development Regulations to update design standards for septic developments in the unzoned areas of the County and to establish countywide riparian buffer requirements to protect water quality and to implement features of the Plan Greenville County 2020 Comprehensive Plan.

Councilor Tzouvelekas inquired about the effective date of the proposed ordinance in regards to individuals who were currently in the process of permitting.

Councilor Fant stated, as previously explained, the proposed ordinance would not affect zoning requests that had already been permitted or were in the process of being permitted.

Councilor Harrison stated there was quite of bit of logic attached to the riparian buffer part of the proposed ordinance; however, he was not in favor of the 1.5 acre minimum lot size requirement. Mr. Harrison stated, given that information, he would be voting in opposition to the item in question.

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

d. 170 Patriot Hill, LLC – Fee in Lieu of Tax Agreement – Name Correction

Action: Chairman Pro Tem Kirven moved for adoption at third reading an ordinance authorizing the correction of the name of 170 Patriot Hill LLC, on a fee in lieu of tax agreement by and between Greenville County, South Carolina and 170 Patriot Hill Drive LLC; and other matters related thereto.

Chairman Pro Tem Kirven stated

Motion carried unanimously.

Item (10) Ordinances - Second Reading

a. Zoning Ordinances

i. CZ-2023-073, Property of Barry R. Burns, Jr. and Alyson Ghizzoni-Burns, located at 440 Terry Road, Fountain Inn, requesting rezoning from unzoned to R-R3. The Planning Commission and Committee recommended approved.

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

Motion carried unanimously.

ii. CZ-2023-074, Property of Kallie, LLC, located on Conestee Road, Lakewood Drive, Mauldin Road, and W. Butler Road, Greenville, requesting rezoning from R-S to S-1. The Planning Commission and Committee recommended approval.

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

Motion carried unanimously.

iii. CZ-2023-075, Property of Victoria Hernandez-Cortes, located at 460 Griffin Road and Griffin Road, Greenville, requesting rezoning from R-S to R-20. The Planning Commission and Committee recommended approval.

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

Motion carried unanimously.

iv. CZ-2023-076, Property of Riddhi Vinayak Hotels, LLC, located at 12 Impact Drive, Greenville, requesting rezoning from C-2 to FRD. The Planning Commission and Committee recommended approval with a condition.

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

Action: Councilor Fant moved to amend the ordinance to add a condition for the developer to 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 Fant moved approval of the ordinance as amended.

Motion as amended carried unanimously.

v. CZ-2023-079, Property of Monaghan Baptist Church, located on W. Parker Road, Greenville, requesting rezoning from R-10 to O-D. The Planning Commission and Committee recommended approval.

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

Motion carried unanimously.

vi. CZ-2023-080, Property of Adam Ehlers, located at 2 Elizabeth Drive, Greenville, requesting rezoning from R-20 to C-2. The Planning Commission and Committee recommended approval.

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

Councilor Tzouvelekas stated he had spoken to staff and the developers regarding issues with the property. There have been numerous disruptions on the property, resulting in calls to police. He would like to change the request to C-1, eliminating bars. Mr. Tzouvelekas requested his colleagues deny the current request.

Councilor Harrison stated the current request would rezone only a small portion of the property.

Councilor Tzouvelekas stated it would rezone only a small portion of the property. He would prefer it to be rezoned C-1 and eliminate the “bar situation.”

Chairman Pro Tem Kirven asked if it would be better to hold the item or refer it back to Committee, as opposed to denying it.

Mr. Tollison stated if the item was returned to the Committee, it would be open to amendments and could be evaluated as to the best way forward.

Action: Councilor Tzouvelekas moved to refer the item back to the Planning and Development Committee.

Motion to send the item back to the Planning and Development Committee carried unanimously.

vii. CZ-2023-081, Property of Shawki Shehadeh, located at 1220 W. Parker Road and Clark Drive, Greenville, requesting rezoning from R-10 to R-MA. The Planning Commission and Committee recommended approval.

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

Motion carried unanimously.

viii. CZ-2023-083, Property of Robert C. Jenkins Revocable Trust, located at 419 Old Boiling Springs Road and Buena Vista Way, Greer, requesting rezoning from R-S to FRD. The Planning Commission and Committee recommended approval with conditions.

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

Action: Councilor Fant moved to amend the ordinance to add two conditions:

- (1) The developer must provide revisions to the Preliminary Development Plan and a Statement of Intent as listed in the Memo on Comment Responses.
- (2) The developer must 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 Fant moved approval of the ordinance as amended.

Motion as amended carried unanimously.

- ix. **CZ-2023-084,** Property of Robert C. Jenkins Revocable Trust, located at 318 Old Boiling Springs Road, Greer, requesting rezoning from R-S to FRD. The Planning Commission and Committee recommended approval with conditions.

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

Action: Councilor Fant moved to amend the ordinance to add two conditions:

- (1) The developer must provide revisions to the Preliminary Development Plan and a Statement of Intent as listed in the Memo on Comment Responses.
- (2) The developer must 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 Fant moved approval of the ordinance as amended.

Motion as amended carried unanimously.

- x. **CZ-2023-069,** Property of 1642 Neely Ferry Road LLC, located at 926 and 926A Fairview Road and 1642 Neely Ferry Road, Simpsonville, requesting rezoning from S-1 and R-S to C-3. The Planning Commission and Committee recommended approval.

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

Motion carried unanimously.

b. Text Amendment / To Amend Article 8, Section 8:11.3 – Taylors Main Street Development District Boundary (CZ-2023-077)

Action: On behalf of the Committee, Councilor Fant moved for approval at second reading an ordinance to amend the Greenville County Zoning Ordinance so as to amend Article 8, Section 8:11.3 Official MSDD Boundary. The Planning Commission and Committee recommended approval.

Motion carried unanimously.

c. Text Amendment / To Amend Article 12, Table 12.1 – Community Recreation Area (CZ-2023-078)

Action: On behalf of the Committee, Councilor Fant moved for approval at second reading an ordinance to amend the Greenville County Zoning Ordinance so as to amend Article 12, Table 12:1 Community Recreation Area. The Planning Commission and Committee recommended approval.

Motion carried unanimously.

d. Sewer Easement Agreement / Enoree Residential Waste & Recycling Center

Action: Chairman Pro Tem Kirven moved for approval at second reading an ordinance to authorize the execution and delivery of a sewer easement over a portion of the Enoree Residential Waste & Recycling Center property located at 1311 Anderson Ridge Road, Greer, and other matters related thereto.

Motion carried unanimously.

e. Magna – Drive – Decostar / Fee in Lieu of Tax Agreement Second Amendments

Action: Chairman Pro Tem Kirven moved for approval at second reading an ordinance authorizing the amendment and bifurcation of that certain fee in lieu of ad valorem taxes and incentive agreement by and between Greenville County, South Carolina, Drive Automotive Industries of America, Inc., Decostar Industries Inc., and MGSC001 LLC, together with any related entities and sponsor affiliates, originally entered into in 2013 and as amended in 2015; execution and delivery of two amended, bifurcated, and restated fee in lieu of ad valorem taxes and incentive agreements with respect to certain economic development property in the County, whereby such property would continue to be subject to certain payments in lieu of taxes, including the provision of certain special source credits; the amendment of that certain fee in lieu of ad valorem taxes and incentive agreement by and between Greenville County, South Carolina, Drive Automotive Industries of America, Inc., and certain sponsor affiliates, originally entered into in 2002 and as amended in 2004; and other matters related thereto.

Motion carried unanimously.

f. Anderson – Greenville Joint County Industrial Business Park (2010 Park) Agreement Amendment / Project White

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 (2010 Park) of Anderson and Greenville Counties so as to enlarge the park to include certain property of [Project White].

Motion carried unanimously.

g. Anderson - Greenville Joint County Industrial Business Park (2010 Park) Agreement Amendment / Project Austin

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 (2010 Park) of Anderson and Greenville Counties so as to enlarge the park to add certain property in Anderson County [Project Austin].

Motion carried unanimously.

h. Anderson – Greenville Joint County Industrial Business Park (Workforce Housing) Agreement Amendment / Project Delano

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 (Workforce Housing) of Anderson and Greenville Counties so as to enlarge the park.

Motion carried unanimously.

i. Project Delano / 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 identified as Project Delano, with respect to certain investment in qualifying infrastructure related to the construction of a predominantly residential mixed-use project 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 Tzouvelekas inquired as to “what’s going on” in regards to the project.

Chairman Pro Tem Kirven stated Council approved its Affordable Housing Policy in 2022. The policy authorized developer incentives if a certain number of units in a development were offered at reduced rental rates, as determined by the area’s affordability index. The item in question was approved by the Finance Committee and met all the required qualifications. The project was located in the Greenville city limits and contained approximately 139 units. Mr. Kirven stated 28 units would be offered at reduced rental rates.

Councilor Tzouvelekas stated since the Affordable Housing Policy was approved, he was not aware of Council “turning down” any workforce development project that had been presented, with the exception of the “Cherokee deal” (Cherokee Landing). He stated it appeared as if those projects were “coming often and fast.”

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

j. Project Shepherd / 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 Project Shepherd, 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 at the request of the company’s attorney.

Motion to hold carried unanimously.

k. Project UTC / 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 Project UTC with respect to certain economic development property in the county, whereby such property would be subject to certain payments in lieu of ad valorem taxes; and other matters related thereto.

Motion carried unanimously.

l. Project Eagle / 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 an entity identified at this time as Project Eagle, including any related or affiliated entities and any sponsor affiliates, 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.

Motion carried unanimously.

Item (13) Committee Reports

No reports

Item (14) Administrator's Report

Mr. Kernell stated there had been a recent change in traffic flow to access the new Greenville County Office Buildings. The change was part of the County Square Redevelopment Plan. Demolition on the old building continued and was progressing well. EMS Headquarters and some of the Sheriff's Office Operations were still located in the old building; those offices were scheduled to move the first of February. Mr. Kernell stated traffic flow would change again in approximately two (2) months, due to the realignment of University Ridge. Once the old building was demolished, grading would begin to allow for additional ADA parking. Mr. Kernell stated a traffic circle was planned, which would allow people to drop citizens off who were doing business with the County.

Item (15) Requests and Motions

- Councilor Tzouvelekas requested an update from Mr. Kernell as to why the license of the business located at 1142 Grove Road had not been revoked.

Chairman Tripp stated the item was not open for discussion.

(Councilor Tzouvelekas was referring to an ordinance that was introduced at the December 5, 2023 Regular Council Meeting and sent to the Committee of the Whole. It was not included on the evening's agenda and not open for discussion.)

- Councilor Shaw requested Mr. Tollison provide an update at the next Council Meeting regarding the Opioid Settlement Lawsuit.

- Councilor Bradley inquired about a drop box for the Tax Office.

Mr. Kernell stated a drop box would be installed once the new road was in place.

Item (16) **Adjournment**

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

Motion carried and the meeting adjourned at 6:46 p.m.

Respectfully submitted:

Regina G. McCaskill
Clerk to Council