



GREENVILLE COUNTY COUNCIL

Minutes

Regular Meeting

January 16, 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

Shannon Herman, Assistant County Administrator

Nicole Wood, Assistant County Administrator

Ronald Hollister, Assistant County Administrator, Public Safety

Rashida Jeffers-Campbell, Planning Director

Others Present

Sheriff Hobart Lewis, Greenville County Sheriff's Office

Call to Order

Chairman Dan Tripp

Invocation – introduced by Councilor Joey Russo

Jerry Madden, Pastor
Praise Cathedral

Pledge of Allegiance

Item (4) **Approval of Minutes**

a. January 2, 2024 – Regular County Council Meeting

Action: Vice-Chairwoman Seman moved approval of the minutes from the January 2, 2024, Regular County Council Meeting.

Motion carried unanimously.

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

a. Recognizing the Outstanding Achievements of Dr. Yvonne Duckett

Chairman Pro Tem Kirven presented a proclamation to Dr. Yvonne Duckett, Executive Director of Greenville County Human Relations. For more than a decade, Dr. Duckett has skillfully and passionately led Human Relations, fostering an attitude of service and care among her staff, creating a nationally recognized department that promotes equal opportunity, fair housing choices, and financial empowerment for citizens.

Greenville County Council honored the outstanding achievements of Greenville County Human Relations, and acknowledged Dr. Yvonne Duckett for her outstanding leadership.

b. Blue Ridge High School Students

Councilor Russo recognized the students from Blue Ridge High School who were in attendance.

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

There were no speakers.

Item (7) **Public Hearings**

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

A public hearing was held for the purpose of receiving comments from the public regarding 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., and MGSC001 LLC, together with any related entities and sponsor affiliates, originally entered into in 2013 and 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.

- **Laura Allen** – appeared in opposition to the proposed

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

b. Anderson – Greenville Joint County Industrial Business Park (2010 Park) Agreement Amendment / Southern Wall Products, Inc. and HV Real Estate, LLC (formerly Project White)

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 Anderson and Greenville Counties so as to enlarge the park to include certain property of Southern Wall Products, Inc. and HV Real Estate, LLC.

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

c. Anderson – Greenville Joint County Industrial Business Park (Workforce Housing) Agreement Amendment / KPWT No Limit, LLC (formerly Project Delano)

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

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

d. KPTW No Limit, LLC (formerly Project Delano) / 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 KPWT No Limit, LLC, 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 the application of certain special source credits; and other matters related thereto.

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

e. Upstate Trade Center Property Owner LP (formerly Project UTC) / 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 Upstate Trade Center Property Owner LP, 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.

- **Laura Allen** – appeared in opposition to the proposed

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

Item (8) **Ordinances – Third 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.

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

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

Action: At the request of the applicant, Vice-Chairwoman Seman moved to hold the item until the February 20, 2024, Regular Council Meeting.

Motion to hold 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.

Action: Councilor Fant moved adoption of the ordinance at third 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 with a condition.

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

Motion 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.

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

Motion carried unanimously.

- vi. 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.

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

Motion carried unanimously.

- vii. **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 with conditions.

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

Motion 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 with conditions.

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

Motion 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.

Action: Councilor Fant moved adoption of the ordinance at third 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: Councilor Fant moved for adoption at third 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: Councilor Fant moved for adoption at third 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 adoption at third 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: Vice-Chairwoman Seman moved for adoption at third 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.

Chairman Pro Tem Kirven stated the item in question was not a new incentive agreement and no money was involved; it was a “clean-up of paperwork.”

Motion carried unanimously.

f. Anderson – Greenville Joint County Industrial Business Park (2010 Park) Agreement Amendment / Southern Wall Products, Inc. and HV Real Estate, LLC (formerly) Project White

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 to include certain property of Southern Wall Products, Inc. and HV Real Estate, LLC.

Councilor Shaw inquired if the County received money from Anderson County in regards to the item in question.

Chairman Pro Tem Kirven stated Greenville County received 1% of the profits.

Motion carried unanimously.

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

Action: Vice-Chairwoman Seman 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 to add certain property in Anderson County [Project Austin].

Action: Vice-Chairwoman Seman moved to hold the item until the public hearing was scheduled.

Motion to hold carried unanimously.

Councilor Fant left the meeting.

h. Anderson – Greenville Joint County Industrial Business Park (Workforce Housing) Agreement Amendment / KPWT No Limit, LLC (formerly Project Delano)

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

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

Councilor Fant had stepped away from the dais and did not cast a vote.

Councilor Harrison was attending the meeting via Zoom, but did not respond to the vote.

Councilor Fant returned to the meeting.

i. KPWT No Limit, LLC (formerly Project Delano) / Special Source Credit Agreement

Action: Vice-Chairwoman Seman 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 KPWT No Limit, LLC, 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.

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

Councilor Harrison was attending the meeting via Zoom, but did not respond to the vote.

j. Upstate Trade Center Property Owner LP (formerly Project UTC) / 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 Upstate Trade Center Property Owner LP, 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.

k. Drive Automotive Industries of America, Inc., and Lex Piedmont LLC (formerly Project Eagle) / Fee in Lieu of Tax Agreement

Action: Vice-Chairwoman Seman 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 Drive Automotive Industries of America, Inc., and Lex Piedmont LLC, 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.

Action: Vice-Chairwoman Seman moved to hold the item until the public hearing was scheduled.
Motion to hold carried unanimously.

Item (9) Ordinances – Second Reading

a. 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.

Motion carried unanimously.

Item (10) Ordinances – First Reading

a. Zoning Ordinances

Councilor Fant presented for first reading Zoning Dockets **CZ-2024-001, CZ-2024-002, CZ-2024-004, CZ-2024-005, and CZ-2024-007 through CZ-2024-009.**

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

Item (11) Committee Reports

There were no reports

Item (12) Administrator’s Report

No Report

Item (13) Requests and Motions

- Chairman Tripp wished County Administrator Joe Kernell a Happy Birthday.

Item (14)

Adjournment

Action:

Vice-Chairwoman Seman moved to adjourn the meeting.

Motion carried and the meeting adjourned at 6:34 p.m.

Respectfully submitted:

Regina G. McCaskill
Clerk to Council