



GREENVILLE COUNTY COUNCIL

Minutes
Regular Meeting
May 21, 2024
6:03 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, at 301 University Ridge, Greenville, and made available to the newspapers, radio stations, television stations and concerned citizens.

Council Members Absent

Stan Tzouvelekas, District 22

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
Dr. Tom Blackwell, Director, Greenville County Emergency Medical Services

Others Present

Senator Karl Allen

Call to Order

Vice-Chairwoman Liz Seman

Invocation

Councilor Chris Harrison

Pledge of Allegiance

Item (4) **Approval of Minutes**

a. May 7, 2024 – Regular County Council Meeting

Action: Councilor Barnes moved approval of the minutes from the May 7, 2024, Regular County Council Meeting.

Motion carried unanimously by Council Members present.

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

a. Recognizing Cancer Survivor Park Alliance

Vice-Chairwoman Seman recognized the members of the Cancer Survivor Park Alliance who were in attendance.

b. Recognizing Litter Volunteers: Gail & David Haggarty and Betty & Andrew Zychowski

Vice-Chairwoman Seman presented proclamations to Litter Volunteers Gail and David Haggarty and Betty and Andrew Zychowski for their dedication to environmental responsibility and outstanding service to the community.

c. Recognizing EMS Week - 2024

Vice-Chairwoman Seman presented a proclamation to Greenville County EMS, recognizing May 19 – 25 as Emergency Medical Services Week in the County. Ms. Seman stated County Council, as well as the County’s residents and visitors, were grateful for the incredible talent, purpose and passion of all Greenville County EMS staff, and acknowledged their essential role in public health.

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

- **Jack Logan** – appeared regarding Item 8.a. Renaming of Mt. Pleasant Community Center Gymnasium after the Late Reverend Furman P. Gatewood Sr.

Item (7) **Public Hearings**

a. Anderson – Greenville Multi County Industrial Business Park Agreement Amendment (2010 Park) / EastGroup Properties LP (formerly Project Turkey)

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 (*EastGroup Properties LP – formerly Project Turkey / Anderson County parcel*).

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

b. Clear Spring Fire and Rescue District / General Obligation Bond

A public hearing was held for the purpose of receiving comments from the public regarding an ordinance to provide for the issuance and sale of not exceeding \$2,300,000 Greenville County, South Carolina, general obligation bonds (*Clear Spring Fire and Rescue District Project*); Series 2024b; to prescribe the purposes for which the proceeds shall be expended; to provide for the payment thereof; and other matters related thereto.

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

Item (8)

Consent Agenda

- a. **Renaming of Mt. Pleasant Community Center Gymnasium after the Late Reverend Furman P. Gatewood Sr.**
- b. **FY2024-2025 Accommodations Tax Funding Recommendations**
- c. **Community Project Application / Radar Speed Sign – Foothills Road \$4,294.00**

Councilor Fant requested Item 8.a. Renaming of Mt. Pleasant Community Center Gymnasium after the Late Reverend Furman P. Gatewood Sr. be removed from the Consent Agenda. Mr. Fant stated he would like to properly recognize Reverend Gatewood’s family members who were in attendance.

Vice-Chairwoman Seman stated Item 8.a. was removed from the Consent Agenda and would be taken up during Committee Reports.

Action: Councilor Fant moved approval of Consent Agenda Items 8.b. and 8.c.

Motion carried unanimously by Council Members present.

Item (9)

Resolutions

- a. **Greater Greenville Sanitation District Annexation – Parker Road / Request for Public Hearing**

Action: Councilor Mitchell moved for adoption a resolution to hold a public hearing to consider enlarging the Greater Greenville Sanitation District to include 618 S. Parker Road.

Motion carried unanimously by Council Members present.

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

Vice-Chairwoman Seman turned to gavel over to Chairman Pro Tem Kirven.

Vice-Chairwoman Seman left the meeting at 6:22 p.m. after having recused herself from discussion and voting on the following item.

Action: Councilor Fant moved for adoption a resolution authorizing the execution and delivery of an inducement agreement by and between Greenville County, South Carolina and Project Anchorage, whereby, under certain conditions, Greenville County would execute a fee in lieu of tax 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/company would be provided certain credits against fee payments in reimbursement of investment in related qualified infrastructure; and providing for related matters.

Councilor Shaw requested a roll call vote.

Motion carried by a roll call vote of eight (Russo, Barnes, Harrison, Mitchell, Fant, Bradley, Kirven and Tripp) in favor, one (Shaw) in opposition, one (Tzouvelekas) absent, one (Blount) did not vote, and one (Seman) written abstention.

Vice-Chairwoman Seman returned to the meeting at 6:26 p.m.

Chairman Pro Tem Kirven returned the gavel to Vice-Chairwoman Seman.

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

- a. **Anderson – Greenville Multi County Industrial Business Park Agreement Amendment (2010 Park) / EastGroup Properties LP** *(formerly Project Turkey)*

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 *(Project Turkey / Anderson County)*.

Motion carried unanimously by Council Members present.

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

- a. **Zoning Ordinances**

- i. **CZ-2024-021,** Property of Nancy Guadalupe Reyes-Guigou, located at 2222 and 2224 E. Lee Road, Taylors, requesting rezoning from R-20 to R-10. The Planning Commission recommended approval and the Committee recommended denial.

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

Action: Councilor Shaw moved to hold the item due to the receipt of additional information.

Councilor Harrison stated he was in favor of the motion to hold. The applicant had reached out and requested the item be held. Mr. Harrison stated there had been some additional conversations with community leaders; he would like to give all interested parties the opportunity to work the situation out.

Motion to hold carried unanimously by Council Members present.

- ii. **CZ-2024-022,** Property of Soltz Inc. located at 107 Page Drive and White Horse Road, Greenville, requesting rezoning from S-1 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 request to require 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 by Council Members present.

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

Motion as amended carried unanimously by Council Members present.

- iii. **CZ-2024-023,** Property of Saad Dunbar Exchange LLC, located at 1203, 1207 & 1209 Grove Road, Greenville, requesting rezoning from O-D 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.

Motion carried unanimously by Council Members present.

- iv. **CZ-2024-024,** Property of Swampytown LLC, located at 1420 Hampton Avenue Ext., Greenville, requesting rezoning from R-M20 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 by Council Members present.

- v. **CZ-2024-026,** WITHDRAWN

- vi. **CZ-2024-027,** Property of Jaliabapa & Radha, LLC, located on Old Easley Highway, Gethsemane Drive & Old Bramlett Road, Greenville, requesting rezoning from R-15 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 by Council Members present.

b. Greenville County Library System FY2025 Budget

Action: Chairman Pro Tem Kirven moved for approval at second reading an ordinance to approve the appropriation of funds for the Greenville County Library System for the Fiscal Year beginning July 1, 2024 and ending June 30, 2025; and to authorize the annual ad valorem property tax millage levy for library purposes.

Motion carried unanimously by Council Members present.

c. Clear Spring Fire and Rescue District / General Obligation Bond

Action: Chairman Pro Tem Kirven moved for approval at second reading an ordinance to provide for the issuance and sale of not exceeding \$2,300,000 Greenville County, South Carolina, general obligation bonds (*Clear Spring Fire and Rescue District Project*), Series 2024b; to prescribe the purposes for which the proceeds shall be expended; to provide for the payment thereof; and other matters relating thereto.

Motion carried unanimously by Council Members present.

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

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 (*Project Catapult*).

Motion carried unanimously by Council Members present.

e. Project Pegasus / 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 or companies known to the County at this time as Project Pegasus, 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 with Councilor Blount voting in opposition.

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

Action: 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 (*Project Pegasus*).

Motion carried with Councilor Blount voting in opposition.

Item (12) Ordinances – First Reading

a. Zoning Ordinances

Councilor Fant presented for first reading Zoning Dockets **CZ-2024-029, CZ-2024-030, CZ-2024-032 and CZ-2024-033.**

Vice-Chairwoman Seman referred the items to the Planning and Development Committee.

b. Mauldin Fire District Millage

Chairman Pro Tem Kirven presented for first reading an ordinance to provide for the millage rate to be levied by the Mauldin Fire Service Area consistent with the state law limits for operations and maintenance as well as for the maintenance of a capital improvement plan.

Vice-Chairwoman Seman stated the item would remain on the floor.

c. Tigerville Fire Service Area Millage

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

Vice-Chairwoman Seman stated the item would remain on the floor.

d. Greenville / Pickens Multi County Industrial Business Park Agreement – Commerce Park

Chairman Pro Tem Kirven presented for first reading an ordinance to develop a jointly owned and operated industrial / business park in conjunction with Pickens County pursuant to South Carolina Code of Laws 1976, Section 4-1-170 as amended, such industrial / business park to be, at the time of its initial development, geographically located in Pickens County and to include certain property comprising the Pickens County Commerce Park and additional property within Pickens County located on Cartee Road; to provide for a written agreement with Greenville County providing for the expenses of the park, the percentage of revenue application, and the distribution of fees in lieu of ad valorem tax; and matters related thereto.

Vice-Chairwoman Seman stated the item would remain on the floor.

Item (13)

Committee Reports

Roads, Infrastructure and Public Works Committee / Item from the Consent Agenda

Item 8.a. Renaming of Mt. Pleasant Community Center Gymnasium after the Late Reverend Furman P. Gatewood Sr.

Councilor Fant recognized Mrs. Earline Gatewood, widow of the late Reverend Furman P. Gatewood, and other members of the Gatewood family who were in attendance. Mr. Fant stated Reverend Gatewood served as Director of the Mt. Pleasant Community Center for 31 years. The center was an integral part of District 25; Ms. Gatewood worked tirelessly to get the center renamed after her husband.

Action: Councilor Fant moved approval of Consent Agenda Item 8.a.

Motion carried unanimously by Council Members present.

a. Committee of the Whole

i. Board and Commission Appointments

Action: On behalf of the Committee, Chairman Pro Tem Kirven moved to appoint the following:

- **Danielle Nance and Jake O'Dare** to fill two vacancies on the **Accommodations Tax Advisory Committee**.
- **Patrick Epps, Michael Johnson and Amanda O'Brien** to fill three vacancies on the **Greenville Area Development Corporation**.
- **Matthew Thomas** to fill one vacancy (*District 28*) on the **Historic and Natural Resources Trust**.
- **John Boyanoski, Yolanda Brockman, Josh Hakala, Angelica Hall, Brennan Stonerock and Christopher Winters** to fill six vacancies on the **Board of Zoning Appeals**.

Motion carried unanimously by Council Members present.

ii. Greenville County Historic and Natural Resources Trust / Oakland Plantation

Action: On behalf of the Committee, Chairman Pro Tem Kirven moved to approve the Greenville County Historic and Natural Resources Trust recommendation on acquisition of the Oakland Plantation property and to authorize the County Administrator, with the advice and counsel of the County Attorney, to negotiate and execute agreements with the Upstate Preservation Trust for the transfer of the property to the County.

Motion carried unanimously by Council Members present.

Item (14)

Administrator's Report

Mr. Kernell stated demolition was complete on the old County Square building. Construction was on schedule; crews were currently working on underground installations. The pads would start taking shape in the near future and some of the roadways would follow quickly. Originally, additional handicapped parking was to be on a new road that was planned for the complex. After watching the parking use, some pull-in spaces were to be placed closer to the buildings. He stated the drop box for tax payments would be available soon. Mr. Kernell stated there would be a push to get those items completed in order to help traffic flow more efficiently.

Item (15)

Requests and Motions

a. Requesting SCDOT Rename a Portion of Highway 25 for Former Council Member Lottie Gibson

As noticed on the Council Agenda, Councilor Fant introduced a resolution requesting the South Carolina Department of Transportation honor former Councilwoman Lottie Beal Gibson by designating a portion of U.S. Highway 25 in Greenville County in her memory. Mr. Fant requested the resolution be referred to the appropriate committee.

Vice-Chairwoman Seman referred the item to the Roads, Infrastructure and Public Works Committee.

b. Ordinance to Amend the FY2024-2025 Budget to Establish an Animal Care Second Chance Fund

As noticed on the Council Agenda, Councilor Shaw introduced an ordinance to amend the FY2024-2025 Greenville County budget to establish spending requirements, priorities, and parameters for the Second Chance Fund Ancillary to Greenville County Animal Care. Mr. Shaw requested the ordinance be referred to the appropriate committee.

Vice-Chairwoman Seman referred the item to the Finance Committee.

Item (16)

Adjournment

Action: Councilor Fant moved to adjourn the meeting.

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

Respectfully submitted:

Regina G. McCaskill
Clerk to Council