



GREENVILLE COUNTY COUNCIL

Minutes

Regular Meeting

June 4, 2024

6:05 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

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

Others Present

Beverly James, Executive Director, Greenville County Library System

Call to Order

Chairman Dan Tripp

Invocation

Councilor Tzouvelekas

Pledge of Allegiance

Item (4) **Approval of Minutes**

a. May 21, 2024 – Regular County Council Meeting

Action: Vice-Chairwoman Seman moved approval of the minutes from the May 21, 2024, Regular County Council Meeting.

Motion carried unanimously.

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

a. Recognizing the Greenville Center for Creative Arts

Councilor Harrison recognized the members of the Greenville Center for Creative Arts who were in attendance.

b. Proclamation Celebrating Fatherhood and the SC Center for Fathers and Families

Councilor Fant presented a proclamation celebrating Fatherhood and the South Carolina Center for Fathers and Families, proclaiming June 2024 as “The Joy of Fatherhood Month” in Greenville County.

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

- **Diane Vreeland** – appeared regarding Item 11.a. Project Anchorage / Fee in Lieu of Tax Agreement

Item (7) **Public Hearings**

a. Greater Greenville Sanitation District Annexation – 618 S. Parker Road

A public hearing was held for the purpose of receiving comments from the public regarding a resolution to enlarge the boundaries of the Greater Greenville Sanitation District to include 618 S. Parker Road,

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

b. Greenville County Library System FY2025 Budget

A public hearing was held for the purpose of receiving comments from the public regarding 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.

- **Shelia Kihne** – appeared in opposition to the proposed

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

c. Greenville / Anderson Multi County Industrial Business Park Agreement Amendment (2010 Park) – Swampytown LLC (formerly Project Catapult)

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 (*Swampytown LLC – Project Catapult*).

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

d. 2008 Perimeter Road Partners LLC (formerly Project Pegasus) / 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 2008 Perimeter Road Partners LLC, 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 matter related thereto.

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

e. Greenville / Anderson Multi County Industrial Business Park Agreement Amendment (2010 Park) – 2008 Perimeter Road Partners LLC (formerly Project Pegasus)

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 (2008 Perimeter Road Partners LLC – formerly Project Pegasus).

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

Item (8) Resolutions

a. Greater Greenville Sanitation District Annexation – 618 S. Parker Road

Action: Vice-Chairwoman Seman moved for adoption a resolution to enlarge the boundaries of the Greater Greenville Sanitation District to include 618 S. Parker Road.

Motion carried unanimously.

Item (9) Ordinances – Third Reading

a. Zoning Ordinances

i. CZ-2024-022, Property of Soltz Inc. located at 107 Page Drive and White Horse Road, Greenville, requesting rezoning from S-1 to FRD with a condition.

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

Action: Councilor Mitchell moved to hold the item.

Motion to hold carried unanimously.

ii. 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.

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

Motion carried unanimously.

iii. CZ-2024-024, Property of Swampytown LLC, located at 1420 Hampton Avenue Ext., Greenville, requesting rezoning from R-M20 to S-1.

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

Motion carried unanimously.

- iv. **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.**

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

Motion carried unanimously.

b. Greenville County Library System FY2025 Budget

Action: Chairman Pro Tem Kirven moved for adoption at third 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.

Chairman Pro Tem Kirven stated the Greenville County Library System had requested no millage increase.

Councilor Tzouvelekas stated that, according to the proposed ordinance, the Library System was requesting an increase.

Vice-Chairwoman Seman stated there was no request for a millage increase; however, the budget could be increased without raising the millage.

Councilor Tzouvelekas asked if Council was being asked to vote for the increase or the budget.

Chairman Pro Tem Kirven stated the millage rate in the proposed budget was the same as in the Library System's FY2024 budget.

Councilor Shaw asked if additional tax revenue was the reason the Library System was not requesting an increase in the millage rate.

Chairman Pro Tem Kirven stated the Library System had not included a millage increase in its proposed budget, which was approved by the Finance Committee and subsequently moved to full Council.

Councilor Shaw inquired as to how the Library System could ask for a 6% budget increase without raising the millage rate.

Chairman Tripp stated the Library System was a separate entity; it set its own budget.

Action: Councilor Shaw moved to hold the item in order to gather additional information as to why the Library System needed a 6% increase in its budget.

Friendly Amendment: Vice-Chairwoman Seman offered a friendly amendment. She suggested the Library System provide additional information regarding its budget request during a Committee of the Whole meeting.

Councilor Shaw stated he accepted Ms. Seman's friendly amendment.

Motion to hold carried by a unanimous roll call vote.

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

Action: Chairman Pro Tem Kirven moved for adoption at third 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 related thereto.

Motion carried unanimously.

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

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 (*Swampytown LLC - Project Catapult*).

Chairman Pro Tem stated South Carolina had one of the highest corporate tax rates. The rate was 10.5% until about three years ago. The General Assembly reduced it to 6% on manufacturing properties, the same rate that commercial property owners and non-owner occupied property owners paid. Mr. Kirven stated the County did not lose any money on the fee end of a FILOT; however, FILOT's locked in millage rates for properties for a certain number of years. He stated, overall, the millage rate changed very infrequently and had been raised only one time in the past 30 years. Mr. Kirven stated that the State of South Carolina dictated to the Counties how legislation was set up regarding multi-county parks, FILOTS, 6% assessment, fixed / locked-in millage rates and Special Source Revenue Credits, in order to make South Carolina's industries competitive.

Mr. Kirven stated, if the item in question was approved, Swampytown LLC would go into a multi-county park, but would not receive a FILOT. They were doing so in order to qualify for state job tax credits that were authorized under State law. Those credits would help the developer establish a new business and eventually provide revenue back to Greenville County. He stated larger industries contributed enormous amounts of money into the local economy in the form of payroll, purchases from local small businesses, and other goods and services. Greenville County's labor participation rate was lower than a number of other counties. Mr. Kirven stated he did not know the reasoning for that number; however, there was some elasticity in the number of local employees that were eligible to take jobs. Mr. Kirven stated the Finance Committee questioned companies looking to invest in Greenville County very closely and emphasized the preference to hire locally. Companies also had the opportunity to work with Greenville Tech and the area vocational schools if training was needed for potential employees. The County's priority was local jobs for local folks, not attracting a lot of people to move to the area from out of state. Greenville County had a robust population; it was saturated with people requiring services, schools, roads, etc. Mr. Kirven stated the County was utilizing the tools that were prescribed by state law to equalize the competitiveness of Greenville County, and the State in general, for economic development.

Motion as presented carried unanimously.

e. 2008 Perimeter Road Partners LLC (formerly Project Pegasus) / 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 2008 Perimeter Road Partners, LLC, formerly known 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.

Councilor Tzouvelekas stated when a FILOT was set up for 30 years, the property's value increased but the fee stayed the same. Mr. Tzouvelekas stated the County would lose income. He stated when Council met with the school district, Dr. Royster had informed them that FILOTS hurt the children in school. Mr. Tzouvelekas stated the 6% assessment rate mandated by the state should be enough for companies wanting to invest in Greenville County. He asked if there was a business associated with Project Pegasus.

Chairman Pro Tem stated it was a speculative building to be built at SCTAC. There was an arrangement that was being considered by one of the area's major industries to use the building for security purposes. That industry contributed an enormous amount of money to the local economy.

Councilor Harrison stated a lot of what was being discussed had already been reviewed during the Finance Committee meeting. He reminded his colleagues that all Council Members were welcome to sit in during executive sessions, as they were very informational.

Councilor Tzouvelekas stated the public did not have the opportunity to attend Committee of the Whole and Finance Committee; Council Meetings were a good place for the citizens to hear Council's discussions. *(Note: All Council and Standing Committee meetings, to include the Committee of the Whole and the Finance Committee, were open to the public; Executive Sessions were not).*

Chairman Pro Tem Kirven stated that, under state law, companies negotiating with the County were entitled to privacy. They controlled when their full name was disclosed to the public, as long as it was done so by third reading. Mr. Kirven stated economic development was very competitive; companies compared Greenville County with other potential locations. He stated Greenville County was simply following the procedures as dictated by the General Assembly.

Motion as presented carried with Councilors Blount, Shaw and Tzouvelekas voting in opposition.

f. Greenville / Anderson Multi County Industrial Business Park Agreement Amendment (2010 Park) – 2008 Perimeter Road Partners LLC (formerly Project Pegasus)

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 (2008 Perimeter Road Partners LLC – formerly Project Pegasus).

Motion as presented carried with Councilors Blount, Shaw and Tzouvelekas voting in opposition.

Item (10) Ordinances – Second Reading

a. Zoning Ordinances

i. CZ-2024-021, Property of Nancy Guadalupe Reyes-Guigou, located at 2222 & 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.

Vice-Chairwoman Seman stated in reviewing the documentation, it appeared as if there were almost 60 signatures in opposition to the request. She inquired about the committee's discussion regarding the item, given the fact that the Planning Commission had recommended approval.

Action: Councilor Shaw moved to hold the item. He stated he would recommend denial, if holding it would drag things out too long.

Councilor Fant asked if the item in question was the one where there were a number of people against it due to congestion and traffic.

Councilor Harrison stated several citizens had voiced opposition to the request during the public hearing; however, since that time, some community leaders had indicated that they were now in favor of it. Mr. Harrison stated he had not heard any additional follow-up.

Vice-Chairwoman stated she was in favor of holding the item, as she would hate to see it denied if there was an opportunity for continued discussion.

Motion to hold carried unanimously.

b. Mauldin Fire District Millage

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

Motion carried unanimously.

c. Tigerville Fire Service Area Millage

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

Motion carried unanimously.

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

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

Councilor Fant left the meeting at 6:45 p.m.

Motion carried unanimously by Council Members present.

Item (11) Ordinances – First Reading

a. Project Anchorage / 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 known to the County at this time as Project Anchorage, 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.

Chairman Tripp stated the item would remain on the floor.

Item (12) Committee Reports

There were no reports.

Item (13) Administrator’s Report

No report.

Item (14) Requests and Motions by Council Members

There were no requests or motions.

Item (15)

Adjournment

Action:

Councilor Bradley moved to adjourn the meeting.

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

Respectfully submitted:

Regina G. McCaskill
Clerk to Council