



GREENVILLE COUNTY COUNCIL

Minutes
Regular Meeting
October 15, 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, 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**
- Chris Antley, Assistant County Attorney**
- Dean Campbell, Deputy County Attorney**
- Andrew Price, Assistant County Attorney**
- Jessica Stone, Deputy Clerk to Council**
- Pam Gilliam, Administrative Assistant**
- Terrence Galloway, Information Systems**

Others Present

None

Call to Order

Chairman Dan Tripp

Invocation

Councilor Fant

Pledge of Allegiance

Item (4) **Approval of Minutes**

a. October 1, 2024 – Regular County Council Meeting

Action: Vice-Chairman Seman moved to approve the minutes of the October 1, 2024, Regular County Council Meeting.

Motion carried unanimously.

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

a. Proclamation – Sunday Dinner With a Twist

Councilor Fant presented a proclamation to the founders of the *Sunday Dinner With a Twist*.

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

- Audrey Roth Pasin – appeared regarding Item 11.c. Metropolitan Sewer Subdistrict / Boundary Enlargement

Item (7) **Public Hearings**

a. Dunklin Fire District / Millage Increase

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 Dunklin Fire District.

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

b. Boiling Springs Fire District / Continuation of Millage

A public hearing was held for the purpose of receiving comments from the public regarding a resolution to provide for continuation of current ad valorem property tax to be levied by the Boiling Springs Fire District.

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

c. South Greenville Fire District / Continuation of Millage

A public hearing was held for the purpose of receiving comments from the public regarding a resolution to provide for continuation of current ad valorem property tax to be levied by the South Greenville Fire District.

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

d. Fairmont Avenue / Transfer of County Owned Property

A public hearing was held for the purpose of receiving comments from the public regarding an ordinance authorizing the transfer of approximately 15 acres of real property located off Fairmont Avenue in Greenville County identified as Greenville County Tax Map numbers 0387.00-01-004.00, 0387.00-01-004.03, and 0387.00-01-004.01 by way of Federal American Rescue Plan Act Funding to the Greenville County Redevelopment Authority, and to authorize the execution of a deed and any other documents and agreements related thereto.

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

e. Greenville / Laurens Multi County Industrial Business Park Agreement – Project Onward

A public hearing was held for the purpose of receiving comments from the public regarding an ordinance authorizing the execution and delivery of a multi-county industrial or business park, by and between Greenville County, South Carolina and Laurens County, South Carolina, to designate the boundaries of the park; and other matters related thereto.

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

f. Greater Greenville Sanitation District / Annexation Request – 587 Camden Drive, Piedmont

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 587 Camden Drive, Piedmont.

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

Item (8) Consent Agenda

- a. 2024 PARC Grant – Pavilion Recreation Complex Inline Arena Application
- b. 2024 Justice Assistance Grant Program Application
- c. 2023 State and Local Cyber Grant Program Application
- d. Community Project - Belmont Fire Department / Smoke Detector Blitz \$3,241.84
- e. Community Project - Piedmont Public Service District / Christmas Lights \$1,500

Action: Councilor Seman moved to approve the Consent Agenda items.

Motion carried unanimously.

Item (9) Resolutions

a. Dunklin Fire District / Millage Increase

Action: Councilor Kirven moved for adoption a resolution to provide for the millage rate to be levied by the Dunklin Fire District.

Motion carried unanimously.

b. Boiling Springs Fire District / South Greenville Fire District – Millage Request

Action: Councilor Kirven moved for adoption a resolution to provide for continuation of current ad valorem property tax to be levied by the South Greenville Fire District and the Boiling Springs Fire District.

Motion carried unanimously.

c. Gentherm Corporation and Gentherm Automotive, LLC (Project Circle K Holdings) / Consent to Transfer and Assignment

Action: Councilor Kirven moved for adoption resolution approving, ratifying and consenting to the transfer and assignment by Gentherm (South Carolina) Corporation (f/k/a Alfmeier Corporation) and Gentherm Automotive, LLC (f/k/a Alfmeier Friedrichs and Rath LLC) to, and assumption by, Circle K Holdings LLC of a certain existing FILOT agreement to which the County was a party and other matters related thereto.

Motion carried unanimously.

d. Greater Greenville Sanitation District / Annexation Request – 587 Camden Drive, Piedmont

Action: Councilor Seman moved for adoption to enlarge the boundaries of the Greater Greenville Sanitation District to include 587 Camden Drive, Piedmont.

Motion carried unanimously.

e. Metropolitan Sewer Subdistrict Boundary Enlargement – Request for Public Hearing

Action: Councilor Seman moved for adoption a resolution ordering a public hearing on the question of the enlargement of the territory of the Metropolitan Sewer Subdistrict and other matters related thereto.

Motion carried unanimously.

Item (10) Ordinances – Third Reading

a. Zoning Ordinances

i. CZ-2024-041, Property of Krish Vijay Patel for Vaughn Road Properties, LLC, located at 42 and 44 Vaughn Road, Greenville, requesting rezoning from R-S to FRD.

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

Action: Councilor Fant moved to suspend Council Rule IV (B)(3) to allow for immediate consideration of an amendment at third reading to Zoning Docket CZ-2024-041.

Motion to suspend carried unanimously.

Action: Councilor Fant moved to amend the request to include the following conditions:

1. *Reduce the total number of lots from 15 to 14*
2. *Place a maximum height on the dwellings of two story or 35 ft in total height*
3. *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 carried unanimously.

Councilor Kirven recused himself from discussion and voting on the following item. He left the meeting at 6:17 p.m.

ii. CZ-2024-048, Property of H. G. Kirven, Jr. and Diane A. Kirven, located at 213 League Rd., Simpsonville, requesting rezoning from R-S to AG.

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

Motion carried unanimously.

Councilor Kirven returned to the meeting at 6:18 p.m.

- iii. **CZ-2024-049,** Property of Dimitry Bruehl for Tanglewood Homes, LLC, located at 25 New Dunham Bridge Rd., 1008 & 1010 S Welcome Rd., Greenville, requesting rezoning from R-12 to R-MA.

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

Motion carried unanimously.

- iv. **CZ-2024-050,** Property of Melissa Halliburton of Swamp Rabbit Investments, LLC, located at 2 Fisher Rd. & Shady Ln., Greenville, requesting rezoning from R-20 to FRD as amended.

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

Motion carried unanimously.

- v. **CZ-2024-051,** Property of Blake Navarro of The Furman Co. for Park West 85 Investors, LLC, located at 1430 Lakeside Grove Lane, Lakeside Road, Stables Road and Interstate 185-S, Greenville, requesting rezoning from S-1, R-S, C-2 and R-MA to I-1.

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

Motion carried unanimously.

- vi. **CZ-2024-052,** Property of William G. White of Grace Community for Sh1 Pelham Propco, LLC, located at 2004 and 2006 Pelham Rd. and Blacks Dr., Greenville, requesting rezoning from P-D to PD – Major change, as amended.

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

Motion carried unanimously.

- vii. **CZ-2024-053,** Property of Pete Bauer for Loom Property, LLC, located at 5, 7, 9, 11, & 101 Talley St., Greenville, requesting rezoning from R-M15 to R-6.

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

Motion carried unanimously.

- viii. **CZ-2024-054,** Property of Pete Bauer for Loom Property, LLC, located on Talley St., Goldsmith St., Loom St., Hammett St. Ext., Greenville, requesting rezoning from R-M15 to R-7.5.

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

Motion carried unanimously.

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

a. Greenville / Laurens Multi County Industrial Park Agreement – Project Onward

Action: Chairman Pro Tem Kirven moved for approval at second reading an ordinance authorizing the execution and delivery of a multi-county industrial or business park, by and between Greenville County, South Carolina and Laurens County, South Carolina, to designate the boundaries of the park; and other related matters.

Motion carried unanimously.

b. Transfer of Fairmont Avenue Properties

Action: Chairman Pro Tem Kirven moved for approval at second reading an ordinance authorizing the transfer of approximately 15 acres of real property located off Fairmont Avenue to the Greenville County Redevelopment Authority, and to authorize the execution of a deed and any other documents and agreements related thereto.

Motion carried unanimously.

c. Metropolitan Sewer Subdistrict / Boundary Enlargement

Action: Councilor Seman moved for approval at second reading an ordinance authorizing the enlargement of the territory of the Metropolitan Sewer Subdistrict and other matters relating thereto.

Action: Councilor Seman moved to hold the item until the November 5 County Council meeting at such time the public hearing was scheduled.

Motion to hold carried unanimously.

Item (12) **Ordinances – First Reading**

a. Zoning Ordinances

Councilor Fant presented for first reading Zoning Dockets **CZ-2024-066** through **CZ-2024-069**.

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

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

Councilor 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.

Chairman Tripp stated the item would remain on the floor.

c. Sale of County Owned Property – 6 Bailey Mill Road

Councilor Kirven presented for first reading an ordinance to authorize the sale of a county-owned 1.995-acre parcel of real property located at 6 Bailey Mill Road, Travelers Rest, at the corner of Highway 14 and Bailey Road; and to authorize the Chairman of County Council and the County Administrator to execute appropriate deeds and agreements related thereto.

Chairman Tripp stated the item would remain on the floor.

d. Unified Development Ordinance

As noticed in the Council packet, Councilor Seman presented for first reading an ordinance to adopt the Greenville County Unified Development Ordinance.

Chairman Tripp referred the UDO to the Planning & Development Committee and requested that the Planning Commission discuss the UDO at its next meeting and provide a recommendation.

Item (13) Committee Reports

a. Committee of the Whole

i. Council Rules Amendment – County Council Employees

Action: As noticed in the Council packet, Councilor Seman moved to suspend Council Rules VI (A) to allow for the immediate adoption of a Council Rules Amendment.

Motion to suspend carried unanimously.

Action: Councilor Seman moved to add new subsection (E) to Section II to require a three-fourths vote of the Members of Council to hire the three named Council employees; a three-fourths vote of the Members of Council to terminate a Council employee without cause; and provide for a majority vote of the Members of Council to terminate for cause.

Motion carried unanimously.

ii. ~~Interim~~ County Attorney Appointment

Action: Councilor Seman moved to authorize the Chairman of County Council to negotiate and execute a contract with Christopher Antley for the position of County Attorney under the terms discussed in executive session.

Motion carried unanimously.

iii. Board and Commission Policy - Waiver of Interview Requirement for Uncontested Vacancies

No action taken

Item (14) Administrator's Report

Mr. Kernell and Jessica Stumpf provided an update on the County's response and recovery efforts in the aftermath of Hurricane Helene.

Item (15) Requests and Motions by Council Members

There were no requests or motions.

Item (16)

Adjournment

Action:

Councilor Fant moved to adjourn.

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

Respectfully submitted:

Jessica M Stone
Deputy Clerk to Council