



GREENVILLE COUNTY COUNCIL

Minutes
Regular Meeting
September 3, 2024
6:07 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

Liz Seman, *District 24*

Staff Present

Joe Kernell, *County Administrator*
Mark Tollison, *County Attorney*
Chris Antley, *Assistant County Attorney*
Andrew Price, *Assistant County Attorney*
Jessica Stone, *Deputy Clerk to Council*
Pam Gilliam, *Administrative Assistant*
Phillip Simmons, *Information Systems*

Others Present

Conway Belangia, *Director, Election Commission*

Call to Order

Chairman Dan Tripp

Invocation

Councilor Joey Russo

Pledge of Allegiance

Council Members Remote Participation

None

Blaze Hudson, *Information Systems*
Nicole Wood, *Assistant County Administrator*
Hesha Gamble, *Assistant County Administrator*
Tee Coker, *Assistant County Administrator*
Ronald Hollister, *Assistant County Administrator*
Bob Mihalic, *Governmental Affairs Officer*

Item (4) Approval of Minutes

a. August 20, 2024 – Regular County Council Meeting

Action: Chairman Pro Tem Kirven moved to approve the minutes of the August 20, 2024, Regular County Council Meeting.

Motion carried unanimously.

Item (5) Proclamations and Special Recognition

a. Recognizing Unity Health on Main

Councilor Mitchell recognized members of *Unity Health on Main* who were in attendance.

Item (6) Appearances – Current Agenda Items

- **Dianne Vreeland** – appeared regarding Item 11.c. *Vermeer Corporation (formerly Project Gold) / Fee in Lieu of Tax Agreement*
- **Ed Paxton** – appeared regarding Item 8.c. *Community Project Application / Upstate Circle of Friends – Construction of enclosed walkway \$16,550*

Item (7) Public Hearings

a. Fuyao Glass America Inc. (formerly Project Dragon Fire) / Fee in Lieu of Tax Agreement

A public hearing was held for the purpose of receiving comments from the public regarding an ordinance authorizing and approving the execution and delivery of a second amendment to an existing fee in lieu of tax agreement between Greenville County, South Carolina and Fuyao Glass America Inc., a company previously identified as Project Dragon Fire, to provide for, under certain circumstances, certain additional investment in certain manufacturing and related facilities in the County; and other matters related thereto.

- **Dianne Vreeland** – appeared in opposition to the proposed

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

Item (8) Consent Agenda

- Commissioning of Code Enforcement Officer - Jaimee Masters
- Community Project Application / Duncan Chapel Fire District – New MDT’s \$3,500
- Community Project Application / Upstate Circle of Friends – Construction of enclosed walkway \$16,550

Action: Chairman Pro Tem Kirven moved approval of the Consent Agendas items.

Motion carried unanimously.

Item (9) **Resolutions**

a. Slater-Marietta Fire District General / Obligation Bonds - Request for Public Hearing

Action: Chairman Pro Tem Kirven moved for adoption a resolution calling for a public hearing to be held upon the question of the issuance of not exceeding \$1,275,000 of general obligation bonds of Slater-Marietta Fire District and to provide for the publication of the notice of such hearing.

Motion carried unanimously.

b. Lake Cunningham Fire District General Obligation Bonds / Request for Public Hearing

Action: Chairman Pro Tem Kirven moved for adoption a resolution calling for a public hearing to be held upon the question of the issuance of not exceeding \$9,000,000 of general obligation bonds of Lake Cunningham Fire District and to provide for the publication of the notice of such hearing.

Motion carried unanimously.

c. Greater Greenville Sanitation District Annexation Request / 587 Camden Drive, Piedmont - 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 included 587 Camden Drive, Piedmont, SC 29673.

Motion carried unanimously.

d. Metropolitan Sewer Subdistrict / Boundary Enlargement – Request for Public Hearing

Action: Councilor Mitchell 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 relating thereto.

Motion carried unanimously.

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

a. Zoning Ordinances

i. CZ-2024-035, Property located at 2101, 2145 and 2155 Old Spartanburg Road and Hudson Road, Greer (Council District 22), requesting rezoning from PD to PD Major Change.

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

Motion carried unanimously.

b. Fountain Inn Fire Service Area / 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 three million eight hundred thousand dollars (\$3,800,000) Greenville County General Obligation Bonds (Fountain Inn Fire Service Area Project), Series 2024C; 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.

c. Fuyao Glass America Inc. (formerly Project Dragon Fire) / 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 second amendment to an existing fee in lieu of tax agreement between Greenville County, South Carolina and Fuyao Glass America Inc., formerly known as Project Dragon Fire; to provide for, under certain circumstances, certain additional special source revenue credits in connection with additional investment in certain manufacturing and related facilities in the County; and other matters related thereto.

Motion carried unanimously.

d. Special Tax Districts – Millage or Fee Increase for Maintenance of Lighting

Action: Chairman Pro Tem Kirven moved for adoption at third reading an ordinance to provide for the millage or fee rate to be levied by certain Special Tax Districts established for lighting purposes; including the Brutontown, Monaghan, River Oak, Woodside Mills, Broadmoor, and Washington Heights Special Tax Districts.

Motion carried unanimously.

Item (11) Ordinances – Second Reading

a. Zoning Ordinances

i. CZ-2024-036, Property located at 123 Mason St., Ross St., & 4, 6, & 8 Jones St., Greenville, (Council District 23), requesting rezoning from NC & R-7.5 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 meet the following condition:

- *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.

- ii. **CZ-2024-038**, Property located on Buncombe Road and Old Buncombe Road, Greenville, (Council District 23), requesting rezoning from R-MA 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.

Action: iii. **CZ-2024-040**, Property located at 1711 and 1713 Old Spartanburg Rd. and Hudson Way, Greer (Council District 21), requesting rezoning from R-M20 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 request to require the developer to meet the following conditions:

- *Submit a Final Development Plan for review and approval prior to the issuance of any land development or building permits.*
- *Maintain a parking agreement located no more than one mile away with sufficient parking per Greenville County Zoning Ordinance Section 12:2, Table 12.1, & Section 12:2.7.*

Motion to amend carried unanimously.

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

Motion carried unanimously.

- iv. **CZ-2024-043**, Property located at 2 Fisher Rd., Greenville (Council District 22), requesting rezoning from R-12 & R-M7 to FRD. The Planning Commission made no recommendation and the Committee recommended approval with conditions as amended.

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

Action: Councilor Fant moved to amend the request as follows:

- *Removal of the use of general retail from the Statement of Intent as a permitted use.*

Motion to amend carried unanimously.

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

Motion carried unanimously.

- v. **CZ-2024-044**, Property located at 505 John Ross Ct., Pelzer (Council District 26), requesting rezoning from C-3 to S-1. The Planning Commission and the Committee recommended approval.

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

- vi. **CZ-2024-045**, Property located at 202 Brown Rd., Sagittarius Way, and Interstate-185, Piedmont and Greenville, (Council District 25), requesting rezoning from R-MA to I-1. The Planning Commission and the Committee recommended approval.

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

- vii. **CZ-2024-046**, Property located at 1726 A Hwy. 418, Pelzer (Council District 26), requesting rezoning from R-R3 to C-1. The Planning Commission and the Committee recommended approval.

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

b. Foothills Fire District / Millage Increase

Action: Chairman Pro Tem Kirven moved for approval at second reading an ordinance to provide for the millage rate to be levied by the Foothills Fire Service Area.
Motion carried unanimously.

c. Vermeer Corporation (formerly Project Gold) / 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 an amended and restated fee in lieu of tax and special source credit agreement by and between Greenville County, South Carolina and a company or companies known to the County at this time as Project Gold 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 (12) Ordinances – First Reading

a. Slater-Marietta Fire District / General Obligation Bonds

Chairman Pro Tem Kirven presented for first reading an ordinance finding that the Slater-Marietta Fire District may issue not exceeding \$1,275,000 of general obligation bonds; to authorize the Board of Fire Control of the Slater-Marietta Fire District, South Carolina, to issue such bonds and to provide for the publication of notice of the said finding and authorization.

Chairman Tripp stated the item would remain on the floor.

b. Lake Cunningham Fire District / General Obligation Bonds

Chairman Pro Tem Kirven presented for first reading an ordinance finding that the Lake Cunningham Fire District may issue not exceeding \$9,000,000 of general obligation bonds; to authorize the Board of Fire Control of the Lake Cunningham Fire District, South Carolina, to issue such bonds and to provide for the publication of notice of the said finding and authorization.

Chairman Tripp stated the item would remain on the floor.

c. Metropolitan Sewer Subdistrict / Boundary Enlargement

Councilor Mitchell presented for first reading an ordinance authorizing the enlargement of the territory of the Metropolitan Sewer Subdistrict and other matters relating thereto.

Chairman Tripp stated the item would remain on the floor.

Item (13) Committee Reports

There were no reports.

Item (14) Administrator’s Report

There was no report.

Item (15) Requests and Motions by Council Members

a. Motion to Reconsider at Third Reading – Zoning Docket CZ-2024-021

CZ-2024-021, Property 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.

Councilor Shaw stated during the August 20, 2024, County Council meeting, the above-referenced item was denied by Council at third reading. The item had been held since earlier in the year, and he had inadvertently failed to request it be held again. Mr. Shaw stated he felt strongly that the developer and the community were close to reaching an agreement regarding the request. If the denial were to stand, it would cause a hardship for the applicant. Mr. Shaw requested his colleagues reconsider the item; if they did so, he would again request it be held.

Action: Councilor Shaw moved to suspend Council Rules (III.B.2.) related to notice and the addition of an item to an agenda.

Motion carried unanimously.

Action: Councilor Shaw moved to reconsider the action taken at the August 20, 2024, Regular Council meeting regarding Zoning Docket CZ-2024-021.

Motion carried unanimously.

Action: Councilor Shaw moved to hold Zoning Docket CZ-2024-021.

Motion to hold carried unanimously.

Item (16) **Adjournment**

Action: Chairman Pro Tem Kirven moved to adjourn the meeting.

Motion carried and the meeting adjourned at 6:33 p.m.

Respectfully submitted:

Jessica M Stone
Deputy Clerk to Council