



# GREENVILLE COUNTY COUNCIL

Minutes

## Regular Meeting

May 1, 2018

6:07 p.m.

County Square – Council Chambers

### Council Members

Mr. Butch Kirven, Chairman  
Mr. Willis Meadows, Vice Chairman  
Mrs. Xanthene Norris, Chairman Pro Tem  
Mr. Joe Dill  
Mr. Mike Barnes  
Mr. Sid Cates  
Mr. Rick Roberts  
Mr. Bob Taylor  
Mrs. Liz Seman  
Mr. Ennis Fant, Sr.  
Mr. Lynn Ballard  
Mr. Fred Payne

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Pursuant to the Freedom of Information Act, notice of the meeting date, time, place and agenda was posted on the bulletin board at the County Square 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  
Dean Campbell, Deputy County Attorney  
Jeffrey Wile, Assistant County Attorney  
John Hansley, Deputy County Administrator  
Regina McCaskill, Clerk to Council  
Jessica Stone, Deputy Clerk to Council  
Paula Gucker, Assistant County Administrator, Public Works  
Sarah Holt, Planning  
Bob Mihalic, Governmental Relations Officer

### OTHERS PRESENT

None

### CALL TO ORDER

Chairman Butch Kirven

INVOCATION – Introduced by Councilor Sid Cates

Susie Burton, Administrator  
Footprints Christian Academy

### PLEDGE OF ALLEGIANCE

**Item (4)      APPROVAL OF MINUTES**

**ACTION:**      Councilor Norris moved to approve the minutes of the April 17, 2018, Regular Council Meeting.

Motion carried unanimously.

**Item (5)      PUBLIC HEARINGS**

**(a) Public Finance Authority Multifamily Housing Revenue Bonds / AHF Southeast Portfolio Acquisition**

A public hearing was held for the purpose of receiving comments from the public regarding a resolution regarding the issuance by the Public Finance Authority of its Multifamily Housing Revenue Bonds, in one or more series, in the principal amount of not exceeding \$22,000,000, for the purpose of defraying the costs of acquiring certain multifamily affordable housing facilities located in the County; and other related matters.

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

**Item (6)      APPEARANCES – current agenda items**

- **Clarence Thornton**, Greenville – appeared regarding the University Ridge Redevelopment

**Item (7)      CONSENT AGENDA**

- (a) **Best Friends Animal Society Grant**
- (b) **Petco Foundation Grant**
- (c) **Community Project Application / Slater Marietta Fire Department – CAD Interface - \$1,060.00**
- (d) **Community Project Application / Greenville County Public Works – Speed Bump on Ridge Road Extension - \$3,000.00**
- (e) **Community Project Application / Donaldson Center Fire Department – Training Center Conference Facility Upgrade - \$3,800.00**

**ACTION:**      Councilor Seman moved to approve the Consent Agenda Items.

Motion carried unanimously.

**Item (8)      RESOLUTIONS**

**(a) Public Finance Authority Multifamily Housing Revenue Bonds / AHF Southeast Portfolio Acquisition**

**ACTION:**      Councilor Taylor moved for adoption a resolution regarding the issuance by the Public Finance Authority of its Multifamily Housing Revenue Bonds, in one or more series, in the principal amount of not exceeding \$22,000,000, for the purpose of defraying the costs of acquiring certain multifamily affordable housing facilities located in the County; and other related matters.

Motion carried unanimously.

Item (9)           **ORDINANCES – THIRD READING**

(a) **Zoning Ordinances**

1.   **CZ-2017-57: Property of Steve McNair, located on Old Spartanburg Road, requesting rezoning from R-12 to R-M5.**

**ACTION:**           Councilor Ballard moved adoption of the ordinance at third reading.

Motion carried unanimously.

2.   **CZ-2018-16: Property of Central Realty Holdings LLC, located on N. Pleasantburg Drive and Claremont Drive, requesting rezoning from R-20 and C-2 to FRD with the amended Statement of Intent.**

**ACTION:**           Councilor Ballard moved adoption of the ordinance at third reading.

Motion as amended carried unanimously.

3.   **CZ-2018-18: Property of Rose Marie and Samuel Francis Postich, located at 812 SE Main Street, requesting rezoning from R-S to I-1.**

**ACTION:**           Councilor Ballard moved adoption of the ordinance at third reading.

Motion carried unanimously.

4.   **CZ-2018-19: Property of Kelly Powell and Beeco Properties LLC, located on Beeco Road, requesting rezoning from R-S to S-1.**

**ACTION:**           Councilor Ballard moved adoption of the ordinance at third reading.

Motion carried unanimously.

5.   **CZ-2018-20: Property of F & F Realty Investments LLC, located at 327 White Horse Road, requesting rezoning from I-1 to C-3.**

**ACTION:**           Councilor Ballard moved adoption of the ordinance at third reading.

Motion carried unanimously.

6.   **CZ-2018-21: Property of F & F Realty Investments LLC, located at 345 White Horse Road, requesting rezoning from I-1 to S-1.**

**ACTION:**           Councilor Ballard moved adoption of the ordinance at third reading.

Motion carried unanimously.

7.   **CZ-2018-22: Property of Robert Dayton, Houses & then Some Inc., located at 211 Roper Mountain Road Ext., requesting rezoning from R-20 to POD.**

**ACTION:**           Councilor Ballard moved adoption of the ordinance at third reading.

Motion carried with Vice-Chairman Meadows and Councilor Taylor voting in opposition.

**(b) Greenville County Comprehensive Plan Amendment / Dublin Road Area Plan (CP-2018-01)**

**ACTION:** Councilor Ballard moved for adoption at third reading an ordinance to adopt the Dublin Road Area Plan as an amendment to the Greenville County Comprehensive Plan. The Planning Commission and Committee recommended approval.

Motion carried.

**Item (10) ORDINANCES – SECOND READING**

**(a) South Greenville Area Fire District / General Obligation Bonds**

**ACTION:** Councilor Taylor moved for approval at second reading an ordinance finding that the South Greenville Area Fire District may issue not exceeding \$3,000,000 General Obligation Bonds; to authorize the Board of Fire Control of the South Greenville Area Fire District, South Carolina to issue such bonds and to provide for the publication of notice of the said finding and authorization.

Motion carried unanimously.

**(b) Project Stryker / Fee in Lieu of Tax Agreement**

**ACTION:** Councilor Taylor 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 Stryker 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.

**ACTION:** Councilor Taylor moved to hold the item until the June 5, 2018, County Council Meeting.

Motion to hold carried unanimously.

**(c) Anderson – Greenville Multi County Industrial Business Park Agreement Amendment (2010 Park) / Project Stryker**

**ACTION:** Councilor Taylor 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.

**ACTION:** Councilor Taylor moved to hold the item until the June 5, 2018, County Council Meeting.

Motion to hold carried unanimously.

**(d) University Ridge Redevelopment (Project Window)**

**ACTION:** Vice-Chairman Meadows moved for approval at second reading an ordinance authorizing various agreements for The University Ridge Project (the "Project"), formerly known as Project Window; authorizing the creation of a Public Facilities Corporation; approving the transfer of properties located in and around the Project; authorizing the execution of deeds and other documents, agreements and matters related thereto.

Vice-Chairman Meadows stated the document indicated if the corporation was dissolved, any assets would go to the State and the County. He asked for clarification of the statement.

County Attorney Mark Tollison stated the information was taken directly from the State law that was used to create public facilities corporations and the money would actually come back to the County.

Motion as presented carried unanimously.

**Item (11)      COMMITTEE REPORTS**

**(a)      Committee on Finance**

**1.      Accommodations Tax Advisory Committee (2 vacancies) / Appointment**

**ACTION:**                      On behalf of the committee, Vice-Chairman Meadows moved to close nomination and elect by acclamation Victoria Fernandez to fill one of two vacancies on the Accommodations Tax Advisory Committee.

Motion carried unanimously.

**Item (12)      APPEARANCES BY CITIZENS**

- **Bruce Wilson**, 14 Freestone Street, Greenville – appeared regarding acknowledgement of County Administrator Joe Kernell
- **Efia Nwangaza**, 202 Lavinia Avenue, Greenville – appeared regarding the dignity and safety of women in Greenville County

**Item (13)      ADMINISTRATOR'S REPORT**

No Report

**Item (14)      REQUESTS AND MOTIONS BY COUNCIL MEMBERS**

- Councilor Payne stated in October of 2017, the County learned it was eligible to receive a federal highway grant. He added the grant process had just been completed and he thanked Shannon Herman, Assistant to the County Administrator, for all of her hard work. He also thanked Joe Kernell and Council for supporting the effort.
- Vice-Chairman Meadows invited everyone to a Veterans Tribute on May 19 at the Swamp Rabbit Station located on Sulphur Springs Road. He stated the event would start at 10:00 a.m.
- Councilor Roberts stated he was very concerned about approving developments in the County given the lack of infrastructure. He added the County had a little more than \$8 million to improve nearly 1800 miles of roads; those monies would not allow for expansion of roads or turn lanes and would pay for paving of only about 30 miles of road per year. Given those figures, it would take more than 50 years to repave all the roads. Mr. Roberts stated other counties throughout the State were spending considerably more on road improvements. Charleston County spent \$48 million on roads. When comparing individual revenue figures, Greenville County was at \$464.00 per person while Richland County was at \$1065 per person. Mr. Roberts stated the roads in Greenville County were in bad shape and many did not appear to have been repaved or improved in years, yet, the number of cars had increased drastically. Commute times had also increased dramatically. Mr. Roberts stated safety was also an issue; South Carolina was ranked almost last in the nation for safety and Greenville County was ranked at the bottom statewide. He added the County would have to consider approving developments in denser areas to accommodate growth which would necessitate the need for more infrastructure. Mr. Roberts stated the County needed to acknowledge the problem and start bringing ideas to the table to fix the problem. He stated Impact Fees and increased Sales Tax could be solutions.

- Councilor Taylor stated he agreed with Councilor Roberts' comments and requested Chairman Kirven to consider forming an ad hoc committee to study the County's roads issue.
- Councilor Norris stated she would like to withdraw her affirmative vote on the Dublin Road issue.
- Councilor Norris stated she endorsed the comments from one of the night's speakers regarding Willie Earl, a young man who was kidnapped and lynched after being accused of killing a Greenville cab driver in 1947. Mrs. Norris stated the event was something she would never forget.
- Councilor Seman thanked everyone who braved the rainy weather last Monday to attend the ribbon-cutting ceremony at the SC Army National Guard joint-use facility located at SCTAC. She added the brand new, state-of-the-art training complex represented a unique partnership between SCTAC, Greenville Tech and the S.C. National Guard. Mrs. Seman stated the facility would house Greenville Tech's Aircraft Maintenance Technology Program during the week, while the SC Army National Guard would use it primarily on weekends. She gave kudos to Chairman Butch Kirven for his key role in bringing the parties together that turned the vision into a reality.
- Councilor Fant acknowledged Councilor Roberts and his commitment to the County's roads. He added the roads were not going to fix themselves. Councilor Fant recognized the members of Vision 25 in attendance.
- Chairman Kirven stated he appreciated the comments of both Councilor Roberts and Councilor Fant. He added Council was hearing a lot from the citizens about the roads, quality of life and infrastructure. Mr. Kirven stated while County was in the midst of prosperity, it may not be shared equally among the citizens and quality of life issues affected everyone. The County had gotten into a mess over the long term and there were no quick fixes. While the County was in the process of entering into a Comprehensive Planning Cycle, Mr. Kirven added that plans were no good unless they were implemented. He stated the County had to come up with solutions to accommodate a growing population. There had to be incentives to create environments where citizens would be able to walk to work, walk to school, walk to church. He referred to a consultant who recently addressed Council about high density developments producing more public revenue per square foot which could be put into public infrastructure and roads. Mr. Kirven stated this was an example of the market working for the public and added he was confident Council could develop solutions to benefit the citizens.

**Item (15)**

**ADJOURNMENT**

**ACTION:**

Councilor Dill moved to adjourn the meeting.

Motion carried unanimously and the meeting was adjourned at 6:54 p.m.

Respectfully submitted:

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Regina G. McCaskill, Clerk to Council