



GREENVILLE COUNTY COUNCIL

Minutes

Regular Meeting

June 19, 2018

6:08 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

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
Jessica Stone, Deputy Clerk to Council
Pam Gilliam, Administrative Assistant, County Council Office
Paula Gucker, Assistant County Administrator, Public Works
Sarah Holt, Planning Director
Bob Mihalic, Governmental Relations Officer
John Vandermosten, Assistant County Administrator, Public Safety

Others Present

Tavia Gaddy, Greenville Area Development Corporation

Call to Order

Chairman Kirven

Invocation - introduced by Councilor Fant

Dr. Don Smith

Pledge of Allegiance

Item (4) Approval of Minutes

ACTION: Councilor Norris moved to approve the minutes of the June 5, 2018, Regular Council Meeting.

Motion carried unanimously.

Item (5) Public Hearings

a. International Vitamin Corporation (formerly Project Poetry) / 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 International Vitamin Corporation 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.

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

b. Greenville County Library System / FY 2019 Budget Ordinance

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, 2018 and ending June 30, 2019; and to authorize the annual ad valorem property tax millage levy for library purposes.

Councilor Ballard asked if the proposed budget had been presented to the Finance Committee.

Councilor Taylor verified the item had been presented to the Finance Committee and there were no tax increases involved.

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

Item (6) Appearances – current agenda items

- **Alexander Garvey**, 114 Briar Park Drive, Greer – appeared regarding the Affordable Housing Permit Fee Waiver Program
- **Donald Oglesby**, 1831 Memorial Drive Ext., Greer – appeared regarding the Affordable Housing Permit Fee Waiver Program
- **Stacey Mills**, 140 Lake Point Drive, Taylors - appeared regarding the Affordable Housing Permit Fee Waiver Program
- **Franklin Wallin**, 24 Ruskin Square, Greenville - appeared regarding the Affordable Housing Permit Fee Waiver Program
- **Deborah McKetty**, 105 Dawnwood Drive, Greenville - appeared regarding the Affordable Housing Permit Fee Waiver Program
- **Jalen Elrod**, 118 E. Belvadere, Greenville - appeared regarding the Affordable Housing Permit Fee Waiver Program
- **Ed Paxton**, 1 York Circle, Greenville - appeared regarding the Affordable Housing Permit Fee Waiver Program

Item (7) Consent Agenda

- a. Commissioning of Codes Enforcement Officers (PWI)
- b. FY 2019 – 2020 Road Paving List (PWI)
- c. SCDOT / Greenville County Road Swap (PWI)
- d. FY 2018 DNA Capacity Enhancement and Backlog Reduction Program (Finance)
- e. State Workforce Development Board Innovation Grant (Finance)
- f. Community Project Application – City of Travelers Rest / Scottish Games \$2,500.00 (Finance)
- g. Community Project Application – Duncan Chapel Fire District / Gear Dryer \$4,000.00 (Finance)
- h. Community Project Application – Duncan Chapel Elementary PTA / Playground Equipment \$5,000.00 (Finance)
- i. Community Project Application – Piedmont Public Service District / Footbridge and Kayak Launch \$2,046.00 (Finance)
- j. Community Project Application – Lake Cunningham Fire District / AED's \$5,000.00 (Finance)
- k. Community Project Application – Phillis Wheatley Center / Building Improvements - Kitchen \$5,000.00 (Finance)
- l. Community Project Application – Berea High School / Sound System \$2,956.00 (Finance)

ACTION: Councilor Seman moved to approve the Consent Agenda Items.
Motion carried unanimously.

Item (8) Resolutions

- a. **Project Rosie / Inducement Resolution**

ACTION: Councilor Taylor moved for adoption a resolution authorizing the execution and delivery of an inducement agreement by and between Greenville County, South Carolina and Project Rosie, whereby, under certain conditions, Greenville County would execute a fee in lieu of tax and incentive 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 providing for related matters.

Motion carried unanimously.

Item (9) Ordinances – Third Reading

- a. **Zoning Ordinances**
 - 1. **CZ-2018-25: Property of Gabriel Builders Inc., located on White Horse Road, requesting rezoning from R-S to C-3 (front portion of parcel only).**

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

Councilor Dill asked if there had been any further clarification regarding what type of structure would be built on the site; Council was originally informed a cabinet shop would be built and the survey indicated warehouses.

Vice-Chairman Meadows stated Council had received an email indicating a cabinet shop would be built on the site even though the survey indicated warehouses. He stated the applicant, Mr. Rubio, was present and asked him to clarify.

Mr. Rubio verified a cabinet shop would be built on the site.

Motion carried unanimously.

b. Greenville County Library System / FY2019 Budget Ordinance

ACTION: Councilor Taylor 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, 2018 and ending June 30, 2019; and to authorize the annual ad valorem property tax millage levy for library purposes.

Motion carried unanimously.

c. International Vitamin Corporation (formerly Project Poetry) / Fee in Lieu of Tax Agreement

ACTION: Councilor Taylor 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 International Vitamin Corporation 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.

Motion carried unanimously.

d. Project Stryker / Fee in Lieu of Tax Agreement

ACTION: Councilor Taylor 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 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 July 17, 2018.

Motion to hold carried unanimously.

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

ACTION: Councilor Taylor 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.

ACTION: Councilor Taylor moved to hold the item until July 17, 2018.

Motion to hold carried unanimously.

Item (10) Ordinances – Second Reading

a. Zoning Ordinances

1. CZ-2018-28: **Property of Mark III Properties Inc., Mark K. Tucker, Marvin and Renee Anderson, Jimmy M. Bridges and FFP Upstate Manor LLC, located on Phillips McCall Road and Anderson Ridge Road, requesting rezoning from R-S to FRD.**

The Planning Commission and Committee recommended denial.

ACTION: On behalf of the Committee, Councilor Ballard moved approval of the ordinance at second reading.

Councilor Ballard stated it would take eight (8) votes in favor to move the item forward.

*Recorded
verbatim per
Vice-
Chairman
Meadows:*

Vice-Chairman Meadows stated, "I hesitate, really, to speak about this, concerning this rezoning, because I know there are enough votes to deny it. I think we are sending, perhaps, the wrong signal to prospective developers or companies that might be considering moving to Greenville County. I have generally, with few exceptions, followed what the Councilman in her or his district have recommended. When this came up last fall, I would have voted against it because it had the objections. It was in Mr. Kirven's district and he was against it and I thought it was a valid thing to do. And, had we had a vote there before it was withdrawn, I would have voted to deny it. Tonight I will not vote to deny it and the reason for it is this. Things changed, the developer was asked to come in and speak with the staff. He spoke with the staff and the Councilor, Mr. Kirven, and he was told that these are the objections that we have and the best thing to do is change this to FRD, which he did. He changed it to FRD. He went about trying to accomplish all the things that he had been asked to do. He spent in excess of \$10,000 to do this. He has followed the Comprehensive Plan. He has followed the Land Development Plan. So that he is...all of these things have been done with the belief that it would be passed. To the staff's credit, the staff did vote that it should be accepted with three objections, not three objections, three recommendations that he come back and he change these three things which he was willing to do. When we deny it tonight, the thing, what we are telling prospective builders or people that are coming here to put their business here, that you might be able to do all the things that we ask you to do and yet you might still be turned down. I think that, what is here tonight, is not the zoning of it, is we're talking about integrity and whether we keep our word or not. And, I think in our denying this tonight, we're not keeping our word and that bothers me, much more that the zoning part does and that is the reason that I will vote yes for it."

Chairman Kirven stated since the property was located in his district he would be making comments.

6:46 p.m.

Chairman Kirven turned the gavel over to Vice-Chairman Meadows

Chairman Kirven stated the property was located in his district and he saw things a bit differently than Mr. Meadows. Fundamentally, there were two (2) problems with the request:

- (1) It was an over-reach for the particular location in straddling a very small County road in an area that was already oversaturated with traffic that was causing a diminishment in the quality of life for the citizens in the area.
- (2) The design that was presented, especially in the number of lots and the layout, completely undermined the existing community of neighborhoods that had been there for a number of years. He added that it was unsatisfactory that there was no plan that would actually integrate and complement the existing neighborhood, and could be approved.

Vice-Chairman Kirven stated it was not about building houses; people had the right to sell their land and developers had the right to build houses. He stated it was question of quantity and design of the proposed houses and the effect on the existing neighborhood. Mr. Kirven stated there came a time to either stand for the dollar or stand with the citizens of an area. He stated he had seen intransigence, in his opinion, from the developers who had not come forward with any concessions or recommendations to fit in to the existing neighborhood and not undermine the character and quality that existed now. Mr. Kirven stated he would vote to deny the request.

ACTION: Chairman Kirven called for the question.

Without objection, the motion to call for the question carried unanimously.

6:48 p.m. *Vice-Chairman Meadows returned the gavel to Chairman Kirven.*

Motion was denied with Vice-Chairman Meadows voting in favor.

2. **CZ-2018-31: Property of Larry B. and Judy N. Carper, located at 33 Yown Road, requesting rezoning from R-15 to R-S.**
The Planning Commission and Committee recommended approval.

ACTION: On behalf of the Committee, Councilor Ballard moved approval of the ordinance at second reading.

Motion carried unanimously.

3. **CZ-2018-32: Property of Jesse B. Sherman, Jr. - Withdrawn by Applicant**

4. **CZ-2018-33: Property of Poleo, LLC, located at 89 Smythe Avenue, requesting rezoning from R-10 to C-2.**
The Planning Commission and Committee recommended approval as amended to C-1.

ACTION: On behalf of the Committee, Councilor Ballard moved approval of the ordinance at second reading.

ACTION: Councilor Ballard moved to amend the request to C-1.

Motion to amend carried unanimously.

ACTION: Councilor Ballard moved approval of the ordinance as amended.

Motion as amended carried unanimously.

5. **CZ-2018-34: Property of Stephen Lamar Swafford and Lea Dana Greiser, located at 535 Scuffletown Road, requesting rezoning from R-S to S-1.**
The Planning Commission recommended denial and the Committee recommended approval.

ACTION: On behalf of the Committee, Councilor Ballard moved approval of the ordinance at second reading.

Councilor Ballard stated it would take eight (8) votes in favor to move the item forward.

Councilor Roberts stated the property was located just outside of his district in District 27 (Kirven). He added that the business had been established for quite some time and there was some "spot zoning" occurring in the area. Mr. Roberts stated the business recently switched ownership and the new owners were doing a tremendous job; one section of the parcel would be used in a commercial capacity. He stated while the number of homes in the area added to the traffic situation, that was not the case in regards to this parcel. Mr. Roberts stated the community was in favor of the request during the public hearing.

Councilor Ballard stated the agenda noted the parcel was located in District 26 but was actually located in District 27.

Chairman Kirven stated the family who previously owned the property operated a gutter shop in one building and their home was located on the parcel. Mr. Kirven stated the couple who recently bought the house had remodeled it and wanted to use the shop for a tree trimming business. He stated the lot was very small and would not be expanded to include a large business. Mr. Kirven stated this was a young couple trying to make a living and provide a valuable service to the community and added he would like to see the rezoning request approved by his colleagues.

Motion carried unanimously.

6. CZ-2018-35: Property of Charlyn Johnson – Withdrawn by Applicant

7. CZ-2018-36: Property of Andrea Culpepper, located at 715 Chick Springs Road, requesting rezoning from R-20 to O-D.

The Planning Commission recommended denial and the Committee recommended approval.

ACTION: On behalf of the Committee, Councilor Ballard moved approval of the ordinance at second reading.

Councilor Ballard stated it would take eight (8) votes in favor to move the item forward.

Motion carried unanimously.

8. CZ-2018-37: Property of Pacolet Milliken Enterprises I, located on 10th Street and Hawkins Street, requesting rezoning from R-7.5 to R-6.

The Planning Commission and Committee recommended approval.

ACTION: On behalf of the Committee, Councilor Ballard moved approval of the ordinance at second reading.

Motion carried unanimously.

9. CZ-2018-38: Property of Roib 385 Greenville LLC, located at 1001 Keys Drive, requesting rezoning from S-1 to R-MA.

The Planning Commission and Committee recommended approval.

ACTION: On behalf of the Committee, Councilor Ballard moved approval of the ordinance at second reading.

Motion carried unanimously.

b. Broadmoor Special Tax District / Fee Request

ACTION: Councilor Taylor moved for approval at second reading an ordinance to provide for the uniform service fee to be charged in the Broadmoor Special Tax District.

Motion carried unanimously.

c. Woodside Special Tax District / Millage Request

ACTION: Councilor Taylor moved for approval at second reading an ordinance to provide for the millage rate to be levied in the Woodside Special Tax District.

Motion carried unanimously.

d. Special Tax Districts – Millage Reduction / Canterbury Community, Dunean Community, Monaghan Mills and Russton Place

ACTION: Councilor Taylor moved for approval at second reading an ordinance to provide for the millage rates to be levied in the Canterbury, Dunean, Monaghan Mills and Russton Place Special Tax Districts.

Motion carried unanimously.

e. Project Infinity / 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 Project Infinity and 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.

Motion carried unanimously.

Item (11) Ordinances – First Reading

a. Zoning Ordinances

Councilor Ballard presented for first reading Zoning Dockets **CZ-2018-39 through CZ-2018-41, CZ-2018-44 through CZ-2018-45 and CZ-2018-47.**

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

b. Project Rosie / Fee in Lieu of Tax Agreement

Councilor Taylor presented for first reading an ordinance authorizing the execution and delivery of a fee in lieu of tax and incentive agreement by and between Greenville County, South Carolina and a company identified for the time being as Project Rosie, with respect to certain property in the County, whereby such property would be subject to certain fees in lieu of taxes; and other matters related thereto.

Chairman Kirven stated the item would remain on the floor.

Item (12)

Committee Reports

a. **Planning and Development Committee**

1. **Greenville County Affordable Housing Permit Fee Waiver Program**

ACTION:

On behalf of the Committee, Councilor Ballard moved to approve the Greenville County Affordable Housing Permit Fee Waiver Program.

Councilor Ballard stated it was rare to discuss an item and make recommendations during a Committee of the Whole meeting and then present the item to full Council on the same evening. He stated the Affordable Housing Permit Fee Waiver Program had been combined with the Affordable Housing Plan which was presented by Doug Dent, Interim Director of the Greenville County Redevelopment Authority. Mr. Ballard stated it was suggested that staff should review the Affordable Housing Plan report and, as a result, the Affordable Housing Permit Fee Waiver Program was recommended. He requested the program be approved by Council and would be seen as a first step in the County addressing the need for affordable housing.

ACTION:

Councilor Payne moved to amend the motion to state the Greenville County Affordable Housing Permit Fee Waiver Program would be approved for a period of up to one (1) year or until staff submitted a comprehensive report to Council.

Councilor Dill requested clarification regarding the item; it was not an ordinance nor was it a resolution.

Chairman Kirven agreed that this was an irregular procedure for Council; however, the County Attorney and staff had informed him this was not unprecedented. Mr. Kirven stated the Water Line Fee was an example of a similar procedure.

Mark Tollison stated one example of a situation similar to the item in question was the waiver of fees for Habitat for Humanity, which had occurred on at least two (2) occasions. Staff had approached Council regarding the fees and they were waived for a certain number of houses. Mr. Tollison stated if there were any fees in addition to uniform fees for affordable housing permits, staff would prefer Council direct the County Administrator to make the adjustment to the fees.

Councilor Dill stated the Budget Ordinance gave Mr. Kernell the authority to waive the fees.

Mr. Kernell stated the Budget Ordinance did give the County Administrator authority to adjust fees; however, waiving fees for Habitat for Humanity in the past set precedence. Mr. Kernell stated fees were normally adjusted across the board and not for just one entity. The Affordable Housing Ad Hoc Committee had recommended Council direct the County Administrator to waive the affordable housing permits fees.

Vice-Chairman Meadows stated it appeared that the recommendation to waive fees for Habitat for Humanity originated with staff and was then presented to Council.

Mr. Kernell stated he did not recall where the recommendation originated; it may have been initiated by a Council member.

*Recorded
verbatim per
Vice-
Chairman
Meadows:*

Vice-Chairman Meadows stated, "Because what we got in our packet was it came from Mr. Fant. That was a letter that came from Mr. Kernell and, also there, is it bothers me that we are going to do something this, that's going to involve this much money. We really don't know how much money it's going to involve. There are a lot of questions that need to be asked on this. But, we're doing it without a public hearing. Are we afraid to listen to the people? We talk about transparency but this is not transparent".

Councilor Seman asked Mr. Kernell if he could approve the waiver of fees without the approval of Council.

Mr. Kernell stated he could authorize the waiver without Council's approval.

Councilor Seman stated it appeared staff was seeking Council's acknowledgement that the item was important and a first step forward in terms of reducing the fees. She added this was an opportunity for Council to show leadership on an issue that sorely needed leadership from the County. Ms. Seman commended those individuals who had attended the Committee of the Whole meeting earlier as well as the evening's speakers. She reminded her colleagues of the important work that the speakers, as well as many others, were already doing in this area to support those who were in need in the community. Ms. Seman stated for all the great things that were going on in the community, particularly in regards to the planned redevelopment County Square, they would mean nothing if Council could not make a step forward to provide affordable housing for those who needed it. She stated she was in favor of the recommendation as it was presented, but, if it was the will of Council to approve a trial period to collect data, she would support that as well.

Councilor Cates inquired if the Habitat for Humanity fee waiver was a "one shot deal."

Mark Tollison stated it was thought to have occurred twice, but, he was aware that in 2005, Habitat for Humanity was reimbursed approximately \$1,400.00 in permit fees.

Councilor Cates stated he understood that Council was being asked to vote to for a "one year deal" if Councilor Payne's amendment was approved.

Councilor Payne stated his motion was to approve the waiver for a period of up to one (1) year or until staff submitted a comprehensive report to Council.

Councilor Cates stated he was concerned about how rapidly the item was introduced. He added that he was certainly in favor of affordable housing and he had read the material the Affordable Housing Ad Hoc Committee had sent out. Mr. Cates stated he remembered some of the questions that had been asked when the study was presented and he felt things had not been thought through. He added it seemed as if the item was being pushed through and suggested Council rethink the entire thing. Mr. Cates suggested staff review the study and the recommendations and then submit a comprehensive plan within a specified time period.

Chairman Kirven stated part of the issue was the item was very important and Council wanted to get it right. He added there still existed many questions about the item and it was rare that an item was presented the way it had been. Mr. Kirven stated some Council members were used to a bit more structure and were possibly uncomfortable approving the item. He stated he recognized the signal it sent and the commitment it made. Mr. Kirven stated Councilor Payne's amendment was a good compromise; it gave staff an opportunity to study the situation while it was being implemented. Adjustments could be made, if necessary.

Councilor Roberts stated the item in question was the bare minimum the County could start with in regards to affordable housing. In other states and counties throughout the country, fee reduction was normally the starting point. Mr. Roberts stated if approved, the fee waiver would have minimal impact. He stated he realized there was some concern but the item in question was not in-depth. Mr. Roberts stated while procedures were important, Council represented the people of Greenville County. Anything Council could do to improve the quality of life was important. Mr. Roberts stated he was afraid if Council waited for staff to put together a comprehensive plan, it could be many months down the road before the plan was presented. He stated it would be a bad reflection on Council if the item was not approved.

Councilor Taylor stated Councilor Payne's amendment would be very helpful. He felt Council needed to pass something in order to let the community know the County was going down the right path and not just waiting another year before something was done. Mr. Taylor stated the community was looking for a signal from Council to show support and passing the item would certainly send that message.

Councilor Ballard stated he felt that every time he presented an item to Council, there was always some type of argument that the item was not "perfect" or it was not "right." Mr. Ballard stated if Council waited until everything was perfect, nothing would get passed. To not move forward with the fee waiver because it was not perfect was a "cop out."

Councilor Fant stated the County was at a crossroads in the community and would have to decide "what kind of Greenville County we're going to be"; "either in our grandmother's Greenville County or our grandchildren's Greenville County." Mr. Fant stated the County had to prepare for the future so our grandchildren would have a decent quality of life. He added that the item in question was not brought about haphazardly. The Affordable Housing Ad Hoc committee did not meet for days, did not meet for weeks but met for a year and a half working on the proposal. Mr. Fant stated the ad hoc committee recognized the conservative nature of Council and wanted to put forth a small token that everyone could support. It was important to let the community know that Council recognized the importance of affordable housing and was committed to take steps to make it a reality. Mr. Fant thanked his colleagues on the ad hoc committee, Councilor Ballard and Councilor Roberts, and added the proposal had been looked at by the ad hoc committee, staff, GCRA, the philanthropic community, the real estate community and the building community. Staff forwarded the item to the Planning and Development Committee and it was passed. Mr. Fant stated the item in question was just the first step and passage of the item would send a message to the people of Greenville County that Council did care and were committed to taking proper steps to ensure an adequate future for the next generation.

*Recorded
verbatim per
Vice-
Chairman
Meadows:*

Vice-Chairman Meadows stated, "I don't think there's anybody on Council that doesn't care about affordable housing and those that have problems with housing. The problem that I see here is that really we don't know what we are voting, for this, to do this, but there are a lot of questions that we can't get answers for. For instance, we're saying we're going to do, 50, 50% of the fees, now it talks about building, land disturbance, encroachment, zoning, subdivisions, floodplains. Those permit, permitted fees would be 50%. How much is that? How much is that on a subdivision? Subdivisions that we passed tonight? I've been given two answers, two answers that bother me greatly because one was \$300 and I don't think that you can do all that for 3, I think that our permits are more than \$600. The other thing that I've been given is around \$2400 would be the amount that would be, the person would get back. So, that means our fees are up to \$4800. Now, what is the answer? What is, which one are we voting for tonight? The other thing is that as you look at the, are we only doing it for subdivisions or is it anybody that builds a house that's under \$160,000? In other words, if somebody in my neighborhood wanted to build a house for \$160,000, do they get the same, the same things? Who, who is, who is able to live in these houses? Are we going to limit it to those who only make \$50,000 or \$35,000? Another thing that bothers me, I know we say we're doing one step at the time, but why not look at the whole package? It's like buying a horse and all you can see is its tail. You don't know anything else about him. And, that's what we're buying here tonight, we're buying one, one part, and we've been told that the reason that we, they, we're only doing this is because they're afraid that if they brought the whole thing, then we wouldn't pass it. Saying that does put questions in there. In other words, how much, how much revenue are we going to lose? How are we going to make that revenue up? Now, Mr. to Paxton's point, it does reek some of taking from the rich and giving to the poor. Is we've changed it from low income housing, we've changed it to affordable housing, but affordable housing doesn't work. Now, its workforce housing. What are we voting on? Is what's affordable

in Thornblade might not be affordable to you, it's not affordable to me. I choose not to live there, if it were affordable. But, what is affordable is, is relative. So, we've had to change that. There are a lot of parts that we haven't nailed down, and, until we nail this down, I couldn't vote for Mr. Payne's vote, to do it for a year. I would vote to hold it and send it back to the committee and let's get some answers to these questions. We've got a section in here that says if you have some of the houses in a subdivision that are affordable that other houses are not, you don't get the full amount. You don't get the full 50%. How do you do this? How do you divide up what portion of the land movement, what portion of the, of the water, stormwater? What portion goes to that and can, how do you decide what, and, see these are questions that we don't have an answer for, but we're saying go ahead and vote it and we'll take care of it. If you ran your business that way, you'd go out of business. And, I would say to our Council tonight, ya'll let's do it, let's, I think it is important that we do this and it's important that we do make some adjustments in some of the things that we're doing so that we can make housing affordable for those that do not have the means to do it. But, let's do it in a manner that is, is above-board, let's do it in a manner that we know what we're voting for and we just don't vote so we feel good, so we've done something, because we might come back and regret it later. So, I would urge our Councilmen to, to vote no, on Mr. Payne's amendment. "

Councilor Dill stated he represented a district that had a tremendous need for affordable housing or workforce housing. He stated the policy left everyone in his district out because they were not on the bus line. Mr. Dill stated the policy confirmed to him that the County's permit fees were too high, as it was publicly acknowledging the fact.

ACTION:

Councilor Seman called for the question regarding Councilor Payne's amendment.

Without objection, the motion to call for the question was carried unanimously.

Chairman Kirven stated he planned to support the motion as he felt the County needed a robust affordable housing program to be thoughtfully and carefully developed. He added that he opposed legislating and adopting policies by memorandum, as was done in this situation.

Councilor Dill requested clarification of Councilor Payne's amendment.

Councilor Payne stated he wanted to comment on the proposal. If an individual had a builder request a permit on a house costing \$160,000 or less, the individual would qualify for the waiver.

Councilor Dill stated there was a list of qualifications included in the item. He asked if Councilor Payne's amendment omitted the qualifications.

Councilor Payne stated his amendment put a time limit of one (1) year on the fee waiver or until staff recommended a different time limit.

Councilor Dill inquired if those individuals building a house for \$160,000 or less not living on the bus line would qualify.

Chairman Kirven stated he was unable to answer Mr. Dill's question, but, staff would working immediately on the proposal.

Motion to amend carried with a roll call vote of eight (Roberts, Taylor, Norris, Seman, Fant, Ballard, Kirven and Payne) in favor and four (Dill, Barnes, Meadows and Cates) in opposition.

Councilor Ballard stated there was one more amendment; rental units were deleted.

ACTION: Councilor Ballard moved to amend the motion to omit rental units in the proposal.

Chairman Kirven stated the omission of rental units bothered him. Rental units were recommended during committee.

Councilor Fant stated he would be delighted to keep rental units in the proposal. They had been deleted as a concession.

Chairman Kirven stated he felt it was necessary to keep rental units in the proposal so people could grow from affordable rental units to ownership.

Councilor Ballard withdrew the amendment to omit rental units.

ACTION: Councilor Ballard moved to approve the Greenville County Affordable Housing Permit Fee Waiver Program as amended.

Councilor Dill stated he was still concerned that the proposal indicated that, in order to qualify for the waiver, affordable housing units must be close to public transportation and places of employment where affordable housing was needed. He added he would be in favor of the item if those qualifiers were removed. He was fine with the requirement regarding the unincorporated areas of the County.

ACTION: Councilor Dill moved to amend the motion to omit the following qualifiers: affordable housing units must be close to public transportation and places of employment where affordable housing was needed.

Motion to amend carried with Councilor Cates voting in opposition.

Motion as amended carried by a roll call vote of ten (Dill, Barnes, Roberts, Taylor, Norris, Seman, Fant, Ballard, Kirven and Payne) in favor and two (Meadows and Cates) in opposition.

Item (13) Appearances by Citizens

- **Cynthia Chance**, 33 Seyle Street, Greenville – appeared regarding Dunean Community
- **Susan Dinnsen**, 4814 Dawnridge Drive, Charlotte, NC – appeared regarding Duke Energy
- **Ed Paxton**, 1 York Circle, Greenville - appeared regarding oversight of boards and commissions
- **Bryan Malone**, 111 Lynn Drive, Taylors - appeared regarding appointment to Construction Board of Appeals

Item (14) Administrator's Report

Mr. Kernell stated that as a result of a successful fund-raising campaign by Bike Walk Greenville, the County would start construction on a 4/10-mile trail spur connecting the Swamp Rabbit Trail and Lakeview Middle School. Construction was expected to start in January of 2019. He added that the driving force for the project was Frank Mansbach; Bike Walk Greenville successfully raised over \$100,000 to partner with Greenville County. Mr. Kernell stated the public / private partnership would provide access through the trail system for residents as well as the students at Lakeview Middle School.

Item (15)

Requests and Motions by Council Members

- Chairman Kirven stated the next regular County Council meeting would be held on Tuesday, July 17, 2018.
- Chairman Kirven stated on Monday, he and Councilor Ballard represented Greenville County at an event held at Grace Point, A Habitat for Humanity subdivision. The event celebrated the build-out of the community and they presented a proclamation to the subdivision. Mr. Kirven stated the event was attended by the residents as well as contributors to Habitat for Humanity.
- Councilor Ballard stated he had worked on one of the homes located in Grace Point last year. He also reminded everyone that June 29th was Elected Officials Day at Habitat for Humanity.
- Councilor Norris asked Mr. Kernell to update Cynthia Chance regarding the Dunear Community.
- Councilor Norris stated she was very proud of the summer events that were scheduled for the Phillis Wheatley Center and planned to request some assistance from the County. Ms. Norris stated that the Upper Building would be used temporarily for the summer program.
- Councilor Norris stated she recently represented Greenville County at a convention held at Fuller Normal. Ms. Norris thanked Deborah McKetty, one of the evening's speakers, for all of her assistance in the area of affordable housing. She stated Paul Guy would be providing tents for summer programs located in the areas with no community centers.
- Councilor Roberts stated he felt a good first step was made in regards to Affordable Housing and a positive message had been sent to the community. He proposed staff present recommendations and / or changes in stages rather than all at once. Mr. Roberts recognized his mother who was in attendance.
- Councilor Seman stated SCTAC was proud to host a group of international automotive representatives for an overview tour and reception on June 25 in conjunction with select national events sponsored by the US Department of Commerce. She added that representatives with Upstate South Carolina Alliance, the South Carolina Manufacturers Alliance and the South Carolina Department of Commerce would join SCTAC and ITIC officials for the signature marketing event.
- Councilor Fant thanked the members of Vision 25 and District 25 who were in attendance as well as Reverend Smith and his wife. He stated Vision 25 would be hosting a meeting with the faith community on June 21 at County Square. The purpose of the meeting was to address the abhorrent housing conditions of the poor along the Augusta Road corridor and Mauldin Road. Mr. Fant stated it was totally unacceptable that children were living in hotel rooms and an outrage that the community would allow children to be picked up by the school bus at motels. The Greenville County Sheriff's Department had agreed to attend the meeting and provide data regarding homicides, human trafficking and other crimes that children should not be exposed to. Mr. Fant added he hoped Council would support the efforts to improve the quality of life for children, particularly those who are voiceless and unable to speak for themselves.
- Councilor Ballard stated the next Boards and Commissions filing period would run July 1 through July 31. He encouraged everyone to apply and added that in the past couple of years, there had actually been more qualified applicants than openings for most boards. Mr. Ballard stated this was very encouraging. He added he had welcomed his first great grandchild today.

- Councilor Cates stated there had been problems with the roof leaking at the Phillis Wheatley Center and requested an update. Joe Kernell advised that the County was in the process of replacing the roof as well as the HVAC system. Mr. Kernell stated the County did not own the building; the City of Greenville owned the land and the Phillis Wheatley Center owned the building. The County had partnered with the Phillis Wheatley Center to fix the problems and the repairs should be completed by the fall. The kitchen was also being renovated with funds from a local community group; Councilor Taylor recently pledged money from the District 21 Community Projects Account to assist with the kitchen repairs at the Center. He asked if the situation had been corrected.
- Councilor Cates stated that yesterday he met with a local fire chief and they discussed the Charleston Sofa Super Store fire which occurred on June 18, 2007. Mr. Cates recalled how the first responders were unable to effectively communicate with each other during the fire and that was the impetus for his affirmative vote regarding Greenville County's fee increase for a county-wide communications system. He stated the fire chief told him that the process would be completed in about three (3) months and asked Mr. Kernell to verify the timeline and the coverage area of the County. Joe Kernell stated the last report from Motorola indicated the towers would be up sometime in July or August. Mr. Kernell stated there would be change-over time involved to test the system. The County would have equipment for the Sheriff's Office and EMS in place by that time and most of the radios purchased. Mr. Kernell stated that once the dispatching "bugs" were worked out, activating the system would be similar to activating a cellphone. He stated the new system would cover about 97 - 98% of the County.
- Councilor Cates stated an ISO rating of 1 for fire departments was the very best. There were ten (10) fire districts in the State with an ISO rating of 1; five (5) of those districts were located in Greenville County.
- Councilor Barnes stated on June 15, he presented a proclamation to Hannah Kim at the Korean War Veterans' Memorial located at Lake Conestee Nature Park. Ms. Kim was visiting Korean War memorials in all 50 states, to honor and remember those who served in the Korean War and to help promote peace on the Korean Peninsula. Mr. Barnes thanked all the participants and those who have defended our country.
- Councilor Dill stated as the Chairman of the Appalachian Council of Governments, he had been assigned to a committee that dealt with transportation issues. On August 9, a regional transportation meeting was scheduled and additional information would be forthcoming.

Item (16)

Adjournment

ACTION:

Councilor Dill moved to adjourn the meeting.

Motion carried unanimously and the meeting was adjourned at 7:59 p.m.

Respectfully submitted:

Regina G. McCaskill, Clerk to Council