



## GREENVILLE COUNTY COUNCIL

### Minutes

Regular Council Meeting

September 21, 2021

6:01 p.m.

County Square - Council Chambers

#### Council Members

**Mr. Willis Meadows**, *Chairman, District 19*

**Mr. Dan Tripp**, *Vice-Chairman, District 28*

**Mrs. Xanthene Norris**, *Chairman Pro Tem, District 23*

**Mr. Joe Dill**, *District 17*

**Mr. Mike Barnes**, *District 18*

**Mr. Stephen Shaw**, *District 20*

**Mr. Chris Harrison**, *District 21*

**Mr. Stan Tzouvelekas**, *District 22*

**Mrs. Liz Seman**, *District 24*

**Mr. Ennis Fant, Sr.**, *District 25*

**Mr. Lynn Ballard**, *District 26*

**Mr. Butch Kirven**, *District 27*

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Pursuant to the Freedom of Information Act, notice of the meeting date, time, place and agenda was posted online and on the bulletin board at 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*

**John Hansley**, *Deputy County Administrator*

**Regina McCaskill**, *Clerk to Council*

**Jessica Stone**, *Deputy Clerk to Council*

**Pam Gilliam**, *Administrative Assistant*

**Bob Mihalic**, *Governmental Affairs Officer*

**Paula Gucker**, *Assistant County Administrator, Public Works*

**Nicole Wood**, *Assistant County Administrator*

**Shannon Herman**, *Assistant County Administrator*

**Meredith Papapieris**, *CARES Program Director*

#### Others Present

#### Call to Order

Chairman Willis Meadows

#### Invocation

Councilor Lynn Ballard

#### Pledge of Allegiance

Councilor Dill recognized the students from the Government Class at Blue Ridge High School who were in attendance.

**Item (4) Approval of Minutes**

**Action:** Councilor Ballard moved to amend the minutes of the September 7, 2021, Regular Council Meeting, to reflect the changes in the red-lined version provided to each Council Member.

Without objection, the motion to amend carried.

**Action:** Councilor Seman moved to approve the minutes, as amended.

Motion carried unanimously.

**Item (5) Appearances – Current Agenda Items**

There were no speakers

**Item (6) Public Hearings**

**a. Greater Greenville Sanitation District Annexation / Sylvan Manor**

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 the Sylvan Manor Neighborhood.

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

**b. Greater Greenville Sanitation District Annexation / 2807 White Horse Road, 1246 Altamont Road, 21 Butler Springs Road, 48 Laurel Ridge, 4629 State Park Road, 400 Scottswood Road, 4806 Old Spartanburg Road and 591 South Buckhorn 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 2807 White Horse Road, 1246 Altamont Road, 21 Butler Springs Road, 48 Laurel Ridge, 4629 State Park Road, 400 Scottswood Road, 4806 Old Spartanburg Road and 591 South Buckhorn Road.

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

**c. Greenville-Anderson Multi-County Industrial Business Park Agreement / Project New**

A public hearing was held for the purpose of receiving comments from the public regarding an ordinance to develop a joint county industrial and business park in conjunction with Anderson County, such industrial and business park to be geographically located in Anderson County and established pursuant to Article VIII, Section 13 of the South Carolina Constitution, and South Carolina Code of Laws of 1976 §4-1-170, et sequitur, as amended; to provide for a written agreement with Anderson County providing for the expenses of the park, the percentage of revenue application, and the distribution of fees in lieu of ad valorem taxes to the counties and relevant taxing entities; to provide that jobs tax credits allowed by law be provided for businesses locating in said park; to permit a user fee in lieu of ad valorem taxation within said park; and other matters related thereto.

There being no speakers, Vice-Chairman Tripp declared the public hearing closed.

**d. Greenville-Anderson Multi-County Industrial Business Park Agreement Amendment (2010 Park) / Willcoll Land LLC (formerly Project Mila)**

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.

There being no speakers, Vice-Chairman Tripp declared the public hearing closed.

**e. Greenville-Anderson Multi-County Industrial Business Park Agreement Amendment (2010 Park) / Project Mullet**

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 Greenville and Anderson Counties so as to enlarge the park to include certain parcels in connection with that certain fee in lieu of tax arrangement between Anderson County, Hartwell Solar, LLC, Martha E. Mullikin, Robert F. Mullikin, Jr., and Mullikin Family Limited Partnership (formerly identified by Anderson County as Project Mullet).

There being no speakers, Vice-Chairman Tripp declared the public hearing closed.

**Item (7) Resolutions**

**a. Greater Greenville Sanitation District Annexation / Sylvan Manor**

**Action:** Councilor Seman moved for adoption a resolution to enlarge the boundaries of the Greater Greenville Sanitation District to include the Sylvan Manor Neighborhood.

Motion carried unanimously.

**b. Greater Greenville Sanitation District Annexation / 2807 White Horse Road, 1246 Altamont Road, 21 Butler Springs Road, 48 Laurel Ridge, 4629 State Park Road, 400 Scottswood Road, 4806 Old Spartanburg Road and 591 South Buckhorn Road**

**Action:** Councilor Seman moved for adoption a resolution to enlarge the boundaries of the Greater Greenville Sanitation District to include 2807 White Horse Road, 1246 Altamont Road, 21 Butler Springs Road, 48 Laurel Ridge, 4629 State Park Road, 400 Scottswood Road, 4806 Old Spartanburg Road and 591 South Buckhorn Road.

Motion carried unanimously.

**Item (8) Ordinances – Third Reading**

**a. Zoning Ordinances**

**i. CZ-2021-59:** Property of Club Forest Hudson Corners LLC, Club Forest Hudson Outparcel LLC and Golden Arch Limited Partnership, located on Hudson Road and Old Spartanburg Road, requesting rezoning from PD to PD-MC as amended.

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

Motion carried unanimously.

**ii. CZ-2021-61:** Property of K & L Investments, Inc., located at 635 Godfrey Road, requesting rezoning from R-S to R-15.

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

Motion carried unanimously.

**iii. CZ-2021-65:** Property of George M. Zimmerman, located on South Batesville Road, requesting rezoning from I-1 to S-1.

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

Motion carried unanimously.

**iv. CZ-2021-66:** Property of Brian Waldrop, located on White Horse Road, requesting rezoning from R-12 to C-3.

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

Motion carried unanimously.

- v. **CZ-2021-68:** Property of Bruce W. England, located at 1218 Fork Shoals Road, requesting rezoning from R-M20 to S-1.

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

Motion carried unanimously.

- vi. **CZ-2021-69:** Property of North Hills Community Church, located on Walker Springs Road, requesting rezoning from R-20 to R-12.

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

Motion carried unanimously.

- vii. **CZ-2021-70:** Property of Katherine Amy Duncan Scheiper and Robert Joseph Scheiper, located at 704 Congaree Road, requesting rezoning from S-1 to C-2.

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

Motion carried unanimously.

**b. Ordinance to Establish County Prohibition on Infringements of the Right to Keep and Bear Arms**

**Action:** Councilor Barnes moved for adoption at third reading an ordinance to establish a county prohibition on infringements of the right to keep and bear arms.

Councilor Shaw expressed a desire to amend the proposed ordinance.

**Action:** After a brief discussion, Councilor Shaw moved to suspend Council Rule IV(B)(3)(a) in order to allow for amendments at third reading.

Motion carried unanimously.

**Action:** Councilor Shaw moved to suspend Council Rule IV(B)(3)(b) regarding prior notice of proposed amendments.

Motion carried.

**Action:** Councilor Shaw moved to amend the ordinance by adding the following to Section 2.B.:

(v) *An unlawful infringement shall consist of any act ordering the confiscation of firearms, firearm accessories, or ammunition from citizens; any registration or tracking of firearms, firearm accessories, or ammunition; any registration or tracking of the owners of firearms, firearm accessories, or ammunition; any prohibition, regulation, and/or use restriction related to ownership of the constitutionally guaranteed lawful use and carry of non-fully automatic firearms.*

(vi) *No employee of Greenville County, while acting in their official capacity, shall knowingly and willingly participate in any way in the enforcement of any of these prohibited acts, as defined herein is, regarding personal firearms, firearm accessories, or ammunition.*

Motion to amend carried unanimously.

**Action:** Councilor Shaw moved to approve the ordinance as amended.

Motion carried unanimously.

**c. Master Lease Agreement – Greenville County Halton Road Campus**

**Action:** Vice-Chairman Tripp moved for adoption at third reading an ordinance to authorize the County Administrator to negotiate leases of available office space in the County owned facilities located at 350 and 352 Halton Road (the “Greenville County Halton Road Campus”); and to authorize the County Administrator and Chairman of County Council to execute such lease agreements.

Motion carried unanimously.

**d. Greenville - Anderson Multi County Industrial Business Park Agreement Amendment / CenterPoint IGA**

**Action:** Vice-Chairman Tripp moved for adoption at third reading an ordinance to amend the agreement for development of a joint county industrial and business park by and between Greenville County and Anderson County, South Carolina, so as to include additional property in Greenville County as part of the joint county industrial and business park, to amend an intergovernmental agreement between the County and the City of Mauldin, and other matters related thereto.

Motion carried unanimously.

**e. Greenville – Anderson Multi County Industrial Business Park Agreement Amendment (2010 Park) / Star EV Corporation (formerly Project Stella)**

**Action:** Vice-Chairman Tripp 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 Greenville and Anderson Counties so as to enlarge the park.

Motion carried unanimously.

**f. Project Jay / Special Source Revenue Credit Agreement**

**Action:** Vice-Chairman Tripp moved for adoption at third reading an ordinance authorizing the execution and delivery of a special source credit agreement by and between Greenville County, South Carolina and a company known to the County at this time as Project Jay with respect to certain economic development property in the County, whereby such property would receive certain special source credits in respect of investment in related infrastructure; and other matters related thereto.

**Action:** Vice-Chairman Tripp moved to hold the item pending notice from the Company.

Motion to hold carried unanimously.

**g. Greenville – Anderson Multi County Industrial Business Park Agreement Amendment (2010 Park) / Project Jay**

**Action:** Vice-Chairman Tripp 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:** Vice-Chairman Tripp moved to hold the item pending notice from the Company.

Motion to hold carried unanimously.

**h. Gissing North America LLC (formerly Project Bingham) / Fee in Lieu of Tax Agreement**

**Action:** Vice-Chairman Tripp 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 Gissing North America, 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.

Motion carried unanimously.

**Item (9) Ordinances – Second Reading**

**a. Hospitality Tax Ordinance and Exhibit A Amendments**

**Action:** Vice-Chairman Tripp moved for approval at second reading an ordinance to amend *Exhibit A* established as an addendum to Ordinance No. 4079, as last amended by Ordinance No. 4884, so as to include tourist related projects authorized through the issuance of additional Hospitality Tax Revenue Bonds, Series 2021B and amend Ordinance No. 4079 to allow pay-as-you-go projects.

Motion carried unanimously.

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

**Action:** Vice-Chairman Tripp 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 Greenville and Anderson Counties so as to enlarge the park to include certain parcels in connection with that certain fee in lieu of tax arrangement between Anderson County, Hartwell Solar, LLC, Martha E. Mullikin, Robert F. Mullikin, Jr., and Mullikin Family Limited Partnership (formerly identified by Anderson County as Project Mullet).

Motion carried unanimously.

**c. Greenville – Anderson Multi County Industrial Business Park Agreement Amendment (2010 Park) / Willcoll Land LLC (formerly Project Mila)**

**Action:** Vice-Chairman Tripp 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.

Motion carried unanimously.

**d. Greenville / Anderson Multi County Industrial Business Park Agreement / Project New**

**Action:** Vice-Chairman Tripp moved for approval at second reading an ordinance to develop a joint county industrial and business park in conjunction with Anderson County, such industrial and business park to be geographically located in Anderson County and established pursuant to Article VII, Section 13 of the South Carolina Constitution, and South Carolina Code of Laws of 1976 §4-1-170, et sequitur, as amended; to provide for a written agreement with Anderson County providing for the expenses of the park, the percentage of revenue application, and the distribution of fees in lieu of ad valorem taxes to the counties and relevant taxing entities; to provide that jobs tax credits allowed by law be provided for businesses locating in said park; to permit a user fee-in-lieu of ad valorem taxation within said park; and other matters related thereto.

Motion carried unanimously.

**e. Project Homecoming / Fee In Lieu of Tax Agreement and Special Source Revenue Credit Agreement**

**Action:** Vice-Chairman Tripp 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 known to the county at this time as Project Homecoming 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.

**Action:** Vice-Chairman Tripp moved to hold the item until the public hearing was conducted.

Motion to hold carried unanimously.

**f. Greenville / Anderson Multi County Industrial Business Park Agreement / Project Homecoming**

**Action:** Vice-Chairman Tripp moved for approval at second reading an ordinance to develop a jointly owned and operated industrial / business park in conjunction with Anderson County, such industrial / business park to be geographically located in Greenville county and established pursuant to Sec. 4-1-170 of the Code of Laws of South Carolina, 1976, as amended; to provide for a written agreement with Anderson County to provide for the expenses of the park, the percentage of revenue application, and the distribution of fees in lieu of ad valorem taxation; and other matters related thereto.

**Action:** Vice-Chairman Tripp moved to hold the item until the public hearing was conducted.

Motion to hold carried unanimously.

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

**a.      Zoning Ordinances**

Councilor Dill presented for first reading Zoning Dockets CZ-2021-78 through CZ-2021-83; CZ-2021-85 through CZ-2021-87 and CZ-2021-89 through CZ-2021-91.

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

**b.      Amend and Update Greenville County Emergency Management Ordinances**

Councilor Barnes presented for first reading an ordinance to amend and update the Emergency Management ordinances for Greenville County.

Councilor Ballard requested the item be referred to the Committee of the Whole.

Chairman Meadows referred the item to the Committee of the Whole

**Item (11)      Committee Reports**

**a.      Committee of the Whole**

**i.      Human Relations Commission Appointments (four vacancies)**

**Action:**                      On behalf of the Committee, Vice-Chairman Tripp moved to appoint Dexter Reeves, Joshua Strubel, Tracie Williams and Shantell Smith to fill four vacancies on the Human Relations Commission.

Motion carried unanimously.

**ii.      County Council Rule V (C) / Removal of Finance Committee Chairperson**

Item was defeated in Committee. No action taken.

**Item (12)      Administrator’s Report**

Mr. Kernell provided an update of the Emergency Rental Assistance Program (ERAP). To date, 2145 applications had been approved for a total of \$10.23 million to more than 480 landlords. He stated 53% of the tenants were below 30% AMI. Due to the number of applications submitted and the remaining funding available, the online portal would close effective September 30, 2021. All applications received by the deadline would be processed until the funding was exhausted.

A meeting of the County Square Redevelopment Management Committee was scheduled for Wednesday, September 22, at 11:00 a.m. in Conference Room D. An update on the progress of the project would be provided as well as discussion. An Executive Session was planned to discuss matters pertaining to real estate. A tour of the site would follow the meeting; for safety purposes, access to the site was limited.

Mr. Kernell stated there had been some very productive discussions with the City Manager of Greenville regarding the Convention Center. They were looking at various options for Greenville County to potentially acquire the property.

Councilor Seman requested a timeline in regards to the County acquiring the Convention Center. She inquired if the City had made assurances that the center would remain open until the June 2022 deadline, while negotiations were ongoing.

Mr. Kernell stated it would most likely be sometime in the spring of 2022. He was under the impression that the City of Greenville was aware of the County’s intentions to keep the center operating during negotiations and would not close it without advanced notice.

**Item (13)      Requests and Motions**

**a.      Amend Council Rules to Set Term Limits on Standing Committee Chair Seats**

**Action:**      Per notice provide in the Council agenda packet, Councilor Fant proposed an amendment to the Council Rules that would set term limits on Standing Committee Chairperson seats. A copy of the amendment was included in the agenda packet.

Councilor Fant stated the notice would allow County Council to take up consideration of the amendment at the next Regular County Council Meeting, scheduled for October 5, 2021.

- Councilor Fant stated since SCTAC won the U.S. Air Force F-16 Sustainment Contract in December of 2020, Lockheed Martin – Greenville had received a total of nine F-16’s, to-date, from various locations from across the country for maintenance and repair. SCTAC was also using its recently opened runway for the F-16’s, with an average of one (1) use per month. Mr. Fant stated BMW had leased 30 acres from SCTAC to store new cars, due to a lack of semi-conductors. Instead of shutting the BMW plant down, cars would continue to be built and stored at SCTAC until the semi-conductors were available.
- Councilor Shaw thanked his colleagues for their support on the “gun bill.” Mr. Shaw requested an update on redistricting at the next Council meeting.
- Councilor Harrison requested an update on the UDO at the next Council meeting. Mr. Harrison requested the formation of an ad hoc committee to study long-term solutions to the road funding issue. Some neighboring counties had put some measures in place; he would like for Greenville County to follow suit. Mr. Harrison volunteered to be on the committee.

Chairman Meadows stated staff was currently working on the issue and requested Mr. Kernell provide an update to Council.

- Councilor Norris reiterated the need for hotel accommodations at the Convention Center.

Mr. Kernell stated if the County was able to acquire the Convention Center, they would “work in” a hotel.

Ms. Norris stated the residents of New Washington Heights still needed a place to meet through Parks and Recreation.

- Councilor Seman thanked Mr. Kernell for the update on the convention center. In addition to updates on the UDO, roads and redistricting, she would like an update on the Federal Recovery Dollars and how those funds would be utilized.
- Councilor Ballard stated Prisma Health had planned a groundbreaking ceremony for its new building earlier in the day; it was postponed due to the weather.

Prisma Health would be providing COVID-19 vaccinations at the Rock of Ages Baptist Church on Saturday, September 25 from 9:00 a.m. until noon.

The Farm Bureau Annual Meeting was scheduled for 6:00 p.m. Saturday, September 25, at the Fountain Inn Activity Center.

- Councilor Kirven stated he recently attended a ribbon-cutting ceremony for the opening of Solvay’s 27,000 ft. manufacturing facility, located in the old Cytec building. Governor McMaster was on hand for the event. Cytec, an important industry in Greenville County for many years, had evolved through the merger with Solvay, continuing to innovate and provide jobs for the community.
- Councilor Dill stated at the last Council meeting, he announced that he had been advised that Greenville Tech had eliminated its building construction programs, such as masonry and carpentry. He, along with Mr. Ballard, recently met with Dr. Miller regarding the issue. Dr. Miller explained those programs had been eliminated; however, the college would make the courses available, if an individual was interested. Mr. Dill read an email from the college verifying that the Building Construction Technology Program was no longer available, but, the college offered courses under its Industrial, Manufacturing and Skill Trades Program (non-academic). The program provided training options that could lead to a new career quickly; less than a year, in some cases. Mr. Dill stated the



college appeared to be addressing the need; he suggested encouraging young people to attend vocational centers.

- Councilor Tzouvelekas congratulated Mr. Shaw and his colleagues for passing the ordinance to establish a County prohibition on infringements of the right to keep and bear arms.

**Item (14)**      **Adjournment**

**Action:**      Councilor Dill moved to adjourn the meeting.

Motion carried unanimously and the meeting adjourned at 7:53 p.m.

Respectfully submitted:

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Regina G. McCaskill  
Clerk to Council