



# GREENVILLE COUNTY COUNCIL

Minutes  
Regular Council Meeting  
October 4, 2022  
6:02 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  
**Terrance Galloway**, Information Systems  
**Hesha Gamble**, Assistant County Administrator

## Others Present

**Steve Cole**, Executive Director, Greater Greenville Sanitation

## Call to Order

Chairman Willis Meadows

## Invocation

Councilor Lynn Ballard

## Pledge of Allegiance

Councilor Dill recognized the students from Ms. Woods' class at Blue Ridge High School who were in attendance.

*Item (4)*                    *Approval of Minutes*

a.     **September 6, 2022 – Regular County Council Meeting**

**Action:**                    Councilor Ballard moved to approve the minutes from the September 20, 2022, Regular County Council meeting.

Motion carried unanimously.

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

There were no speakers.

*Item (6)*                    *Public Hearings*

a.     **Erchonia Corporation LLC (formerly Project Shank) / 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 Erchonia Corporation LLC (formerly Project Shank), 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, Vice-Chairman Tripp declared the public hearing closed.

b.     **Paxton Access Inc. (Project Security) / 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 Paxton Access Inc. (formerly Project Security), 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.

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

c.     **Greenville County Historic and Natural Resources Trust (HNRT) / Project Legacy**

A public hearing was held for the purpose of receiving comments from the public regarding an ordinance authorizing the Greenville County Historic and Natural Resources Trust (HNRT) to provide funding for the Shiloh Ridge at Paris Mountain Project.

- *Carlton Owen – appeared in favor of the proposed*
- *Adin Fell – appeared in favor of the proposed*

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

*Item (7)*                    *Consent Agenda*

- a.    **Rural Assignment Authority Grant – Storm Water Quality Improvement** (*Finance*)

**Action:**                    Vice-Chairman Tripp moved approval of the Consent Agenda item.

Motion carried unanimously.

*Item (8)*                    *Resolutions*

- a.    **QM Holdings / Partial Assignment**

**Action:**                    Vice-Chairman Tripp moved for adoption a resolution authorizing the partial assignment and assumption of a fee in lieu of tax and incentive agreement by and between Greenville County, South Carolina and QM Holdings, LLC: and other matters related thereto.

Motion carried unanimously.

- b.    **Project Tuesday / FILOT Extension Resolution**

**Action:**                    Vice-Chairman Tripp moved for adoption a resolution consenting to an extension of the project period for the Marley Lilly LLC, and Commercial Land Management LLC, under the fee agreement with Greenville County pursuant to Title 12, Chapter 44, Code of Laws of South Carolina, 1976, as amended; and other matters related thereto.

Motion carried unanimously.

- c.    **Project Bullseye 1 / Inducement Agreement**

**Action:**                    Vice-Chairman Tripp moved for adoption a resolution authorizing the execution and delivery of an inducement agreement by and between Greenville County, South Carolina and Project Bullseye 1, whereby, under certain conditions, Greenville County would execute a fee in lieu of tax 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.

- d.    **Project Bullseye 2 / Inducement Agreement**

**Action:**                    Vice-Chairman Tripp moved for adoption a resolution authorizing the execution and delivery of an inducement agreement by and between Greenville County, South Carolina and Project Bullseye 2, whereby, under certain conditions, Greenville County would execute a fee in lieu of tax 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.

**e. Project Bullseye 3 / Inducement Agreement**

**Action:** Vice-Chairman Tripp moved for adoption a resolution authorizing the execution and delivery of an inducement agreement by and between Greenville County, South Carolina and Project Bullseye 3, whereby, under certain conditions, Greenville County would execute a fee in lieu of tax 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.

**f. SRPF D / Greenville Park 25, LLC / Inducement Agreement**

**Action:** Vice-Chairman Tripp moved for adoption a resolution authorizing the execution and delivery of an inducement agreement by and between Greenville County, South Carolina and SRPF D / Greenville Park 25, LLC, whereby, under certain conditions, Greenville County would execute a fee in lieu of tax 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. Flood Control Ordinance Amendment**

**Action:** Councilor Seman moved for adoption at third reading an ordinance to amend Section 24 of Chapter 8, Article II of the Code of Ordinances of Greenville County, South Carolina entitled “Flood Control, Drainage, Stormwater Management – Floods and Flood Control” so as to remove the ordinance’s application to areas adjacent to areas of special flood hazard.

**Action:** Councilor Seman moved to return the item to the Public Works and Infrastructure Committee in order to consider recently proposed amendments and to allow for amendments at third reading.

Motion carried unanimously.

**b. Volvo Car USA LLC (formerly Project Iron) / 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 Volvo Car US LLC (d/b/a Volvo Car US Operations) 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.

**c. Foothills Fire Service Area / Millage Request**

**Action:** Vice-Chairman Tripp moved for adoption at third reading an ordinance to provide the millage rate be levied by the Foothills Fire Service Area.

Motion carried unanimously.

*Item (10)*

*Ordinances – Second Reading*

a. Zoning Ordinances

- i. **CZ-2022-067:** Property of Elaine Means Haugabook and Erin Means Mellen, located on Old Bramlett Road, Greenville, requesting rezoning from S-1 to FRD. The Planning Commission and Committee recommended approval with conditions.

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

**Action:** Councilor Dill moved to amend the request to include the following conditions:

- 1. *Applicant must provide a revised Traffic Impact Study satisfying the comments of the Greenville County Traffic Engineer.*
- 2. *Applicant must 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 Dill moved approval of the ordinance as amended.

Motion carried unanimously.

- ii. **CZ-2022-069:** Property of International Properties, LLC, located at 251 Cesame Street, Piedmont, requesting rezoning from R-S to I-2. The Planning Commission and Committee recommended approval.

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

Motion carried unanimously.

- iii. **CZ-2022-070:** Property of Robert Acie Clifford, located at 68 Long Forest Drive, Greenville, requesting rezoning from R-10 to AG. The Planning Commission and Committee recommended denial.

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

Motion was denied unanimously.

- iv. **CZ-2022-071:** Property of Jay Ambe 1, LLC, located at 8811 Augusta Road, Pelzer, requesting rezoning from C-3 to C-2. The Planning Commission and Committee recommended approval.

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

Motion carried unanimously.

- v. **CZ-2022-072:** Property of Abel Duran, located on Old Greenville Road, Piedmont, requesting rezoning from S-1 to R-20. The Planning Commission and Committee recommended approval.

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

Motion carried unanimously.

- vi. **CZ-2022-073:** Property of Venture Home Buyers, LLC, located at 305 Minus Street and 117 Middleton Street, Greenville, requesting rezoning from R-7.5 to R-6. The Planning Commission and Committee recommended approval.

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

Motion carried unanimously.

- vii. **CZ-2022-075:** Property of Piedmont Village Partners, LLC, located on Ridge Row Street, Mill Street and Main Street, Piedmont, requesting rezoning from Unzoned to R-M8. The Planning Commission and Committee recommended approval.

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

Motion carried unanimously.

- b. **Greenville County Historic and Natural Resources Trust (HNRT) / Shiloh Ridge (formerly Project Legacy)**

**Action:** Vice-Chairman Tripp moved for approval at second reading an ordinance authorizing the Greenville County Historic and Natural Resources Trust (HNRT) to provide funding for the Shiloh Ridge at Paris Mountain Project

Motion carried unanimously.

- c. **Erchonia Corporation LLC (formerly Project Shank) / Fee in Lieu of Tax 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 Erchonia Corporation LLC (formerly Project Shank) with respect to certain economic 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. Paxton Access Inc. (formerly Project Security) / Fee in Lieu of Tax 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 Paxton Access Inc. (formerly Project Security) with respect to certain economic 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 (11) Ordinances – First Reading**

**a. Cell Tower Lease Renewal**

Vice-Chairman Tripp presented for first reading an ordinance to authorize the Chairman of County Council and the County Administrator to execute a lease with SBA Site, LLC, of approximately 10,000 square feet of space at the Twin Chimneys Landfill for the continued operation of a wireless telecommunications tower.

Chairman Meadows stated the item would remain on the floor until the public hearing at second reading.

**b. Project Bullseye 1 / Fee in Lieu of Tax Agreement**

Vice-Chairman Tripp presented for first 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 Bullseye 1, 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.

Chairman Meadows stated the item would remain on the floor until the public hearing at second reading.

**c. Project Bullseye 2 / Fee in Lieu of Tax Agreement**

Vice-Chairman Tripp presented for first 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 Bullseye 2, 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.

Chairman Meadows stated the item would remain on the floor until the public hearing at second reading.

**d. Project Bullseye 3 / Fee in Lieu of Tax Agreement**

Vice-Chairman Tripp presented for first 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 Bullseye 3, 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.

Chairman Meadows stated the item would remain on the floor until the public hearing at second reading.

**e. Greenville / Anderson Multi County Industrial Business Park (2010 Park) Agreement Amendment – Projects Bullseye 1, 2 and 3**

Vice-Chairman Tripp presented for first reading an ordinance to amend an agreement for the development of a joint county industrial business park (2010 Park) of Anderson and Greenville Counties so as to enlarge the park.

Chairman Meadows stated the item would remain on the floor until the public hearing at second reading.

**f. Project SRPF D / Greenville Park 25 LLC / Fee in Lieu of Tax Agreement**

Vice-Chairman Tripp presented for first reading an ordinance authorizing the execution and delivery of a fee in lieu of tax agreement by and between Greenville County, South Carolina and SRPF D / Greenville Park 25, LLC, 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.

Chairman Meadows stated the item would remain on the floor until the public hearing at second reading.

**g. Greenville / Anderson Multi County Industrial Business Park (2010 Park) Agreement Amendment – SRPF D / Greenville Park 25, LLC**

Vice-Chairman Tripp presented for first reading an ordinance to amend an agreement for the development of a joint county industrial business park (2010 Park) of Anderson and Greenville Counties so as to enlarge the park.

Chairman Meadows stated the item would remain on the floor until the public hearing at second reading.

**h. Road Maintenance Fee Ordinance**

Councilor Fant presented for first reading an ordinance to impose and collect an increase to the Greenville County Road Maintenance Fee pursuant to Title 6, Chapter 1, Article 3, of the South Carolina Code of Laws, 1976, as amended.

Chairman Meadows referred the item to the Finance Committee.



**Item (12)**

**Committee Reports**

There were no reports.

**Item (13)**

**Administrator's Report**

Mr. Kernell provided an update on the County Square Project. As of September 30, a total of 466,000 man-hours had been put into the project; 345,000 since the last reported incident. The project was progressing nicely. Currently, crews were installing millwork, lights and doors in Council Chambers. The terrazzo floors were being polished. Looking forward, the revolving doors would be installed along with curbing and gutters on University Ridge. Punch list items were being completed on the South Tower. Furniture systems would be installed soon along with hardscape on the plaza area and the ceiling between the two buildings.

**Item (14)**

**Requests and Motions**

**a. Greenville County SC250 Committee**

**Action:**

As noticed on the County Council agenda, Councilor Dill presented a resolution supporting the South Carolina American Revolution Sestercentennial Commission and approving the creation of the Greenville County 250 Committee; and requested the resolution be referred to the appropriate committee.

Chairman Meadows referred the item to the Public Works and Infrastructure Committee.

- Councilor Barnes stated on Monday, September 26, Historic Greer Depot held a Victory Kick-off for Governor Henry McMaster. Chairman Meadows and Councilor Ballard received an award from the Republican Party.
- Councilor Shaw recognized members of the Greenville County Republican Party who were in attendance.
- Councilor Harrison wished his daughter a Happy Birthday.
- Councilor Norris stated she was still working for the citizens of District 23. She hoped to get a meeting space for New Washington Heights, prior to her retirement.
- Councilor Seman stated Upstate Alliance was preparing to launch its Strategic Plan on Thursday, October 6. She requested John Loomis be given the opportunity to address Council regarding the plan.
- Councilor Fant stated Council had recently been working well together, both collectively and collaboratively. Greenville County was facing great challenges; he hoped the spirit of cooperation among Council Members would continue.

Jody Bryson, President and CEO of SCTAC, recently served as a guest speaker at the BMW Manufacturing Group Experienced Leaders Program. Mr. Bryson was invited to discuss his strategic role in directing SCTAC's transformation into a statewide economic development engine and the new home of the Lockheed Martin F-16.

- Councilor Ballard congratulated Beth Paul and staff at the Arena District. The Arena had a banner year.

Mr. Ballard stated he recently attended a luncheon at Safe Harbor. The staff was very excited about its proposed new facility.

Councilor Ballard attended a Wake Up With Rebuild breakfast on Friday, September 30. Rebuild Upstate rehabbed area homes in need of extensive repairs instead of demolishing them, in order to allow residents to remain in their homes.

Mr. Ballard stated earlier in the day, he attended an event at the LEC. Spectrum gave a grant to the Sheriff's Office to provide funding for its SWAT team to purchase new equipment.

He attended opening night of the Greenville Symphony Orchestra on Saturday, October 1; the event marked the 75<sup>th</sup> year of the symphony.

- Councilor Kirven stated the Greenville County Veteran's Affairs Office would be hosting a meeting of the Joint Veteran's Council on Thursday, October 13 at 1:00 p.m. in Council Chambers.
- Vice-Chairman Tripp stated he first visited Paris Mountain State Park as a child. He had visited quite a bit recently and had noticed how busy the park was. He thanked the members of the Historic and Natural Resources Trust for all their hard work; it was a good example of how to "keep the green in Greenville."

***Item (15)***

**Adjournment**

**Action:** Vice-Chairman Tripp moved to adjourn the meeting.

Motion carried unanimously and the meeting adjourned at 6:37 p.m.

Respectfully submitted:

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Regina G. McCaskill  
Clerk to Council