



GREENVILLE COUNTY COUNCIL

Minutes

Regular Meeting
June 16, 2020
4:00 p.m.

County offices closed for public meetings
Meeting conducted by remote participation

Council Members present by remote participation

Mr. Butch Kirven, Chairman, District 27
Mr. Willis Meadows, Vice Chairman, District 19
Mrs. Xanthene Norris, Chairman Pro Tem, District 23
Mr. Joe Dill, District 17
Mr. Mike Barnes, District 18
Mr. Sid Cates, District 20
Mr. Rick Roberts, District 21
Mr. Bob Taylor, District 22
Mrs. Liz Seman, District 24
Mr. Ennis Fant, Sr., District 25
Mr. Lynn Ballard, District 26
Mr. Dan Tripp, District 28

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*
Paula Gucker, *Assistant County Administrator, Public Works*
Shannon Herman, *Assistant County Administrator*
Nicole Wood, *Assistant County Administrator*

Others Present

None

Call to Order

Chairman Kirven

Invocation

Councilor Xanthene Norris

Pledge of Allegiance

Item (4) Approval of Minutes

Action: Councilor Norris moved to approve the minutes of the June 2, 2020, Regular Council Meeting.

Motion carried unanimously.

Item (5) Public Hearings

a. Greenville County Library System – FY21 Budget

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, 2020 and ending June 30, 2021; and to authorize the annual Ad Valorem property tax millage levy for library purposes.

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

b. Cliffstar LLC (formerly Project Goal Line) / 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 Cliffstar LLC, with respect to certain economic development 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.

Item (6) Appearances - Current Agenda Items

- Audrey Pasin, 136 Old Altamont Ridge Rd Greenville – appeared regarding the Alcohol and Drug Abuse Commission

Item (7) Consent Agenda

- Best Friends Animal Society Grant – Rachel Ray Save Them All COVID-19 Relief Grant** *(Finance)*
- Maddie’s Fund Pet Foster Care Stimulus Grant** *(Finance)*
- Greenville County Grievance Committee Pool** *(Finance)*
- Community Project Applications** *(Finance)*
 - Tigerville Fire District – 800 MHz Radios / \$4,423.00**
 - CA41/Fountain Inn Matching Support / \$2,500.00**
 - Conestee Park Ball Field / \$16,000.00**
 - South Greenville Fire District Radio Grant / \$5,900.00**
 - District 23 Summer Outreach Programs / \$9,300.00**
 - Summer Scholarship Funds for District 25 County Rec Camps / \$6,000.00**

- vii. **Dunklin Fire Rescue District 27 - Lighting Upgrades / \$3,000.00**
- viii. **Security System and Maintenance – Carolina Music Museum / \$6,456.00**
- ix. **Greer Fire Department – Compact Escape System / \$8,869.00**
- x. **Duncan Chapel Elementary School – Playground / \$4,400.00**
- xi. **Duncan Chapel Fire District – Mobile Computers / \$5,000.00**

Action: Councilor Ballard moved approval of the Consent Agenda items.

Motion carried unanimously.

Item (8) Resolutions

a. 2020 Hazard Mitigation Plan Update

Action: Councilor Seman moved for adoption a resolution approving an update to the Greenville County Multi-Jurisdiction Hazard Mitigation Plan.

Motion carried unanimously.

Item (9) Ordinances – Third Reading

a. Zoning Ordinances

- i. **CZ-2020-32:** Property of TBR Greenville Lofts Property, located at 201 Smythe Street, requesting rezoning from PD to PD-MC as amended.

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

Motion carried unanimously.

b. Greenville County Library System – FY21 Budget

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, 2020 and ending June 30, 2021; and to authorize the annual Ad Valorem property tax millage levy for library purposes.

Motion carried unanimously.

c. Cliffstar LLC (formerly Project Goal Line) / 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 Cliffstar 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.

Motion carried unanimously.

Item (10) **Ordinances - Second Reading**

a. Zoning Ordinances

- i. **CZ-2020-10:** Property of Ryan Foster, located at 2702, 2704, 2500 and 2400 Pelham Road, requesting rezoning from FRD to FRD with major change. The Planning Commission recommended approval with conditions and the Committee recommended denial.

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

Councilor Roberts stated he had requested the item be held a couple of times. Prior to the COVID-19 pandemic, there had been meetings with the community. The proposed density of the project was too high and the developer had indicated a new plan would be submitted to address the issue. A new plan was submitted on June 15; however, he had not had an opportunity to review it. The proposed changes were drastic in comparison to the original proposal. Mr. Roberts inquired about returning the item to the Planning Commission or to the Planning and Development Committee.

Mark Tollison stated any referral motion would require a vote of Council Members. Council could send the item back to the Planning Commission; it would then be presented to the Planning and Development Committee and forwarded to Council. It was up to Councilor Roberts to determine where he would prefer the item to be sent; Council would then vote on the motion.

Councilor Roberts inquired about the Planning Commission's vote on the item.

Councilor Dill stated he was under the impression that the Planning Commission recommended approval.

Councilor Roberts stated it appeared to be a moot point to return the item to the Planning Commission.

Action: Councilor Roberts moved to return the item to the Planning and Development Committee for further review.

Motion to return the item to the Planning and Development Committee carried unanimously.

- ii. **CZ-2020-19:** Property of SC Greenville Garlington LLC, located on Entertainment Boulevard and Garlington Road, requesting rezoning from S-1 to PD. The Planning Commission and Commission 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. *Meet all requirements per SCDOT on the realignment of the Garlington Road and Pelham Road intersection and the installment of the traffic signal;*
2. *Submit and have the Final Development Plan approved before submitting for any Land Development or Building Permits.*
3. *Access across Rocky Creek may involve the existing Honbarrier Drive Bridge or a new route chosen based on the Floodway Variance Application before the Construction Board of Appeals on April 30, 2020. Either route is acceptable to Planning and Zoning without the need for a major change and would be reflected as part of the Final Development Plan for this parcel.*

Motion to amend carried unanimously.

Councilor Taylor inquired about what was to be developed on the site.

Councilor Roberts stated a dinner theater was planned for the site; the original plan was for a restaurant. A slight change to the proposal was required. Community leaders had worked with SCDOT to ensure safety.

Councilor Taylor asked about possible changes to the “blind curves” on Garlington Road as part of the project.

Councilor Roberts stated there were already plans in place to address the issues on Garlington Road; however, those changes were not part of the proposed ordinance.

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

Motion carried unanimously.

iii. **CZ-2020-26:** Property of Jan C. Brown, located 445 Dallas Road, requesting rezoning from R-10 to R-S. 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.

iv. **CZ-2020-28:** Property of Rola Hanna, located 2956 New Easley Highway, requesting rezoning from C-2 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 condition:

1. *To submit and have the Final Development Plan approved before submitting for any Land Development or Building Permits.*

Motion to amend carried unanimously.

Action: Councilor Dill moved approval of the motion as amended.

Motion carried unanimously.

v. **CZ-2020-33:** Docket was Withdrawn

vi. **CZ-2020-35:** Property of Joshua and Debra Jones, located 589 Dunklin Bridge Road, requesting rezoning from R-R1 to FRD. The Planning Commission recommended approval with conditions and the Committee recommended approval with conditions as amended.

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. *All outdoor events must adhere to the noise regulations as required by the Greenville County Sheriff's Department.*
2. *All outdoor activities must end no later than 10:00 p.m. allowing employees time to clean and be completed by 11:00 p.m.*
3. *All special events and day-to-day operations must provide adequate parking on site and not allow any street parking along Dunklin Bridge Road.*
4. *Any revisions to the existing curb cuts must adhere to all SCDOT requirements.*
5. *Submit and have the Phased Final Development Plans approved before submitting for any Land Development or Building Permits.*
6. *Before any future phases, after the initial phase, the applicant must provide Staff with updated Dire Coverage Availability letters stating that the Dunklin Fire Rescue District is cover the uses associated in that phase.*

Motion to amend carried unanimously.

Action: Councilor Dill moved approval of the motion as amended.

Motion carried unanimously.

vii. **CZ-2020-36:** Docket was Withdrawn

Item (11) Ordinance - First Reading

a. Zoning Ordinances

Councilor Dill presented for first reading Zoning Dockets CZ-2020-41 through CZ-2020-44.

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

b. Clear Spring Fire District / Millage Request

Councilor Taylor presented for first reading an ordinance to provide for the millage rate to be levied by the Clear Spring Fire District.

Chairman Kirven stated the item would remain on the floor.

c. Chanticleer Community Special Tax District / Millage Request

Councilor Taylor presented for first reading an ordinance to provide for the millage rate to be levied by the Chanticleer Special Tax District.

Chairman Kirven stated the item would remain on the floor.

d. Lockheed Martin Corporation / Fee in Lieu of Tax Agreement Amendment

Councilor Taylor presented for first reading an ordinance authorizing a first amendment to that certain fee in lieu of tax agreement by and between Greenville County, South Carolina and Lockheed Martin Corporation, and other matters related thereto.

Chairman Kirven stated the item would remain on the floor.

Item (12) Committee Reports

a. Committee of the Whole

i. Alcohol and Drug Abuse Commission / Ballot Results

Action: On behalf of the Committee, Vice-Chairman Meadows moved to close nominations for the Alcohol and Drug Abuse Commission and elect the following by acclamation:

Jimmy Batson
Heather Currie
Cory Mitchell
Steve Sandlin
Lauren Shaler

Motion carried unanimously.

Item (13) Administrator's Report

No report.

Item (14) Requests and Motions by Council Members

- Chairman Kirven stated the next regular scheduled Council meeting would be held on Tuesday, July 21; a special called meeting could be scheduled in the interim, if needed.
- Councilor Tripp inquired about the anticipated start date for disbursement of the CARES Act funds.

Joe Kernell stated staff was currently in the process of putting together a website, which would include an online application; they hoped to have it in place by the first part of July. He would let Council know as soon as it was up and running.

Mr. Tripp asked when Council could expect the first report regarding disbursement of the funds.

Mr. Kernell stated the first report would be submitted immediately after disbursements began.

- Councilor Roberts thanked Mr. Kernell and staff for the presentation on the CARES Act funding. While he disagreed with the process, he appreciated the hard work. He prayed the money reached “the right hands.”
- Councilor Seman requested an update regarding the County's commitment on affordable housing. She cited two issues: (1) the \$2 million commitment over a time period of five years and (2) the intergovernmental agreement with the City of Greenville for affordable housing related to the parking garage.

Joe Kernell stated a couple of years ago, the County pledged the first five years of money received from a settlement with Prisma Healthcare to affordable housing; the commitment was in place and there were three years left. The money was sent through GCRA for ongoing projects.

Mr. Kernell stated he recently spoke with the City Manager of Greenville; the city was satisfied with current arrangements. The financing mechanism needed to be put in place; they seemed to have that figured out.

- Councilor Ballard inquired about the “salary study” for County employees that began sometime around January of 2019. Mr. Ballard stated he had been approached about the study; some employees were afraid of a salary cut. Council Members had yet to see the results of the study.

Mr. Kernell stated he had not seen the results either. Council had already approved adjustments for all public safety salaries. Greenville County previously lagged behind many municipalities; it was now the leader across the state in that area. The rest of the employees were not considered “high priority.” He would be meeting with all department heads on Thursday, June 18, to discuss the results. Mr. Kernell stated he did not anticipate any employee getting a “cut in pay.” The study simply set guidelines; it did not set pay raises. For any employee above the top of their range, there was a possibility they may not receive any increases until they were back within range. Any employee below the bottom of their range would be moved up.

Mr. Kernell stated he would let Council know when the study was complete.

- Councilor Roberts inquired about “live meetings.”

Chairman Kirven stated Council approved the current procedure through July 21; a decision would be made at that time on how to proceed. As the numbers of COVID-19 continued to increase in our community, concern also continued to rise.

- Mr. Kernell reminded Council about the Public Facilities Corporation meeting scheduled for June 17 at 11:00 a.m. The purpose of the meeting was to provide an update and answer questions about the County Square Redevelopment project. Roca Point would have representatives present.
- Councilor Ballard wished Mr. Roberts a Happy Birthday.

Item (15) Adjournment

Action: Councilor Roberts moved to adjourn the meeting.

Motion carried unanimously and the meeting adjourned at 4:42 p.m.

Respectfully submitted:

Regina G. McCaskill
Clerk to Council