



GREENVILLE COUNTY COUNCIL

Minutes
Regular Meeting
November 5, 2024
6:00 p.m.

Council Chambers
301 University Ridge
Greenville, South Carolina

Council Members

- Mr. Dan Tripp, Chairman, District 28**
- Mrs. Liz Seman, Vice-Chairwoman, District 24**
- Mr. Butch Kirven, Chairman Pro Tem, District 27**
- Mr. Joey Russo, District 17**
- Mr. Mike Barnes, District 18**
- Mr. Benton Blount, District 19**
- Mr. Stephen Shaw, District 20**
- Mr. Chris Harrison, District 21**
- Mr. Stan Tzouvelekas, District 22**
- Mr. Alan Mitchell, District 23**
- Mr. Ennis Fant, Sr., District 25**
- Mr. Rick Bradley, District 26**

Pursuant to the Freedom of Information Act, notice of the meeting date, time, place and agenda was posted online, at 301 University Ridge, Greenville, and made available to the newspapers, radio stations, television stations and concerned citizens.

Council Members Absent

None

Staff Present

- Joe Kernell, County Administrator**
- Chris Antley, Assistant County Attorney**
- Andrew Price, Assistant County Attorney**
- Jessica Stone, Deputy Clerk to Council**
- Pam Gilliam, Administrative Assistant**
- Terrence Galloway, Information Systems**

Council Members Remote Participation

None

- Nicole Wood, Assistant County Administrator**
- Tee Coker, Assistant County Administrator**
- Ronald Hollister, Assistant County Administrator**
- Ted Lambrecht, Assistant County Administrator**
- Bob Mihalic, Governmental Affairs Officer**

Others Present

None

Call to Order

Chairman Dan Tripp

Invocation

Chairman Pro Tem Butch Kirven

Pledge of Allegiance

Item (4)

Approval of Minutes

a. October 15, 2024 – Regular County Council Meeting

Action: Councilor Tzouvelekas moved to amend Item 6 of the minutes. He stated the speaker, Ms. Pasin, signed up to speak about two separate items, Metropolitan Sewer Subdistrict and Fairmont Avenue, but only one of those items were reflected. He asked that the second item be listed and her comments be included in the minutes.

Chairman Tripp stated the portion of the meeting for which Ms. Pasin was allowed to speak, she signed up to make an appearance on the topic of Metropolitan Sewer Subdistrict. This was reflected on the sign-up sheet and was a matter of public record. He encouraged his colleagues to vote against the motion to amend.

Motion to amend was denied.

Action: Vice-Chairman Seman moved to approve the minutes of the October 15, 2024, Regular County Council Meeting.

Motion carried unanimously.

Item (5)

Proclamations and Special Recognition

There were no requested Proclamations or Special Recognitions.

Item (6)

Appearances – Current Agenda Items

- Ruthie Cureton-Cooley appeared regarding Item 12.w. Sale of County-Owned Property / Chapman Grove Road, Pelzer
- Diane Vreeland appeared regarding Item 12a. Project CHQ1 / Fee in Lieu of Tax Agreement
- Audrey Pasin appeared regarding Item 12c. Project CHQ2 / Fee in Lieu of Tax Agreement

Item (7)

Public Hearings

a. Slater-Marietta Fire District / General Obligation Bonds

A public hearing was held for the purpose of receiving comments from the public regarding an ordinance finding that the Slater-Marietta Fire District may issue not exceeding \$1,275,000 of general obligation bonds; to authorize the Board of Fire Control of the Slater-Marietta Fire District, South Carolina, to issue such bonds and to provide for the publication of notice of the said finding and authorization.

There being no speakers, Chairman Pro Tem Kirven declared the public hearing closed.

b. Lake Cunningham Fire District / General Obligation Bonds

A public hearing was held for the purpose of receiving comments from the public regarding an ordinance finding that the Lake Cunningham Fire District may issue not exceeding \$9,000,000 of general obligation bonds; to authorize the Board of Fire Control of the Lake Cunningham Fire District, South Carolina, to issue such bonds and to provide for the publication of notice of the said finding and authorization.

There being no speakers, Chairman Pro Tem Kirven declared the public hearing closed.

c. Sale of County-Owned Property – 6 Bailey Mill Road, Travelers Rest

A public hearing was held for the purpose of receiving comments from the public regarding an ordinance to authorize the sale of a county-owned 1.995-acre parcel of real property located at 6 Bailey Mill Road, Travelers Rest, at the corner of Highway 414 and Bailey Mill Road; and to authorize the Chairman of County Council and the County Administrator execute appropriate deeds and agreements related thereto.

There being no speakers, Chairman Pro Tem Kirven declared the public hearing closed.

d. Adoption of the Unified Development Ordinance in Greenville County

A public hearing was held for the purpose of receiving comments from the public regarding an ordinance to adopt the Greenville County Unified Development Ordinance.

- Sylvia Palmer appeared in favor of the proposed ordinance.
- Leticia Short appeared in favor of the proposed ordinance.
- John Slipke appeared in favor of the proposed ordinance.
- David Knight appeared in favor of the proposed ordinance.
- Inez Morris appeared in favor of the proposed ordinance.
- Robert Hanley appeared in favor of the proposed ordinance.
- Erin Predmore appeared in favor of the proposed ordinance.
- Mark O'Rourke appeared in favor of the proposed ordinance.
- Amber Stewart appeared in favor of the proposed ordinance.
- Nathan Brown appeared in favor of the proposed ordinance.
- Frederick Huffman appeared in favor of the proposed ordinance.
- Benjamin Lord appeared in favor of the proposed ordinance.
- Kirsten Owings appeared in favor of the proposed ordinance.
- Gail Peay appeared in favor of the proposed ordinance.
- Madeline Bolick appeared in favor of the proposed ordinance.
- Ryan Jolley appeared in favor of the proposed ordinance.
- Homas Palma appeared in favor of the proposed ordinance.
- Audrey Pasin appeared in opposition to the proposed ordinance.
- Diane Vreeland appeared in opposition to the proposed ordinance.
- Brenda Tate appeared in opposition to the proposed ordinance.
- Jonelle Phillips appeared in opposition to the proposed ordinance.

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

e. Metropolitan Sewer Subdistrict / Boundary Expansion

A public hearing was held for the purpose of receiving comments from the public regarding an ordinance authorizing the enlargement of the territory of the Metropolitan Sewer Subdistrict and other matters relating thereto.

- Melanie Ruhlman appeared in favor of the proposed ordinance.
- Carol Elliott appeared in favor of the proposed ordinance.
- Carl Drew appeared in favor of the proposed ordinance.
- Keith Sahm appeared in opposition to the proposed ordinance.
- Richard Palladino appeared in opposition to the proposed ordinance.
- Audrey Pasin appeared in opposition to the proposed ordinance.
- Jonelle Phillips appeared in opposition to the proposed ordinance.
- Anthony Scalzitti appeared in opposition to the proposed ordinance.

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

Item (8)

Consent Agenda

- a. Solid Waste Management Plan (RIPW)

Action:

Chairman Pro Tem Kirven moved approval of the Consent Agenda items.

Motion carried unanimously.

Item (9)

Resolutions

- a. **Project CHQ1 / Inducement Resolution**

Action:

Chairman Pro Tem Kirven moved for adoption a resolution authorizing the execution and delivery of an inducement agreement by and between Greenville County, South Carolina and Southpoint Commerce Center, LLC, whereby, under certain conditions, Greenville County would execute one or more fee in lieu of tax and special source credit agreements with respect to a project in the County whereby the project would be subject to payment of certain fees in lieu of taxes, and whereby Project CHQ1 would be provided certain credits against fee payments in reimbursement of investment in related qualified infrastructure; and providing for related matters.

Councilor Shaw requested a roll call vote.

Motion carried with nine in favor (Russo, Barnes, Harrison, Mitchell, Seman, Fant, Bradley, Kirven, Tripp) and three opposed (Blount, Shaw, Tzouvelekas).

- b. **Project CHQ2 / Inducement Resolution**

Action:

Chairman Pro Tem Kirven moved for adoption a resolution authorizing the execution and delivery of an inducement agreement by and between Greenville County, South Carolina and Southpoint Commerce Center, LLC, whereby, under certain conditions, Greenville County would execute one or more fee in lieu of tax and special source credit agreements with respect to a project in the County whereby the project would be subject to payment of certain fees in lieu of taxes, and whereby Project CHQ2 would be provided certain credits against fee payments in reimbursement of investment in related qualified infrastructure; and providing for related matters.

Councilor Tzouvelekas asked if there were any tenants or businesses on these properties who would be receiving the credits or if they were for empty buildings.

Chairman Pro Tem Kirven stated this was a resolution to start the process. The actual FILOT would be presented for first reading and then move through the process thereafter. He stated these were speculative business properties that would be opportunities for smaller businesses to use as a launching pad because there was a shortage of that size space in Greenville County.

Councilor Shaw requested a roll call vote.

Motion carried with nine in favor (Russo, Barnes, Harrison, Mitchell, Seman, Fant, Bradley, Kirven, Tripp) and three opposed (Blount, Shaw, Tzouvelekas).

c. Project CHQ4 / Inducement Resolution

Action: Chairman Pro Tem Kirven moved for adoption a resolution authorizing the execution and delivery of an inducement agreement by and between Greenville County, South Carolina and Southpoint Commerce Center, LLC, whereby, under certain conditions, Greenville County would execute one or more fee in lieu of tax and special source credit agreements with respect to a project in the County whereby the project would be subject to payment of certain fees in lieu of taxes, and whereby Project CHQ4 would be provided certain credits against fee payments in reimbursement of investment in related qualified infrastructure; and providing for related matters.

Councilor Shaw requested a roll call vote.

Motion carried with nine in favor (Russo, Barnes, Harrison, Mitchell, Seman, Fant, Bradley, Kirven, Tripp) and three opposed (Blount, Shaw, Tzouvelekas).

d. Project CHQ5 / Inducement Resolution

Action: Chairman Pro Tem Kirven moved for adoption of a resolution authorizing the execution and delivery of an inducement agreement by and between Greenville County, South Carolina and Southpoint Commerce Center, LLC, whereby, under certain conditions, Greenville County would execute one or more fee in lieu of tax and special source credit agreements with respect to a project in the County whereby the project would be subject to payment of certain fees in lieu of taxes, and whereby Project CHQ5 would be provided certain credits against fee payments in reimbursement of investment in related qualified infrastructure; and providing for related matters.

Councilor Shaw requested a roll call vote.

Motion carried with nine in favor (Russo, Barnes, Harrison, Mitchell, Seman, Fant, Bradley, Kirven, Tripp) and three opposed (Blount, Shaw, Tzouvelekas).

e. Project CHQ6 / Inducement Resolution

Action: Chairman Pro Tem Kirven moved for adoption of a resolution authorizing the execution and delivery of an inducement agreement by and between Greenville County, South Carolina and Southpoint Commerce Center, LLC, whereby, under certain conditions, Greenville County would execute one or more fee in lieu of tax and special source credit agreements with respect to a project in the County whereby the project would be subject to payment of certain fees in lieu of taxes, and whereby Project CHQ6 would be provided certain credits against fee payments in reimbursement of investment in related qualified infrastructure; and providing for related matters.

Councilor Shaw requested a roll call vote.

Motion carried with nine in favor (Russo, Barnes, Harrison, Mitchell, Seman, Fant, Bradley, Kirven, Tripp) two opposed (Shaw, Tzouvelekas) and one abstention (Blount).

f. Project Strong / Inducement Resolution

Action: Chairman Pro Tem Kirven moved for adoption of a resolution authorizing the execution and delivery of an inducement agreement by and between Greenville County, South Carolina and Project Strong 2024, whereby, under certain conditions, Greenville County would execute a fee in lieu of tax and special source credit 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 whereby the project would be provided certain credits against fee payments in reimbursement of investment in related qualified infrastructure; and providing for related matters.

Councilor Shaw requested a roll call vote.

Motion carried with ten in favor (Russo, Blount, Barnes, Harrison, Tzouvelekas, Mitchell, Seman, Bradley, Kirven, Tripp) one opposed (Shaw) and one abstention (Fant).

g. Project Blackbird / Inducement Resolution

Action: Chairman Pro Tem Kirven moved for adoption of a resolution authorizing the execution and delivery of an inducement agreement by and between Greenville County, South Carolina and Project Blackbird, whereby, under certain conditions, Greenville County would execute a fee in lieu of tax and special source credit 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 whereby Project Blackbird would be provided certain credits against fee payments in reimbursement of investment in related qualified infrastructure; and providing for related matters.

Councilor Shaw requested a roll call vote.

Motion carried with eleven in favor (Russo, Blount, Barnes, Harrison, Tzouvelekas, Mitchell, Seman, Fant, Bradley, Kirven, Tripp) and one opposed (Shaw).

h. Project Bolt / Inducement Resolution

Action: Chairman Pro Tem Kirven moved for adoption of a resolution authorizing the execution and delivery of an inducement agreement by and between Greenville County, South Carolina and Project Bolt, whereby, under certain conditions, Greenville County would execute a fee in lieu of tax and special source credit 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 whereby Project Bolt would be provided certain credits against fee payments in reimbursement of investment in related qualified infrastructure; and providing for related matters.

Councilor Shaw requested a roll call vote.

Motion carried with eleven in favor (Russo, Blount, Barnes, Harrison, Tzouvelekas, Mitchell, Seman, Fant, Bradley, Kirven, Tripp) and one opposed (Shaw).

i. Greater Greenville Sanitation District / Request for Public Hearing

Action: Chairman Pro Tem Kirven moved for adoption a resolution calling for a public hearing to be held upon the question of the issuance of not exceeding \$34,000,000 General Obligation Bonds of the Greater Greenville Sanitation District, South Carolina; providing for the publication of notices of such public hearing; and providing for other matters related thereto.

Motion carried unanimously.

j. Laurens Road Redevelopment Plan / Tax Increment Financing Plan

Action: Chairman Pro Tem Kirven moved for adoption resolution of Greenville County, South Carolina, in support of a plan for the redevelopment of the City of Greenville Redevelopment Project Area (*Laurens Road Redevelopment Plan*) within the municipal limits of the City, and other matters related thereto.

The motion as presented carried.

Item (10) Ordinances – Third Reading

a. Greenville / Laurens Multi County Industrial Park Agreement – Project Onward

Action: Chairman Pro Tem Kirven moved for adoption at third reading an ordinance authorizing the execution and delivery of a multi-county industrial or business park, by and between Greenville County, South Carolina and Laurens County, South Carolina, to designate the boundaries of the park; and other related matters.

Motion carried unanimously.

b. Transfer of Fairmont Avenue Properties

Action: Chairman Pro Tem Kirven moved for adoption at third reading an ordinance authorizing the transfer of approximately 15 acres of real property located off Fairmont Avenue to the Greenville County Redevelopment Authority, and to authorize the execution of a deed and any other documents and agreements related thereto.

Motion carried unanimously.

Item (11) Ordinances – Second Reading

a. Zoning Ordinances

i. CZ-2024-055, Property of Isaiah Dunlap of DesignEdge for Upstate Circle of Friends, located at 29 Ridgeway Dr., E. Dorchester Blvd. and Williamsburg Dr., Greenville (District 25), requesting rezoning from R-12 to FRD. The Planning Commission and the Committee recommended approval with amendments.

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

Action: Councilor Fant moved to amend the request to include the following conditions:

1. *Submit a final development plan for review and approval prior to the issuance of any land development or building permits;*
2. *Maintain and establish a landscape buffer, building setback and signage requirements as specified in the memo noted in the comments section provided by staff.*

Motion to amend carried unanimously.

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

Motion as amended carried unanimously.

- ii. **CZ-2024-058,** Property of Ethan Olliff of Site Design, Inc. for Like Steffensmeier of Mr. Bear Rentals, LLC, located on Furman Hall Rd. Greenville (*District 23*), requesting rezoning from R-MHP to S-1. The Planning Commission and the Committee recommended approval.

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

Motion carried unanimously.

- iii. **CZ-2024-061,** Property of Austin Allen or Arbor Land Design for James Daniel Ivey, located at 212 Feaster Rd., Greenville (*District 21*), requesting rezoning from R-S to C-1. The Planning Commission and Committee recommended approval.

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

Motion carried unanimously.

- iv. **CZ-2024-062,** Property of Austin Allen of Arbor Land Design for Erin Krehbiel and Nikki Latham of Will-S Limited Partnership, located at 719 A & B Pelham Rd., Hudson Rd. & Jamestown Dr., Greenville (*District 22*), requesting rezoning from R-20 to FRD. The Planning Commission and Committee recommended approval.

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

Councilor Tzouvelekas requested a roll call vote.

Motion was denied by a vote of one in favor (Fant) and eleven in opposition (Russo, Barnes, Blount, Shaw, Harrison, Tzouvelekas, Mitchell, Seman, Bradley, Kirven, Tripp).

- v. **CZ-2024-063,** Property of Malcolm Avier Sirmons and Bethany Rachel Sirmons, located at 307 Edwards St. & Cline St., Taylors (*District 18*), requesting rezoning from R-20 to R-10. The Planning Commission and Committee recommended approval.

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

Motion carried unanimously.

- vi. **CZ-2024-064,** Property of Tyler Polk of Access Realty for Terri G. McElhannon and Deborah G. Spearman, located at 2 Sheffield Ln., and Owens Rd., Taylors (*District 20*), requesting rezoning from R-20 to R-12. The Planning Commission and Committee recommended approval.

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

Motion carried unanimously.

- vii. **CZ-2024-065,** Property of Gowensville Area Property Owners, located South of Hwy 11, East of Hwy 115 and Hwy 14, North of Hwy 414 and West of the Greenville-Spartanburg County Boundary (*District 17*), requesting rezoning from Unzoned to AG, R-R1, R-R3 and R-S. The Planning Commission and Committee recommended approval.

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

Motion carried unanimously.

- viii. **CZ-2024-021,** Property of Cesar E. Reyes for Nancy Guadalupe Reyes-Guigou, located at 2222 & 2224 E. Lee Rd., Taylors (*District 20*), requesting rezoning from R-20 to R-10. The Planning Commission and Committee recommended approval.

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

Councilor Shaw stated he would like to hold the item in order to give the applicant and the neighbors time to come to some sort of agreement.

Councilor Harrison stated this item had been held for eight months. He stated the committee had been promised updated information on the project that never came. He felt it was unfair to the applicant to be handcuffed for this long with no guidance.

Chairman Tripp asked if the applicant still wanted the project approved.

Councilor Harrison stated he assumed so as there has been no change in the application.

Councilor Shaw stated he had been in touch with the applicant. The applicant wanted it approved but only if the neighborhood was happy with the final product. He stated the engineer had redrawn the plans eliminating the need variances, which was what the neighborhood did not want.

Vice Chairman Seman asked if they would be able to amend it on the floor if the applicant came back with changes.

Councilor Harrison suggested amending the motion to allow for amendments at third reading and send it forward to keep the process going.

Action: Councilor Shaw moved to amend the motion to allow for amendments at third reading.

Motion to amend carried unanimously.

Motion as amended carried unanimously.

Vice Chairman Seman reminded her colleagues that any third reading amendments must be presented in writing and included in the agenda packet.

b. Piedmont Area Plan (CP-2024-001)

Action: On behalf of the Committee, Councilor Fant moved for approval at second reading an ordinance to amend the Greenville County Comprehensive Plan in the Piedmont Study Area.

Motion carried unanimously.

c. Unified Development Ordinance

Action: On behalf of the Committee, Councilor Fant moved for approval at second reading an ordinance to adopt the Greenville County Unified Development Ordinance

Councilor Shaw requested a roll call vote.

Motion carried with seven in favor (Barnes, Harrison, Mitchell, Seman, Fant, Kirven, Tripp) and five opposed (Russo, Blount, Shaw, Tzouvelekas, Bradley).

d. Metropolitan Sewer Subdistrict / Boundary Expansion

Vice Chairman Seman stated she would like to have the speakers from Fountain Inn get in touch with Carol Elliott of MetroConnects. She reminded her colleagues that the matter before them was sent back to the committee at the request of the body; where it was amended. She stated the amended map in the packet was due to the collected feedback from Council as well as from constituents.

Action: Vice Chairman Seman moved for approval at second reading an ordinance authorizing the enlargement of the territory of the Metropolitan Sewer Subdistrict and other matters relating thereto.

Action: Vice Chairman Seman moved to amend the ordinance to include the amended map.

Motion to amend carried unanimously.

Councilor Tzouvelekas requested a roll call vote.

Motion as amended carried unanimously.

e. Slater-Marietta Fire District / General Obligation Bonds

Action: Chairman Pro Tem Kirven moved for approval at second reading an ordinance finding that the Slater-Marietta Fire District may issue not exceeding \$1,275,000 of general obligation bonds; to authorize the Board of Fire Control of the Slater-Marietta Fire District, South Carolina, to issue such bonds and to provide for the publication of notice of the said finding and authorization.

Motion carried unanimously.

f. Lake Cunningham Fire District / General Obligation Bonds

Action: Chairman Pro Tem Kirven moved for approval at second reading an ordinance finding that the Lake Cunningham Fire District may issue not exceeding \$9,000,000 of general obligation bonds; to authorize the Board of Fire Control of the Lake Cunningham Fire District, South Carolina, to issue such bonds and to provide for the publication of notice of the said finding and authorization.

Motion carried unanimously.

g. Greenville / Anderson Multi County Industrial Park Agreement Amendment (2010 Park) – Project Palmetto II (Anderson County)

Action: Councilor Kirven 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.

h. Sale of County Owned Property – 6 Bailey Mill Road, Travelers Rest

Action: Councilor Kirven moved for approval at second reading an ordinance to authorize the sale of a county-owned 1.995-acre parcel of real property located at 6 Bailey Mill Road, Travelers Rest, at the corner of Highway 414 and Bailey Mill Road; and to authorize the Chairman of County Council and the County Administrator to execute appropriate deeds and agreements related thereto.

Motion carried unanimously.

Item (12) Ordinances – First Reading

a. Project CHQ1 / Fee in Lieu of Tax Agreement

Vice Chairman Seman 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 Southpoint Commerce Center, 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 matters related thereto.

Chairman Tripp stated the item would remain on Council floor.

b. Greenville / Anderson Multi County Industrial Business Park Agreement Amendment (2010 Park) – Project CHQ1

Vice Chairman Seman presented for first 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 (*Project CHQ1*).

Chairman Tripp stated the item would remain on Council floor.

c. Project CHQ2 / Fee in Lieu of Tax Agreement

Vice Chairman Seman 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 Southpoint Commerce Center, 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 matters related thereto.

Chairman Tripp stated the item would remain on Council floor.

d. Greenville / Anderson Multi County Industrial Business Park Agreement Amendment (2010 Park) – Project CHQ2

Vice Chairman Seman presented for first 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 (*Project CHQ2*).

Chairman Tripp stated the item would remain on Council floor.

e. Project CHQ4 / Fee in Lieu of Tax Agreement

Vice Chairman Seman 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 Southpoint Commerce Center, 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 matters related thereto.

Chairman Tripp stated the item would remain on Council floor.

f. Greenville / Anderson Multi County Industrial Business Park Agreement Amendment (2010 Park) – Project CHQ4

Vice Chairman Seman presented for first 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 (*Project CHQ4*).

Chairman Tripp stated the item would remain on Council floor.

g. Project CHQ5 / Fee in Lieu of Tax Agreement

Vice Chairman Seman 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 Southpoint Commerce Center, 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 matters related thereto.

Chairman Tripp stated the item would remain on Council floor.

h. Greenville / Anderson Multi County Industrial Business Park Agreement Amendment (2010 Park) – Project CHQ5

Vice Chairman Seman presented for first 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 (*Project CHQ5*).

Chairman Tripp stated the item would remain on Council floor.

i. Project CHQ6 / Fee in Lieu of Tax Agreement

Vice Chairman Seman 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 Southpoint Commerce Center, 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 matters related thereto.

Chairman Tripp stated the item would remain on Council floor.

j. Greenville / Anderson Multi County Industrial Business Park Agreement Amendment (2010 Park) – Project CHQ6

Vice Chairman Seman presented for first 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 (*Project CHQ6*).

Chairman Tripp stated the item would remain on Council floor.

k. Project Double Eagle I / Fee in Lieu of Tax Agreement

Vice Chairman Seman 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 an entity or entities identified by the County for the time being as Project Double Eagle I, including any related or affiliated entities and any sponsor affiliates, 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.

Chairman Tripp stated the item would remain on Council floor.

l. Project Double Eagle II / Fee in Lieu of Tax Agreement

Vice Chairman Seman 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 an entity or entities identified by the County for the time being as Project Double Eagle II, including any related or affiliated entities and any sponsor affiliates, 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.

Chairman Tripp stated the item would remain on Council floor.

m. Project Strong / Fee in Lieu of Tax Agreement

Vice Chairman Seman 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 Strong 2024 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.

Chairman Tripp stated the item would remain on Council floor.

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

Vice Chairman Seman presented for first 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 (*Project Strong*).

Chairman Tripp stated the item would remain on Council floor.

o. Project Blackbird / Fee in Lieu of Tax Agreement

Vice Chairman Seman 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 Project Blackbird 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.

Chairman Tripp stated the item would remain on Council floor.

p. General Electric / Partial Assignment, Assumption and Bifurcation Agreement (1999)

Vice Chairman Seman presented for first reading an ordinance authorizing pursuant to Chapter 44 of Title 12, South Carolina Code of Laws, 1976, as amended, the execution and delivery of a partial assignment, assumption and bifurcation agreement; an amended and restated 1999 fee agreement by and between Greenville County, South Carolina and GE Gas Turbines (Greenville) LLC; and an amended and restated 1999 fee agreement by and between Greenville County, South Carolina and General Electric Company, all agreements with respect to the division and bifurcation of that certain fee agreement by and between Greenville County, South Carolina and General Electric Company dated November 1, 1999, as amended on June 1, 2004 and November 3, 2009; and other matters related thereto.

Chairman Tripp stated the item would remain on Council floor.

q. General Electric / Partial Assignment, Assumption and Bifurcation Agreement (2014)

Vice Chairman Seman presented for first reading an ordinance authorizing, pursuant to Chapter 44 of Title 12, South Carolina Code of Laws, 1976, as amended, the execution and delivery of a partial assignment, assumption and bifurcation agreement; an amended and restated 2014 fee agreement by and between Greenville County, South Carolina and GE Gas Turbines (Greenville) LLC; and an amended and restated 2014 fee agreement by and between Greenville County, South Carolina and General Electric Company, all agreements with respect to the division and bifurcation of that certain 2014 fee agreement by and between Greenville County, South Carolina, General Electric Company and GE Gas Turbines (Greenville) LLC, and other matters related thereto.

Chairman Tripp stated the item would remain on Council floor.

r. Project Constellation / Second Amendment to Existing FILOT and Incentive Agreement

Vice Chairman Seman presented for first reading an ordinance authorizing and approving (1) the execution and delivery of a second amendment to an existing fee in lieu of tax and incentive agreement between Greenville County, South Carolina and a company identified for the time being Project Constellation, to provide for, under certain circumstances, certain additional special source revenue credits in connection with additional investment in certain manufacturing and related facilities in the County; and (2) other matters related thereto.

Chairman Tripp stated the item would remain on Council floor.

s. Project Bolt / Fee in Lieu of Tax Agreement

Vice Chairman Seman presented for first reading an ordinance authorizing the execution and delivery of a fee in lieu of tax and special source credit agreement by and between Greenville County, South Carolina and a company known to the County at this time as Project Bolt, 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.

Chairman Tripp stated the item would remain on Council floor.

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

Vice Chairman Seman presented for first 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 (*Project Bolt*).

Chairman Tripp stated the item would remain on Council floor.

u. Greater Greenville Sanitation District / General Obligation Bonds

Vice Chairman Seman presented for first reading an ordinance finding that the Greater Greenville Sanitation District, South Carolina, may issue not exceeding \$34,000,000 General Obligation Bonds; authorizing the Greater Greenville Sanitation Commission, as the governing body of the Greater Greenville Sanitation District, South Carolina, to issue such bonds; providing for the publication of notice of the said finding and authorization; and providing for other matters relating thereto.

Chairman Tripp stated the item would remain on Council floor.

v. Pickens / Greenville Multi County Industrial Business Park Agreement – Speedway Park

Vice Chairman Seman presented for first reading an ordinance to develop a jointly owned and operated industrial/business park in conjunction with Pickens County, pursuant to South Carolina Code of Laws 1976, Section 4-1-170 et. seq., as amended, such industrial/business park to be, at the time of its initial development, geographically located in Pickens County and to include certain property located at the intersection of Highway 123 and Highway 124; to provide for a written agreement with Pickens County providing for the expenses of the park, the percentage of revenue application, and the distribution of fees in lieu of ad valorem tax; and matter related thereto

Chairman Tripp stated the item would remain on Council floor.

w. Sale of County-Owned Property / Chapman Grove Road, Pelzer

Vice Chairman Seman presented for first reading an ordinance to authorize the sale of a county-owned approximately 5.3-acre parcel of real property located on Chapman Grove Road, Pelzer; and to authorize the Chairman of County Council and the County Administrator to execute appropriate deeds and agreements.

Chairman Tripp stated the item would remain on Council floor.

x. Transfer of County-Owned Parks / Poinsett Park, Gateway Park and Trailblazer Park

Vice Chairman Seman presented for first reading an ordinance authorizing and approving the transfer of ownership and operation of Poinsett Park, Gateway Park, and Trailblazer Park to the City of Travelers Rest, and to authorize the execution of deeds and any other documents and agreements related thereto. (*The ordinance presented was the version that was amended at Committee of the Whole earlier in the evening, and not the version that was attached to the agenda.*)

Chairman Tripp stated the item would remain on Council floor.

y. Lease of County-Owned Property / 118 McGee Street, Greenville

Vice Chairman Seman presented for first reading an ordinance authorizing and directing the negotiation and execution of a lease with the State of South Carolina of a portion of county-owned property located at 118 McGee Street, Greenville, SC 29601, consisting of a portion of a building formerly known as the Juvenile Detention Facility.

Chairman Tripp stated the item would remain on Council floor.

z. Zoning Ordinances

Councilor Fant presented for first reading Zoning Dockets CZ-2024-071 through CZ-2024-073.

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

Item (13)

Committee Reports

a. Committee of the Whole

i. Board and Commission Appointments

Action:

On behalf of the Committee, Vice Chairman Seman moved to appoint the following:

- B. J. Koonce to fill one vacancy on the **Accommodations Tax Advisory Committee**
- Kevin Brady to fill one vacancy on the **Airport Commission**
- Robert Sluman Jr. to fill one vacancy on the **Alcohol and Drug Abuse Commission**
- B. Curtis Rose to fill one vacancy on the **Arena District**
- Luran Switzer to fill one of two vacancies on the **Buxton Tax District Commission**
- Mark Chandler to fill one vacancy on the **Donaldson Fire Service Area**
- William Stewart and Monique (Nikki) Williams to fill two vacancies on the **Greater Greenville Sanitation District**
- Valerie Arnold and Lindsey Strand to fill two vacancies on the **Historic Preservation Commission**
- Olga Lisinska to fill one of two vacancies on the **Lake Forest Special Tax District**
- Theresa Aldrich, Caleb Freeman and Gary Schulz to fill three vacancies on the **Metropolitan Sewer Subdistrict**
- Natasha Sexton and Judy Wilson to fill two vacancies on the **Museum Commission**
- Pauline Brown to fill one of two vacancies on the **Old Mill Estates Tax District Commission**
- Dean Doolittle, James Hammond, Joanna Searcy-Reese and Allen White to fill four vacancies on the **Redevelopment Authority (GCRA)**
- William Dempsey to fill one vacancy on the **Terra Pines Estates Special Tax District**
- James Baucom, Paul Hamberis, William (Bern) Mebane and Joseph Nixon to fill four vacancies on **Thrive Upstate**

Motion carried unanimously.

ii. Settlement of C.A. No. 2024-CP-23-00893

Action:

On behalf of the Committee, Vice Chairman Seman moved to authorize the County Attorney to settle the following lawsuit according to the terms discussed in Executive Session; case C.A. No. 2024-CP-23-00893.

Motion carried unanimously.

- **Reopen Board and Commission Application Process**

Action: On behalf of the Committee, Vice Chairman Seman moved to reopen a two-week application period for the Board of Tax Assessment and Appeals and for the Human Relations Commission.

Motion carried unanimously.

Item (14) **Administrator's Report**

No Report

Item (15) **Requests and Motions by Council Members**

There were no requests or motions.

Item (16) **Adjournment**

Action: Vice Chairman Seman moved to adjourn.

Motion carried unanimously and the meeting adjourned at 8:18 p.m.

Respectfully Submitted:

Jessica M Stone
Deputy Clerk to Council