



## GREENVILLE COUNTY COUNCIL

Minutes  
Regular Council Meeting  
January 4, 2022  
6:04 p.m.

County Square - Council Chambers

### Council Members

**Mr. Willis Meadows**, *Chairman, District 19*  
**Mr. Dan Tripp**, *Vice-Chairman, District 28*  
**Mrs. Xanthe 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*  
**Paula Gucker**, *Assistant County Administrator, Public Works*  
**Hesha Gamble**, *Engineering*  
**Tee Coker**, *Planning Director*

### Others Present

**Sheriff Hobart Lewis**, *Greenville County Sheriff's Office*

### Call to Order

Chairman Willis Meadows

**Invocation** – introduced by Councilor Joe Dill

Tim McConnell  
O'Neal Church of God

### Pledge of Allegiance

**Item (4)**            **Approval of Minutes**

**Action:**            Councilor Ballard moved to approve the following minutes:

December 7, 2021, Regular Council Meeting  
December 14, 2021, Special Called Council Meeting  
December 21, 2021, Special Called Council Meeting

Motion carried unanimously.

**Item (5)**            **Proclamation**

Chairman Meadows presented a proclamation to Paula Gucker, Assistant County Administrator for Public Works, on her upcoming retirement. Ms. Gucker began her career with Greenville County in 2001, bringing decades of government service, experience and expertise. She quickly became a vital leader in moving the County forward through times of unprecedented growth.

A woman of great passion and vision, Ms. Gucker took an aggressive approach to dealing with the County’s vulnerable pet population. With staff support, a modern version of “Animal Care” was created that led to Greenville County becoming a No Kill Community, saving the lives of hundreds of animals. That “business model” has been honored and emulated across the nation.

Ms. Gucker’s attention to detail and relentless enthusiasm to get the job done drove development of The Xanthe Norris Pedestrian Bridge, the North Greenville Summary Court, and many other road, bridge, and structure projects, providing essential services to the community.

Ms. Gucker’s commitment to a better future included numerous environmental initiatives, such as the creation of “Litter Ends Here, Greenville County,” expansion of recycling services, creation of methane gas capturing programs, work with the Friends of Reedy River, and many more forward-looking programs and policies designed for sustainability.

Embracing an even larger role with the County, Ms. Gucker added Community Planning and Development to her duties and ushered in a new era of growth with the successful launch and execution of the 2020 Comprehensive Plan, “Plan Greenville County.”

Greenville County Council honored Ms. Gucker’s more than 20 years of public service and acknowledged her essential role in the growth and success of Greenville County.

**Item (6)**            **Appearances – Current Agenda Items**

- **James Pacher** – appeared regarding Item 10.a.ii. Planning Commission Appointment

**Item (7)**            **Public Hearings**

**a.        Cone Mills Acquisition Group, LLC (formerly Project Ott) / Special Source Credit Agreement**

A public hearing was held for the purpose of receiving comments from the public regarding an ordinance authorizing pursuant to Title 4 of the Code of Laws of South Carolina 1976, as amended, including Sections 4-1-170, 4-1-175, and 4-29-68 thereof, and Article VIII, Section 13 of the South Carolina Constitution, the execution and delivery of a special source credit agreement, by and between Greenville County, South Carolina, and Cone Mills Acquisition Group, LLC including certain related or affiliated entities, to provide for certain special source revenue or infrastructure credits; and other related matters.

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

**b. Greenville-Anderson Multi County Industrial Business Park Creation / Cone Mills Acquisition Group, LLC (formerly Project Ott)**

A public hearing was held for the purpose of receiving comments from the public regarding an ordinance authorizing and approving (1) the development of a joint county industrial and business park pursuant to Section 4-1-70 of the Code of Laws of South Carolina 1976, as amended, in conjunction with Anderson County, such park to be geographically located in Greenville County; (2) the execution and delivery of a written park agreement with Anderson County as to the requirement of payments of fee in lieu of ad valorem taxes with respect to park property and the sharing of the revenues and expenses of the park; (3) the distribution of revenues from the park within Greenville County; and (4) other matters related thereto.

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

**Item (8) Consent Agenda**

**a. Initiate Zoning Text Amendment / Process for Initial Zoning** *(Planning and Development)*

**Action:** Councilor Kirven moved approval of the Consent Agenda Item.

Motion carried unanimously.

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

**a. Zoning Ordinances**

- i. CZ-2021-104:** Property of Araceli Perales Jimenez, located on Palmetto Avenue, requesting rezoning from C-2 to R-MA. 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.

- ii. CZ-2021-105:** Withdrawn

- iii. CZ-2021-107:** Property of Street Church Ministries, Inc. Greenville, located at 1601 W. Blue Ridge Drive and 209 Highlawn Avenue, requesting rezoning from C-2 to S-1. 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.

- iv. CZ-2021-108:** Property of JSCI County Line, LLC, located at 3326 New Easley Highway, requesting rezoning from S-1 to C-1. 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-2021-109:** Property of John Earl Shaw, located on White Horse Road, Bent Bridge Road, and Easley Bridge Road Exit Ramp, requesting rezoning from R-10 to S-1. 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.

- vi. **CZ-2021-110:** Property of Victor Gallego, located at 637 Harrison Bridge Road, requesting rezoning from R-S to C-1. 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.

- vii. **CZ-2021-112:** Property of Rex B. Galloway, located at 1575 Reid School Road, requesting rezoning from R-15 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.

- viii. **CZ-2021-113:** Property of Stephen E. Larson and Lois A. Larson, located at 315 Roberts Circle, requesting rezoning from R-S 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.

- ix. **CZ-2021-114:** Property of Tung Van Co of Tf1 Property, LLC, located at 3028 Wade Hampton Boulevard, requesting rezoning from R-12 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.

- x. **CZ-2021-116:** Property of Southern Smiles Properties, LLC, located at 2814 Woodruff Road, requesting rezoning from O-D to FRD. The Planning Commission and Committee recommended approval with a condition.

**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 add the condition that he applicant submit a Final Development Plan prior to issuance of Land Development or Building Permits.

Motion to amend carried unanimously.

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

Motion carried unanimously.

- xi. **CZ-2021-117:** Property of Lois S. Bryson, Brenda Fail Freeman, Heather M. Kennedy and Jason Sean Burton, located at 1803 Roper Mountain Road, requesting rezoning from R-S to R-15. 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.

- xii. **CZ-2021-118:** Withdrawn

**b. Project Augusta Arbor QOBZ LP / 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 BRI Augusta Arbor QOBZ LP, 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.

**Action:** Vice-Chairman Tripp moved to hold the item until a public hearing could be scheduled.

Motion to hold carried unanimously.

**c. Greenville – Anderson Multi County Industrial Business Park Agreement Amendment (2010 Park) / Project Augusta Arbor QOBZ LP**

**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) and Anderson and Greenville Counties so as to enlarge the park.

**Action:** Vice-Chairman Tripp moved to hold the item until a public hearing could be scheduled.

Motion to hold carried unanimously.

**d. Project Mirror / Fee in Lieu of Tax Agreement – First Amendment**

**Action:** Vice-Chairman Tripp moved for approval at second reading an ordinance authorizing and approving (1) the execution and delivery of a first amendment to an existing fee in lieu of tax agreement (the “fee agreement”) between Greenville County, South Carolina and a company identified for the time being as Project Mirror (as successor in interest by assignment to Project Mirror predecessor company) to provide for, under certain circumstances, (a) an extension of the applicable investment period set forth in the fee agreement, (b) an extension of the applicable exemption period set forth in the fee agreement, and (c) certain special source revenue credits, all in connection with additional investment in certain manufacturing and related facilities in the county; (2) the joinder of one or more sponsor affiliates to the fee agreement; and (3) other matters related thereto.

**Action:** Vice-Chairman Tripp moved to hold the item until a public hearing could be scheduled.

Motion to hold carried unanimously.

**e. Cone Mills Acquisition Group, LLC (formerly Project Ott) / Special Source Credit Agreement**

**Action:** Vice-Chairman Tripp moved for approval at second reading an ordinance authorizing pursuant to Title 4 of the Code of Laws of South Carolina 1976, as amended, including Sections 4-1-170, 4-1-175, and 4-29-68 thereof, and Article viii, Section 13 of the South Carolina Constitution, the execution and delivery of a special source credit agreement, by and between Greenville County, South Carolina, and Cone Mills Acquisition Group, LLC including certain related or affiliated entities, to provide for certain special source revenue or infrastructure credits; and other related matters.

**Action:** Vice-Chairman Tripp moved to amend the Credit Agreement to reflect the changes outlined in the red-lined version provided in the Council agenda packet.

Motion to amend carried unanimously.

**Action:** Vice-Chairman Tripp moved approval of the ordinance as amended.

Motion carried unanimously.

**f. Greenville – Anderson Multi County Industrial Business Park Creation / Cone Mills Acquisition Group, LLC (formerly Project Ott)**

**Action:** Vice-Chairman Tripp moved for approval at second reading an ordinance authorizing and approving (1) the development of a joint county industrial and business park pursuant to Section 4-1-170 of the Code of Laws of South Carolina 1976, as amended, in conjunction with Anderson County, such park to be geographically located in Greenville County; (2) the execution and delivery of a written park agreement with Anderson County as to the requirement of payments of fee in lieu of ad valorem taxes with respect to park property and the sharing of the revenues and expenses of the park; (3) the distribution of revenues from the park within Greenville County; and (4) other matters related thereto.

**Action:** Vice-Chairman Tripp moved to amend the Ordinance to reflect the changes outlined in the red-lined version provided in the Council agenda packet.

Motion to amend carried unanimously.

**Action:** Vice-Chairman Tripp moved approval of the ordinance as amended.

Motion carried unanimously.

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

**a. Greenville County Redistricting Ordinance**

Vice-Chairman Tripp presented for first reading an ordinance to reapportion the twelve (12) single member election districts for the election of Greenville County Council Members based upon the 2020 Decennial Census so that the population of such districts shall comply with applicable federal and state laws.

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

**Item (11) Committee Reports**

**a. Committee of the Whole**

**i. Lake Cunningham Fire District Board Appointment / 1 vacancy**

**Action:** On behalf of the Committee, Vice-Chairman Tripp moved to appoint Richard Bradshaw Jr. to fill one vacancy for an unexpired term on the Lake Cunningham Fire District Board.

**Action:** Councilor Barnes moved to close nominations.

Motion carried unanimously.

Motion as presented carried unanimously.

**ii. Planning Commission Appointment / 1 vacancy**

**Action:** On behalf of the Committee, Vice-Chairman Tripp moved to appoint JeVarus Howard to fill one vacancy for an unexpired term on the Greenville County Planning Commission.

**Action:** Councilor Fant moved to close nominations.

Motion carried unanimously.

Motion as presented carried by a roll call vote of ten (Barnes, Meadows, Harrison, Tzouvelekas, Norris, Seman, Fant, Ballard, Kirven and Tripp) in favor and two (Dill and Shaw) in opposition.

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

Mr. Kernell wished everyone a Happy New Year. He thanked Paula Gucker for her 20 years of public service to the Greenville County.

**Item (13) Requests and Motions**

- Vice-Chairman Tripp stated Council ended 2021 on a positive note; he hoped 2022 would be just as good.
- Councilor Harrison stated he had worked with Paula Gucker in different roles; as an employee, a member of the Planning Commission and on County Council. She had always been helpful and responsive; he wished her well.
- Councilor Seman thanked Ms. Gucker on both a personal and professional level. Ms. Gucker always made Council "look good"; Ms. Seman stated she would be missed.

Ms. Seman reminded everyone that the County was currently accepting applications for boards and commissions; she encouraged anyone interested to apply.

- Councilor Tzouvelekas stated Ms. Gucker would be missed. He wished her the best for the future.
- Councilor Norris thanked Ms. Gucker for her assistance over the years. She wished her the best of luck.
- Councilor Fant thanked Ms. Gucker for all her hard work. She was always able to come up with solutions to problems.

Mr. Fant stated the closed loop would be completed at SCTAC in the near future. Construction of a new test track element, a slope hill feature, would start the end of January.

- Councilor Ballard thanked Ms. Gucker for her service over the years and wished her the best.

Mr. Ballard extended condolences to Councilor Tzouvelakas on the death of his mother.

- Councilor Kirven wished Ms. Gucker all the best on her retirement. He stated she had made a lasting impression on him. Mr. Kirven stated he felt the transition would be seamless; Ms. Gucker had prepared her employees to carry on the duties of her position.
- Councilor Dill extended condolences to Councilor Tzouvelekas and his family. He wished Ms. Gucker all the best.

**Item (14) Adjournment**

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

Motion carried unanimously and the meeting adjourned at 6:50 p.m.

Respectfully submitted:

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Regina G. McCaskill  
Clerk to Council