

**GREENVILLE COUNTY COUNCIL
REGULAR MEETING
August 20, 2019
6:00 p.m.
Council Chambers - County Square**

1. **Call to Order** Chairman Butc
2. **Invocation** *(introduced by Councilor Ennis Fant)* Pastor Douglas :
Shady Oak Missionary Baptis
3. **Pledge of Allegiance**
4. **Approval of Minutes**
 - a. [July 16, 2019 – Regular County Council Meeting](#)
5. **Proclamations**
 - a. [Release-Time Education Month](#) Councilor :
 - b. [Rivers of Life Family Church](#) Councilor E
6. **Public Hearings**
 - a. [Lake Cunningham Fire District / Millage Request](#) Councilor Bc
 - b. [Boiling Springs Fire District / Millage Request](#) Councilor Bc
 - c. [South Greenville Fire District / Millage Request](#) Councilor Bc
 - d. [Dunklin Fire District / Millage Request](#) Councilor Bc
 - e. [Greater Greenville Sanitation District / Budget and Fees](#) Councilor Bc
7. **Appearances**
 - Current Agenda Items
8. **Consent Agenda**
 - a. **Initiate Taylors Main Street Development District (P&D)**
 - b. [FY2020 - FY2021 Road Paving List](#) (PWI)
 - c. [Commissioning of Code Enforcement Officers](#) (PWI)
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9. **Resolutions**
 - a. **Greater Greenville Sanitation District Annexation / 517 Havenhurst Drive, 1089 Park West Boulevard and Old Howell Road located off East North Street – Request for Public Hearing** Councilor L

A resolution to hold a public hearing to consider enlarging the Greater Greenville Sanitation District to include 517 Havenhurst Drive, 1089 Park West Boulevard and Old Howell Road located off East North Street.

[Resolution](#)
[Maps](#)

- b. **Metropolitan Sewer Subdistrict Annexation / 130 Sweeney Road and 136 Sweeney Road – Request for Public Hearing** Councilor L
- A resolution to hold a public hearing to consider enlarging the Metropolitan Sewer Subdistrict to include the real property located at 130 Sweeney Road and 136 Sweeney Road.
- [Resolution](#)
[Maps](#)
- c. **Project Yellow / Inducement Resolution** Councilor B
- A resolution authorizing the execution and delivery of an inducement agreement by and between Greenville County, South Carolina and Project Yellow, whereby, under certain conditions, Greenville County will execute a fee in lieu of tax and special source credit agreement with respect to an industrial project in the County whereby the project would be subject to payment of certain fees in lieu of taxes, and whereby Project/Company will be provided certain credits against fee payments in reimbursement of investment in related qualified infrastructure; and providing for related matters.
- [Resolution](#)
- d. **Project Alloy / Inducement Resolution** Councilor B
- A resolution authorizing, under certain conditions, the execution and delivery by Greenville County, South Carolina of a fee in lieu of tax agreement with Project Alloy with respect to an industrial project in the County whereby the Project would be subject to payment of certain fees in lieu of taxes, and whereby Project Alloy will be provided certain credits against fee payments in reimbursement of investment in related qualified infrastructure; and providing for related matters.
- [Resolution](#)
- e. **Special Purpose Districts / Millage Request **** Councilor B
- A resolution to provide for continuation of current ad valorem property tax to be levied by the Lake Cunningham Fire District, the South Greenville Fire District, the Boiling Springs Fire District and the Dunklin Fire District.
- [Resolution](#)
- f. **Greater Greenville Sanitation District / Budget and Fees **** Councilor B
- A resolution to provide for the millage rate to be levied by the Greater Greenville Sanitation District.
- [Resolution](#)
[Attachments](#)
[Financials Spreadsheet](#)
- g. **CH2M / Ratification of Assignment & Assumption** Councilor B
- A resolution to ratify the assignment and assumption of rights under a fee-in-lieu of tax agreement with Greenville County, South Carolina by ET III Greenville, LLC to National Council of Examiners for Engineering and Surveying, and certain other matters related thereto.
- [Resolution](#)
[Agreement](#)
10. **Ordinances – Third Reading**
- a. **Zoning Ordinances *** Councilor

- i. [CZ-2019-38](#), Property of Sara J. Lambert and Bobby Gene Jones, etal, Farris Bridge Rd and Berea Heights Rd (Council Dist. 19) R-12 to FRD with conditions

b. **Greenville County Land Development Amendment / Financial Securities *** Councilor:

An ordinance to amend Section 3.4.3 “Financial Security Requirements” of the Greenville County Land Development Regulations to allow for letters of credit to be issued by federally insured financial institutions.

[Ordinance](#)

c. **FY2021 Budget Ordinance for Greenville County *** Councilor B

An ordinance to approve the FY2021 Budget for Greenville County.

[Ordinance](#)

d. **Tigerville Fire District / Millage Request *** Councilor B

An ordinance to provide for the millage rate to be levied in the Tigerville Fire District.

[Ordinance](#)
[Attachments](#)

e. **Windstone Special Tax District / Millage Request *** Councilor B

An ordinance to provide for the millage rate to be levied in the Windstone Special Tax District.

[Ordinance](#)
[Attachments](#)

11. **Ordinances – Second Reading**

a. **Zoning Ordinances *** Councilor:

- i. [CZ-2019-28](#), Property of Saad Holdings LLC and Carmic LLC, Donaldson Road and Cedar Avenue (Council District 25), R-MA to S-1
- ii. [CZ-2019-40](#), Property of Randall H. Faulk, 1009 N. Parker Road (Council District 19), R-10 to R-S
- iii. [CZ-2019-41](#), Property of Harry R. Phillips and Martin Phillips, POA, Augusta Road and Ray Road (Council District 25), R-R1 to BTD
- iv. [CZ-2019-42](#), Property of Simon Tuohy and Rob Howell, Water Dagger LLC, Water Tower Greenways LLC and Oceana Rapid LLC, 1320 Hampton Avenue Ext., West Washington Street, Cedar Lane Court and Buncombe Rd (Council Dist. 23), I-1 and S-1 to FRD
- v. [CZ-2019-44](#), Property of 1893 LLC, 2728 Poinsett Highway (Council District 19), C-1 to C-3
- vi. [CZ-2019-45](#), Property of Smith Road Investments and Hartness Development, Inc., 3500 S. Highway 14 (Council District 21), PD to PD (Major Change)
- vii. [CZ-2019-46](#), Property of Daryl Bryan Huskey, 425 Feaster Road (Council District 21), I-1 to C-1
- viii. [CZ-2019-47](#), Property of Bess M. Hall, Locust Hill Road and North Buncombe Road (Council District 18), R-20 to C-3
- ix. [CZ-2019-48](#), Property of Sunnie M. Thomason, Roy Thomason Road (Council District 27), PD to R-S

- x. [CZ-2019-49](#), Property of Mt. Calvary Baptist Church, Hampton Avenue Extension (Council District 23), I-1 to FRD
- xi. [CZ-2019-50](#), Property of 33 Stevens Street LLC, 33 Stevens Street and Emery Street (Council District 23), I-1 to C-3
- xii. [CZ-2019-51](#), Property of Greenville Health Authority, Scuffletown CCC, LLC, Greenville Tennis Club, LLC, and Bobby M. Safrit II, Adams Mill and Scuffletown Roads (Council District 27), PD to PD (Major Change)

b. **Greenville County Comprehensive Plan Amendment / Monaghan Community Plan (CP-2019-04) *** Councilor:

An ordinance to adopt the Monaghan Community Plan as an amendment to the imagine Greenville County Comprehensive Plan.

[Ordinance](#)
[Area Plan](#)
[Summary](#)

c. **Abandoned Textile Mill Site Certification / Taylors Village** Councilor B

An ordinance to certify Taylors Village as a Textile Mill Site under the South Carolina Textiles Communities Revitalization Act.

[Ordinance](#)
[Mill Site Information](#)

d. **Project Field / Fee In Lieu of Tax Agreement** Councilor B

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 Field with respect to certain economic development property in the County, whereby such property will be subject to certain payments in lieu of taxes; and other matters related thereto.

[Ordinance](#)
[Agreement](#)

12. **Ordinances – First Reading**

a. **Zoning Ordinances *** Councilor:

- i. CZ-2019-52, Property of Karen P. Gibbs, Rosemond Drive (Council District 25), S-1 to R-S
- ii. CZ-2019-53, Property of Boom Boom Property LLC, White Horse Road and S. Old Piedmont Highway (Council District 25), I-1 to C-3
- iii. CZ-2019-54, Property of Equinox LLC, 201 Abney Street (Council District 23), I-1 to R-7.5
- iv. CZ-2019-55, Property of David Dedvukaj / Contour Spinning Mill LLC and Victory Capital LLC, 300 Hammett Street (Council District 23), R-MA and I-1 to PD
- v. CZ-2019-56, Property of Raymond Mark Cox, Ronald B. & Andrea C. Styles, and Timothy Ray Cox, Dusty Lane (Council District 27), R-S and C-3 to FRD
- vi. CZ-2019-57, Property of Stanley E. McJunkin and Benjamin E. Wigington, 509 John Ross Court (Council District 26), C-3 to S-1
- vii. CZ-2019-58, Property of Maib Investment Properties, LLC / AGSC LLC, Fork Shoals Road and W. Georgia Road (Council District 25), C-3 and R-12 to FRD
- viii. CZ-2019-59, Property of Swamp Rabbit Food Plaza LLC, 205 Cedar Lane Road (Council District 19), S-1 to C-3

- ix. CZ-2019-60, Property of John and Karen Magovern, for JJM Holdings, LLC and KLM-SC, LLC, Stafford Street and McGarity Street (Council District 23), R-7.5 to FRD
- x. CZ-2019-63, Zoning Text and Map Amendment – To revise Article 8, Special Purpose and Review Districts, to include the Taylors Main Street Development Division (MDD)
- b. **Greenville / Anderson Multi County Industrial Business Park Agreement Amendment – Project MCPend** Councilor Bc
 An ordinance to amend an agreement for the development of a joint county industrial and business park (2010 Park) of Greenville and Anderson Counties so as to enlarge the park to include certain parcels related to Project MCPend.
[Ordinance](#)
- c. **Greenville / Anderson Multi County Industrial Business Park Agreement Amendment – Project Swan** Councilor Bc
 An ordinance to amend an agreement for the development of a joint county industrial and business park (2010 Park) of Greenville and Anderson Counties so as to enlarge the park to include certain parcels related to Project Swan.
[Ordinance](#)
- d. **Sale of County Owned Property – River Road** Councilor Bc
 An ordinance to authorize the sale and transfer of five parcels of real property owned by the Greenville County Sheriff's Office on Lake Cunningham located at 1020, 1020-a, 1022, 1022-a, 1024 and 1024-a River Road in Greer, South Carolina.
[Ordinance](#)
- e. **Foothills Fire Service Area / Continuation of Current Millage** Councilor Bc
 An ordinance to provide for the millage rate to be levied by the Foothills Fire Service Area.
[Ordinance](#)
- f. **Project Yellow / Fee In Lieu of Tax Agreement and Special Source Revenue Credit Agreement** Councilor Bc
 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 or companies known to the County at this time as Project Yellow, with respect to certain economic development property in the County, whereby such property will be subject to certain payments in lieu of taxes, including the provision of certain special source credits; and other matters related thereto.
[Ordinance](#)
[Agreement](#)
- g. **Project Alloy / Fee In Lieu of Tax Agreement and Special Source Revenue Credit Agreement** Councilor Bc
 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 Alloy with respect to certain economic development property in the County, whereby such property will be subject to certain payments in lieu of taxes, including the provision of certain special source credits; and other matters related thereto.
[Ordinance](#)
[Agreement](#)
- h. **Greenville / Anderson Multi County Industrial Business Park Agreement Amendment – Project Alloy** Councilor Bc

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 to include certain property of Project Alloy.

[Ordinance](#)

i. **Consolidation of Wastewater Collection and Treatment**

Councilor I

An ordinance to initiate the consolidation of wastewater collection and treatment in the unincorporated area of the County where the present boundaries of the Metropolitan Sewer Subdistrict are shared with Renewable Water Resources (“ReWa”); to provide for a plan of consolidation for the special purpose districts involved in wastewater purposes; and to approve any necessary intergovernmental agreements related to the consolidation.

[Memo from Chairman Kirven](#)

[Memo from Councilor Tripp](#)

[Ordinance](#) (title only)

13. **Committee Reports**

14. **Appearances by Citizens** – Items not listed on the current agenda

“No matter shall be heard by Council unless it is within Council’s authority or jurisdiction.”

- County Council Rules

15. **Administrator’s Report**

16. **Requests and Motions by Council Members**

17. **Adjournment**

* denotes items that have had a public hearing and are not eligible for public comments this evening

** denotes items that have public hearings scheduled on the evening’s agenda

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