TAB 20

SYNDICATION INFORMATION

Letter from Syndicator acknowledging intent to syndicate credits for the development – federal, state and other tax credits

Affordable Equity Partners, Inc.

May 13, 2026

Mr. Josh Thomason
Dogwood Senior Village II, LP
295 W. Crossville Road, Suite 720
Roswell, GA 30075

Re: Equity Commitment Concerning Acquisition by Affordable Equity Partners, Inc. of Federal and State Low Income Housing Tax Credits through Limited Partner Interest in Dogwood Senior Village II, L.P., located in Greenwood, South Carolina.

Dear Mr. Thomason:

We are pleased to present the following terms and conditions relating to the Limited Partnership equity investment by subsidiaries of Affordable Equity Partners, Inc. ("AEP") in the subject Low Income Housing Tax Credit Project.

Project:	Dogwood Senior Village II located at 1375 Mathis RD, Greenwood, Greenwood County, South Carolina, containing 48 units. Anticipated Annual Federal Tax Credit Reservation of $1,350,000. Anticipated Annual State Tax Credit Reservation of $914,000.
Partnership:	The name of the partnership is Dogwood Senior Village II, L.P., a South Carolina limited partnership, licensed to transact business in the State of South Carolina.
Ownership Structure:	GP - Greenwood Housing Ventures II, LLC - 0.01% Federal LP - Affordable Equity Partners, Inc., or its designee – 98.99% State LP - Affordable Equity Partners, Inc., or its designee – 1.00% Federal Tax Credits and Net Profits and Losses will be allocated to the partners according to the above percentages.
LP's Capital Contribution:	The Limited Partners will make a Capital Contribution in the amount of $0.80 per Federal Tax Credit Dollar available to the Federal Limited Partner over 10 years. The Limited Partners will make a Capital Contribution in the amount of $0.45 per State Tax Credit Dollar available to the State Limited Partner over 10 years.
Tax Credit Adjuster:	The Partnership Agreement and other documents will provide for adjustments to the LP's Capital Contribution should the actual amount of tax credits allocated and earned be less than projected or should the actual amount of tax credits allocated and earned be more than projected in the Project proformas. Upward and Downward Delivery Adjustors will be assessed at $0.80 for Federal adjustors per credit and $0.45 for State adjustors per credit upon delivery of 8609s and IT-HCs.

There will be a downward lease up timing adjustor to be determined prior to partnership closing.

Pay-In Schedule: Total Tax Credit Equity contributions expected to equal $14,911,509; $10,798,920 Federal equity (at $0.80 per credit) and $4,112,589 State equity (at $0.45 per credit) with equity pay-ins as follows:

Admission Installment: [10%] upon closing of the Partnership Agreement admitting AEP or its affiliates as a limited partner

Second Installment: [30%] upon the latest of funding of all prior installments, and 100% Construction Completion as certified by the Architect

a. Certificate of Occupancy on all units and community building
b. Certificate of Completion from the Project Architect
c. Updated title Insurance Policy
d. Draft Cost Certification
e. All Final Lien Waivers

Third Installment: [59%] upon the latest of funding of all prior installments and:

a. Permanent Loan closing/conversion (if applicable)
b. Copies of all initial tenant files
c. Cost Certification by Project Accountant
d. Rental Achievement to be Determined at Partnership Closing
e. 100% Qualified Occupancy Certified by the Accountants

Fourth Installment: [1%], upon the latest of funding of all prior installments and:

a. Receipt of 8609's and IT-HC's

Transaction Expenses: Each party will pay for its own legal expenses in the formulation of the Amended and Restated Partnership Agreement. The partnership will pay directly or reimburse AEP for all syndication costs, including legal and accounting expenses. Lender may separately require borrower to pay for third-party engineering and environmental review expenses that may be paid from the total available sources of the Project.

Tax Opinion: A local tax opinion will be required.

Deferred Development Fee:	The deferred development fee will be the negative difference between all other sources of funds less all uses of funds. This amount, to be preliminarily determined upon completion of investor due diligence and finally determined upon Completion of Improvements and Closing of Permanent Loan, will be "funded" by Developer and will be the basis for a priority distribution. This deferred fee is payable out of available cash flow per the Distribution Priorities, ballooning at the end of the Fifteenth Year. Any balloon amount will be funded by the General Partner via a Special Contribution. The General Partner must provide a tax opinion from a qualified counsel acceptable to investors covering this and other tax issues.
Guarantors:	To Be Determined
Net Worth & Liquidity Req	Minimum $[TBD by AEP] Net Worth, Minimum $[TBD by AEP]
Guarantees	<u>Construction Completion and Development Deficit Guaranty</u> Guarantee of lien-free completion of the improvements in a good and workmanlike manner, substantially in accordance with approved plans and specifications (if applicable) or renovation budget, with Certificates of Occupancy (if applicable), and "Placed-In-Service" prior to a Specified Date, within a fixed price cost, and guarantee of any development deficits, including interest carry prior to the later of Completion or 3 months at Stabilization (1.00 DSCR). <u>Operating Deficit Guaranty</u> Guarantee of all Operating Deficits (including all Operating Expenses, Required Reserves, Escrow Amounts, and Debt Service) for a period of one hundred and twenty (120) months after Stabilization as defined in the partnership agreement (anticipated to be at a minimum reaching a DSC of a 1.00 for 3 months. Operating Deficit Guarantee payments will be in the form of non-interest-bearing Operating Loans to the Partnership, repayable only out of available cash flow per the Distribution Priorities. <u>Tax Credit Guaranty</u> Limited Partner interests will be Repurchased for the amount of outstanding Capital Contributions plus interest at 10% per annum if the Tax Credits are not qualified for any reason, or, at the option of the Limited Partners, if less than 80% of anticipated Tax Credits are qualified. If the amount of Tax Credits available to the Limited Partners falls short of the originally anticipated amount, due to any conditions, including eligible basis lower than anticipated, timing of credit flow later than anticipated, original or subsequent qualification falling short of 100%, or any other reason applicable to such Tax Credits or due to actions of the Guarantors or Affiliates, then a guarantee payment on an after-tax basis, will be due the Limited Partners.

	Recapture of Tax Credits will trigger a guarantee payment equal to the recapture amount plus all interest and penalty. Tax Credit Guarantee payments are non-repayable.
Hazardous Substance Indemnity:	Guarantor(s) will indemnify LP's against damages relating to environmental matters.
Asset Management Fee:	Compliance and operations are the responsibility of the Property Manager and the General Partner. The Limited Partner will be paid a cumulative annual asset management fee in the initial amount of $5,000.
Cash Flow Distribution Priorities:	All Cash Flow after Operating Expenses, Escrows, Reserves, and Debt Service will be distributed in the following priority, subject to legal review by both parties' legal counsel: 1. Payment to the Limited Partner of the Asset Management Fee. 2. Principal of any Deferred Developer Fee. 3. Principal of any Operating Loan or other GP loans. 4. Remainder 75% to General Partner and 25% to the Limited Partner.
Sale or Refinance Distribution Priorities:	All proceeds from a Sale or Refinancing after payment of expenses related to such Capital Transaction shall be distributed in the following priority, subject to legal review by both parties' legal counsel: 1. Interest, Accrued Interest, and Principal of First Mortgage Debt. 2. Interest, Accrued Interest, and Principal of Subordinated Debt. 3. Special Reserves for expenses as determined by the General Partner with approval of Special Limited Partner. 4. Items 1 through 3 listed under Cash Flow Distribution Priorities, in sequence. 5. Remainder 75% to General Partner, 25% to the Limited Partner
General Contractor:	Creative Builders, Inc. will be the General Contractor for this property and is hereby approved by Affordable Equity Partners. Creative or its affiliates, shall give a construction completion guaranty to the Partnership guarantying lien free construction completion, and other guarantees as required by AEP.
Property Management:	CAHEC Management, Inc., the ("Property Manager") will be listed as the initial property management company. The Property manager will be responsible for management of the Project in accordance with low income housing tax credit guidelines and the associated compliance documentation. Consent of Limited Partners is required for a change in the property management company. AEP shall have the right to remove and replace the Property Manager for reasons including, but not necessarily limited to: (i) an act of gross negligence in its conduct of its duties and obligations under the Management Agreement, (ii) substantial building code violations that have not been cured within six (6) months after notice from the applicable governmental agency or department, (iii)

	the voluntary or involuntary filing of bankruptcy proceedings against the Property Manager, (iv) any material changes in the identity or financial condition of the Property Manager, or (v) the Property Manager is cited by any governmental agency, including any Tax Credit monitoring or compliance agency of the State for a violation of any applicable rules, regulations or requirements.
Property Management Fee:	[TBD]% (or such other percentage as approved by the LP) of Collected Rents.
Replacement Reserves:	There shall be deposited from operations in the minimum amount that The South Carolina State Affordable Housing Agency-SC Housing requires. (Annual replacement reserves not actually spent shall be escrowed).
Income Averaging:	Affordable Equity Partners, Inc. (AEP) acknowledges and approves of the Owner's Income Averaging Minimum Set-Aside election. A minimum of 40% of the units will be set aside for low-income households with set-asides that do not exceed an average of 60% of Area Median Income (AMI) and will comply with the adopted requirements and interpretations from the Georgia Department of Community Affairs.
Accountant:	To Be Determined
Submissions& Reporting:	Annual Business Plan and Budget – shall be submitted to the Special Limited Partner by November 1 of the prior year. Monthly Operating Statements, Occupancy Reports, and Partnership Financial Statements – shall be submitted to the Special Limited Partner within 30 days of the end of the prior month. Audited Annual Financial Statements – shall be submitted to the Special Limited Partner within 90 days of the end of the fiscal year; however, accurate interim statements shall be submitted by February 15. Tax information and copies of Partnership Federal and State Tax Returns shall be submitted within 90 days of the end of the fiscal year; however, accurate interim statements shall be submitted by February 28.
Permanent Financing:	Permanent financing for the project is anticipated to be provided in the form of permanent Loans in the amount of $390,000. Permanent debt financing must have a minimum term of fifteen years. The permanent loan source(s) must be approved by AEP.
Diligence Period:	The terms of this letter are subject to Affordable Equity Partners' satisfaction with its due diligence review. The GP will cooperate with AEP to provide the necessary information to conduct its diligence, including, but not limited to, all site control, Project, and GP information.

The GP acknowledges that it currently controls the Partnership, the land upon which the Project is to be built or renovated and will control the allocation of Federal and State Tax Credits to such Partnership, and expects to do so through the completion of the transaction contemplated herein. The GP acknowledges that no agreement exists, written or otherwise, which would adversely affect its ability to enter into this agreement, and to timely complete the transaction contemplated herein. In consideration of benefits described herein, the GP grants to AEP the exclusive right to complete such transaction, and both parties shall not engage in any discussion about the sale or finance of the Project, the Partnership, or its interest in it, until AEP completes its diligence period and notifies the GP in writing of its decision to proceed, or not to proceed, with the transaction. Both parties understand and agree that the terms of this LOI are to be incorporated in the Amended and Restated Partnership Agreement if SC Housing awards the tax credits to the Project.

Please sign below as acknowledgement of your understanding and concurrence with the terms and conditions herein presented, and as authority to allow AEP, its subsidiaries, and its agents to research the financial, professional, and character background of the principals involved.

[The Remainder of the page intentionally left blank]

If you have any questions, please feel free to call me at 573-424-8811.

Sincerely,

AFFORDABLE EQUITY PARTNERS, INC.

By: _____
Brian H. Kimes

Agreed and Accepted by:

Dogwood Senior Village II, LP

BY: Greenwood Housing Ventures II, LLC

BY: _____
Josh Thomason, Manager

TAB 20

SYNDICATION INFORMATION

Support for requesting STC

Memo – Support for Requesting STC

SC Housing requires that the Application has local support per page 2 of Appendix C3 to the 2026 South Carolina QAP.

The parcel was rezoned to R-5 (Multi-Family Residential) in 2021. The Applicant proposed 2 phases for Dogwood Senior Village, each being 48-units. Phase 1 (48-units) received a tax credit award in 2021 and construction was completed in February 2025. Phase 2 will be 48-units as well.

The Applicant has provided the minutes from the following meetings;

1. **Greenwood City/County Joint Planning Commission – January 26, 2021** – The Applicant has highlighted page 3, 4 and 5 of the minutes. The minutes state that the "applicant proposes to develop ninety-six apartment units in two phases on the property". The Greenwood City/County Joint Planning Commission approved the rezoning request.
2. **Greenwood County Council – February 2, 2021 (First Reading of Rezoning Ordinance)** – The Applicant has highlighted page 5 of the minutes. The minutes state that the "developer desires to utilize the site for multi-family residential with a 96 unit apartment complex to be developed in two phases".
3. **Greenwood County Council – February 16, 2021 (Second Reading of Rezoning Ordinance)** – The Applicant has highlighted pages 4 and 5 of the minutes. The Greenwood County Council approved the Second Reading of the Rezoning Ordinance.
4. **Greenwood County Council – March 2, 2021 (Third Reading of the Rezoning Ordinance)** – The Applicant has highlighted page 3 of the minutes. The Greenwood County Council unanimously approved the rezoning of the parcel.

The approval of the Rezoning Ordinance by the Greenwood City/County Joint Planning Commission and the Greenwood County Council clearly shows that the proposed development has local support.

Greenwood City/County
Joint Planning Commission Minutes
Greenwood County Library
600 S Main Street
Greenwood, South Carolina 29646
January 26, 2021

Agenda Item 1: **Called to Order**

The Planning Commission met on January 26, 2021, in the Veteran's Auditorium of the Greenwood County Library, Greenwood, South Carolina. A quorum was established. Chairman Eddie Bartless called the meeting to order at 5:30 PM.

Members Present:
Eddie Bartless, Chairman
William Booker
Todd Calhoun
Janice Coffey
Calvin Culbertson
Jason Dunton
Mary Ann Goodman
Cecil Hill, Vice-Chairman
Wayne Kelley
Felicia Kinard-Hull
Kathy Nave-Felder
Shelia Reynolds
Bryan Tupper

Members Absent:
Alton Gantt

Planning Department Staff Present:

Phil Lindler, Director of City/County Planning
Draper Carlile, Planner
Tracy Moore, Administrative Assistant

Agenda Item 2: **Approval of Minutes**

The December 8, 2020 minutes were motioned for approval by Janice Coffey, seconded by Shelia Reynolds and were approved unanimously.

Agenda Item 3: **Old Business – None**

Agenda Item 4: **New Business**

Request number R-21-01-01 (District 4) by Conrad P. Leo. This request is to rezone 1.02 acres, located at 208 Bypass 225 S (GPIN # 6845-204-829) from C-2 (General Commercial) to R-1 (Single-Family Residential).

Mr. Bartless called for an overview of the request, which was provided by Draper Carlile.

This is a request by Conrad P. Leo to rezone a tract of land, totaling approximately 1.02 acres, located at 208 Bypass 225 S, in Greenwood County, from C-2 (General Commercial) to R-1 (Single Family Residential) under the Zoning Ordinance for Greenwood County (the "Code"). An existing single family dwelling is located on the property that has been modified to accommodate commercial office space but is currently vacant.

Surrounding land uses include residential, commercial uses (namely Salon 225 to the north), and a couple of churches (Abney Baptist Church to the south and Westside Baptist Church to the east). Surrounding zoning includes R1 on all sides, along with GC (General Commercial). The subject property, while in the County, is surrounded on all sides by incorporated city. These surrounding properties therefore are subject to the City of Greenwood zoning requirements.

This is the third rezoning application by the applicant in the past two (2) years; both prior requests were approved by the County. Mr. Leo requested that the property be rezoned from C-2 to R-1 in July of 2019 and then, in March of 2020, he requested that the property be rezoned back to C-2 from R-1. As both of the previous requests were approved by the County, the prohibition on a rezoning request within two (2) years from a prior request, as contained in section 6-3-207 of the Code, is not applicable. Section 6-3-207 only applies if an amendment request to the ordinance (such as rezoning) has been denied by the County Council for the same property within the two year timeframe. Given the rezoning history of this property, staff recommends rezoning the property to OP-1 (Office Professional) as a compromise between the two use types.

The Comprehensive Plan identifies this area for future land use as Commercial Development. The Commercial Development category includes single family homes and commercial uses that include trade activities, administrative activities, professional services, wholesale or retail of goods, and administrative or professional offices; among other uses. The OP-1 zone satisfies these requirements while seeking to provide commercial and professional office space in locations served by a primary access, yet where the site would be inappropriate for higher intensity commercial development because of close proximity to residential areas.

The applicant's intent is to the sell the property for residential use. R-1, as requested the applicant, is a zone intended for single family homes, and the property, at 1.02 acres, far exceeds the minimum lot size requirement of 15,000 square feet for this zone. However, rezoning the property to OP-1 would better serve the interests of all parties involved. The Comprehensive Plan recognizes that the future land use for this area should be commercial in nature. The existing structure, while built as a single family dwelling, has been modified to accommodate professional office space. The applicant's buyer wishes to use the property as a residence. The OP-1 zone supports both single-family residential and professional office uses, allowing for a future change in use without the need for additional rezoning. Staff considers rezoning the property to OP-1 to be the most efficient course of action for this property, given its location, history, and the Comprehensive Plan.

For a rezoning, the decision of the Planning Commission serves as a recommendation and the matter is forwarded to County Council for review and approval.

Mr. Bartless opened the public hearing.

The following spoke in favor of the request:

None

The following spoke in opposition of the request:

None

Chairman Bartless closed the public hearing portion of the meeting.

Chairman Bartless called for recommendations.

Staff: Recommends approval of the request to OP-1.

Zoning Committee: Recommends approval of the request to OP-1.

Chairman Bartless called for discussion from the Commission.

Action Taken:

Mr. Bartless called for a motion. Wayne Kelley made a motion to approve the request to OP-1, seconded by Kathy Felder. The motion was approved 11-0, with the Chairman not voting. The recommendation of approval will go to Greenwood County Council.

Request R-21-01-01 Motion to Approve Rezoning from C-2 to OP-1 (12-0 vote)			
PC Member	In Favor	Opposed	Abstain
William Booker	√		
Todd Calhoun	√		
Janice Coffey	√		
Calvin Culbertson	√		
Jason Dunton	√		
Mary Ann Goodman	√		
Cecil Hill, Vice Chair	√		
Wayne Kelley	√		
Felicia Kinard-Hull	√		
Kathy Nave-Felder	√		
Shelia Reynolds	√		
Bryan Tupper	√		

Agenda Item 5: **New Business**

Request number R-21-01-02 (District 6) by Piedmont Housing Group, LLC. This request is to rezone 23.9 acres, located at 1365 Mathis Rd (GPIN # 6846-016-831) from R-3 (Single Family Residential) to R-5 (Multi-Family Residential).

Mr. Bartless called for an overview of the request, which was provided by Draper Carlile.

This is a request by Piedmont Housing Group, LLC to rezone one tract of land, totaling approximately 23.9 acres, located at 1365 Mathis Road in Greenwood County. If approved, the request would change the zoning from R-3 (Single Family Residential) to R-5 (Multi Family Residential). The applicant plans to develop the property for residential use as apartments for seniors fifty-five (55) years and older.

Surrounding land uses include residential to the north and south, and vacant land to the east and west. Surrounding zoning includes R-3 to the North and West, R3 (City) to the East, C-2 (General Commercial) to the East, and R-5 to the South.

The Comprehensive Plan denotes this area as Medium Density Residential. This category typically acts as a transition area between low density and high density residential land use areas. This future land use category includes single-family and multi-family dwellings in small lot subdivisions, zero lot line and patio home developments, duplexes, apartments, and townhomes at densities of no more than one home per 7,500 square feet of land area or no more than six dwelling units per acre.

The applicant proposes to develop ninety-six (96) apartment units in two phases on the property. The maximum density for apartments in the R-5 zone is twelve (12) units/acre. The Comprehensive Plan states that the target density for Medium Density Residential land use areas is six (6) units per acre. The proposed project would satisfy both of the requirements as its proposed total density would be 4.016 units/acre.

Site access is proposed to be located off of Mathis Road; only the southwest corner of the property touches Center Street. Center Street is a state road, and would require input and approval from SCDOT before any access to the property from Center Street could be granted. Rocky Creek intersects Center Street at this same location and a Duke Energy utility alignment runs adjacent to the property along its northwestern property line. These factors combined make it extremely difficult for any access to be created onto Center Street.

For a rezoning, the decision of the Planning Commission serves as a recommendation and the matter is forwarded to County Council for review and approval.

Mr. Bartless opened the public hearing.

The following spoke in favor of the request:

Josh Thomason, 307 Birch Laurel Woodstock, GA, spoke as the applicant and stated his group has developed sixteen housing communities across South Carolina and Georgia since 2012. He said the closest senior housing development to Greenwood is Fairgrounds Senior Village in Laurens, SC, completed in 2014. He stated another development close to Greenwood is in Aiken, SC, known as Longleaf Senior Village, completed in 2015.

He said he was before the Commission tonight to present Dogwood Senior Village, which they plan to develop in two phases. The first phase being a three story, interior entry, elevator assisted building and after that is placed in service and leased out, they would plan to develop the second phase which is the single story cottage units. He said each phase would have 48 units, for a total of 96 units.

The entire property would be age restricted to those 55 and older. He said he likes to make this point to ensure this development will have zero impact on the schools and that Piedmont Housing Group is fine with any conditions that are placed on the zoning. In addition, there is minimal impact on traffic, as they have seen with their other properties, there is typically less than one car per unit and the residents generally travel at non-peak travel times.

He said Dogwood Senior Village, like all of their other senior properties, employ full time property managers and full time maintenance technicians to ensure the property is secure and that the needs are met in a timely fashion.

The interior amenities include a business/computer center and a fitness center with low impact exercise equipment. He said this property will have a community garden, and in general, an all-purpose area for community events and presentations. He said if anyone is ever in Laurens or Aiken and wants to check out the

senior villages mentioned, one could see the quality of their product and what it looks like 5 to 6 years later, showing the integrity of what Piedmont Housing Group maintains long term.

The following spoke in opposition of the request:

None

Mr. Bartless closed the public hearing portion of the meeting.

Mr. Bartless called for recommendations.

Staff: Recommends approval of the request.

Zoning Committee: Recommends approval of the request.

Mr. Bartless called for discussion from the Commission.

Mrs. Shelia Reynolds asked if this property would officially be a senior housing complex for only senior usage.
Mr. Thomason replied, "Yes".

Mrs. Janice Coffey asked if there had been an identified need for this and is there a possibility that these units would sit there empty?
Mr. Thomason replied, "Yes, and all of our senior properties in S.C. are 100% occupied and when someone moves out, we fill the unit the next month."

Action Taken:

Mr. Bartless called for a motion. Bryan Tupper made a motion to approve the request, seconded by Felicia Kinard-Hull. The motion was approved 10-2. The recommendation of approval will go to Greenwood County Council.

Request R-21-01-02 Motion to Approve Rezoning from R-3 to R-5 (10-2 vote)			
PC Member	In Favor	Opposed	Abstain
William Booker	√		
Todd Calhoun	√		
Janice Coffey	√		
Calvin Culbertson		√	
Jason Dunton	√		
Mary Ann Goodman	√		
Cecil Hill, Vice Chair	√		
Wayne Kelley		√	
Felicia Kinard-Hull	√		
Kathy Nave-Felder	√		
Shelia Reynolds	√		
Bryan Tupper	√		

Agenda Item 6: **New Business [WITHDRAWN BY APPLICANT]**

Request number R-21-01-03 (District 1) by Mark III Properties, Inc. This request is to rezone 79.64 acres, located at 1400 Florida Av (GPIN # 6844-598-505) from C-2 (General Commercial) and R-1 (Single Family Residential) to MPR (Master Planned Residential).

Mr. Bartless announced that the applicant requested to table this request until the February 23, 2021 meeting.

Action Taken:

Mr. Bartless called for a motion. Cecil Hill made a motion to table the request until the next Planning Commission meeting, seconded by Felicia Kinard-Hull. The motion was approved 11-0, with the Chairman not voting.

Request R-21-01-03 Motion to Table Rezoning from C-2 & R-1 to MPR (12-0 vote)			
PC Member	In Favor	Opposed	Abstain
William Booker	√		
Todd Calhoun	√		
Janice Coffey	√		
Calvin Culbertson	√		
Jason Dunton	√		
Mary Ann Goodman	√		
Cecil Hill, Vice Chair	√		
Wayne Kelley	√		
Felicia Kinard-Hull	√		
Kathy Nave-Felder	√		
Shelia Reynolds	√		
Bryan Tupper	√		

Agenda Item 7: **Land Development Review --** None

Agenda Item 8: **Commercial Development --** Dollar General 1418 S. Main Street

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Agenda Item 9: **Council Actions --** None

Agenda Item 10: **Committee Reports –**

Zoning Committee – Mr. Coffey resigned from the Planning Commission and was the Chair of this committee.
Jason Dunton -- Chair
Kathy Nave Felder
Alton Gantt
William Booker

Roads & Utilities Committee
Shelia Reynolds -- Chair
Calvin Culbertson
Todd Calhoun

Agenda Item 11: **Adjournment**

Mr. Lindler announced that the next meeting will be February 23, 2021.

Mr. Bartless asked for any other business.

Seeing none, Mr. Bartless adjourned the meeting at 6:07 P.M.

Submitted by Administrative Assistant, Tracy T. Moore

MINUTES
REGULAR MEETING
GREENWOOD COUNTY COUNCIL
TUESDAY, FEBRUARY 2, 2021
4:00 P.M.

MEMBERS PRESENT IN PERSON
Chairman Steven J. Brown, District Five
Vice-Chairman Chuck Moates, District Four
Councilwoman Edith Childs, District One
Councilman Mark Allison, District Two
Councilwoman Melissa Spencer, District Three
Councilman Robbie Templeton, District Six
Councilman Theo Lane, District Seven

STAFF PRESENT
Toby Chappell, County Manager
Carson Penney, County Attorney
Susan McIntyre, Clerk to Council

CALL TO ORDER

Chairman Brown called the meeting to order at 4:00 p.m.

EXECUTIVE SESSION

Action may be taken on items discussed in executive session. Chairman Brown reported that Council would enter into Executive Session for the following reasons:

1. Discussion of negotiations incident to proposed contractual arrangements and proposed sale or purchase of property, the receipt of legal advice where the legal advice relates to a pending, threatened, or potential claim or other matters covered by the attorney-client privilege, settlement of legal claims, or the position of the public agency in other adversary situations involving the assertion against the agency of a claim. **(Legal Advice – Greenwood County Policy 9.12; Legal Advice – Delinquent Tax Sales; Legal Advice – Special Tax Districts; Legal Advice – Contract Dispute involving Brewer Recreation Complex)**

Councilman Lane motioned to go into executive session, seconded by Vice Chairman Moates, and the motion carried by unanimous vote.

ACTION*: *At 4:00pm, Council entered into executive session.

At 5:30pm, Councilwoman Childs motioned to exit the executive session, seconded by Councilwoman Spencer, and the motion carried by unanimous vote.

ACTION: At 5:30pm, Council exited executive session.

BEGINNING OF REGULAR PUBLIC MEETING – 5:30pm

In accordance with the Freedom of Information Act, notice of this meeting's date, time, location, and agenda was posted outside the main entrances of the Greenwood County Courthouse and the Greenwood County Library. Agendas were distributed to the *Index-Journal*, local radio stations, and posted on the Greenwood County website calendar.

INVOCATION
Councilman Robbie Templeton, District Six, delivered the invocation.

PLEDGE OF ALLEGIANCE

The Pledge of Allegiance was recited in unison.

Chairman Brown welcomed everyone to the Regular County Council public meeting. He thanked them for their attendance and called the Regular meeting to order.

APPROVAL OF THE MINUTES FOR JANUARY 19, 2021 REGULAR MEETING AND JANUARY 21, 2021 SPECIAL CALLED MEETING

Chairman Brown stated that the minutes were provided prior to the meeting and asked if there were any corrections to the minutes.

There were no corrections. Councilwoman Spencer motioned to approve the minutes, seconded by Councilwoman Childs, and the minutes were approved by a unanimous vote.

> ***ACTION: Council approved the Minutes for the January 19, 2021 Regular Meeting and January 21, 2021 Special Called Meeting.***

PRESENTATION

Recognition of the County/City Food Drive "Can of Corn" Recipient – Councilwoman Edith Childs, District One.

Councilwoman Childs asked the representatives from the City to come to the front of the room and receive their trophy of the "Can of Corn". Councilwoman Childs thanked her fellow Councilmembers for their kindness of their giving to the Food Drive. She stated she was grateful for their participation. She reported that the Food Drive weighed in 25,000 pounds of food that was donated to the Food Bank, Soup Kitchen and United Ministries for Greenwood County. Julie Wilkie, City Manager, and Ryan Thomas, Assistant City Manager, accepted the award for the competition. Chairman Brown announced that the Index Journal named Councilman Robbie Templeton to take the lead for the next Food Drive. Councilman Templeton agreed that he would head the next County/City Food Drive.

Public Presentation of Transportation Initiative – Steffanie Dorn, County Treasurer

Ms. Dorn presented a summary of the Transportation Initiative for Greenwood County. She gave details of the background of the grant application, how the program will work, the cost to the County and the grant, and the service area and details of the service. She further explained that the transportation service will only be for medical and essential shopping trips, for example,

pharmacy and grocery store trips. She added that there will be reports available with details of the amount of trips, no shows, demands and types of calls that will enable the County to evaluate the program for its effectiveness. Ms. Dorn summarized the current status of the initiative and the process. She announced that there would be a Public Hearing at the next County Council meeting for the public to share their thoughts or concerns for the program that the County is planning to offer. She stated that the program is scheduled to begin on July 1, 2021 which was recommended by Department of Transportation.

There was further discussion regarding how the public will be notified and the management of the trips recorded and analyzed. There was further discussion regarding the service area and the option to adjust the service area boundaries as needed. Ms. Dorn stated that the program structure can be amended based on need and funding. Councilman Lane recognized Barbara Ann Heegan, CEO of the Chamber of Commerce, and thanked her for the Chamber's partnership with the County to bring this service forward to the community. Chairman Brown commented that it has been mentioned in several meetings of the need for public transportation, and that this program will need to be used for it to be continued.

PUBLIC COMMENT (Sign-In Only)

None

PUBLIC HEARING

Chairman Brown asked for a motion to enter into the Public Hearings. Councilman Templeton motioned to enter into the Public Hearings, seconded by Vice Chairman Moates, and the motion carried by unanimous vote.

ACTION: Council entered into the Public Hearing.

A. Ordinance 2021-01 amending Title 11, Chapter 1 of the Greenwood County Code to establish minimum standards for the care and keeping of domestic dogs, licensing requirements for dog breeders, a dangerous animal registry, and other matters related thereto. – Joseph Brooks, Greenwood County Animal Control Officer

SECOND READING

Chairman Brown read the title and asked the Animal Control Officer to give an update of the ordinance. Officer Brooks gave a summary of the ordinance regarding definitions and the enforcement of the ordinance. Chairman Brown thanked Officer Brooks and the committee for all of their hard work putting the ordinance together. Councilman Lane recognized Connie Mawyer from the Animal Shelter in attendance at the meeting and thanked her for all of her assistance. Chairman Brown asked if there was anyone present who would like to speak in favor of the ordinance. Hearing none, he asked if there was anyone present who would like to speak in opposition to the ordinance. Hearing none, he closed that portion of the public hearing and asked for the pleasure of Council. Councilman Allison motioned to approve the ordinance as presented, seconded by Councilman Lane, and the motion carried by unanimous vote.

ACTION: Council approved the Second Reading of Ordinance 2021-01 regarding the Animal Control Minimum Standards.

Chairman Brown asked for a motion to exit the Public Hearings. Councilman Templeton motioned to exit the Public Hearings, seconded by Councilwoman Spencer, and the motion carried by unanimous vote.

ACTION: Council exited the Public Hearings.

NEW BUSINESS

A. Consideration of revisions to County Policies regarding benefits for newly hired employees—specifically, Policy 3.2 – Greenwood County Re-Employment Process, and Policy 9.12 – Greenwood County Retiree Insurance Premium Subsidy. – Carson Penney, County Attorney

Ms. Penney gave details of Policy 3.2 and the proposed changes and additions as they related to the leave time for employees who leave their employment with the County and re-employ at a later date. She gave further details of Policy 9.12 as it was amended relating to a new section pertaining to the Insurance Premium Subsidy as of the date of hire on or after April 3, 2021. Chairman Brown gave further clarification of the policies as they were presented. He asked for the pleasure of Council. Councilman Lane motioned to approve the amended policies presented as Revision 1A, seconded by Councilwoman Childs, and the motion carried by unanimous vote.

ACTION: Council approved Policy 3.2 – Greenwood County Re-Employment Process and Policy 9.12 – Greenwood County Retiree Insurance Premium Subsidy presented as Revision 1A.

B. First Readings:

1. Ordinance 2021-02 to amend the Greenwood County Zoning Ordinance, being Ordinance 13-86, as and if amended, so that one parcel of land owned by Cjjs Holdings, LLC, at 208 Bypass 225 South, in Greenwood, South Carolina (GPIN #6845-204-829) change zoning classifications from C-2 (General Commercial) to OP-1 (Office Professional) (Title Only). – Phil Lindler, Planning Director

Chairman Brown read the title. Mr. Lindler gave a brief description of the request. He reminded Council that this was the third rezoning request within two years, and he clarified the reason for the multiple rezoning requests. He concluded that the Zoning Commission and the staff recommended the zoning change to OP-1 – Office Professional to allow the owner maximum flexibility to operate the site as a residence as well as a professional office. He added that it would eliminate any issues the owner might have in the future to have to come back to Council to change again.

2. Ordinance 2021-03 to amend the Greenwood County Zoning Ordinance, being Ordinance 13-86, as and if amended, so that one parcel of land owned by Central Trust Company, at 1365 Mathis Road, in Greenwood, South Carolina (GPIN #6846-016-831) change zoning classifications from R-3 (Single Family Residential) to R-5 (Multi-Family Residential) (Title Only). – Phil Lindler, Planning Director

   Chairman Brown read the title. Mr. Lindler gave a brief description of the request. He explained that the proposed developer desires to utilize the site for multi-family residential with a 96 unit apartment complex to be developed in two phases. He stated that the Planning Commission recommended approval of the request. There was further discussion regarding the amount of land that can be developed and the buffer requirements for the development. Mr. Lindler added that approximately 12-13 acres could be developed and that there would be a buffer requirement.

PENDING

None

DISTRICT REPORT

District One – Edith Childs

- Ms. Childs reminded everyone that this is February and Heart Health month.
- She thanked her husband, Charles, for his support during the food drive. She also thanked Councilman Templeton for his plans to take on the future County/City Food Drive.
- She gave reports from the previous Covid Testing events and the dates and times for the upcoming Covid-19 tests and the possible vaccination locations that may be scheduled.

District Two – Mark Allison

- Mr. Allison recognized Mr. Hilton Dodgen, Dodgen Realty, in attendance.

District Three – Melissa Spencer

- Ms. Spencer reported the number of COVID vaccines that were given at the Brewer Center in the previous week.
- She added that the handicap ramp project at the Brewer Center has been completed.
- She reported on the upcoming dates of the COVID vaccinations.

District Four – Chuck Moates

- Dr. Moates thanked Ms. Childs for her leadership in the Food Drive each year. He added that he would be glad to assist Mr. Templeton for the next Food Drive.

District Six – Robbie Templeton

- Mr. Templeton reminded Council of a rezoning issue in his district that will be coming to the Planning Commission meeting on February 25th regarding a piece of property on Cokesbury Road.
- He added that he had the pleasure of watching Ms. Spencer live on Facebook as she preached The Word.

District Seven – Theo Lane

- Mr. Lane shared his experience with the COVID virus and stated he was thankful to be home and out of quarantine.
- He reported that he attended the town hall meeting in Hodges regarding the construction of the Morgan Rd Fire Station. He added that the site location would pick up 92 additional homes for the fire services.

District Five – Steven J. Brown

- Mr. Brown welcomed Carson Penney, the County Attorney, to her first official meeting.

MANAGER'S REPORT, County Manager Toby Chappell
No report.

COUNTY ATTORNEY REPORT, Carson Penney
No report.

CLERK TO COUNTY COUNCIL, Susan McIntyre
No report.

Chairman Brown shared closing remarks thanking the Greenwood County staff for all they do in making Greenwood County a great place to live and work. He continued that he appreciates the hard work of the County Council and of the service to the constituents from month to month. He is thankful to be able to call on staff and that there will be a reply to constituents' issues or concerns. He feels that Greenwood County is in good hands with a fine staff.

ADJOURNMENT
Chairman Brown adjourned the meeting at 6:30pm.

Susan McIntyre, Clerk to Council, transcribed the minutes.

MINUTES
REGULAR MEETING
GREENWOOD COUNTY COUNCIL
TUESDAY, FEBRUARY 16, 2021
4:00 P.M.

MEMBERS PRESENT IN PERSON
Chairman Steven J. Brown, District Five
Vice-Chairman Chuck Moates, District Four
Councilwoman Edith Childs, District One
Councilman Mark Allison, District Two
Councilwoman Melissa Spencer, District Three
Councilman Robbie Templeton, District Six
Councilman Theo Lane, District Seven

STAFF PRESENT
Toby Chappell, County Manager
Carson Penney, County Attorney
Susan McIntyre, Clerk to Council

CALL TO ORDER

Chairman Brown called the meeting to order at 4:00 p.m.

EXECUTIVE SESSION

Action may be taken on items discussed in executive session. Chairman Brown reported that Council would enter into Executive Session for the following reasons:

1. Discussion of negotiations incident to proposed contractual arrangements and proposed sale or purchase of property, the receipt of legal advice where the legal advice relates to a pending, threatened, or potential claim or other matters covered by the attorney-client privilege, settlement of legal claims, or the position of the public agency in other adversary situations involving the assertion against the agency of a claim. **(Legal Advice – Special Tax Districts for Greenwood County; Legal Advice – Performance of Company relating to their FILOT; Legal Advice – Ordinance 2021-01; Legal Advice – Fire Fees and Non-Profit Organizations; Contractual – Greenwood Metropolitan District at the Greenwood County Landfill)**

2. Discussion of matters relating to the proposed location, expansion, or the provision of services encouraging location or expansion of industries or other businesses in the area served by the public body. **(Project Moon)**

Councilman Templeton motioned to go into executive session, seconded by Councilman Allison, and the motion carried by unanimous vote.

ACTION: ***At 4:00pm, Council entered into executive session.***

Councilman Templeton motioned to exit the executive session, seconded by Councilwoman Spencer, and the motion carried by unanimous vote.

ACTION: At 5:40pm, Council exited executive session with no action taken.

BEGINNING OF REGULAR PUBLIC MEETING – 5:30pm

In accordance with the Freedom of Information Act, notice of this meeting's date, time, location, and agenda was posted outside the main entrances of the Greenwood County Courthouse and the Greenwood County Library. Agendas were distributed to the *Index-Journal*, local radio stations, and posted on the Greenwood County website calendar.

Chairman Brown shared information to Council that the County of Greenwood had lost two of their own in the last week. He shared his condolences to the family of Alonza Key, who worked in the Public Works Department. He shared that Ms. Belle Kennett, who was a former County Council member representing Ware Shoals for 16 years, passed away on February 13, 2021. He shared his thoughts and read the prepared obituary for Ms. Kennett that was published in the Index Journal. Council members who served with her shared their thoughts of their experiences and memories of Ms. Belle.

INVOCATION

Councilman Theo Lane, District Seven, delivered the invocation.

PLEDGE OF ALLEGIANCE

The Pledge of Allegiance was recited in unison.

Chairman Brown welcomed everyone to the Regular County Council public meeting. He thanked them for their attendance and called the Regular meeting to order.

APPROVAL OF THE MINUTES FOR FEBRUARY 2, 2021 REGULAR MEETING

Chairman Brown stated that the minutes were provided prior to the meeting and asked if there were any corrections to the minutes.

There were no corrections. Councilman Templeton motioned to approve the minutes, seconded by Vice Chairman Moates, and the minutes were approved by a unanimous vote.

ACTION: Council approved the Minutes for the February 2, 2021 Regular Meeting.

PRESENTATION

None

PUBLIC COMMENT (Sign-In Only)

None

PUBLIC HEARING

Chairman Brown asked for a motion to enter into the Public Hearings. Councilman Templeton motioned to enter into the Public Hearings, seconded by Councilwoman Spencer, and the motion carried by unanimous vote.

ACTION: Council entered into the Public Hearing.

A. Public Hearing for SC Department of Transportation Section 5311 Grant Application. – Steffanie Dorn, County Treasurer

Chairman Brown read the title. Ms. Dorn gave a brief explanation of the grant application and the program, and reminded Council of the service areas and the types of service the program covers. She also stated that the service area and locations of service can be adjusted as the program progresses and as needed. She reminded Council that the program is a Demand Response System which means there is no fixed route. She recognized Ms. Becky Powell Moon, administrator with McCormick Area Transit, in attendance.

Chairman Brown asked if there was anyone present who would like to speak in favor of the grant application for the public transportation system. Hearing none, he asked if there was anyone present who would like to speak in opposition to the request. Hearing, none, he closed that portion of the public hearing and asked for the pleasure of Council. Councilman Lane motioned to approve the grant application as presented, seconded by Councilwoman Childs, and the motion carried by unanimous vote. Ms. Moon thanked Council for their consideration of the application. She added that they had received many calls over the years for the need of public transportation in the area.

ACTION: Council approved the Grant Application for the public transportation system as presented.

B. Second Readings:

1. Ordinance 2021-02 to amend the Greenwood County Zoning Ordinance, being Ordinance 13-86, as and if amended, so that one parcel of land owned by Cjjs Holdings, LLC, at 208 Bypass 225 South, in Greenwood, South Carolina (GPIN #6845-204-829) change zoning classifications from C-2 (General Commercial) to OP-1 (Office Professional). – Phil Lindler, Planning Director **SECOND READING**

Chairman Brown read the title and reminded Council of the explanation given by the Planning Director at the last Council Meeting. Chairman Brown asked if there was anyone present who would like to speak in favor of the ordinance. Hearing none, he asked if there was anyone present who would like to speak in opposition to the ordinance. Hearing none, he closed that portion of the public hearing and asked for the pleasure of Council. Vice Chairman Moates motioned to approve the ordinance as presented, seconded by Councilman Templeton, and the motion carried by unanimous vote.

ACTION: Council approved the Second Reading of Ordinance 2021-02 regarding 208 Bypass 225 South.

2. Ordinance 2021-03 to amend the Greenwood County Zoning Ordinance, being Ordinance 13-86, as and if amended, so that one parcel of land owned by Central Trust Company, at 1365 Mathis Road, in Greenwood, South Carolina (GPIN #6846-016-831) change zoning classifications from R-3 (Single Family Residential) to R-5 (Multi-Family Residential). – Phil Lindler, Planning Director **SECOND READING**

Chairman Brown read the title and reminded Council of the explanation given by the Planning Director at the last Council Meeting. Chairman Brown asked if there was anyone present who would like to speak in favor of the ordinance.

Mr. Josh Thomasson, Piedmont Housing Group, spoke in favor of the proposed development. He gave a summary of his business and of the developments that they have established across Georgia and South Carolina since 2012. He described the types of communities, the phases of development and the quality of the units. He added that there is an age restriction of the residents in the developments of age 55 or older. He added that residents age 40 and older may live there if they are married to a resident age 55 or older. He presented an aerial view of the proposed development in Greenwood as it relates to the surrounding properties. Mr. Thomasson described some of the amenities that are included in the development.

Councilman Allison asked if the units were leased or purchased. Mr. Thomasson answered that they are leased like an apartment building, but with age restrictions. He added that the units are leased from $550 up to $750 a month based on the unit and number of bedrooms (1 or 2) or square footage (up to 1,120). Vice Chairman Moates asked why the Zoning Commission voted to deny the request. Mr. Lindler answered that they recommended denial based on the area being considered. He added that the Planning Commission as a whole was recommending approval for the proposal. He added that there was no feedback from the local residents in opposition to the request, and that one person spoke in favor. There was further discussion regarding the area being surveyed to meet the need of the development and the planning requirements for ingress and egress and emergency services accommodations. Mr. Thomasson added that the projected construction timeline is to commence close to the end of the year 2021 to be completed around early 2023, and that the total development cost is $9.2 million for Phase I and $10 million for Phase II.

Chairman Brown asked if there was anyone present who would like to speak in opposition to the ordinance. Hearing none, he closed that portion of the public hearing and asked for the pleasure of Council. Councilman Allison motioned to approve the ordinance as presented, seconded by Councilwoman Childs, and the motion carried by unanimous vote.

ACTION: Council approved the Second Reading of Ordinance 2021-03 regarding 1365 Mathis Road.

Chairman Brown asked for a motion to exit the Public Hearings. Councilman Templeton motioned to exit the Public Hearings, seconded by Councilwoman Spencer, and the motion carried by unanimous vote.

ACTION: Council exited the Public Hearings.

END OF PUBLIC HEARINGS

A. Third Reading:

1. Ordinance 2021-01 amending Title 11, Chapter 1 of the Greenwood County Code to establish minimum standards for the care and keeping of domestic dogs, licensing requirements for dog breeders, a dangerous animal registry, and other matters related thereto. – Joseph Brooks, Greenwood County Animal Control Officer

THIRD READING

Chairman Brown read the title and proposed that any action on the ordinance be postponed to give County staff an opportunity to obtain further information and address some of the legal questions that Council had. He added that Council would like for the staff to get information from the municipalities in the County to make sure the ordinances they use mirror the ordinance proposed for the unincorporated areas of the County. He also reported that Mr. Eddy Ellison was in attendance and would like to have a section in the ordinance to reflect an exclusion of any agricultural animals or livestock. Councilman Lane recognized Stephen Gilbert in attendance as a new board member for the Humane Society. He thanked Mr. Gilbert and Connie Mawyer for their attendance and continued support. Chairman Brown asked for the motion. Vice Chairman Moates motioned to postpone the third reading of the ordinance, seconded by Councilman Lane, and the motion carried by unanimous vote.

ACTION: Council postponed the Third Reading of Ordinance 2021-01 until a date to be determined to give County Staff the opportunity to address questions from Council.

NEW BUSINESS

A. Update from the County Treasurer's Office. – Steffanie Dorn, County Treasurer

Ms. Dorn provided Council with a written report and gave a summary of the management and projects in the Treasurer's Office. She reported that there was an updated software program that provided training to the staff so they could begin using the software as it is intended. She gave an update of the budget process and the schedule to present the budget to Council. She continued with the details of the current budget, including taxes

and fees. She added that the Capital Projects Sales Taxes are expected to trend upward in collections.

B. Consideration of amendment to Policy 10.5 Special Tax Districts. – Steffanie Dorn, County Treasurer

Ms. Dorn reminded Council that this policy governs the Special Tax Districts. She continued that she discovered Section A-2 did not match the State Law. She gave a summary of the difference and asked that the policy be updated to match what the State Law uses. Chairman Brown asked for the pleasure of Council. Councilman Lane motioned to approve the amendment, seconded by Councilman Templeton, and the motion carried by unanimous vote.

ACTION: Council approved the amendment to Policy 10.5 Special Tax Districts as presented.

C. Consideration of the Appointment of Special Tax District Commissioner for the following Subdivision. – Steffanie Dorn, County Treasurer:

Reynolds Colony – Whitney Newby (New), District Three

Ms. Dorn gave further explanation of the request to appoint the new commissioner for Reynolds Colony as presented. She recommended the approval to replace Ms. Goldman whose commission expired in December 2020. Chairman Brown asked for the pleasure of Council. Vice Chairman Moates motioned to approve the nomination as presented, seconded by Councilwoman Spencer, and the motion carried by unanimous vote.

ACTION: Council approved Whitney Newby as a commissioner to the Reynolds Colony Special Tax District.

D. Resolution 2021-06 authorizing the sale of real property by Greenwood County School District 51 – Carson Penney, County Attorney

Ms. Penney gave an explanation of the request from Dr. Faye Sprouse, Superintendent of Greenwood County School District 51. She explained that the property was the former District 51 main office which is no longer being used. Chairman Brown asked for the pleasure of Council. Councilman Allison motioned to approve the resolution, seconded by Councilwoman Childs, and the motion carried by unanimous vote.

ACTION: Council approved Resolution 2021-06 authorizing the sale of the real property by Greenwood County School District 51 as presented.

PENDING

None

DISTRICT REPORT

District One – Edith Childs

- Ms. Childs commented that Ms. Gracie Floyd, Councilwoman from Anderson County, passed away from COVID, and she would like to keep the family in prayer.
- She reported on the upcoming vaccination locations that are scheduled.
- She read the thank you notes that were sent to Council from the agencies who received the donations from the Food Drive.

District Two – Mark Allison

- All is well in District Two.

District Three – Melissa Spencer

- Ms. Spencer reported that the opening of the Josh Norman Teen Center is on February 26th at 12:00 noon.

District Four – Chuck Moates

- All is well in District Four.

District Six – Robbie Templeton

- Mr. Templeton reminded Council of a rezoning issue in his district that will be coming to the Planning Commission meeting on February 23rd at 7:30pm regarding a piece of property on Cokesbury Road.
- He reported that the Dam to Dam Relay will be starting in Lexington and finishing at the Dam in Greenwood County. He added that the money raised will be split between a Lexington County non-profit and a Greenwood County non-profit to be identified.

District Seven – Theo Lane

- Mr. Lane shared his professional relationship with Ms. Gracie Floyd and that her leadership will be missed by all who knew her.

District Five – Steven J. Brown

- Mr. Brown reported that he received both doses of the COVID vaccination. He has an admiration for the Self Regional Hospital staff and their organization.
- He asked that the staff conduct a formal study of building needs and space for the County and present their findings to Council to project the financial needs for the upcoming budgets over the next several years.

MANAGER'S REPORT, County Manager Toby Chappell

No report.

COUNTY ATTORNEY REPORT, Carson Penney

No report.

CLERK TO COUNTY COUNCIL, Susan McIntyre

No report.

ADJOURNMENT

Chairman Brown adjourned the meeting at 6:45pm.

Susan McIntyre, Clerk to Council, transcribed the minutes.

MINUTES
REGULAR MEETING
GREENWOOD COUNTY COUNCIL
TUESDAY, MARCH 2, 2021
4:00 P.M.

MEMBERS PRESENT
Chairman Steven J. Brown, District Five
Vice-Chairman Chuck Moates, District Four
Councilwoman Edith Childs, District One
Councilman Mark Allison, District Two
Councilman Robbie Templeton, District Six
Councilman Theo Lane, District Seven

MEMBERS ABSENT
Councilwoman Melissa Spencer, District Three

STAFF PRESENT
Toby Chappell, County Manager
Carson Penney, County Attorney
Susan McIntyre, Clerk to Council

CALL TO ORDER

Chairman Brown called the meeting to order at 4:00 p.m.

EXECUTIVE SESSION

Action may be taken on items discussed in executive session. Chairman Brown reported that Council would enter into Executive Session for the following reasons:

1. Discussion of negotiations incident to proposed contractual arrangements and proposed sale or purchase of property, the receipt of legal advice where the legal advice relates to a pending, threatened, or potential claim or other matters covered by the attorney-client privilege, settlement of legal claims, or the position of the public agency in other adversary situations involving the assertion against the agency of a claim. **(Legal Advice – Section 8:1 Code of Greenwood County; Contractual – Records Management System approved in CPST)**

2. Discussion of matters relating to the proposed location, expansion, or the provision of services encouraging location or expansion of industries or other businesses in the area served by the public body. **(Project Orion)**

Councilwoman Childs motioned to go into executive session, seconded by Vice Chairman Moates, and the motion carried by unanimous vote.

ACTION*: *At 4:00pm, Council entered into executive session.

Councilman Templeton motioned to exit the executive session, seconded by Councilman Lane, and the motion carried by unanimous vote.

ACTION: At 5:40pm, Council exited executive session with no action taken.

BEGINNING OF REGULAR PUBLIC MEETING – 5:30pm

In accordance with the Freedom of Information Act, notice of this meeting's date, time, location, and agenda was posted outside the main entrances of the Greenwood County Courthouse and the Greenwood County Library. Agendas were distributed to the *Index-Journal*, local radio stations, and posted on the Greenwood County website calendar.

INVOCATION

Chairman Steven J. Brown, delivered the invocation.

PLEDGE OF ALLEGIANCE

The Pledge of Allegiance was recited in unison.

Chairman Brown welcomed everyone to the Regular County Council public meeting. He thanked them for their attendance and called the Regular meeting to order.

APPROVAL OF THE MINUTES FOR FEBRUARY 16, 2021 REGULAR MEETING

Chairman Brown stated that the minutes were provided prior to the meeting and asked if there were any corrections to the minutes.

There were no corrections. Councilwoman Childs motioned to approve the minutes, seconded by Vice Chairman Moates, and the minutes were approved by a unanimous vote.

ACTION: Council approved the Minutes for the February 16, 2021 Regular Meeting.

PRESENTATION

None

PUBLIC COMMENT (Sign-In Only)

None

OLD BUSINESS

A. Third Readings:

1. Ordinance 2021-02 to amend the Greenwood County Zoning Ordinance, being Ordinance 13-86, as and if amended, so that one parcel of land owned by Cjjs Holdings, LLC, at 208 Bypass 225 South, in Greenwood, South Carolina (GPIN #6845-204-829) change zoning classifications from C-2 (General Commercial) to OP-1 (Office Professional). – Phil Lindler, Planning Director **THIRD READING**

Chairman Brown read the title and asked for the pleasure of Council. Vice Chairman Moates motioned to approve the Ordinance, seconded by Councilman Templeton, and the motion carried by unanimous vote.

ACTION: Council approved Ordinance 2021-02 regarding the rezoning of 208 Bypass 225 South.

2. Ordinance 2021-03 to amend the Greenwood County Zoning Ordinance, being Ordinance 13-86, as and if amended, so that one parcel of land owned by Central Trust Company, at 1365 Mathis Road, in Greenwood, South Carolina (GPIN #6846-016-831) change zoning classifications from R-3 (Single Family Residential) to R-5 (Multi-Family Residential). – Phil Lindler, Planning Director **THIRD READING**

   Chairman Brown read the title and asked for the pleasure of Council. Councilman Templeton motioned to approve the Ordinance, seconded by Councilwoman Childs, and the motion carried by unanimous vote.

   ACTION: Council approved Ordinance 2021-03 regarding the rezoning of 1365 Mathis Road.

NEW BUSINESS

A. Proclamation recognizing the 45th Anniversary of Upsilon Eta Chapter of the Omega Psi Phi Fraternity, Inc. – Councilwoman Edith S. Childs, District One

   Councilwoman Childs read the Proclamation and introduced two members of the Fraternity who received the proclamation, Mr. Willie Forrest, President, and Mr. James Jones, Assistant Keeper of Records.

   Chairman Brown asked for the pleasure of Council. Councilman Lane motioned to approve the proclamation as read, seconded by Vice Chairman Moates, and the motion carried by unanimous vote.

   ACTION: Council approved the Proclamation recognizing the 45th Anniversary of Upsilon Eta Chapter of the Omega Psi Phi Fraternity, Inc. as read.

B. Consideration of the Appointment of Special Tax District Commissioner for the following Subdivision. – Steffanie Dorn, County Treasurer:

   Forest Lake – Ramona McLellan (Reappointment), District Six

   Ms. Dorn gave a brief description of the nomination. Chairman Brown asked for the pleasure of Council. Councilman Templeton motioned to approve the appointment as recommended, seconded by Councilman Allison, and the motion carried by unanimous vote.

ACTION: Council approved the reappointment of Ramona McLellan as a commissioner for Forest Lake Subdivision.

C. Resolution 2021-07 to amend Resolution 2020-20 to remove certain exemptions for the fire support uniform service charge on parcels without a residential, commercial, or industrial structure, and other matters related thereto. – Steffanie Dorn, County Treasurer

Chairman Brown read the title. Ms. Dorn gave an explanation of the need to make changes to a previously passed resolution. She added that the approval of the new resolution would be to match the language and the action taken by staff at the time of the distribution of the tax bills pertaining to unimproved parcels. There was further discussion and explanation regarding the need for the updating of the information. Chairman Brown asked for the pleasure of Council. Councilman Lane motioned to approve the Resolution as presented, seconded by Councilman Templeton, and the motion carried by unanimous vote.

ACTION: Council approve Resolution 2021-07 as presented.

D. Resolution 2021-08 to temporarily suspend the creation of new Special Tax Districts in Greenwood County. – Carson Penney, County Attorney

Chairman Brown read the title. Ms. Penney gave a brief description of the request. Chairman Brown asked for the pleasure of Council. Councilman Templeton motioned to approve the Resolution as presented, seconded by Councilwoman Childs. Chairman Brown provided an explanation based on an attorney general's report pertaining to the formation of Special Tax Districts. The motion carried by unanimous vote.

ACTION: Council approved Resolution 2021-08 regarding the temporary suspension of new Special Tax Districts.

E. First Readings:

1. Ordinance 2021-04 to amend the Greenwood County Zoning Ordinance, being Ordinance 13-86, as and if amended, so that four parcels of land totaling approximately 140.86 acres, owned by Greenwood County, at 5730 Highway 25 North, in Hodges, South Carolina (GPIN #6930-157-834; 6930-172-696; 6930-326-859; 6930-308-770) change zoning classifications from RDD (Rural Development) to I-1 (Light Industrial) (Title Only). – Phil Lindler, Planning Director

FIRST READING

Chairman Brown read the title. Mr. Lindler gave a brief summary of the request. He stated that the Planning Commission recommended approval.

2. Ordinance 2021-05 to amend the Greenwood County Zoning Ordinance, being Ordinance 13-86, as and if amended, so that a 0.53 portion of land owned by Ellen S

Bryant life estate, at 1316 Morgan Rd, in Hodges, South Carolina (GPIN #6911-579-564 - portion) change zoning classifications from RDD (Rural Development) to R-1 (Single Family Residential) (Title Only). – Phil Lindler, Planning Director

FIRST READING

Chairman Brown read the title. Mr. Lindler gave a brief summary of the request. He described that this request was for the use of a volunteer fire department for Greenwood County. He stated that the Planning Commission recommended approval.

3. Ordinance 2021-06 to amend the Greenwood County Zoning Ordinance Section 6-3-117(i), to change the standards to allow a pistol, rifle, or skeet range within one (1) mile of a residential use (Title Only). – Phil Lindler, Planning Director

FIRST READING

Chairman Brown read the title. Mr. Lindler gave a brief summary of the request. He gave further details of the location of the proposed site by the applicant. He added that the proposal is that the first item be eliminated in Section 6-3-117 (i) so there would not be a distance requirement. He gave further details of how the change would impact the properties countywide and the concerns it would cause. He also stated some options to the request on a case by case basis if a property owner wanted to construct a shooting range of this nature. Mr. Lindler added that also in the proposed change to the ordinance are modifications to the requirements as they pertain to an indoor facility.

There was further discussion regarding definitions of a private range, organizational use and personal use. Also discussed further was the process for appealing the current ordinance and the decision making power of the Board of Zoning Appeals for this type of request. Chairman Brown referred to an ordinance from Pickens County that regulates specifically the guidelines for outdoor shooting ranges. Council agreed that they are not against the operation of a shooting range, but they would like to have some consistency in the guidelines for the operation of the range. They suggested that the change in the ordinance should give Council the ability to review the requests on a case by case basis.

PENDING

None

DISTRICT REPORT

District One – Edith Childs

- Ms. Childs gave an update of the locations for the COVID-19 vaccinations.
- She acknowledged to Council that she did not publicly recognize Greenwood County's involvement in the Norman Teen Center event.

- Chairman Brown added that the Governor's office will be implementing a new phase of vaccinations on March 8th.

District Two – Mark Allison

- Mr. Allison reminded Council of the Lake Greenwood Cleanup. He recognized Preserving Lake Greenwood for their assistance with the event. He commented that there is a severe litter problem in the County, and recognized that there are many organizations who are working hard to get the roads cleaned up.
- Mr. Stuckey with Preserving Lake Greenwood gave further details of the event.
- Chairman Brown added that Mr. Russian, Public Works Director, reported that the County has already collect the volume of trash this year that compares in weight to the entire year of 2020.
- All is well in District Two.

District Three – Melissa Spencer

- Absent from meeting.

District Four – Chuck Moates

- Mr. Moates recognized the Lander Ladies Basketball Team and their success this season. He shared their schedule for the Peachbelt Conference Tournament that would be held at the Finis Horne Arena at Lander University.

District Six – Robbie Templeton

- Mr. Templeton added to Mr. Moates' report and recognized Coach Pederson as being one of the best coaches in the business, and reported that he was the winningest coach in the Peachbelt Conference history.
- All is well in District Six.

District Seven – Theo Lane

- Mr. Lane added that if anyone was interested in going to one of the games, you would have to order the tickets on-line due to the restrictions of seating.
- He recognized Barbara Ann Heegan with the Chamber of Commerce and thanked her for her attendance.
- He recognized Col. Jim Dominick for his attendance at the meeting.
- He reported that the former mayor of Ware Shoals, John Hanson, was involved in a motorcycle accident with many injuries and is hospitalized.

District Five – Steven J. Brown

- No report.

MANAGER'S REPORT, County Manager Toby Chappell
No report.

COUNTY ATTORNEY REPORT, Carson Penney
No report.

CLERK TO COUNTY COUNCIL, Susan McIntyre
No report.

ADJOURNMENT

Chairman Brown adjourned the meeting at 6:40pm.
Susan McIntyre, Clerk to Council, transcribed the minutes.