



GREENVILLE COUNTY COUNCIL

Minutes
Regular Council Meeting
February 16, 2021
6:00 p.m.

County Square - Council Chambers
Remote Participation by Council Members

Council Members

Mr. Willis Meadows, *Chairman, District 19*
Mr. Dan Tripp, *Vice-Chairman, District 28*
Mrs. Xanthene 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*

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*
Dean Campbell, *Deputy County Attorney*
Jeff Wile, *Assistant County Attorney*
Kim Wunder, *Assistant 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*
Nicole Wood, *Assistant County Administrator*
Meredith Papapieris, *Greenville County CARES Program, Director*

Others Present

None

Call to Order

Chairman Willis Meadows

Invocation - *introduced by Chairman Meadows*

Ryan Duerk
CEO – Miracle Hill Ministries

Pledge of Allegiance

Item (4) Approval of Minutes

Action: Councilor Seman moved to approve the minutes of the February 2, 2021, Regular Council Meeting.

Motion carried unanimously.

Item (5) Appearances – Current Agenda Items

There were no speakers.

Without objection, Item 10.a. and Item 11.a. were moved up on the agenda.

Item (10) Ordinances – Second Reading

a. Zoning Ordinances

- i. **CZ-2020-67:** Property of Ahop 143, LLC, located on South Buncombe Road, requesting rezoning from R-S to I-1. The Planning Commission and Committee recommended denial.

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

Councilor Barnes stated he supported denial of the request.

Motion was denied.

- ii. **CZ-2020-72:** Withdrawn

- iii. **CZ-2020-75:** Withdrawn

- iv. **CZ-2021-01:** Property of Magdi K. Kelada, located on W. Bramlett Road, requesting rezoning from R-12 to C-2. 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 unanimously.

- v. **CZ-2021-02:** Property of Theodore E. Kerhulas Trust, located on E. Lakeshore Drive and Butter Street, requesting rezoning from C-1 to R-7.5. 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.

- vi. **CZ-2021-03:** Property of JSAL.MC, LLC, located at 1000 Anderson Road, requesting rezoning from R-M20 to R-6. 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.

- vii. **CZ-2021-06:** Property of Kelly Company, Inc., located at 2173 E. Coleman Road, requesting rezoning from O-D 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.

- viii. **CZ-2021-07:** Property of Greenville County Disabilities / Thrive, located at 123 Hawkins Street, requesting rezoning from R-20A to R-7.5. 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-2021-08:** Withdrawn by Application

- x. **CZ-2021-09:** Property of Amanda Felton and Draper Creative, LLC, located on Bryant Street and Draper Street, requesting rezoning from R-7.5 to FRD-MC. The Planning Commission and Committee recommended approval with conditions.

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

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

1. *The applicant will need to work with SCDOT and/or Greenville County Roads and Bridges to determine the safest egress for their development, Bryant Street, and Highway 124; and*
2. *The applicant will submit a site plan for review and approval before the issuance of any 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-2021-10:** Property of Juan Rodriguez, LLC, located on Old Easley Highway and US-25 Access Ramp, requesting rezoning from R-S to R-M20. 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-2021-11:** Property of Y and M Properties, LLC, located on Locust Hill Road and Lakeview Circle, requesting rezoning from R-S to R-M12. The Planning Commission and Committee recommended denial.

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

Councilor Barnes requested his colleagues support denial of the request.

Councilor Ballard stated the item, a senior apartment complex, was very similar to a request from a few years ago regarding a dementia facility at Five Forks and Highway 14. There had been quite a bit of opposition to that request from the residents of River Walk subdivision; similar opposition had been voiced regarding the item in question. Council had approved the previous request and things appeared to working well. He stated that he would be voting in favor of the current request because Greenville County was in dire need of both senior apartments and affordable housing. The developer was reputable and built the senior housing complex next to Augusta Heights Baptist Church on Augusta Road. The developer had agreed to put a clause in the deed that the complex would remain senior housing.

Councilor Harrison stated he had voted to deny the request in committee; however, he had received positive feedback regarding his comments about the positive aspects of the project. The investment in the community would actually clean up the area and solve a number of concerns expressed during the public hearing.

Councilor Dill stated he was in an awkward position as he represented a constituency that lived in an area that was predominantly “unzoned.” Previous members of Council had advised the community that if they wanted to stop the “massive growth” that was occurring in Greenville County, they should vote in favor of zoning. Mr. Dill stated there were three (3) large groups of property owners in his district who were considering zoning their property. One of the biggest issue that he had heard was that zoning meant nothing in Greenville County. If a developer had money and “pull” they could do anything they wanted to do. Mr. Dill stated Council should maintain the zoning that was in place.

Councilor Barnes stated he was concerned about what the development would bring to the community. The citizens of the area were not in favor of the project; most of them had lived there for years. Mr. Barnes stated he was not against low-income or affordable housing; however, he felt the project would cause increased traffic.

Councilor Seman stated staff had recommended approval of the project. While the Comprehensive Plan was not a legal or binding document, it served as a vision for growth in the County. There were a lot of misconceptions about the meaning and purpose of “affordable housing.” Apartment dwellers were not necessarily “criminals” and projects, such as the item in question, would not necessarily add to an area’s crime. Multiple experts had advised that the County had a void in housing. Eventually, companies would stop choosing Greenville County due to the shortage of housing. As single member districts, Council Members had to think about the County as a whole.

Councilor Tzouvelekas moved to hold the item until the next Council meeting.

Motion to hold was denied by a roll call vote of five (Tzouvelekas, Norris, Seman, Ballard and Kirven) in favor and seven (Dill, Barnes, Meadows, Shaw, Harrison, Fant and Tripp) in opposition.

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

xiii. CZ-2021-12: Property of V-GO Holdings, LLC, located on Feaster Road, requesting rezoning from R-S 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.

Item (11) Ordinances – First Reading

a. Zoning Ordinances

Councilor Dill presented for first reading Zoning Dockets CZ-2021-13 through CZ-2021-20.

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

Councilor Dill left the meeting at 6:29 p.m.

Item (6) Public Hearings

a. Greenville / Anderson Multi County Industrial Business Park Agreement Amendment – Covan’s Properties, LLC (formerly Project Underwood)

A public hearing was held for the purpose of receiving comments from the public regarding 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 owned by Covan's Properties LLC.

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

b. Greenville / Anderson Multi County Industrial Business Park Agreement Amendment – Euwe Eugen Wexler US Plastics Inc. and Euwe Eugen Wexler US Real Estate Inc. (formerly Project Ammo)

A public hearing was held for the purpose of receiving comments from the public regarding and 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 owned by Euwe Eugen Wexler US Plastics Inc. and Euwe Eugen Wexler US Real Estate Inc.

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

Item (7) Consent Agenda

a. Animal Control Office Commissioning / Carolina Garrison (PWI)

Action: Councilor Tripp moved approval of the Consent Agenda item.

Motion carried unanimously.

Item (8) Resolutions

a. Greater Greenville Sanitation District Annexation / 198 Montverde Drive, 1070 Altamont Road, 50 Cambridge Drive, 115 Pasco Court, 177 Gantt Drive, 136 Evelyn Drive, 868 N. Parker Road and 870 N. Parker Road – Request for Public Hearing

Action: Councilor Seman moved for adoption a resolution to hold a public hearing to consider enlarging the Greater Greenville Sanitation District to include 198 Montverde Drive, 1070 Altamont Road, 50 Cambridge Drive, 115 Pasco Court, 177 Gantt Drive, 136 Evelyn Drive, 868 N. Parker Road and 870 N. Parker Road.

Motion carried unanimously.

b. Historic Property Designation / Jones Mill

Action: Councilor Harrison moved for adoption a resolution approving local historic designation for the Jones Mill located at 1210 Jones Mill Road.

Motion carried unanimously.

c. **Historic Property Designation / Mill Village Superintendent House – Taylors**

Action: Councilor Harrison moved for adoption a resolution approving local historic designation for the Mill Village Superintendent House located at 2 Mill Street in Taylors.

Motion carried unanimously.

Item (9) Ordinances – Third Reading

a. **Greenville / Anderson Multi County Industrial Business Park Agreement Amendment – Covan’s Properties LLC (formerly Project Underwood)**

Action: Vice-Chairman Tripp moved for adoption at third reading 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 owned by Covan’s Properties LLC.

Motion carried unanimously.

b. **Greenville / Anderson Multi County Industrial Business Park Agreement Amendment – Euwe Eugen Wexler US Plastics Inc. and Euwe Eugen Wexler US Real Estate Inc. (formerly Project Ammo)**

Action: Vice-Chairman Tripp moved for adoption at third reading 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 owned by Euwe Eugen Wexler US Plastics Inc. and Euwe Eugen Wexler US Real Estate Inc.

Motion carried unanimously.

Item (10) Ordinances – Second Reading

b. **Supplemental Appropriation / E911 Special Revenue Fund**

Action: Vice-Chairman Tripp moved for approval at second reading ordinance to authorize a supplemental appropriation from the E911 Special Revenue Fund - Fund Balance to increase Fiscal Year 2020-2021 budgeted E911 revenues \$1,051,142.00 and to increase Fiscal Year 2020-2021 budgeted E911 expenditures \$1,051,142.00 to cover the cost of upgrades and maintenance to the Vesta 9-1-1 call handling and computer aided dispatch systems.

Motion carried unanimously.

Item (12) Committee Reports

a. **Committee of the Whole**

i. **Greenville County Council Rules as Amended**

Action: On behalf of the Committee, Vice-Chairman Tripp moved to approve the Greenville County Council Rules as amended in the Committee of the Whole February 2, 2021.

Motion carried unanimously.

Item (13) Appearances – Items not on the Current Agenda

- Katherine Campbell – appeared regarding Greenville County’s fireworks ordinance
- Susan McLarty – appeared regarding Greenville County’s response to recent closure of the Economy Inn

Item (14) Administrator’s Report

Joe Kernell provided an update on the Emergency Rental Assistance Plan (ERAP). Greenville County received approximately \$16 million through the CARES Program for rental assistance; those monies were in addition to the funds received in 2020. The program was scheduled to launch in early March. Mr. Kernell stated the County had partnered with Neighborly Software for online applications which could be initiated by either the landlord or the tenant.

An eligible household was defined as a “renter household”; at least one resident of the household must meet one or more of the following criteria:

- Qualifies for unemployment due to COVID-19, *OR*
- Experienced a reduction in household income due to COVID-19, *OR*
- Incurred significant costs due to COVID-19, *OR*
- Experienced a financial hardship due to COVID-19 *AND*
- Demonstrates a risk of homelessness or housing instability, due to COVID-19 with household income at or below 80% AMI

Mr. Kernell stated applicants would be required to provide documentation to support eligibility. Income would be determined either by the household’s total income for 2020 or monthly income at the time of application. For households using the latter method, a re-evaluation of income would be required every three months.

Households would be prioritized based on the following characteristics:

- Households with income at or below 50% AMI
- Households with an individual who has been unemployed for the 90 days prior to the date of application
- Households in active eviction status

Mr. Kernell stated eligible expenses included rent, rental arrears to include contracted late fees as well as utility arrears for electricity, gas and water; ineligible expenses included telecommunication services, such as cable, internet and phone. A household may receive up to 12 months of assistance; an additional three months would be available if the

applicant demonstrated an ongoing need. Mr. Kernell stated funds would be distributed directly to the landlord or utility service provider. Assistance provided for an eligible household may not duplicate any other federal, state or global assistance; available software would be used to track the receipt of benefits from other providers.

Chairman Meadows asked if there were benefit limits to the program.

Mr. Kernell stated a household could receive up to 12 months of assistance. Staff would monitor the program closely to determine if there were only a few households receiving assistance as opposed to the broader scope; adjustments would be made, if necessary.

Mr. Kernell stated that Councilor Ballard had requested information regarding the current state of Greenville County's finances, specifically revenues received vs. budgeted. As of the end of January 2021, revenues to date were below in all categories. Property taxes were estimated to be at \$108 million for FY 2021. If current trends continued, the actual collection amount would be approximately \$106 million. A number of the large financial institutions were running behind on payments, more than likely due to staffing issues as related to the pandemic. County office revenues were lagging, predominantly in the judicial area, as the courts had been closed for quite some time. Mr. Kernell stated \$36.4 million was budgeted for County office revenues; the current projection was about \$1 million short of that figure. Intergovernmental revenues were also down; they were expected to come in about \$1 - \$2 million less than budgeted. Mr. Kernell stated that County could certainly control expenses and they were under-budget at this time. There were no departments or areas that were of major concern. County Council had approved the use of \$4.2 million of fund balance; it was estimated that only \$2.9 million would be used by the end of the fiscal year. Revenues and expenditures would continue to be reviewed; changes would be made as needed.

Item (15) Requests and Motions

- Councilor Seman stated SCTAC was recently recognized by Southern Business and Development magazine as one of the top-rated agencies in the southeastern United States for its ongoing efforts to partner with and attract businesses to the Greenville area.
- Councilor Fant thanked everyone who was involved in the recent shutdown of the Economy Inn. The process went extremely well and the coordination of agencies involved was phenomenal.

Mr. Fant stated Greenville County led the state in coronavirus infections and deaths. He encouraged everyone to wear masks and to get vaccinated when possible.

- Councilor Ballard stated his wife, Debbie, who was currently hospitalized for complications associated with COVID-19, had taken a turn for the worse. He asked for continued prayers.

- Councilor Shaw requested Council consider ways to deal with habitual offenders of the County's laws; citizens should not have to be subjected to individuals who were nuisances to the community.
- Councilor Harrison stated deputies recently responded to a situation in his neighborhood. They were very prompt and professional in dealing with the problem; he praised Sheriff Lewis and his staff.
- Councilor Tzouvelekas thanked Ryan Duerk for the evening's prayer. He also recognized the audience members in attendance, especially Jim and Monique Cook. Mr. Tzouvelekas stated he appreciated all the staff members and their hard work.
- Councilor Norris stated she had received her COVID-19 vaccine and was doing fine.

Item (16) Adjournment

Action: Councilor Tzouvelekas moved to adjourn the meeting.

Motion carried unanimously and the meeting adjourned at 7:10 p.m.

Regina G. McCaskill
Clerk to Council