



GREENVILLE COUNTY COUNCIL

Minutes
Regular Council Meeting
March 16, 2021
6:12 p.m.

County Square - Council Chambers

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*
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*
Shannon Herman, *Assistant County Administrator*
Nicole Wood, *Assistant County Administrator*

Others Present

None

Call to Order

Chairman Willis Meadows

Invocation

Councilor Steve Shaw

Pledge of Allegiance

Item (4) Approval of Minutes

Action: Vice-Chairman Tripp moved to approve the minutes of the March 2, 2021, Regular Council Meeting.

Motion carried unanimously.

Item (5) Proclamation

a. Bleeding Disorders Awareness Month

Councilor Dill stated bleeding disorders were characterized by the inability to form a proper blood clot and could lead to significant morbidity; they could be fatal if not treated effectively. Increased knowledge of bleeding disorders would generate awareness and understanding of hemophilia and all inheritable bleeding disorders.

Mr. Dill presented a proclamation to Greg Whittle proclaiming March 2021 as “Bleeding Disorders Awareness Month.”

Item (6) Appearances – Current Agenda Items

- **Rob Rowen** – appeared regarding Item 10.d. Greenville County Land Development Regulations / Amendment
- **Frank Holleman** – appeared regarding Item 10.d. Greenville County Land Development Regulations / Amendment
- **David Krieger** – appeared regarding Item 10.d. Greenville County Land Development Regulations / Amendment
- **Kristin Worden** – appeared regarding Item 10.d. Greenville County Land Development Regulations / Amendment
- **Penny Lillis** – appeared regarding Item 10.d. Greenville County Land Development Regulations / Amendment
- **Leslie Vickery** – appeared regarding Item 10.d. Greenville County Land Development Regulations / Amendment

Item (7) Public Hearings

a. Greater Greenville Sanitation District Annexation / 198 Monteverde Drive, 1070 Altamont Road, 50 Cambridge Drive, 115 Pasco Court, 177 Gantt Drive, 181 Gantt Road, 136 Evelyn Drive, 866 N. Parker Road and 870 N. Parker Road

A public hearing was held for the purpose of receiving comments from the public regarding a resolution to enlarge the boundaries of the Greater Greenville Sanitation District to include 198 Monteverde Drive, 1070 Altamont Road, 50 Cambridge Drive, 115 Pasco Court, 177 Gantt Road, 181 Gantt Road, 136 Evelyn Drive, 866 N. Parker Road and 870 N. Parker Road.

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

Item (8) Resolutions

- a. Greater Greenville Sanitation District Annexation / 198 Monteverde Drive, 1070 Altamont Road, 50 Cambridge Drive, 115 Pasco Court, 177 Gantt Road, 181 Gantt Road, 136 Evelyn Drive, 866 N. Parker Road and 870 N. Parker Road**

Action: Councilor Seman moved for adoption a resolution to enlarge the boundaries of the Greater Greenville Sanitation District to include 198 Monteverde Drive, 1070 Altamont Road, 50 Cambridge Drive, 115 Pasco Court, 177 Gantt Road, 181 Gantt Road, 136 Evelyn Drive, 866 N. Parker Road and 870 N. Parker Road.

Motion carried unanimously.

- b. Project Orca / Inducement Resolution**

Action: Councilor Seman moved for adoption a resolution authorizing the execution and delivery of an inducement agreement by and between Greenville County, South Carolina and a company known to the county at this time a Project Orca, whereby, under certain conditions, Greenville County would execute a fee in lieu of tax and special source credit agreement with respect to a project in the county whereby the project would be subject to payment of certain fees in lieu of taxes, and whereby project/company would be provided certain credits against fee payments in reimbursement of investment in related qualified infrastructure; and providing for related matters.

Motion carried unanimously.

- c. Emergency Solutions Grant / COVID-19 (ESG-CV) Fund – Greenville County Redevelopment Authority**

Action: Vice-Chairman Tripp moved for adoption a resolution to authorize the Greenville County Redevelopment Authority to apply for and administer Supplemental Emergency Solutions Grant (ESG-CV) Funding to prevent, prepare for and respond to the coronavirus pandemic.

Motion carried unanimously.

- d. Community Development Block Grant / COVID-19 (CDBG-CV) Fund – Greenville County Redevelopment Authority**

Action: Vice-Chairman Tripp moved for adoption a resolution to authorize the Greenville County Redevelopment Authority to apply for and administer Community Development Block Grant (CDBG-CV) Funding to prevent, prepare for and respond to the coronavirus pandemic.

Motion carried unanimously.

Item (9) Ordinances – Second Reading

a. Zoning Ordinances

- i. **CZ-2020-72:** Property of Connector Plus, LLC, located on Highway 153, I-85, Brown Road and Old Cleveland Street, requesting rezoning from R-S to C-3. The Planning Commission and Committee recommended approval.

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

Councilor Fant stated a petition had been signed by 172 residents of the area who were in opposition to the proposed request. The petition was included in the Staff Notes presented to the committee. The residents were very concerned about the intersection possibly being rezoned to C-3; he had received several emails from concerned citizens opposed to the request. Mr. Fant requested his colleagues deny the rezoning request.

Councilor Ballard stated while the property was actually located in District 25, his district was across the road from the site. He had heard from several of his constituents who were opposed to the request. When the original proposal was made, there were no objections. Since that time, the property had been sold and several changes had been made. Mr. Ballard echoed Mr. Fant's request to deny.

Councilor Seman asked members of the Planning and Development Committee why they had recommended approval of the request. Ms. Seman stated the item could be sent back to the committee instead of a denial.

Councilor Fant stated the residents of the area would be in favor of rezoning the site as residential; however, residential zoning would not fit the area. A rezoning of C-3 would allow for gas stations and other businesses. The site consisted of three street corners; two corners would be appropriate for office development and the other could be appropriate for something else. The whole idea was to avoid "blanket" zoning all three corners. Mr. Fant stated there needed to be more input from the residents of Arcadia.

Motion was denied by a unanimous roll call vote.

- ii. **CZ-2021-13:** Property of Betty Jane B. Bullard and Margaret B. Pearson, located at 917 and 919 Fairview Road, requesting rezoning from R-S to R-20. The Planning Commission and Committee recommended approval.

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

Councilor Ballard stated the property was located in his district and he was in favor of the request.

Motion carried unanimously.

- iii. **CZ-2021-14:** Property of Crown Properties, LLC, located at 1305 Brushy Creek Road, requesting rezoning from R-15 to R-MA. The Planning Commission and Committee recommended approval.

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

Councilor Shaw stated the property was located in his district and he was in favor of the request.

Motion carried unanimously.

- iv. **CZ-2021-15:** Property of Greenville Partners IV, LLC, located at 75 Mall Connector Road, requesting rezoning from S-1 to FRD. 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 ordinance to include the following conditions:

- *Applicant must submit a revised Preliminary Development Plan and Statement of Intent indicating the sidewalk along Mall Connector Road would match the sidewalk requirements of the City of Greenville.*
- *Applicant must submit a site plan for review and approval prior to the issuance of any Land Development or Building Permits.*

Action: Councilor Seman moved to remove the condition regarding the sidewalk.

Councilor Tzouvelekas asked if Ms. Seman's motion would completely remove sidewalks.

Councilor Seman stated there was already a sidewalk on the site. The proposed additional sidewalk would actually be a "sidewalk to nowhere" and an undue burden on the developer.

Motion to remove the condition regarding the sidewalk as presented by Councilor Seman carried unanimously.

Motion to amend as presented by Councilor Dill carried unanimously.

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

Motion as amended carried unanimously.

- v. **CZ-2021-16:** Property of DSP Holdings, LLC, located on New Easley Highway, requesting rezoning from S-1 to C-3. 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-2021-17: Property of Joel Wesley McCrary, located at 5201 Wade Hampton Boulevard, requesting rezoning from S-1 to C-2. The Planning Commission and Committee recommended approval.

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

Motion carried unanimously.

vii. CZ-2021-18: Property of Second Half Investments, LLC, located on Old White Horse Road, requesting rezoning from R-S to FRD. The Planning Commission recommended approval and the Committee recommended denial.

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

Chairman Meadows stated the property was located in his district. He agreed with the recommendation of the Committee. Mr. Meadows stated it was "spot zoning" and he requested his colleague deny the request.

Councilor Dill stated eight votes in favor were needed to approve the request.

Councilor Seman stated FRD was more prescriptive than straight zoning. She had received a number of emails from residents who were very much in favor of the request. The area appeared to be low density, with not much traffic and little-to-no construction. She added it appeared to be a good project and she planned to vote in favor of the request. Ms. Seman asked if the item could be returned to the committee to see if there was some way to work things out.

Chairman Meadows stated he had also received a number of emails in favor of the proposed; however, most of the emails were from individuals outside of the area. Mr. Meadows stated it was good project and if it could be located elsewhere where it would not be "spot zoning", he would be in favor.

Councilor Harrison stated he voted in favor of the request during the Planning and Development Committee. He respectfully disagreed that it was "spot zoning" and would be voting in favor of the request.

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

- vii. CZ-2021-20:** Property of Alston Street, LLC, American Fast Print Limited (U.S.) LLC, Langston Creek, LLC and Piper Properties of Greenville, LLC, located on W. Blue Ridge Drive, Brooks Avenue, Old Buncombe Road, School Road, N. Franklin Road, Lester Street Alley, Lester Avenue, Bishop Street and Alston Street, requesting rezoning from I-1, R-10 and R-MA to PD. The Planning Commission and Committee recommended approval with a condition.

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

Action: Councilor Dill moved to amend the ordinance to include the following condition:

- *Applicant must submit a site plan for review and approval prior to 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.

b. Flood Damage Prevention Ordinance Update

Action: Councilor Seman moved for approval at second reading an ordinance to amend portions of Chapter 8, Article II of the Code of Ordinances of Greenville County, South Carolina entitled "Flood Control, Drainage, Stormwater Management - Floods And Flood Control" so as to adopt certain changes in the National Flood Insurance Program mandated by the Department of Homeland Security - FEMA, National Flood Insurance Program; to increase ease of permitting and enforcement; and to incorporate map, technical and language modernization in the Greenville County Flood Damage Prevention Ordinance.

Motion carried unanimously.

c. Project Mila / Fee in Lieu of Tax Agreement

Action: Vice-Chairman Tripp moved for approval at second reading an ordinance authorizing the execution and delivery of a fee in lieu of tax agreement by and between Greenville County, South Carolina and a company or companies known to the county at this time as Project Mila with respect to certain economic development property in the county, whereby such property would be subject to certain payments in lieu of taxes, including the provision of certain special source credits; and other matters related thereto.

Motion carried unanimously.

Item (10) Ordinances – First Reading

a. Zoning Ordinances

Councilor Dill presented for first reading Zoning Dockets CZ-2021-21 through CZ-2021-23 and CZ-2021-25 through CZ-2021-27.

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

b. Greenville / Anderson Multi County Industrial Business Park (2010 Park) Agreement Amendment to Include Anderson Solar Farm, LLC

Vice-Chairman Tripp presented for first reading an ordinance authorizing the amendment of the 2010 Greenville / Anderson Multi-County Industrial Park agreement with Anderson Solar Farm, LLC; and other matters related thereto.

Chairman Meadows stated the item would remain on the floor.

c. Greenville / Anderson Multi County Industrial Business Park (2010 Park) Agreement Amendment to Include Fitesa Parcels

Vice-Chairman Tripp presented for first reading an ordinance to amend an agreement for the development of a joint county industrial and business park (2010 Park) of Anderson and Greenville Counties so as to enlarge the park to include the Fitesa parcels.

Chairman Meadows stated the item would remain on the floor.

Chairman Meadows passed the gavel to Vice-Chairman Tripp.

d. Greenville County Land Development Regulations / Amendment

Councilor Meadows presented for first reading an ordinance to amend the Greenville County Land Development Regulations for the County of Greenville, South Carolina, to repeal Article 3.1, review criteria of Article 3, General Subdivision Requirements.

Vice-Chairman Tripp referred the item to the Planning and Development Committee.

Councilor Seman suggested referring the item to the Committee of the Whole. It was a “big issue” and affected the entire County; it would be beneficial for each Council Member to weigh in on the issue.

Vice-Chairman Tripp stated the item would initially be referred to the Planning and Development Committee; it could be referred to the Committee of the Whole at a later date, if necessary.

Vice-Chairman Tripp returned the gavel to Chairman Meadows.

Item (11) Committee Reports

a. Committee of the Whole

i. Planning Commission / Appointments

Action: On behalf of the Committee, Vice-Chairman Tripp moved to elect Metz Looper, Jay Rogers and Milton Shockley to fill three vacancies on the Greenville County Planning Commission.

Motion carried unanimously.

ii. Resolution of 2018-CP-23-4891 and 2020-CP-23-1993

Action: On behalf of the Committee, Vice-Chairman Tripp moved to authorize the County Attorney to settle the following lawsuits, according to the terms discussed in Executive Session, 2018-CP-23-4891 and 2020-CP-23-1993.

Motion carried with Councilor Dill voting in opposition.

Item (12) Appearances – Items not on the Current Agenda

- Kathrene Campbell – appeared regarding a proposed fireworks ordinance
- Meghan Coffey – appeared regarding a proposed fireworks ordinance

Item (13) Administrator’s Report

Joe Kernell provided an update regarding the Emergency Rental Assistance Program (EAP) that began on March 8, 2021. To date, a total of 1034 applications had been initiated; of those, 34 had been approved for a total of \$175,194. Mr. Kernell stated 78 applications were under review to ensure eligibility; 102 applicants needed to submit additional information. To date, 42 landlords had submitted applications on behalf of their tenants; those applications required the tenants’ permission to move forward.

WYFF4, Fox News, WSPA, Greenville News and The Post and Courier had all favorably reported on the program. Staff continued to conduct webinars with community partners. A toll free line was in place for inquiries and the call center was available for immediate assistance.

Mr. Kernell stated the American Rescue Plan was put in place on March 11, 2021, and had received a great deal of press coverage. The plan was actually the third phase of the pandemic relief efforts; it allocated funds directly to counties across the country. Guidelines for the plan had not been released by the Treasury Department; it was anticipated they would be released within the next week to 10 days. The Treasury Department was required to release half of the funds within 60 days of passage of the law. Greenville County was scheduled to receive \$101,537,747 based on initial estimates. The allocated funds were set aside to help counties recover from the effects of the pandemic and allowed for revenue replacement, which Greenville County had incurred. The receipt

of those funds was very timely as the County was currently in its budget process. Mr. Kernell stated he would keep Council updated on developments regarding the anticipated funds.

Item (14) Requests and Motions

- Councilor Tzouvelekas stated it had been a good meeting and thanked all those in attendance. He looked forward to seeing them at the next meeting.
- Councilor Norris stated she had received her second COVID-19 vaccine and was doing well.
- Councilor Seman thanked Councilor Shaw, Councilor Harrison and Councilor Tzouvelekas for attending orientation at SCTAC. They had hoped to see the F16 land but were unable to do so. The first F16 recently arrived from the U.S. Air Force for depot sustainment work. The arrival made SCTAC the Global Center of Excellence for the Fighting Falcon as Lockheed Martin and Greenville both produced and sustained the F16.
- Councilor Fant stated Council had received a number of emails and phone calls regarding Item 10.d. Mr. Fant stated it was a serious matter. Article 3.1 could not remain in its current state; however, a total repeal was not the answer. Mr. Fant suggested the formation of a task force, consisting of all the “game players at the table”, to collaborate and come up with possible solutions and/or recommendations.

Mr. Fant stated the COVID-19 vaccine initiative that was held on March 6 in District 25 was very successful. A number of hesitant citizens took the initial vaccine and were scheduled for the second phase on March 27. Initial shots would also be administered on that date as well. He thanked Councilor Kirven and Joe Kernell for their visionary thought process in working with Prisma to put together the idea of the mobile vaccine units.

Mr. Fant expressed his gratitude to Mr. Ballard for allowing him to co-officiate at his lovely wife Debbie’s funeral service. He was honored to be included.

- Councilor Ballard thanked everyone for their support during the last month.

Mr. Ballard stated Washington Baptist Church in Pelzer would celebrate its 200th anniversary on Sunday, March 28.

- Councilor Kirven stated Article 3.1 (Item 10.d.) was a big issue, as evidenced by the evening’s discussion as well as citizen communication received by Council over the past few weeks. The credibility of County Council and Greenville County was on the line; people were looking to see if the issue could actually be fixed. It would take a lot to get things accomplished. Mr. Kirven hoped the process would not stop with the Planning and Development Committee; if so, it would be detrimental to the County as a whole.

- Vice-Chairman Tripp stated he had discussed Article 3.1 with various individuals, community organizations and planning professionals; they all agreed it was broad and vague. He supported Councilor Fant’s suggestion regarding the formation of a task force.
- Councilor Dill stated Article 3.1 affected his district greatly as well as the entire County. He had been contacted numerous times over the past few weeks about the issue. Due to the inadequacy of the Department of Transportation leadership, there were roads in terrible condition throughout Greenville County. Solutions to the issues surrounding Article 3.1 needed to be developed in a way to give a “good product in the end.”

Mr. Dill stated the mobile vaccine unit would be in Marietta on March 26; he thanked staff for making the necessary arrangements with Prisma Health.

- Councilor Shaw thanked Ms. Seman for the SCTAC tour. It was very enlightening.
- Councilor Harrison echoed thanks to Ms. Seman for the SCTAC tour.

Mr. Harrison stated one of the reasons he decided to run for Council was to address Article 3.1. It was certainly a problem. He agreed that a straight repeal was not the answer as there would be too many negative consequences. Mr. Harrison stated Greenville County needed to find a solution now, not later.

- Chairman Meadows stated it was good to focus on Article 3.1. Some really good suggestions had been offered. He agreed that something needed to be done now.
- Councilor Barnes wished Happy Birthday to Chairman Meadows.

Item (15) Adjournment

Action: Vice-Chairman Tripp moved to adjourn the meeting.

Motion carried unanimously and the meeting adjourned at 8:11 p.m.

Regina G. McCaskill
Clerk to Council