



## GREENVILLE COUNTY COUNCIL

Minutes  
Regular Council Meeting  
April 20, 2021  
6:03 p.m.

County Square - Council Chambers

### Council Members

Mr. Willis Meadows, *Chairman, District 19*  
Mr. Dan Tripp, *Vice-Chairman, District 28*  
Mrs. Xanthe Norris, *Chairman Pro Tem, District 23*  
Mr. Joe Dill, *District 17*  
Mr. Mike Barnes, *District 18*  
Mr. Stephen Shaw, *District 20*  
Mr. Chris Harrison, *District 21*  
Mr. Stan Tzouvelekas, *District 22*  
Mrs. Liz Seman, *District 24*  
Mr. Ennis Fant, Sr., *District 25*  
Mr. Lynn Ballard, *District 26*  
Mr. Butch Kirven, *District 27*

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Pursuant to the Freedom of Information Act, notice of the meeting date, time, place and agenda was posted online and on the bulletin board at County Square and made available to the newspapers, radio stations, television stations and concerned citizens.

### Council Members Absent

None

### Staff Present

Joe Kernell, *County Administrator*  
Mark Tollison, *County Attorney*  
John Hansley, *Deputy County Administrator*  
Sheriff Hobart Lewis, *Sheriff's Office*  
Regina McCaskill, *Clerk to Council*

Jessica Stone, *Deputy Clerk to Council*  
Pam Gilliam, *Administrative Assistant*  
Paula Gucker, *Assistant County Administrator, Public Works*  
Tee Coker, *Planning Director*

### Others Present

None

### Call to Order

Chairman Willis Meadows

### Invocation – introduced by Councilor Chris Harrison

Stacey Ashmore  
Community Outreach Support  
*Just Say Something*

### Pledge of Allegiance

**Item (4) Approval of Minutes**

**Action:** Vice-Chairman Tripp moved to approve the minutes of the April 6, 2021, Regular Council Meeting.

Motion carried unanimously.

**Item (5) Appearances – Current Agenda Items**

- **Jack Logan** – appeared regarding Item 8.b. Ordinance to Prohibit Infringements on the Right to Keep and Bear Arms
- **Tom Stitt** – appeared regarding Item 7.b. Greenville County Land Development Regulations Amendment / Repeal Article 3.1
- **Nia Thomas** - appeared regarding Item 8.b. Ordinance to Prohibit Infringements on the Right to Keep and Bear Arms
- **Allen Stephenson** - appeared regarding Item 8.b. Ordinance to Prohibit Infringements on the Right to Keep and Bear Arms
- **J.M. Hoskinson** - appeared regarding Item 8.b. Ordinance to Prohibit Infringements on the Right to Keep and Bear Arms
- **Linda Hardin** - appeared regarding Item 8.b. Ordinance to Prohibit Infringements on the Right to Keep and Bear Arms
- **Yvonne Julian** - appeared regarding Item 8.b. Ordinance to Prohibit Infringements on the Right to Keep and Bear Arms
- **Frank Holleman** - appeared regarding Item 7.b. Greenville County Land Development Regulations Amendment / Repeal Article 3.1
- **Michael Martinez** - appeared regarding Item 7.b. Greenville County Land Development Regulations Amendment / Repeal Article 3.1
- **Julie Turner** - appeared regarding Item 7.b. Greenville County Land Development Regulations Amendment / Repeal Article 3.1
- **Katie Lentz** - appeared regarding Item 8.b. Ordinance to Prohibit Infringements on the Right to Keep and Bear Arms
- **Ty Rushing** - appeared regarding Item 8.b. Ordinance to Prohibit Infringements on the Right to Keep and Bear Arms

**Item (6) Ordinances – Third Reading**

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

**Action:** Vice-Chairman Tripp moved for adoption at third 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.

**Action:** Vice-Chairman Tripp moved to hold the item until such time as a public hearing was scheduled.

Motion to hold carried unanimously.

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

**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 Anderson and Greenville Counties so as to enlarge the park to include the Fitesa parcels.

**Action:** Vice-Chairman Tripp moved to hold the item until such time as a public hearing was scheduled.

Motion to hold carried unanimously.

**Item (7) Ordinances – Second Reading**

**a. Zoning Ordinances**

- i. CZ-2021-19: Property of Beech Tree, Inc., located on Old Grove Road, requesting rezoning from I-1 to R-12. 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 parcel was located in his district. He had indicated his opposition to the request during the public hearing. Since that time, he had received a significant amount of correspondence from his constituents; all of whom were also in opposition to the request. Mr. Ballard requested his colleagues deny the proposed rezoning.

Councilor Fant stated both he and Councilor Ballard, as well as the residents of District 25 and District 26, had strongly indicated opposition to the request. They had successfully met with Mr. Hughes, along with the Planning staff, to explore alternatives to assist Mr. Hughes achieve his goal to sell the property while not infringing on the outcries of the residents in the area. Two (2) subdivisions were being built in the area, each with more than 100 houses. No plans for traffic mitigation were in place; there had been two (2) deaths on the road in the past few years. All Council Members were involved in every rezoning request. If there was no opposition, a request was usually approved by Council. Every district had some constituents who were opposed to everything, no matter what; however, when there was huge citizen opposition to a rezoning request, it was the representing Council Member's responsibility to convey those concerns to their colleagues. To ignore those concerns, as well as the concerns of the citizenry, was antithetical to the tenets of democracy and nullified the principles and norms of the republic form of government. Mr. Fant stated that he, along with the 90,000 taxpaying residents of Districts 25 and 26, requested his colleagues vote in opposition to the proposed. They could continue to work with Mr. Hughes to find a better way forward to achieve his goal of selling the property while not infringing on the residents of the Old Grove community.

Councilor Kirven stated he had discussed the item with Mr. Fant, Mr. Ballard and others. He had studied the request carefully and looked at the property and the surrounding area a number of times. He agreed that Council Members should consider their colleagues input regarding rezoning requests, as they had to answer to the citizens of their respective district. Mr. Kirven stated he had been “on both sides of the equation” and it was an uncomfortable feeling. He looked at the Comprehensive Plan and the Future Land Use. He was surprised that it called for the area to be mixed suburban; a mixture of residential (single-family and multi-family), commercial spaced and offices. The request, at a minimum, met the criteria for the Comprehensive Plan; it was approved by the Planning Commission as well as the Planning and Development Committee. He was disappointed, as he felt the Comprehensive Plan would have encouraged developers to be more thoughtful and innovative in bringing all the needed elements to an area in order to create a more vibrant, healthy and inclusive community. Mr. Kirven stated it was a hard decision; however, he would be voting in favor of the request.

Councilor Harrison stated he appreciated the comments from both Mr. Ballard and Mr. Fant. He had voted in favor of the project during committee; he had a “laundry list” of reasons to support his vote. He planned to vote in favor of the request. While he agreed that the Council Member should “look out” for their constituents, the concerns of the citizens of the area would not be solved by denying the request. The site was currently zoned Industrial, with the private landowner wanting to sell for residential development; the Comprehensive Plan called for residential development for the site. He had studied the request at length and felt it was important to do the “right thing” for the area as well as Greenville County. It was important to use facts, data and research to make an informed decision.

Councilor Dill stated Council was charged with deciding to move a piece of property from I-1 to R-12; the proposed developer should not be a concern. He had heard from both Mr. Fant and Mr. Ballard that they wanted houses on the site. Mr. Fant had openly stated during the Planning and Development Committee meeting that he was not happy with the developer and he would prefer another developer. The developer had indicated “entry level” houses would be built on the site. Given that information, he would be voting in favor of the request.

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

- ii. CZ-2021-21: Property of HRH Developers LLC, located at 1730, 1750, 1908 and 1910 Hood Road, requesting rezoning from S-1 and R-S to I-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.

- iii. CZ-2021-22: Property of JBP Investment Properties LLC, located on Fork Shoals Road, requesting rezoning from S-1 to R-12. 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.

- iv. CZ-2021-23: Property of Tara Jean Zaino and Paul J. Zaino III, located at 146 Oaklawn Road, requesting rezoning from R-R3 to R-R1. The Planning Commission and Committee recommended approval.

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

Motion carried unanimously.

- v. CZ-2021-25: Property of Crown Properties LLC, located at 1359 Ridge Road, requesting rezoning from R-10 and R-M20 to R-M16. 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-2021-27: Property of LBRE Properties LLC, located on Rodgers Road, requesting rezoning from R-12 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.

**b. Greenville County Land Development Regulations Amendment / Repeal Article 3.1**

**Action:** Councilor Dill moved for approval at second 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.

**Action:** Councilor Harrison moved to return the item to the Planning and Development Committee for further review.

Councilor Kirven stated he supported Mr. Harrison's motion. Council had talked about reviewing the issue and developing a strategy to deal with it. He suggested scheduling a workshop to give citizens the opportunity to participate. Council had an obligation to come up with a solution; the citizens of Greenville County expected them to do so.

Chairman Meadows stated he was not in favor of returning the item to the Planning and Development Committee. Several Council Members were currently working on the issue with members of the community; Council as a whole should be involved in the process, not just the five members of the committee. He suggested referring the item to the Committee of the Whole.

Councilor Dill stated the Planning and Development Committee would include input from all Council Members, not just the committee members. He felt a responsibility to be involved in the process, given the seriousness of the issue. The citizens of Greenville County were very concerned about the issue; to "kill" Article 3.1 without offering some alternatives would be detrimental. He inquired about the public hearing requirement.

Mr. Tollison stated that South Carolina State Law required 30 days advance notice for the public hearing. The public hearing had been scheduled for May 18, 2021. The item did not have to be on the Council floor to hold the public hearing; it could still be in committee.

Vice-Chairman Tripp inquired about a time limit for item to be in committee.

Mr. Tollison stated the item would not be subject to a time limit while it was in committee.

Vice-Chairman Tripp inquired if there would be more impetus for Council to act on the item if it remained on the Council floor. He was currently working with some individuals regarding alternatives to Article 3.1; Councilor Harrison was also working on something. He asked if the item had to be in committee in order for Council Members to submit their suggestions.

Councilor Seman stated the input process may be facilitated more at the committee level as opposed to keeping the item on the floor. She was open to referring the item to the Planning and Development Committee or the Committee of the Whole. The members of the Planning and Development Committee had been intimately involved in the issue and had a good read on it.

Councilor Harrison stated at least one Planning and Development Committee meeting was scheduled prior to the public hearing. Updates and input could be discussed at length in the committee.

Vice-Chairman Tripp stated since the item impacted the entire County, it may be more beneficial to refer it to the Committee of the Whole.

Councilor Ballard stated the public hearing was based on the removal of Article 3.1. He asked if there would be a need for another public hearing if the item was changed or amended in committee.

Mr. Tollison stated it would depend on the nature of any proposed changes or amendments. He was reluctant to give a definitive answer until actual changes or amendments were made to the item.

Chairman Meadows stated if that were to occur, Council would then be looking at 60 days.

Councilor Dill stated if changes or amendments were made to the item, it would then be new ordinance and there would be no 30 day requirement.

Mr. Tollison stated the 30-day requirement on public hearings was for any amendment to the Land Development Regulations, per state law. Depending on the nature of any future amendments, there could be a requirement for another public hearing notice and a public hearing.

Councilor Barnes stated he would prefer for the item to be referred to the Committee of the Whole, as it affected the entire County.

Councilor Kirven stated all Council Members needed to be involved in the process. Mr. Harrison's motion to return the item to Planning and Development gave it structure and a place to reside while Council worked on it. There was quite a bit of flexibility available; everything did not have to be decided immediately.

Councilor Tzouvelekas stated he agreed with Councilor Barnes; the item impacted the entire County. It should be sent to the Committee of the Whole and all Council Members would have the opportunity to vote on it.

Councilor Dill stated he had no problem referring the item to the Committee of the Whole; however, he did not want to see it get "bogged" down. He had received notification from four different groups working on the issue and possible solutions. If the item was sent to the Planning and Development Committee, they could make recommendations. Council, as a whole, would then have the option to accept those recommendations or put forward additional ones.

Councilor Harrison asked if the item could be sent to both the Planning and Development Committee and the Committee of the Whole.

Mr. Tollison stated he would have to research Mr. Harrison's question.

Chairman Meadows stated it appeared that the best option would be to hold the item on the floor. Second reading of the item and the public hearing would occur during the same meeting. If it passed, third reading would be scheduled for the next subsequent meeting.

Councilor Harrison stated it could be beneficial to refer the item to the Committee of the Whole; however, he was not willing to change his motion as the issue was getting too complicated. The Planning and Development Committee had been working on the item and they had "good start." It was a smaller group, which gave them flexibility. He was certain they would put together a good document to present to Council as a whole.

**Action:** Councilor Seman called for the question.

Without objection, the motion to call for the question was carried.

Motion to refer the item to the Planning and Development Committee was denied by a roll call vote of four (Dill, Harrison, Seman and Kirven) in favor and eight (Barnes, Meadows, Shaw, Tzouvelekas, Norris, Fant, Ballard and Tripp) in opposition.

**Action:** Councilor Seman moved to refer the item to the Committee of the Whole.

Motion to refer the item to the Committee of the Whole carried as denied by a roll call vote of seven (Dill, Shaw, Harrison, Tzouvelekas, Seman, Ballard and Kirven) in favor and five (Barnes, Meadows, Norris, Fant and Tripp) in opposition.

**Item (8) Ordinances – First Reading**

**a. Zoning Ordinances**

Councilor Dill presented for first reading Zoning Dockets CZ-2021-28 through CZ-2021-35, CZ-2021-37 and CZ-2021-38.

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

**b. Ordinance to Prohibit Infringements on the Right to Keep and Bear Arms**

Per notice provided in the Council agenda packet, Councilor Shaw presented for first reading an ordinance to establish a county prohibition on infringements of the right to keep and bear arms. Councilor Shaw requested the item be referred to the Public Safety Committee.

Chairman Meadows referred the item to the Public Safety Committee.

**Item (9) Committee Reports**

**a. Committee of the Whole**

**i. GADC By-Laws Amendment**

**Action:** On behalf of the Committee, Vice-Chairman Tripp moved to approve an amendment to the by-laws of the Greenville Area Development Corporation (GADC) for the Greenville County Auditor to serve as ex-officio on the Board of Directors.

Motion carried unanimously.



ii. **Board and Commission Appointments**

**Action:** On behalf of the Committee, Vice-Chairman Tripp moved to approve the following board and commission appointments:

<b>Arena District</b>	Amber Drummond (D.25) Brittany Moore (D.20) Neil Smith (D.20)
<b>Greenville Area Development Corporation (GADC)</b>	Patrick Epps (D.21) Beverly Haines (D.27) Joy Hemphill (D.26)
<b>Historic Preservation Commission</b>	Caroline Schroder (D.24)
<b>Greenlink Board (GTA)</b>	David Mitchell (D.23)
<b>Parks, Recreation and Tourism Advisory Committee</b>	Kristen Cassell (D.24) Jasper Puckett (27) Judy Wilson (D.20)
<b>Boiling Springs Fire District</b>	Cedric Brown (D.21) J. R. Christy (D.22)
<b>Brookfield Tax District</b>	Donald Cranfill (D.22)
<b>Buxton Tax District</b>	Lauran Switzer (D.19)
<b>Devenger Tax District</b>	Greg Horrocks (D.21) Bruce Latham (D.21) Jon Pasek (D.21)
<b>Freetown Community Special Tax District</b>	Peggy Adams-Robinson (D.23) Joyce Miles (D.23)
<b>Greenville Technical College Area Commission</b>	Kenneth Southerlin, Sr. (D.17)

Motion carried unanimously.

**Item (10) Appearances – Items not on the Current Agenda**

There were no speakers.

**Item (11) Administrator's Report**

Joe Kernell provided an update to the Emergency Rental Assistance Program (ERAP). To date, 1788 applications had been received. A total of 419 had been submitted for review and 168 funded, representing payment in the amount of \$1.643 million. Mr. Kernell stated call volume at the call center continued to be fairly high. There were a number of community agencies that were also providing rental assistance with state and other funding. The program appeared to be going well. Mr. Kernell stated they were still waiting for direction from the Treasury Department regarding the American Rescue Plan; he would keep Council up-to-date as things progressed.

**Item (12) Requests and Motions**

- Councilor Seman stated that earlier in the day, SCTAC welcomed the second F-16 from the U.S. Air Force for depot sustainment work. The aircraft was sent from Shaw Air Force Base in Sumter. Greenville County was now the F-16 Global Center of Excellence, as Lockheed Martin Greenville both produced and sustained the world class fighter jets at its SCTAC location.
- Councilor Tzouvelekas praised Greenville County, the State of South Carolina and the members of County Council.

**Item (13) Adjournment**

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

Motion carried unanimously and the meeting adjourned at 7:35 p.m.

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Regina G. McCaskill  
Clerk to Council