



GREENVILLE COUNTY COUNCIL

Minutes
Regular Council Meeting
May 3, 2022
6:03 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*
Hesha Gamble, *Engineering*
Tee Coker, *Planning Director*
Josh Henderson, *Planning Department*
Nicole Wood, *Assistant County Administrator*
Meredith Papapieris, *Director of Grants and Special Projects*

Others Present

Sheriff Hobart Lewis, *Greenville County Sheriff's Office*

Call to Order

Chairman Willis Meadows

Invocation

Councilor Chris Harrison

Pledge of Allegiance

Item (4) **Approval of Minutes**

Action: Councilor Seman moved to approve the minutes from the April 19, 2022, Regular County Council meeting.

Motion carried unanimously.

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

- **Jack Logan** – appeared regarding Item 10.a. Sex Offender Registry Ordinance

Item (6) **Public Hearings**

a. Project Hands / Fee in Lieu of Tax Agreement

A public hearing was held for the purpose of receiving comments from the public regarding an ordinance authorizing the execution and delivery of a fee in lieu of tax agreement by and between Greenville County, South Carolina and a company known to the County at this time as Project Hands 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.

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

b. MDH F2 Greenville 301GR, LLC (formerly Project Iceberg) / Fee in Lieu of Tax Agreement

A public hearing was held for the purpose of receiving comments from the public regarding an ordinance authorizing the execution and delivery of a fee in lieu of tax agreement by and between Greenville County, South Carolina and MDH F2 Greenville 301GR, LLC and affiliates, with respect to certain economic development property in the County, whereby such property would be subject to certain payments in lieu of taxes; and other matters related thereto.

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

Item (7) **Consent Agenda**

a. Woodruff Road Parallel Area Corridor Plan *(Planning and Development)*

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

Motion carried unanimously.

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

a. Zoning Ordinances

- i. CZ-2022-025:** Property of James Frederick Pachter and Lucy Davis-Pachter, located at 4909 State Park Road, Travelers Rest, requesting rezoning from R-S to AG.

Action: Councilor Dill moved adoption of the ordinance at third reading.

Motion carried unanimously.

- ii. **CZ-2022-026:** Property of Pelham Davis Properties, LLC, located at 212 Pelham Davis Circle, Greenville, requesting rezoning from I-1 to S-1.

Action: Councilor Dill moved adoption of the ordinance at third reading.

Motion carried unanimously.

- iii. **CZ-2022-028:** Property of Regina Gail Jones, located at 109 Hallcox Street, Greenville, requesting rezoning from R-20 to R-6.

Action: Councilor Dill moved adoption of the ordinance at third reading.

Motion carried unanimously.

- iv. **CZ-2022-030:** Property of Linda R. Miller, Iris R. Hooper and Adon Olam Messianic Congregation, located on Emily Lane and Pine Drive, Piedmont, requesting rezoning from Unzoned to R-M20.

Action: Councilor Dill moved adoption of the ordinance at third reading.

Motion carried unanimously.

b. EG Access BP 3 1031 LLC (formerly Project Stagecoach 3) / Fee in Lieu of Tax Agreement

Action: Vice-Chairman Tripp moved for adoption at third reading an ordinance authorizing the execution and delivery of a fee in lieu of tax agreement by and between Greenville County, South Carolina and EG Access BP 3 1031 LLC, with respect to certain economic development property in the County, whereby such property would be subject to certain payments in lieu of taxes; and other matters related thereto.

Motion carried unanimously.

c. An Ordinance to Repeal and Amend Provisions of Ordinance No. 5248 as Amended and Ordinance No. 5249 as Amended - Regarding the Sewer Sub-District Consolidation

Action: Councilor Seman moved for adoption at third reading an ordinance (1) enlarging the boundaries of Metropolitan Sewer Subdistrict to overlap the boundaries of the Parker Sewer and Fire Subdistrict and the Taylors Fire and Sewer District; (2) repealing certain provisions of Ordinance No. 5248, as amended by Ordinance 5283, pertaining to the consolidation of Parker Sewer and Fire Subdistrict and Taylors Fire and Sewer District into Metropolitan Sewer Subdistrict; (3) repealing the provisions of Ordinance No. 5249, as amended by Ordinance No. 5284, pertaining to the establishment of fire service areas within the areas of Parker Sewer and Fire Subdistrict and Taylors Fire and Sewer District; and (4) other matters related thereto.

Motion carried unanimously.

Item (9) Ordinances – Second Reading

a. Project Hands / 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 and a company known to the County at this time as Project Hands with respect to certain economic development 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 matter relatets thereto.

Motion carried unanimously.

b. MDH F2 Greenville 301GR, LLC (formerly Project Iceberg) / 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 and MDH F2 Greenville 301GR, LLC and affiliates, with respect to certain economic development in the County, whereby such property would be subject to certain payments in lieu of taxes; and other matter relates thereto.

Motion carried unanimously.

Item (10) Ordinances – First Reading

6:12 p.m. Chairman Meadows passed the gavel to Vice-Chairman Tripp

a. Sex Offender Registry Ordinance

Councilor Meadows presented for first reading an ordinance establishing limitations on places of residence in Greenville County, for certain sex offenders convicted in another jurisdiction.

Councilor Meadows stated that currently, State law imposed limitations on places of residence for sex offenders convicted under South Carolina law. There was a need to place those same limitations on sex offenders convicted in other jurisdictions.

Vice-Chairman Tripp referred the item to the Public Safety Committee.

6:13 p.m. Vice-Chairman Tripp returned the gavel to Chairman Meadows

Item (11) Committee Reports

There were no reports.

Item (12) Administrator's Report

Mr. Kernell stated the CERT (Community Emergency Response Team) Program, a nationally recognized program, prepared people to help themselves, their families, co-workers and neighbors immediately following a disaster or other life-threatening emergency. Since the program's inception in Greenville County, hundreds of residents had learned life-saving skills such as fire suppression, search and rescue techniques, and disaster medical operations. On April 30, Greenville County's most recent class successfully demonstrated the skills they had learned by completing a final exercise. The 26 community members were each awarded basic training certificates and were eager to complete additional training such as CPR certification and Advanced Medical Treatment. On Saturday, May 7, the Emergency Management Department, along with Piedmont Park Fire Department, Duncan Chapel Fire District and the South Carolina Forestry Commission, planned to kick off the Paris Mountain Wildfire Preparedness Program. Teams would meet with residents of Paris Mountain to show them how to mitigate wildfires on their property. The outreach and education programs would be ongoing and both were made possible by grant funding.

Item (13) Requests and Motions

a. Reconsider Zoning Docket CZ-2020-61

Action: As noticed on the County Council agenda, Councilor Fant moved to suspend Council Rule III (D)(9) of the Council Rules in order to reconsider the vote taken to approve Zoning Docket CZ-2020-61 on November 30, 2020.

Motion carried unanimously.

Action: Councilor Fant moved to reconsider the November 30, 2020, vote giving third reading to Zoning Docket CZ-2020-61.

Vice-Chairman Tripp asked Mr. Fant if he was on the prevailing side for the initial vote at third reading.

Councilor Fant confirmed he was on the prevailing side at that time.

Motion carried unanimously.

Chairman Meadows stated the ordinance was back on the floor at third reading and subject to debate.

Action: Councilor Fant moved adoption of Zoning Docket CZ-2020-61 at third reading.

Vice-Chairman Tripp requested Mr. Fant provide information regarding his recommendation for denial of the item.

Councilor Fant stated in 2020, an Atlanta-based developer wanted to build LIHTC (Low-Income Housing Tax Credit) projects in the County. A couple of areas were discussed for possible development; however, some Council Members were not in favor of building affordable housing on those sites. Mr. Fant stated he agreed to support the projects for District 25. The developer indicated that 10% of the proposed units would be at 60% AMI and another 10% would be at 80% AMI. The request was approved by Council.

Mr. Fant stated the original developer subsequently assigned its contract to another developer for a fee. The new developer made plans to build townhomes in the \$300,000 range. Residents of the area were very upset about the change. Mr. Fant stated he had been working with staff to address the issue; however, it was not an isolated event. Similar incidents were occurring throughout Greenville County.

Councilor Fant stated developers were aware that Council was a bit more judicious in approving rezoning requests, mainly due to the rapid growth the County was experiencing. Developers were finding rezoning designations to fit a proposed project. Requests were made for developments Council would more than likely approve. The developers had no intention of actually building what Council approved. Mr. Fant stated Greenville County needed a special zoning designation for affordable housing.

Vice-Chairman Tripp asked Mr. Tollison to comment on the legality of the proposed action.

Mr. Tollison stated in the past, Council had reconsidered items approved a number of months prior. To date, CZ-2020-61 was the oldest item reconsidered by County Council. Mr. Tollison stated while it was "new territory", it was within Council Rules to do so.

Motion as presented was denied unanimously.

Requests and Motions continued

- Councilor Fant stated SCTAC applied for and received a grant from the South Carolina Aeronautics Commission to purchase a new foreign object debris sweeper to help keep the Donaldson Field runway clean. Donaldson Field was the State's largest general aviation airport consisting of 1,400 acres.
- Councilor Ballard thanked his colleagues for voting in favor of Item 8.c., the last piece of the sewer consolidation issue. Mr. Ballard stated he had been working on the project since 2019. It was a major step for Greenville County.

Mr. Ballard stated the recently approved Agricultural Zoning District (AG) was a positive for the County. On behalf of himself and Councilor Dill, he thanked his colleagues for their support. He was also in favor of developing an Affordable Housing Zoning Classification, as suggested by Councilor Fant.

Councilor Ballard stated that he, along with Councilor Dill, represented County Council at the Textile Heritage Day on Saturday, April 30. The event was held at Monaghan Mill.

Councilor Ballard stated he had also attended a number of other events recently, including the presentation of a proclamation to Ms. Willie Mae Meekins, in honor of her 100th birthday.

- Councilor Kirven stated he was glad to see the parking lot full; the Greenville Drive was playing the Rome Braves that evening.

Artisphere was scheduled for the upcoming weekend. It was a great event for the whole region, especially for Greenville County.

- Councilor Dill expressed some deep concerns about subdivisions. He had always been under the assumption that when a parcel was divided for a second time, it automatically became a subdivision. There appeared to be a new subdivision being developed across the street from Blue Ridge Middle School. The Planning Commission and staff had previously denied the request for the subdivision, mainly due to traffic issues. Mr. Dill stated the developer had “figured out a way” to put 18 houses on the parcels, without being subjected to the rules regarding subdivisions. Mr. Dill stated staff was reviewing the issue; he suggested Council meet with them to determine what could be done to remedy the situation.

Chairman Meadows agreed that Council should discuss the issue with staff.

- Councilor Shaw stated it was National Teachers Day; he thanked all teachers for their hard work and dedication.
- Councilor Harrison stated he was glad to see so many events “back in person”; he encouraged everyone to get involved and bring Greenville County “back to life.”
- Councilor Tzouvelekas acknowledged Chief Graham with Boiling Springs Fire Department. He thanked Chief Graham, his staff and all firefighters for a job well done.

Mr. Tzouvelekas thanked all his colleagues for their hard work in dealing with the sewer consolidation issue.

- Councilor Norris stated good things were happening in Nicholatown. People were moving back to Nicholatown; it now had a very diverse population. She was glad to see things were changing; Greenville was a great place.
- Councilor Seman thanked the Planning Staff and the Legal Department for all their hard work on the sewer consolidation. Ms. Seman stated those two groups did the lion’s share of the work, behind the scenes, to ensure the County was in a place to make the consolidation actually happen.

Ms. Seman stated she attended the Clemson Men of Color event along with Councilor Ballard and Councilor Fant. Greenville County was the recipient of one of the Vanguard Awards that were presented.

GADC recently held its Life Sciences Event. Ms. Seman stated some local companies were doing work in the area of life sciences; it continued to be a “hot prospect” in terms of economic development in the County.

Ms. Seman stated earlier in the day, she and Mr. Kirven had the opportunity to have breakfast with members of the Greenville Health Authority. They heard about some of the good work they were doing in partnership with all the communities in Greenville County in terms of making it a healthier community.

Ms. Seman stated she recently gained a daughter-in-law; she was happy to have a new member of the family.

Item (14) **Adjournment**

Action: Councilor Seman moved to adjourn the meeting.

Motion carried unanimously and the meeting adjourned at 6:39 p.m.

Respectfully submitted:

Regina G. McCaskill
Clerk to Council