



GREENVILLE COUNTY COUNCIL

Minutes

Regular Council Meeting

March 15, 2022

6:02 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*

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*

Hesha Gamble, *Engineering*

Tee Coker, *Planning Director*

Ted Lambrecht, *Director, Parks, Recreation and Tourism*

Ty Houck, *Parks, Recreation and Tourism*

Shannon Herman, *Assistant County Administrator*

Nicole Wood, *Assistant County Administrator*

Others Present

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

Call to Order

Chairman Willis Meadows

Invocation - *introduced by Chairman Willis Meadows*

Janice Butler, Executive Director
Christian Learning Centers of Greenville County

Pledge of Allegiance

Item (4) Approval of Minutes

Action: Councilor Seman moved to approve the minutes from the March 1, 2022, Regular County Council meeting.

Motion carried unanimously.

Item (5) Proclamations

a. Bleeding Disorders Awareness Month

A proclamation was presented by Councilor Ballard, on behalf of Greenville County Council, proclaiming March 2022 as “Bleeding Disorders Awareness Month”, in an effort to elevate awareness of and engagement in the inheritable bleeding disorders journey.

b. Blue Ridge High School Boys Basketball Team / 2022 AAA State Champions

Councilor Dill presented a proclamation from Greenville County Council acknowledging and honoring the Blue Ridge High School Boys Basketball team, who made history by winning the 2022 Class AAA South Carolina High School League State Championship.

c. MSG Brent D. Cobb, USA (Retired)

Councilor Kirven presented a proclamation from Greenville County Council acknowledging and honoring the significant impact made by Brent D. Cobb, thanking him for his valuable contributions to Greenville County and its Veteran community, and wishing him well as he continued to serve the Upstate Veteran community in his new role as the Spartanburg County Veterans Service Officer.

d. Meals on Wheels / Older American’s Act Nutrition Program – 50th Anniversary

A proclamation was presented by Councilor Seman, on behalf of Greenville County Council, proclaiming March 2022 as a month to celebrate the 50th anniversary of the Older Americans Act Nutrition program. Ms. Seman urged every community member to honor the Meals on Wheels program, the seniors they served and the volunteers who cared for them.

Item (6) Appearances – Current Agenda Items

- Ed Paxton – appeared regarding Item 10.c. Project Hands / Fee In Lieu of Tax Agreement, Item 10.e. Project Rebuild / Fee In Lieu of Tax Agreement and 7.b. Project Lightyear / Fee in Lieu of Tax Agreement

Item (7) Public Hearings

a. Master Lease Authorization for the New Greenville County Administrative Building

A public hearing was held for the purpose of receiving comments from the public regarding an ordinance to authorize the County Administrator to negotiate leases of available office space in the Greenville County Administrative Building located at the corner of Church Street and University Ridge, Greenville, South Carolina; and to authorize the County Administrator and Chairman of County Council to execute such lease agreements.

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

b. Project Lightyear / 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 or companies known to the County at this time as Project Lightyear 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.

Item (8) Consent Agenda

a. Proposed Grievance Committee Pool (Finance)

b. Community Project Application / South Greenville Fire District – Radios \$5,000.00 (Finance)

Action: Councilor Seman moved to approve the Consent Agenda Items.

Motion carried unanimously.

Item (9) Resolutions

a. Request for Public Hearings / 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 a resolution calling for public hearings to be held on the questions of (1) repealing the consolidation of Parker Sewer and Fire Subdistrict and Taylors Fire and Sewer District into the Metropolitan Sewer Subdistrict and 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 the creation of the Parker Fire Service Area; and (3) repealing the creation of the Taylors Fire Service Area.

Motion carried unanimously.

b. Resolution Consenting to the Enlargement of the Metropolitan Sewer Subdistrict Commission by Two Seats

Action: Councilor Seman moved for adoption a resolution authorizing and approving the expansion of the Metropolitan Sewer Subdistrict Commission by two seats; recommending the appointment of certain individuals to fill such additional seats; and other matter relating thereto.

Motion carried unanimously.

c. Project Dolphin / Inducement Resolution

Action: Councilor Seman moved for adoption a resolution in support of and reaffirming the continued fire protection services of the Berea Public Service District; Gantt Fire, Sewer and Police District; Parker Sewer and Fire Sub-District; Taylors Fire and Sewer District; and Wade Hampton Fire and Sewer District.

Motion carried unanimously.

Item (10) Ordinances – Second Reading

a. Zoning Ordinances

- i. CZ-2022-015:** Property of Brooks A. Henderson Jr., Susan C. Henderson, Roald C. Cox, Shirley C. Long, Christopher Henderson & Cynthia Henderson, located on Woodruff Road, requesting rezoning from R-S 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 Kirven stated the property was located in his district; he requested his colleagues vote in favor of the request.

Motion carried unanimously.

- ii. CZ-2022-016:** Property of Arrow Properties, LLC, located on Hatcher Creek Street, Carruth Street, and Ellis Mill Street, Simpsonville, requesting rezoning from R-12 to NC. 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 request to include the condition that the property owner submit a Final Development 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.

- iii. CZ-2022-017:** Property of Southside Christian School of the Upstate, located at 2211 Woodruff Road, Simpsonville, requesting rezoning from R-S 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.

Councilor Harrison left the meeting, recused himself from discussion and voting on the following item.

- iv. CZ-2022-018:** Property of Will-S Limited Partnership, Cheryl and Kenneth Buehring, Alex Krirakides III Revocable Trust / Cathy Cannon Revocable Trust & LPA Pelham, LLC, located on Pelham Rd. and Hudson Rd., Greenville, requesting rezoning from R-20 to R-7.5. 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 with one written abstention. (Harrison)

Councilor Harrison returned to the meeting.

a. Master Lease Authorization for the New Greenville County Administrative Building

Action: Vice-Chairman Tripp moved for approval at second reading an ordinance to authorize the County Administrator to negotiate leases of available office space in the Greenville County Administrative Building located at the corner of Church Street and University Ridge, Greenville, South Carolina; and to authorize the County Administrator and Chairman of County Council to execute such lease agreements.

Motion carried unanimously.

b. 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, 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.

Action: Vice-Chairman Tripp moved to hold the item until a public hearing could be scheduled.

Motion to hold carried unanimously.

c. Project Lightyear / 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 Lightyear 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.

d. Project Rebuild / Fee in Lieu of Tax Agreement

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 Rebuild, 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.

Action: Vice-Chairman Tripp moved to hold the item until a public hearing could be scheduled.

Motion to hold carried unanimously.

Item (11) Ordinances – First Reading

a. Zoning Ordinances

Councilor Dill presented for first reading Zoning Dockets **CZ-2022-019, CZ-2022-020, CZ-2022-022 through CZ-2022-026, CZ-2022-028 and CZ-2022-030.**

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

b. 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

Councilor Seman presented for first 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 the creation of the Parker Fire Service Area; (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.

Chairman Meadows stated the item would remain on the floor.

c. Relinquishment of Surplus Right-of-Way / Dusty Lane

Councilor Seman presented for first reading an ordinance to authorize the conveyance of surplus right-of-way resulting from realignment of Dusty Lane (H-0056) at its intersection with Woodruff Road (SC Hwy 146).

Chairman Meadows referred the item back to the Public Works and Infrastructure Committee.

Item (12) Committee Reports

a. Committee of the Whole

i. Alcohol and Drug Abuse Commission Appointments (4 vacancies)

Action: On behalf of the Committee, Vice-Chairman Tripp moved to appoint **Ernest Hamilton, Martine Helou, Veeral Oza and Theresa Thompson** to fill four vacancies on the Alcohol and Drug Abuse Commission.

Action: Councilor Ballard moved to send the item back to the Committee of the Whole.

Motion carried unanimously.

ii. Historic and Natural Resources Trust Appointment (1 vacancy)

Action: On behalf of the Committee, Vice-Chairman Tripp moved to appoint **Nannette Iatesta** to fill one vacancy on the Historic and Natural Resources Trust.

Motion carried unanimously.

iii. Planning Commission (3 vacancies)

Action: On behalf of the Committee, Vice-Chairman Tripp moved to appoint **John Bailey, Jim Barbare and JeVarus Howard** to fill three vacancies on the Planning Commission.

Motion carried unanimously.

Item (13) Administrator's Report

Mr. Kernell provided an update on the University Ridge Development, and more specifically, the Greenville County Administration Building. The building was well underway and a report had been provided to Council a few weeks prior. The contractors had put in over 235,000 man-hours; more than

120,000 man-hours had been logged since the last reportable incident. An average of 180 workers were on site daily. There had been no “rain days” in the month of March; five (5) were programmed into the construction schedule. Looking ahead, progress would continue on the building. Although there was limited time available to tour the building due to construction, arrangements had been made for Council to do so. Construction was on schedule with completion scheduled for the fourth quarter of 2022 and move-in the first quarter of 2023.

Item (14) Requests and Motions

a. Reopen Special Application Period for Accommodations Tax Advisory Committee

Action: As noticed on the County Council agenda, Vice-Chairman Tripp moved to reopen a special application period for the Accommodations Tax Advisory Committee for two weeks in order to fill the three existing vacancies.

Motion carried unanimously.

b. Reopen Special Application Period for the Construction Board of Appeals

Action: As noticed on the County Council agenda, Councilor Dill moved to reopen a special application period for the Construction Board of Appeals for two weeks in order to fill the five existing vacancies.

Motion carried unanimously.

c. Request to Expedite Appointments to the Clear Spring Fire and Rescue District

Action: As noticed on the County Council agenda, Councilor Kirven moved to suspend the Board and Commission Policy, Section 6(A), in order to expedite appointments to the Clear Spring Fire and Rescue District Board. The two existing vacancies on the board occurred when the last two elected members of the board rolled off at the end of December, which had the board operating at a deficit.

Motion carried unanimously.

Action: Councilor Kirven moved to close nominations and elect by acclamation Toya Lyles and Tony Rizzoli to fill the two existing vacancies on the Clear Spring Fire and Rescue District Board.

Motion carried unanimously.

d. Reconsider Anderson / Greenville Joint County Industrial Business Park (2010 Park) Agreement Amendment – United Community Bank (formerly Project Spruce)

Action: Councilor Tzouvelekas moved to reconsider the vote from the March 1, 2022 Regular County Council meeting on the Ordinance to Amend the Multi-County Business Park Agreement for United Community Bank (formerly Project Spruce).

Motion to reconsider carried unanimously.

Action: Councilor Tzouvelekas 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 (United Community Bank – Project Spruce - additional property) and to enter into an Intergovernmental Agreement with the City of Greenville, South Carolina, in connection therewith

Motion carried unanimously.

- Councilor Barnes stated it appeared that everything had gone well during the meeting. He thanked his colleagues.
- Councilor Shaw stated he appreciated all the guests in attendance. He was not aware of some of the groups that were honored with proclamations. One of the evening's attendees, Colonel Shaw, would be speaking at the Poinsett Club on Wednesday, March 16 at 12:00 p.m. The topic was the Vietnam War; Mr. Shaw encouraged his colleagues to attend.
- Councilor Norris stated she continued to work on facility issues in New Washington Heights. She wanted to resolve those issues before the end of her term.
- Councilor Seman stated the month of March was Women's History Month. She recently had the opportunity to speak at the City of Women project, which included an art installation at the Greenville Center for Creative Arts. She was pleased to report that Greenville County Council member Xanthene Norris and former member, Lottie Gibson, were featured as part of the exhibit. Ms. Seman thanked Ms. Norris for her many years of service to the community.

Ms. Seman recognized the staff of Meals on Wheels who were in attendance. Each Council Member had been provided with information regarding the number of clients served by Meals on Wheels and the number of volunteers from each Council district. She encouraged everyone to volunteer with Meals on Wheels as it was life changing.

- Councilor Fant stated SCTAC officially attended the South Carolina Automotive Summit held earlier in the month at the Hyatt Regency in downtown Greenville. It was the largest conference held to date, with more than 400 registrants and attendants. Guest speakers included Governor Henry McMaster and South Carolina Commerce Secretary Harry M. Lightsey. Mr. Fant congratulated SCTAC and the South Carolina Automotive Council for a very successful event.
- Councilor Ballard thanked staff for the UDO (Unified Development Ordinance) Workshop that was held earlier in the day.
- Councilor Dill called attention to a letter at each Council Member's seat from Jill Hood. Ms. Hood had pointed out some concerns regarding bicycle riders; he suggested Council consider the issue. Mr. Dill thanked Councilor Seman for her assistance in moving toward providing meals for the area's senior citizen centers. They worked together on the idea when Ms. Seman was the Director of Meals on Wheels and he was the Chairman of the Regional Aging Committee.

Councilor Dill wished Regina McCaskill, Clerk to Council, a Happy Birthday.

Item (15) Adjournment

Action: Councilor Tripp moved to adjourn the meeting.

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

Respectfully submitted:

Regina G. McCaskill
Clerk to Council