



GREENVILLE COUNTY COUNCIL

Minutes

Regular Council Meeting

June 7, 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*

John Hansley, *Deputy County Administrator*

Regina McCaskill, *Clerk to Council*

Pam Gilliam, *Administrative Assistant*

Tee Coker, *Planning Director*

Hesha Gamble, *Assistant County Administrator*

Bob Mihalic, *Governmental Affairs Officer*

Others Present

Sheriff Lewis

Call to Order

Chairman Willis Meadows

Invocation

Councilor Stan Tzouvelekas

Pledge of Allegiance

Upstate American Heart Association

Councilor Harrison recognized the staff and board members of the Upstate American Heart Association who were in attendance. He thanked them for their efforts to increase healthy life expectancy in the community by addressing both physical and mental well-being.

Item (4) Approval of Minutes

Action: Councilor Ballard moved to approve the minutes from the May 17, 2022, Regular County Council meeting.

Motion carried unanimously.

Item (5) Appearances – Current Agenda Items

- **Jill Hood** – appeared regarding Item 14.a. Suspend the Rules to Allow Immediate Consideration for the County Administrator’s Three Program Options for American Rescue Plan Act (ARPA) Funds
- **James Hoard** – appeared regarding Item 14.a. Suspend the Rules to Allow Immediate Consideration for the County Administrator’s Three Program Options for American Rescue Plan Act (ARPA) Funds

Item (6) Public Hearings

a. Project Kane / 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 identified by the County at this time as Project Kane 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, Councilor Seman declared the public hearing closed.

b. Greenville / Anderson Multi County Industrial Business Park (2010 Park) Agreement Amendment – Project Kane

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 Anderson and Greenville Counties so as to enlarge the park.

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

c. Donaldson Fire Service Area Project / General Obligation Bond Series 2022

A public hearing was held for the purpose of receiving comments from the public regarding an ordinance to provide for the issuance and sale of not exceeding \$4,100,000 Greenville County, South Carolina, General Obligation Bonds (Donaldson Fire Service Area Project), Series 2022; to prescribe the purposes for which the proceeds shall be expended; to provide for the payment thereof; and other matters relating thereto.

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

d. Greenville / Laurens Multi County Industrial Business Park Agreement Amendment – Project Dogwood

A public hearing was held for the purpose of receiving comments from the public regarding an ordinance authorizing an amendment to that certain agreement for the development of a joint county industrial and business park by and between Laurens County, South Carolina, and Greenville County, South Carolina dated January 31, 2000, to enlarge the park to add certain property located in Laurens County (Project Dogwood), and to address other matters related thereto.

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

e. Glassy Mountain Fire Service Area / Millage Request

A public hearing was held for the purpose of receiving comments from the public regarding an ordinance to provide for the millage rate to be levied by the Glassy Mountain Fire Service Area.

- **Emily King White** – appeared in favor of the proposed

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

Item (7) Consent Agenda

a. Community Project Application / Belvue Road Speed Humps \$7,000.00 (Finance)

b. Initiate Text Amendment / Minimum Parking Requirement (Planning and Development)

Action: Councilor Fant moved approval of the Consent Agenda items.

Motion carried unanimously.

Item (8) Resolutions

a. Abandoned Building Site Certification – 109 Sue Cleveland School Road, Piedmont

Action: Councilor Seman moved for adoption a resolution to provide a certification pursuant to the South Carolina Abandoned Buildings Revitalization Act for the property located at 109 Sue Cleveland School Road, Piedmont, South Carolina.

Councilor Ballard stated the property was located in District 26. A developer planned to demolish the building and build some “badly needed housing” for the area. He urged his colleagues to vote in favor of the resolution.

Motion carried unanimously.

Item (9) Ordinances – Third Reading

a. Zoning Ordinances

- i. CZ-2022-33:** Property of Earl Glenn Tollison, Jr., located at 1743 McKelvey Road, Fountain Inn, requesting rezoning from R-R3 to R-S.

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

Motion carried unanimously.

- ii. **CZ-2022-34:** Property of Rosa Ena Martinez and Juan H. Martinez, located at 14 Hillcrest Drive West, Greer, requesting rezoning from R-S to R-12.

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

Motion carried unanimously.

- iii. **CZ-2022-38:** Property of Big Draper SC, LLC, located on Draper Street, Greenville, requesting rezoning from R-7.5 and OD to FRD, as amended.

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

Motion carried unanimously.

b. Microtex Composites Inc. (formerly Project Care) / Fee in Lieu of Tax Agreement

Action: Councilor Seman 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 Microtex Composites, Inc., 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: Councilor Seman moved to hold the item until July 19th per the company's request.

Motion to hold carried unanimously.

c. Anderson – Greenville Multi County Industrial Business Park (2010 Park) Agreement Amendment / Microtex Composite Inc. (formerly Project Care)

Action: Councilor Seman 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.

Action: Councilor Seman moved to hold the item until July 19th per the company's request.

Motion to hold carried unanimously.

d. FY2023 Greenville Library System Budget

Action: Councilor Seman moved for adoption at third reading an ordinance to approve the appropriation of funds for the Greenville County Library System for the Fiscal Year beginning July 1, 2022 and ending June 30, 2023; and to authorize the annual ad valorem property tax millage levy for library purposes.

Councilor Shaw stated his predecessor, Dr. Sid Cates, currently served on the Greenville County Library Board. He supported of the work of the board and requested his colleagues vote in favor of the proposed ordinance.

Motion carried unanimously.

e. **Kiyatec Inc. (formerly Project Leaf) / Fee in Lieu of Tax Agreement and Special Source Credit Agreement**

Action: Councilor Seman 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 Kiyatec Inc. 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; the execution and delivery of a special source credit agreement by and between Greenville County, South Carolina and Comcorner, LLC with respect to the provision of certain special source credits; and other matters related thereto.

Motion carried unanimously.

f. **Greenville – Anderson Multi County Industrial Business Park (2010 Park) Agreement Amendment / Kiyatec Inc. (formerly Project Leaf)**

Action: Councilor Seman 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) and Anderson and Greenville Counties so as to enlarge the park.

Motion carried unanimously.

Item (10) Ordinances – Second Reading

a. **Zoning Ordinances**

i. **CZ-2022-41:** Property of William Michael Ford, Anthony Gordon Ford and Charlyn Johnson, located on Batesville Road and Roper Mountain Road, Simpsonville, requesting rezoning from R-S 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 request to include the following conditions:

1. *Submit and replace the previous plans matching that of the plan dated May 13, 2022, which was presented to the Planning & Development Committee on May 16, 2022;*
2. *Submit a revised Statement of Intent to permit duplexes within the development;*
3. *Include in the revised Statement of Intent that emergency vehicles shall not utilize sirens or emergency lights, whenever possible, while on the premises;*
4. *Complete a wetland delineation study before any land disturbance permits are issued so that the boundaries are clearly outlined and wetlands are not disturbed.*

Councilor Harrison stated the proposed development could possibly provide benefits to the Five Forks area; however, given the feedback he had received from the residents of the area, it was obvious that most were in opposition to the proposed. Mr. Harrison stated as someone in a leadership position, it was his responsibility to look out for the long-term interests and well-being of the community, as well as provide guidance to avoid future problems. He planned to vote in opposition to the proposed.

Councilor Kirven stated it was up to the citizens of Greenville County to shape the community; he encouraged everyone to get involved. County Council was elected to reflect the wishes of the citizens.

Councilor Dill stated he was uncertain as to how the recommendation regarding emergency vehicles and sirens could be enforced.

Mr. Kernell stated it could be suggested to the drivers to comply with the recommendation.

Chairman Meadows stated it was his experience that sirens were not generally used by emergency vehicles going to the type of facility the developer wanted to build.

Councilor Fant stated it was important for Council to reflect the wishes and views of its constituents. He had been opposed to the request when it was first presented; he applauded Councilor Harrison for speaking up in regards to the item.

Action: Councilor Tzouvelekas called for the question.

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

Motion to amend carried.

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

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

b. Project Kane / Fee in Lieu of Tax Agreement

Action: Councilor Seman 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 identified by the County at this time as Project Kane 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. Greenville / Anderson Multi County Industrial Business Park (2010 Park) Agreement Amendment - Project Kane

Action: Councilor Seman moved for approval at second 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.

Motion carried unanimously.

d. Donaldson Fire Service Area Project / General Obligation Bond Series 2022

Action: Councilor Seman moved for approval at second reading an ordinance to provide for the issuance and sale of not exceeding \$4,100,000 Greenville County, South Carolina, General Obligation Bonds (Donaldson Fire Service Area Project), Series 2022; to prescribe the purposes for which the proceeds shall be expended; to provide for the payment thereof; and other matters relating thereto.

Motion carried unanimously.

- e. **Greenville / Laurens Multi County Industrial Business Park Agreement Amendment – Project Dogwood**

Action: Councilor Seman moved for approval at second reading an ordinance authorizing an amendment to that certain agreement for the development of a joint county industrial and business park by and between Laurens County, South Carolina, and Greenville County, South Carolina dated January 31, 2000, to enlarge the park to add certain property located in Laurens County (Project Dogwood), and to address other matters related thereto.

Motion carried unanimously.

- f. **Glassy Mountain Fire Service Area / Millage Request**

Action: Councilor Seman moved for approval at second reading an ordinance to provide for the millage rate to be levied by the Glassy Mountain Fire Service Area.

Chairman Meadows stated the item would remain on the floor until its public hearing.

Item (11) Ordinances – First Reading

- a. **Ordinance to Prohibit Trespassing or Loitering at the Greenville County Detention Center**

As noticed on the County Council agenda, Councilor Barnes presented for first reading an ordinance to prohibit trespassing, loitering, or refusing to leave the Greenville County Detention Center; and requested the ordinance be referred to the Public Safety Committee.

Chairman Meadows referred the item to the Public Safety Committee.

Item (12) Committee Reports

There were no reports.

Item (13) Administrator’s Report

Mr. Kernell provided an update on the Swamp Rabbit Trail expansion project, located on Laurens Road. Tree work along the trail from Laurens Road to Airport Road had been completed; additional tree work from Airport Road to Verdae Boulevard was expected to be finished by the end of the week. County Maintenance Staff had been mobilized for clearing activities. Drainage work was scheduled to begin during the upcoming week and would take approximately one month to complete. The City of Greenville’s portion was moving along nicely. The anticipated completion date of the project was the end of 2022.

Item (14) Requests and Motions

- a. **Suspend the Rules to Allow Immediate Consideration for the County Administrator’s Three Program Options for American Rescue Plan Act (ARPA) Funds**

Action: As noticed on the County Council agenda, Councilor Ballard moved to suspend Council Rule IV (A) to allow for immediate consideration of a motion to approve the County Administrator’s three program options for American Rescue Plan Act (ARPA) funds.

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

Mr. Tollison confirmed eight votes were needed in order for the motion to pass.

b. Tigerville Fire District / Board Appointment

Action: Per notice provided in the Council Agenda packet, Councilor Dill moved to elect Matthew Lindsey to fill one vacancy for an unexpired term on the Tigerville Fire District Board.

Motion carried unanimously.

Requests and Motions continued

- Councilor Norris stated she grew up in the Southernside Community of Greenville County. She was happy that many of the problems the community had faced in the past had been resolved.
- Councilor Seman stated she glad to hear the progress on the Swamp Rabbit Trail; it fit very nicely with the updated Verdae Master Plan, recently launched by the Hollingsworth Funds.

Ms. Seman stated she recently presented a proclamation to Greenville Women Giving in honor of its 16th anniversary. Since its inception, the organization had donated more than \$7.6 million back to the community.

Councilor Seman stated she attended the American Heart Association - 2022 Upstate Heart Ball, co-hosted by Councilor Chris Harrison and his wife, Katie. She congratulated the Harrisons for a job well done.

Ms. Seman thanked Mr. Kernell and staff, especially Nicole Wood and Shannon Herman, for all their hard work on the County's new Family Court facility; it was a "top notch facility."

Councilor Seman requested Chairman Meadows schedule a Committee of the Whole meeting, prior to the next Council meeting, in order to give Council an opportunity to discuss the Administrator's plan to disburse the American Rescue Plan Act (ARPA) Funds. There were a number of merits to the plan. In her opinion, each Council Member was in favor of supporting the County's first responders, deputies and other staff members who worked through the pandemic. She was disappointed that Council had voted to not take action on the item; other counties were ahead of Greenville County in that respect.

Chairman Meadows stated the vote taken on the item at hand had nothing to do with Council's support of the proposed plan. He had spoken to several of his colleagues about the issue; however, there were other entities involved in regards to payout of the funds. Mr. Meadows stated the involvement of those other entities could result in more money for Greenville County or none at all. He had spoken to others about the issue and had been given several different timelines in regards to disbursement of the funds. It would be at least another week before a final decision was made and that was the reason the item was held. Mr. Meadows assured the first responders, the deputies and other staff members who would benefit from the funds that Council would pass the plan. It would be accomplished in the Committee, as it had always been done, and that practice would not be circumvented.

Councilor Seman inquired as to whom the Chairman had spoken to about the funds. She also asked what other monies could possibly come into play, as well as the amount of any extra funds. Greenville County was allocated a certain amount of money, which was currently in the bank.

Chairman Meadows stated he was currently involved in negotiations regarding the funding.

Councilor Seman asked Chairman Meadows to whom he was in negotiations with.

Chairman Meadows stated he would only divulge that information during an executive session.

Point of Order

Vice-Chairman Tripp raised of Point of Order. Mr. Tripp stated the Chairman had indicated that Council would discuss the item during Committee; however, he had also indicated he was in negotiations concerning the funding outside of Committee.

Chairman Meadows stated that the word “negotiating” may not be a “good word.” He had been talking to others involved and some of the plans to disburse the money could possibly be affected.

- Councilor Fant stated he may be able to help with the situation. He felt the overwhelming majority of Council was in favor of paying bonuses to first responders and front line workers. He also had concerns about other employees possibly receiving bonuses. Mr. Fant stated “we did not want” the funds to be used for political reasons, especially one week before an election.

Councilor Seman asked Mr. Fant to clarify “we.”

Councilor Fant stated he was using the word “we” as “first person plural.” He stated Mr. Ballard could present the item at first reading during the next Council meeting. The Chairman would then refer it to the appropriate Committee, as he believed in the “Committee process.” He promised the item would be sent to Council with recommendations to provide bonuses, as requested by Mr. Kernell. Mr. Fant stated there would “be no fight.”

Councilor Fant stated Donaldson Field was the global home of the Lockheed Martin F-16. There were 5,136 flight operations for the month of April with an average of 171.2 per day. Mr. Fant stated April was the “best month ever” on terms of daily operations. Those numbers were expected to increase in the future.

- Councilor Ballard stated he recently attended the Annual GADC meeting and the announcement of Glove One.

Mr. Ballard stated he and Mr. Kirven had the privilege of attending the 49th anniversary of the release of the Vietnam POW’s. It was a very humbling experience.

- Councilor Kirven stated the disbursement of the ARPA funds was a one-time opportunity to do some important work for Greenville County.
- Vice-Chairman Tripp expressed his condolences to Deputy Clerk Jessica Stone and the recent loss of her loved one. He asked everyone to keep Ms. Stone and her family in their thoughts and prayers.

Mr. Tripp stated he was confused in regards to the ARPA funds. If all Council Members were in support of the Administrator’s plan, the monies should be disbursed to the first responders and front line workers as soon as possible. Those employees helped the County “at a moment’s notice”; they stepped up and did their job, with no hesitation. Mr. Tripp stated Council should do the same. He was disappointed in Council for not stepping up and supporting those employees.

- Councilor Dill stated he was completely floored by the discussion regarding the ARPA funds. Some of the employees affected were working two or three jobs to make ends meet. He asked Mr. Kernell how long after Council approved the funding would it take for those employees to see an increase in their salary.

Mr. Kernell stated it would take approximately 2-4 weeks.

Mr. Dill stated it would be 2-3 months if the item was sent to Committee. He could not understand why one of his colleagues did not make a motion to reconsider. The money was sent to Greenville County from the Federal Government with specifications regarding how it could be spent. The State of South Carolina closed offices during the pandemic. Greenville County kept its offices open for business. Mr. Dill asked his colleagues to make a motion to reconsider the item.

- Councilor Barnes asked everyone to pray for Ms. Stone and her family. The past few months had been very difficult with the loss of both her husband and her father.
- Councilor Shaw stated the Open Hearth was closing in a few weeks. It was a “landmark” and he encouraged everyone to visit while it was still open.

Mr. Shaw stated he was in favor of disbursing the ARPA funds appropriately. The state had “immense matching funds”; if Greenville County failed to coordinate with the state, it could lose access to those funds.

Councilor Shaw expressed concerns regarding an organization called Better Greenville. It was disseminating slanderous information about some Council Members.

- Councilor Harrison stated he appreciated his colleagues’ support in regards to Zoning Ordinance CZ-2022-41.

Mr. Harrison suggested Council address the ARPA funds issue immediately. Other counties had already approved the exact same thing; Laurens County approved its disbursement in February. In doing so, he was certain Laurens County had not forfeited any state money. Mr. Harrison requested a reconsideration of the item. The first responders, deputies and front line workers deserved it.

- Councilor Tzouvelekas stated he was in favor of disbursing the ARPA funds “at the right time.” Mr. Tzouvelekas stated he would not make the motion to reconsider. He would support the motion, once the item had gone through the “right protocol.”

Mr. Tzouvelekas also expressed concern about Better Greenville and its founder. He asked that the FBI, SLED, Ethics Commission, Election Commission, Greenville County Sheriff’s Office and the Solicitor’s Office investigate the organization.

Item (15) Adjournment

Action: Councilor Barnes moved to adjourn the meeting.

Motion carried unanimously and the meeting adjourned at 7:21 p.m.

Respectfully submitted:

Regina G. McCaskill
Clerk to Council