



GREENVILLE COUNTY COUNCIL

Minutes
Regular Council Meeting
September 6, 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*
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*

Marcus Angel, *Information Systems*
Tee Coker, *Assistant County Administrator*
Hesha Gamble, *Assistant County Administrator*
Rashida Jeffers-Campbell, *Subdivision Administrator*
Shannon Herman, *Assistant County Administrator*
Nicole Wood, *Assistant County Administrator*

Others Present

Sheriff Hobart Lewis

Call to Order

Chairman Willis Meadows

Invocation – *Introduced by Councilor Seman*

Dr. Gene Fant, Jr.
President, North Greenville University

Pledge of Allegiance

Item (4) Approval of Minutes

Action: Councilor Tzouvelekas moved to approve the minutes from the August 16, 2022, Regular County Council meeting.

Motion carried unanimously.

Item (5) Proclamations

a. Honoring Dr. Gene C. Fant, Jr. / North Greenville University President

Councilor Dill presented a proclamation to Dr. Gene C. Fant, Jr., in recognition of the 5th anniversary of his appointment as President of North Greenville University.

b. Recognizing North Greenville University Baseball Team / NCAA Division II Champions

Councilor Dill presented a proclamation to the North Greenville University Baseball Team as the 2022 NCAA Division-II World Series Champions. The Crusaders defeated Point Loma Nazarene University with a score of 5-3 in the title game.

c. Honoring North Greenville University Head Baseball Coach

Councilor Dill presented a proclamation to Landon Powell, Head Baseball Coach for North Greenville University. Mr. Powell lead the North Greenville University Crusaders Baseball Team to a National Championship and was named NCAA 2022 Division II Coach of the Year.

d. Recognizing North Greenville University / Men's Volleyball Team

Councilor Dill presented a proclamation to the North Greenville University Men's Volleyball Team on its remarkable season. The team set several records during the 2021-22 season with NGU's best record ever of 21-6.

Item (6) Appearances – Current Agenda Items

- **David Davis** – appeared regarding item 7.b. Initiate Text Amendment / to Amend Article 6, Table 6.1: Uses Permitted, Uses by Special Exception and Conditional Uses, in order to allow Recycling Collection and Processing Centers as a Use by Special Exception in the S-1, Services District
- **Samantha Tucker** – appeared regarding item 11.a.i. American Rescue Plan Act (ARPA) Funding Allocations
- **Ed Paxton** – appeared regarding item 7.b. Initiate Text Amendment / to Amend Article 6, Table 6.1: Uses Permitted, Uses by Special Exception and Conditional Uses, in order to allow Recycling Collection and Processing Centers as a Use by Special Exception in the S-1, Services District
- **Phillip Rabe** – appeared regarding item 7.b. Initiate Text Amendment / to Amend Article 6, Table 6.1: Uses Permitted, Uses by Special Exception and Conditional Uses, in order to allow Recycling Collection and Processing Centers as a Use by Special Exception in the S-1, Services District
- **Shakir Robinson** – appeared regarding item 11.a.i. American Rescue Plan Act (ARPA) Funding Allocations
- **Taliah Anderson** – appeared regarding item 11.a.i. American Rescue Plan Act (ARPA) Funding Allocations
- **Donna Insler** – appeared regarding item 11.a.i. American Rescue Plan Act (ARPA) Funding Allocations

- **Kathleen Hastings** – appeared regarding item 11.a.i. American Rescue Plan Act (ARPA) Funding Allocations
- **Kathryn Skoloff** – appeared regarding item 11.a.i. American Rescue Plan Act (ARPA) Funding Allocations

Item (7) **Consent Agenda**

- a. **Community Project Application / Greenville County Fire Chief’s Association – Strategic Planning Project \$10,000.00** *(Finance)*
- b. **Initiate Text Amendment / to Amend Article 6, Table 6.1: Uses Permitted, Uses by Special Exception and Conditional Uses, in order to allow Recycling Collection and Processing Centers as a Use by Special Exception in the S-1, Services District** *(P&D)*

Upon the request of Vice-Chairman Tripp, Item 7.b. was moved to Committee Reports to allow for discussion.

Without objection, the remaining Consent Agenda item was approved.

Item (8) **Resolutions**

- a. **Greater Greenville Sanitation Annexation / Drexel Terrace – Request for Public Hearing**

Action: Councilor Seman moved for adoption a resolution to hold a public hearing to consider enlarging the Greater Greenville Sanitation District to include a portion of the Drexel Terrace Subdivision.

Motion carried unanimously.

Item (9) **Ordinances – Third Reading**

- a. **Zoning Ordinances**

- i. **CZ-2022-054:** Property of Craig F. Galloway, located at 1201 N. Franklin Road, Greenville, requesting rezoning from R-M20 to C-3.

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

Motion carried unanimously.

- ii. **CZ-2022-056:** Property of Debbie A. Kimmel, located at 113 Watson Road, Fountain Inn, requesting rezoning from R-R1 to AG.

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

Motion carried unanimously.

- b. **Prohibit Trespassing or Loitering at the Greenville County Detention Center**

Action: Councilor Barnes moved for adoption at third reading an ordinance to prohibit trespassing, loitering, or refusing to leave Greenville County Detention Center.

Motion carried unanimously.

c. Boiling Springs Fire District / Issuance of \$11,250,000 General Obligation Bonds

Action: Vice-Chairman Tripp moved for adoption at third reading an ordinance authorizing the Boiling Springs Fire District, South Carolina, to issue not exceeding \$11,250,000 aggregate principal amount of general obligation bonds; providing for the publication of notice of the said finding and authorization; and providing for other matters related thereto.

Motion carried unanimously.

d. Clear Spring Fire and Rescue District Millage Request

Action: Vice-Chairman Tripp moved for adoption at third reading an ordinance to provide for an increase to the millage rate levied by the Clear Spring Fire and Rescue District.

Motion carried unanimously.

e. Canebrake Fire Service Area Millage Request

Action: Vice-Chairman Tripp moved for adoption at third reading an ordinance to provide for an increase to the millage rate levied by the Canebrake Fire Service Area.

Motion carried unanimously.

f. Greenville / Anderson Multi County Industrial Business Park (2010 Park) Agreement Amendment – Addition of Multiple Properties

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.

Motion carried unanimously.

Item (10) Ordinances – Second Reading

a. Zoning Ordinances

i. CZ-2022-055: Property of William R. Williams III of WRW Associates, LLC, located on Rutledge Lake Road, Greenville, requesting rezoning from R-S to I-1. The Planning Commission recommended denial and the Committee recommended approval.

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

Motion carried by a unanimous roll call vote.

ii. CZ-2022-065: Property of Palmer C. Hyman and Annette M. Foster, located at 19, 23 and 27 Chickadee Drive, Pelzer. requesting rezoning from R-R3 to R-R1. The Planning Commission and the Committee recommended approval.

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

Motion carried unanimously.

- iii. **CZ-2022-068:** Property of Bobby L. Jones of BL Jones Enterprises, LLC, located on Stephenson Street Ext., Taylors, requesting rezoning from R-20 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.

- iv. **CZ-2022-066:** Withdrawn by applicant

b. Greenville County Zoning Ordinance Text Amendment / Community Center (CZ-2022-063)

Action: Councilor Dill moved for approval at second reading an ordinance to amend the Greenville County Zoning Ordinance, as amended, to define "Community Center", to regulate where community centers could be located in the zoned areas of Greenville County, and to further provide for parking and other regulations related to community centers.

Motion carried unanimously.

Item (11) Committee Reports

a. Finance Committee

i. American Rescue Plan Act (ARPA) Funding Allocations

Action: On behalf of the Committee, Vice-Chairman Tripp moved to approve the Committee's recommended allocation of the remaining American Rescue Plan Act funds.

Action: Councilor Tzouvelekas moved to amend the motion by reducing the proposed allocation of \$13,492,980 to Prisma Health by \$250,000 in order to include an allocation to Safe Harbor.

Action: Councilor Fant moved to amend Councilor Tzouvelekas' motion by allocating \$200,000 to Safe Harbor and \$50,000 to the Center for Educational Excellence.

Councilor Seman stated the process of allocating the remaining funds was not opened up to the public, as was done earlier with the CARES funding. She would prefer to open the process up to other area non-profits, if Council felt compelled to provide funds for entities other than those identified by the Finance Committee. Ms. Seman suggested designating a certain amount of money from the remaining funds to be made available for other entities; those interested would be allowed to make a presentation to Council.

Councilor Harrison stated he agreed with Ms. Seman. All area non-profits should be given the opportunity to access the funds, if possible.

Councilor Kirven stated Council needed to "stick to" the recommendation from the Finance Committee.

Vice-Chairman Tripp stated the focus of allocating the remaining funding was on North Greenville Hospital. He spoke with St. Francis and gave them the opportunity to address Council. Mr. Tripp stated that continuing to pull money from Prisma would make it harder for the reopening of the hospital to be profitable in the "short run", to outlast the projected growth in that area and be profitable in the "long run." He requested his colleagues vote against both proposed amendments.

Motion as presented by Councilor Fant was denied.

Motion as presented by Councilor Tzouvelekas was denied.

Councilor Shaw stated he would like for St. Francis to be given the opportunity to make a presentation to Council regarding disbursement of the funds. Council would have a choice between two opposing offers.

Action:

Councilor Shaw moved to send the item to the Committee of the Whole.

Vice-Chairman Tripp stated St. Francis had informed him that they were not interested in making a presentation. The hospital system was getting pressure to make a presentation; however, they had determined it was not in their best interest to get into an argument with Prisma or take a pot of money that did not fit into their strategic plan. St. Francis had a desire to get involved in the market in northern Greenville County, but, wanted to do it at a time and a place of their choosing. He advised St. Francis to contact him if they changed their mind and suggested they reach out to Chairman Meadows about their decision.

Mr. Tripp stated it was important to proceed forward. Timing was an issue in terms of awarding the money and re-opening the hospital. He requested his colleagues support the recommendation of the Finance Committee.

Chairman Meadows stated he did speak with St. Francis and had been advised they were not interested in making a presentation. Initially, he thought they would make a presentation at the workshop. Mr. Meadows stated he had concerns about the Certificate of Need for Prisma in regards to the proposed re-opening and expansion of the North Greenville Emergency Room. He had inquired about it during the workshop and had been advised that the Certificate of Need was not needed. He had since learned that statement was false as verified by the DHEC website. Mr. Meadows stated it was unknown what type of facility Prisma had planned, but, it was not an emergency room. He suggested holding the item to give Council the opportunity to ask questions.

Councilor Kirven stated it was his understanding if the item was approved, Mr. Kernell would have the authority to enter into negotiations with Prisma. It would appear most questions would be answered during those negotiations and any agreements would have to be approved by Council.

Councilor Seman stated St. Francis had indicated they would prefer to build a new freestanding emergency room. She was concerned about timing, as well as finances, for such an endeavor. The need was immediate as Northern Greenville County was growing by leaps and bounds.

Councilor Tzouvelekas requested Council be given the opportunity to participate in the negotiation process. He wanted to see "the document" from "A to Z."

Vice-Chairman Tripp stated he had checked with Prisma and was assured they had the Certificate of Need. They would be able to open the emergency room with their current license; that information had been confirmed with DHEC.

Councilor Dill stated he had been working on the issue for two (2) years. The residents in both the northern and southern portions of Greenville County were upset because they had to wait. It was his understanding that in some parts of the County, it took 45 minutes to an hour for EMS to arrive. St. Francis had studied the situation and indicated it would be at least five (5) years before they would be able to take action.

Motion to send the item to the Committee of the Whole was denied, with Councilor Shaw voting in favor.

Vice-Chairman Tripp stated he felt Council should be involved in the process but should not be negotiating from the dais.

Mr. Kernell assured Council he would keep them apprised of all developments with the negotiations.

Action: Councilor Seman called for the question.

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

Motion as presented carried unanimously.

ii. Affordable Housing Incentive Policy

Action: On behalf of the Committee, Vice-Chairman Tripp moved to refer the Affordable Housing Incentive Policy to the Committee of the Whole.

Action: Councilor Harrison moved to hold the item in order to form a committee to obtain additional information and possibly amend the policy.

Councilor Fant stated the proposed policy would not achieve the desired results. An “income neutral program” was the desired outcome; all the area stakeholders were in agreement. Mr. Fant stated amendments would be presented to the policy.

Vice-Chairman Tripp stated the motion from the Finance Committee was to approve the policy and forward it to the Committee of the Whole. He suggested a “time certain” be placed on the referral.

Councilor Fant stated there were at least four (4) projects waiting on Council’s decision regarding the policy. The initial draft was a good, first attempt and he would be willing to pass it, provided Council was given the opportunity to work on it. It would send a positive message to approve it as is and return within 30 days with possible amendments.

Chairman Meadows stated he was not in favor of the proposed policy; it circumvented the fee in lieu of taxes, and was a giveaway to the rich and penalized the poor.

Councilor Harrison stated Council approved numerous FILOT projects on a monthly basis. The proposed policy was the same one that industrial companies used, it was just a different type of property.

Vice-Chairman Tripp asked Mr. Tollison if Council could amend a Committee report.

Mr. Tollison stated the item could be amended; however, it was up to Chairman Meadows to determine if he would allow amendments.

Action: Vice-Chairman Tripp moved to amend the motion to include a time certain period, stipulating the item would be included on an agenda for a Committee of the Whole meeting to be called within 30 days.

Action: Councilor Seman called for the question.

Without objection, motion to call for the question carried.

Motion to amend carried with Chairman Meadows and Councilor Tzouvelekas voting in opposition.

Motion as amended carried with Chairman Meadows and Councilor Tzouvelekas voting in opposition.

b. Planning and Development Committee

i. Initiate Text Amendment / to Amend Article 6, Table 6.1: Uses Permitted, Uses by Special Exception and Conditional Uses, in order to allow Recycling Collection and Processing Centers as a Use by Special Exception in the S-1, Services District

Action: On behalf of the Committee, Councilor Dill moved initiate a text amendment to amend Article 6, Table 6.1: Uses Permitted, Uses by Special Exception and Conditional Uses, in order to allow Recycling Collection and Processing Centers as a use by special exception in the S-1, Services District.

Councilor Harrison stated a recent rezoning request prompted the item. The purpose of the item was to initiate the process; however, it appeared that it was not a viable solution. He requested his colleagues vote to deny the request.

Motion as presented was denied unanimously.

Item (12) Administrator's Report

There was no report.

Item (13) Requests and Motions

- Councilor Dill recognized the students from Blue Ridge High School who were in attendance. They were currently enrolled in Ms. Woods' Government class.
- Councilor Tzouvelekas thanked Mr. Dill for recognizing Dr. Fant, President of North Greenville University, Landon Powell, Head Baseball Coach at North Greenville University, and the North Greenville baseball and volleyball teams.
- Councilor Seman stated on behalf of County Council, she would be presenting a proclamation the following week to LEAD Upstate, commemorating Law Enforcement Day in Greenville County.
- Councilor Ballard expressed sympathy on the passing of Tom Trantham, founder of Happy Cow Dairy.

Item (14) Adjournment

Action: Councilor Ballard moved to adjourn the meeting.

Motion carried unanimously and the meeting adjourned at 7:48 p.m.

Respectfully submitted:

Regina G. McCaskill
Clerk to Council