



GREENVILLE COUNTY COUNCIL

Minutes
Regular Meeting
March 7, 2023
6:02 p.m.

County Square - Council Chambers

Council Members

Mr. Dan Tripp, *Chairman, District 28*
Mrs. Liz Seman, *Vice-Chairwoman, District 24*
Mr. Butch Kirven, *Chairman Pro Tem, District 27*
Mr. Joey Russo, *District 17*
Mr. Mike Barnes, *District 18*
Mr. Benton Blount, *District 19*
Mr. Stephen Shaw, *District 20*
Mr. Chris Harrison, *District 21*
Mr. Stan Tzouvelekas, *District 22*
Mr. Alan Mitchell, *District 23*
Mr. Ennis Fant, Sr., *District 25*
Mr. Rick Bradley, *District 26*

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
Jessica Stone, Deputy Clerk to Council

Pam Gilliam, Administrative Assistant
Terrance Galloway, Information Systems
Tee Coker, Assistant County Administrator
Hesha Gamble, Assistant County Administrator
Meredith Papapieris, Director of Grants and Special Projects

Others Present

Steve Cole, Director, Greater Greenville Sanitation
Roy Earnest, Greater Greenville Sanitation Board of Commissioners

Call to Order

Chairman Dan Tripp

Invocation

Councilor Benton Blount

Pledge of Allegiance

Item (4) **Approval of Minutes**

a. **February 21, 2023 – Regular County Council Meeting**

Action: Vice-Chairwoman Seman moved approval of the minutes from the February 21, 2023, Regular County Council Meeting.

Motion carried unanimously.

Item (5) **Proclamations and Special Recognition**

a. **Bleeding Disorders Awareness Month**

Chairwoman Seman presented a proclamation recognizing and commemorating March 2023 as “Bleeding Disorders Awareness Month.” Ms. Seman stated bleeding disorders were characterized by the inability to form a proper blood clot and could lead to significant morbidity; bleeding disorders could be fatal if not treated effectively.

Ms. Seman stated increased knowledge of bleeding disorders would generate greater awareness and understanding of not only hemophilia but all inheritable bleeding disorders; a greater sense of community and shared purpose among individuals with inheritable bleeding disorders would be fostered by increased education.

Greenville County Council proclaimed March 2023 as “Bleeding Disorders Awareness Month.”

Item (6) **Appearances – Current Agenda Items**

There were no speakers

Item (7) **Public Hearings**

a. **Greenville County Land Development Regulations Amendment / Scuffletown District – Single Parcel Division**

A public hearing was held for the purpose of receiving comments from the public regarding an ordinance to amend Article 16 of the Greenville County Land Development Regulations, to provide for single parcel division in the Scuffletown Rural Conservation District.

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

b. **Greenville County General Obligation Bonds / Magistrate Court Facility**

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 \$6,000,000 Greenville County, South Carolina, General Obligation Bonds in one or more series; to prescribe the purposes for which the proceeds shall be expended; to provide for the payment thereof; and other matters related thereto.

There being no speakers, Chairman Pro Tem Kirven declared the public hearing closed.

c. **Greenville County General Obligation Bonds / River Falls Fire District**

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 \$800,000 Greenville County, South Carolina, General Obligation Bonds (River Falls Fire District Project), Series 2023B; to prescribe the purposes for which the proceeds shall be expended; to provide for the payment thereof; and other matters related thereto.

- Carlton Owen – appeared in favor of the proposed
- Deborah Gravely – appeared in opposition to the proposed

There being no other speakers, Chairman Pro Tem Kirven declared the public hearing closed.

Item (8) **Consent Agenda**

a. **Historical Marker / Community Remembrance Project (RIPWC)**

Action: Vice-Chairwoman Seman moved approval of the Consent Agenda item.

Motion carried unanimously.

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

a. **Zoning Ordinances**

Councilor Tzouvelekas left the meeting after having recused himself from discussion and voting on the following item.

- i. **CZ-2022-100:** Property of Nickie Petratos, Susanna Petratos, Tommy Petratos, Violet Chatos, Stamatoula Allen, Pamela Thomas, Anastasia C. Pickell, Sofia Chatos, and Tommy Chatos, located on Poinsett Highway and Duncan Chapel Road, Greenville, requesting rezoning from C-1 to FRD as amended.

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

Motion carried unanimously with one written abstention (Tzouvelekas).

Councilor Tzouvelekas returned to the meeting.

- ii. **CZ-2023-001:** Property of JBP Investment Properties, LLC, located on Fork Shoals Road, Piedmont, requesting rezoning from R-S to S-1.

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

Motion carried unanimously.

- iii. **CZ-2023-005:** Property of Reconcile Community Church, located on Oak Drive, Fortner Avenue and S. Florida Avenue, Greenville, requesting rezoning from R-10 to R-MA.

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

Motion carried unanimously.

- iv. **CZ-2023-006:** Property of B5 RE Investments, LLC, located at 101 E. Blue Ridge Drive, Greenville, requesting rezoning from R-7.5 to R-6.

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

Motion carried unanimously.

- v. **CZ-2023-008:** Property of Armstrong Farm and Dairy, LLC, and the Armstrong Farms, LLC, located at 202 and 206 Fairview Street, Ext., Simpsonville, requesting rezoning from R-S to I-1.

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

Motion carried unanimously.

- vi. **CZ-2023-009:** Property of Teresa Nguyen Thomsen of 2508 Enterprises, LLC, located at 21 Main Street, Greenville, requesting rezoning from S-1 to R-MA.

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

Motion carried unanimously.

- vii. **CZ-2023-012:** Property of Brad Earl Franseen of G & A Management, LLC, located at 11705 Furman Hall Road, Greenville, requesting rezoning from I-1 to R-6.

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

Motion carried unanimously.

- viii. **CZ-2023-013:** Property of Kaizen Investments, LLC, located at 8 Distribution Court, Greer, requesting rezoning from I-1 to S-1.

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

Motion carried unanimously.

b. Greenville County Land Development Regulations Amendment / Scuffletown District – Single Parcel Division

Action: Councilor Fant moved for adoption at third reading an ordinance to amend Article 16 of the Greenville County Land Development Regulations, to provide for single parcel division in the Scuffletown Rural Conservation District.

Motion carried unanimously.

c. **Zoning Text Amendment / Amend Article 8, Section 8:9.2 Applicability (CZ-2023-10)**

Action: Councilor Fant moved for adoption at third reading an ordinance to amend the Greenville County Zoning Ordinance to add additional language to Article 8 Section 8:9.2 Applicability for the Scuffletown Overlay.

Motion carried unanimously.

d. **Zoning Text Amendment / Sections 7:2.4-4 (C) Single-Family Attached and 7:2.5-4 (C) Single-Family Attached (CZ-2023-14)**

Action: Councilor Fant moved for adoption at third reading an ordinance to amend the Greenville County Zoning Ordinance to remove the former language of Article 7, Sections 7:2.4-4 (c) and 7:2.5-4 (c) Single-Family Attached.

Motion carried unanimously.

Item (10) Ordinances – Second Reading

a. **Anderson / Greenville Multi County Industrial Business Park (2010 Park) Agreement Amendment**

Action: Chairman Pro Tem Kirven 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.

b. **Laurens / Greenville Multi County Industrial Business Park (Octagon Park) Agreement Amendment**

Action: Chairman Pro Tem Kirven moved for approval at second reading an ordinance to amend the Master Lease governing the Octagon Industrial Park between Greenville County and Laurens Park so as to enlarge the park.

Motion carried unanimously.

c. **Greenville County General Obligation Bonds / Magistrate Court Facility**

Action: Chairman Pro Tem Kirven moved for approval at second reading an ordinance to provide for the issuance and sale of not exceeding \$6,000,000 Greenville County, South Carolina General Obligation Bonds, in one or more series; to prescribe the purposes for which the proceeds shall be expended; to provide for the payment thereof; and other matters related thereto.

Motion carried unanimously.

d. **Greenville County General Obligation Bonds / River Falls Fire District**

Action: Chairman Pro Tem Kirven moved for approval at second reading an ordinance to provide for the issuance and sale of not exceeding \$800,000 Greenville County, South Carolina General Obligation Bonds (River Falls Fire District Project), Series 2023B; to prescribe the purpose for which the proceeds shall be expended; to provide for the payment thereof; and other matters related thereto.

Action: Councilor Russo moved to amend the ordinance so that the issuance and sale of the bond did not exceed \$675,000.

Motion to amend carried unanimously.

Action: Chairman Pro Tem Kirven moved approval of the ordinance as amended.

Motion carried unanimously.

e. 170 Patriot Hill Drive LLC / Fee in Lieu of Tax Agreement

Action: Chairman Pro Tem Kirven 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 170 Patriot Hill Drive 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.

Item (11) Ordinances – First Reading

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

Vice-Chairwoman 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 Tripp stated the item would remain on the floor.

b. Adoption of the Administrative Portions of the Collective Building Codes; Associated Appendix; Property Maintenance and Swimming Pool Codes

Vice-Chairwoman Seman presented for first reading an ordinance to comply with the regulations promulgated by the South Carolina Building Codes Council by repealing Ordinance Number 5147 and adopting the Administrative Provisions (Chapter 1) of the various codes relating to design review and inspection activities of the County of Greenville and enforcement of building provisions as provided in said codes; and an ordinance to adopt the International Property Maintenance Code, the International Swimming Pool and Spa Code and International Existing Building Code in Greenville County as authorized by the South Carolina Building Codes Council; and to adopt certain appendices of the adopted codes to recognize certain variations in the codes based on physical conditions found within Greenville County.

Chairman Tripp stated the item would remain on the floor.

c. Solid Waste Operating Hours

Vice-Chairwoman Seman presented for first reading an ordinance concerning the opening and closing hours for the county landfill and residential waste and recycling centers.

Chairman Tripp stated the item would remain on the floor.

Item (14)

Requests and Motions

a. **Request Special Application Period for Planning Commission**

Action: Councilor Bradley moved to suspend Council Rule 3.B. on notice to allow for a motion to open a special application period for the Planning Commission for one week in order to obtain applications from more geographic areas of the County.

Motion carried unanimously.

Action: Councilor Bradley moved to open a special application for the Planning Commission for one week.

Motion carried unanimously.

- Councilor Harrison stated he recently attended the Greenville Chamber of Commerce’s Annual Meeting. During that meeting, Chairwoman Liz Seman was presented with the 2022 ATHENA Leadership Award. Mr. Harrison stated Ms. Seman was also recently named as one of the Upstate’s 2023 Women of Influence by GSA Business Report.

Mr. Harrison stated the Eastside YMCA would be expanding in the near future. He attended the groundbreaking ceremony held recently.

Councilor Harrison thanked Heshia Gamble and Tee Coker for all their hard work in regards to two projects located in his district. Both Ms. Gamble and Mr. Coker had visited the sites and reached out to the community a number of times.

Mr. Harrison stated legislation had been presented to the State House regarding the South Carolina Aeronautics Commission. The legislation would regulate development within a 3 mile radius of all airports. It would have major impacts on Greenville County as there were three airports (SCTAC, GSP and the Downtown Airport) located in the County. He was under the impression that May 10, 2023, was the deadline for amendments to the proposed. Mr. Harrison requested Council be prepared to consider the matter, if needed.

- Councilor Mitchell stated the Gordon Street Development, located in his district, was moving forward. It was his understanding that the proposed development was the first to use the new Greenville County Council Housing Policy. Cost of the project was approximately \$45 million and would use 60% AMI; a component for Safe Harbor was included in the plans. The developer planned to host a community meeting at Greater Mount Calvary Baptist Church on March 15, 2023, at 6 p.m.
- Chairwoman Seman congratulated the Furman Paladins for winning the Southern Conference Tournament the preceding evening.

Ms. Seman stated March was Women’s History Month. She recognized the women who had served on Greenville County Council throughout the years; she was grateful for their service and the pathway they paved for her.

- Councilor Fant invited his colleagues to attend the Kingdom of Bahrain F-16 Block 70 Delivery Ceremony to be held at Lockheed Martin on Friday, March 10, 2023. A reception was planned for 10:00 a.m. followed by the ceremony at 11:30 a.m. The ceremony would commemorate the first F-16 to be produced at SCTAC. He reminded everyone that Greenville was now the global headquarters of the F-16.

- Councilor Russo stated he was very excited about the Communications and Governmental Affairs Committee. They met the previous week and he looked forward to what the committee would be able to accomplish.

Mr. Russo stated he attended a community meeting at River Falls the previous week. There was good discussion regarding the bond; things were moving in the right direction for a responsive and equipped fire department to meet the needs of the community.

- Councilor Shaw stated he was very excited about the Conestee Dam Project.
- Chairman Tripp stated the last three months had been exemplary; things had not been perfect but Council had managed to get a lot done in an expeditious manner. He thanked his colleagues for their hard work on the committee level and on the dais.

Item (15) *Adjournment*

Action: Vice-Chairwoman Seman moved to adjourn the meeting.

Motion carried and the meeting adjourned at 6:34 p.m.

Respectfully submitted:

Regina G. McCaskill
Clerk to Council