



## GREENVILLE COUNTY COUNCIL

Minutes  
Regular Council Meeting  
April 6, 2021  
6:12 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*

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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*  
Jeff Wile, *Assistant County Attorney*  
Kim Wunder, *Assistant County Attorney*  
John Hansley, *Deputy County Administrator*

Sheriff Hobart Lewis, *Sheriff's Office*  
Regina McCaskill, *Clerk to Council*  
Jessica Stone, *Deputy Clerk to Council*  
Pam Gilliam, *Administrative Assistant*  
Paula Gucker, *Assistant County Administrator, Public Works*

### Others Present

None

### Call to Order

Chairman Willis Meadows

### Invocation – introduced by Councilor Chris Harrison

Fred Moore  
Board of Directors  
YMCA Judson Community Center

### Pledge of Allegiance

**Item (4) Approval of Minutes**

**Action:** Councilor Dill moved to approve the minutes of the March 16, 2021, Regular Council Meeting.

Motion carried unanimously.

**Item (5) Proclamation**

**a. Recognizing Tommy Stevenson on his Retirement**

A proclamation was presented to Tommy Stevenson, owner of Tommy's Ham House on his retirement.

Tommy's Ham House, a landmark in Greenville County for over 35 years, originally opened its doors on Buncombe Street in 1985 before moving to its current location on Rutherford Street in 1997. At the age of 80, Mr. Stevenson decided to hang up his apron, lay down his spatula and retire after a tremendously successful career in service to his community.

Greenville County Council proclaimed April 6, 2021, as Tommy Stevenson Day.

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

- **Carlton Owen** – appeared regarding Item 13.a.i. Greenville County Historic and Natural Resources Trust / Appointments
- **Michael Dey** – appeared regarding Item 8.e. Consent Agenda / Reopen Special Application Period for the Board of Zoning Appeals

**Item (7) Public Hearings**

**a. Greater Greenville Sanitation District Annexation / 225 Helen Drive, 40 Bald Rock Drive, 17 Butler Springs Road and 3059 State Park Road**

A public hearing was held for the purpose of receiving comments from the public regarding a resolution to enlarge the boundaries of the Greater Greenville Sanitation District to include 225 Helen Drive, 40 Bald Rock Drive, 17 Butler Springs Road and 3059 State Park Road.

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

**b. Greater Greenville Sanitation District Annexation / Glen Forest Drive Development Subdivision**

A public hearing was held for the purpose of receiving comments from the public regarding a resolution to enlarge the boundaries of the Greater Greenville Sanitation District to include the Glen Forest Drive Development Subdivision.

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

**c. Flood Damage Prevention Ordinance Update**

A public hearing was held for the purpose of receiving comments from the public regarding an ordinance to amend portions of Chapter 8, Article II of the Code of Ordinances of Greenville County, South Carolina entitled "Flood Control, Drainage, Stormwater Management – Floods and Flood Control" so as to adopt certain changes in the National Flood Insurance Program mandated by the Department of Homeland Security – FEMA, National Flood Insurance Program; to increase ease of permitting and enforcement; and to incorporate map, technical and language modernization in the Greenville County Flood Damage Prevention Ordinance.

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

**d. Willcoll Land LLC (formerly Project Mila) / 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 Willcoll Land, LLC, 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 credit; and other matters related thereto.

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

**e. LEAD Academy / Support Resolution**

A public hearing was held for the purpose of receiving comments from the public regarding a resolution approving the issuance by the public finance authority of its Educational Facility Revenue Bonds (Lead Academy Project) in one or more series, in the aggregate principal amount of not exceeding \$9,000,000.

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

**Item (8) Consent Agenda**

- a. County of Greenville Grievance Committee Pool Roster** *(Finance)*
- b. Community Project Application / Sterling Community Center Parking Lot Repair and Extension - \$13,196.69** *(Finance)*
- c. Community Project Application / River Falls Fire Department Paint Project - \$3,792.00** *(Finance)*
- d. Community Project Application / Simpsonville Downtown Art Project - \$7,500.00** *(Finance)*
- e. Reopen Special Application Period for the Board of Zoning Appeals** *(P and D)*

**Action:** Councilor Kirven moved approval of the Consent Agenda Items

Motion carried unanimously.

**Item (9) Resolutions**

- a. **Greater Greenville Sanitation District Annexation / 225 Helen Drive, 40 Bald Rock Drive, 17 Butler Springs Road and 3059 State Park Road**

**Action:** Councilor Seman moved for adoption a resolution to enlarge the boundaries of the Greater Greenville Sanitation District to include 225 Helen Drive, 40 Bald Rock Drive, 17 Butler Springs Road and 3059 State Park Road.

Motion carried unanimously.

- b. **Greater Greenville Sanitation District Annexation / Glen Forest Drive Development Subdivision**

**Action:** Councilor Seman moved for adoption a resolution to enlarge the boundaries of the Greater Greenville Sanitation District to include the Glen Forest Drive Development Subdivision.

Motion carried unanimously.

- c. **Request for Public Hearing / To Repeal and Amend Provisions of Ordinance No. 5248 – Sewer Sub-District Consolidation**

**Action:** Councilor Seman moved for adoption a resolution calling for a public hearing to be held on the question of (1) repealing certain provisions of Ordinance No. 5248 consolidating the Berea Public Service District; Gantt Fire, Sewer and Police District; Marietta Water, Fire, Sanitation, and Sewer District; and Wade Hampton Fire and Sewer District into Metropolitan Sewer Subdistrict; and (2) enlarging the boundaries of the Metropolitan Sewer Subdistrict within the areas of Berea, Gantt, Marietta, and Wade Hampton; and other matters related thereto.

Motion carried unanimously.

- d. **Request for Public Hearing / To Repeal Provision of Ordinance No. 5249 – Establishment of FSAs**

**Action:** Councilor Seman moved for adoption a resolution calling for public hearings to be held on the question of amending Ordinance No. 5249 to repeal the establishment of the Berea Fire Service Area, Gantt Fire Service Area, and Wade Hampton Fire Service Area, and other matters relating thereto.

Motion carried unanimously.

**e. LEAD Academy / Support Resolution**

**Action:** Vice-Chairman Tripp moved for adoption a resolution approving the issuance by the public finance authority of its Educational Facility Revenue Bonds (LEAD Academy Project) in one or more series, in the aggregate principal amount of not exceeding \$9,000,000.

Motion carried unanimously.

**f. Greenville Housing Authority / Affordable Housing Revenue Bond – Issuance Jurisdiction**

**Action:** Vice-Chairman Tripp moved for adoption a resolution approving and authorizing the Housing Authority for the City of Greenville, South Carolina, to issue Multi-Family Revenue Bonds within the unincorporated areas of Greenville County.

Motion carried unanimously.

**Item (10) Ordinances – Third Reading**

**a. Zoning Ordinances**

**i. CZ-2021-13:** Property of Betty Jane B. Bullard and Margaret B. Pearson, located at 917 and 919 Fairview Road, requesting rezoning from R-S to R-20.

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

Motion carried unanimously.

**ii. CZ-2021-14:** Property of Crown Properties, LLC, located at 1305 Brushy Creek Road, requesting rezoning from R-15 to R-MA.

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

Motion carried unanimously.

**iii. CZ-2021-15:** Property of Greenville Partners IV, LLC, located at 75 Mall Connector Road, requesting rezoning from S-1 to FRD as amended.

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

Motion carried unanimously.

**iv. CZ-2021-16:** Property of DSP Holdings, LLC, located on New Easley Highway, requesting rezoning from S-1 to C-3.

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

Motion carried unanimously.

- v. **CZ-2021-17:** Property of Joel Wesley McCrary, located at 5201 Wade Hampton Boulevard, requesting rezoning from S-1 to C-2.

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

Motion carried unanimously.

- vi. **CZ-2021-20:** Property of Alston Street, LLC, American Fast Print Limited (U.S.) LLC, Langston Creek, LLC and Piper Properties of Greenville, LLC, located on W. Blue Ridge Drive, Brooks Avenue, Old Buncombe Road, School Road, N. Franklin Road, Lester Street Alley, Lester Avenue, Bishop Street and Alston Street, requesting rezoning from I-1, R-10 and R-MA to PD as amended.

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

Motion carried unanimously.

**b. Flood Damage Prevention Ordinance Update**

**Action:** Councilor Seman moved for adoption at third reading an ordinance to amend portions of Chapter 8, Article II of the Code of Ordinances of Greenville County, South Carolina entitled "Flood Control, Drainage, Stormwater Management - Floods And Flood Control" so as to adopt certain changes in the National Flood Insurance Program mandated by the Department of Homeland Security - FEMA, National Flood Insurance Program; to increase ease of permitting and enforcement; and to incorporate map, technical and language modernization in the Greenville County Flood Damage Prevention Ordinance.

Motion carried unanimously.

**c. Willcoll Land LLC (formerly Project Mila) / Fee in Lieu of Tax Agreement**

**Action:** Vice-Chairman Tripp moved for adoption at third 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 Mila 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.

**Item (11) Ordinances – Second Reading**

**a. Greenville / Anderson Multi County Industrial Business Park (2010 Park) Agreement Amendment to Include Anderson Solar Farm, LLC**

**Action:** Vice-Chairman Tripp moved for approval at second reading an ordinance authorizing the amendment of the 2010 Greenville / Anderson Multi-County Industrial Park agreement with Anderson Solar Farm, LLC; and other matters related thereto.

Motion carried unanimously.

**c. Greenville / Anderson Multi County Industrial Business Park (2010 Park) Agreement Amendment to Include Fitesa Parcels**

**Action:** Vice-Chairman Tripp 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 to include the Fitesa parcels.

Motion carried unanimously.

**Item (12) Ordinances – First Reading**

**a. Ordinance Repealing the Sewer Sub-District Consolidations for Berea Public Service District; Gantt Fire, Sewer and Police District; Marietta Water, Fire, Sanitation, and Sewer District; and Wade Hampton Fire and Sewer District; and to Provide for an Agreed to Enlargement of the Metropolitan Sewer Subdistrict Boundary in those Four Districts**

Councilor Seman presented for first reading an ordinance (1) repealing provisions of Ordinance No. 5248 authorizing the consolidation of Berea Public Service District; Gantt Fire, Sewer and Police District; Marietta Water, Fire, Sanitation, and Sewer District; and Wade Hampton Fire and Sewer District into Metropolitan Sewer Subdistrict; (2) providing for the enlargement of the boundaries of the Metropolitan Sewer Subdistrict within the areas of Berea, Gantt, Marietta, and Wade Hampton; and (3) amending the plan of consolidation in connection therewith; and (4) other matters related thereto.

Chairman Meadows referred the item to the Finance Committee.

**b. Ordinance Repealing the County Establishment of the Berea Fire Service Area; Gantt Fire Service Area; and Wade Hampton Fire Service Area**

Councilor Seman presented for first reading an ordinance amending Ordinance No. 5249 to repeal the provisions establishing the Berea Fire Service Area, The Gantt Fire Service Area, And The Wade Hampton Fire Service Area from those fire service areas established thereby, and other matters relating thereto.

Chairman Meadows referred the item to the Finance Committee.

**Item (13) Committee Reports**

**a. Committee of the Whole**

**i. Greenville County Historic and Natural Resources Trust / Appointments**

**Action:** On behalf of the Committee, Vice-Chairman Tripp moved to elect the following individuals to the Greenville County Historic and Natural Resources Trust:

<i>District 17</i>	Carlton Owen	<i>District 23</i>	William Taylor
<i>District 18</i>	Brent Odom	<i>District 24</i>	Doug Harper
<i>District 19</i>	Pam Shucker	<i>District 25</i>	Kenneth Baxter
<i>District 20</i>	Alex Reynolds	<i>District 26</i>	Samuel Harrison
<i>District 21</i>	David Hargertt	<i>District 27</i>	Dennis DeFrancesco
<i>District 22</i>	Joseph Pulliam	<i>District 28</i>	Matthew Thomas

Motion carried unanimously.

**Item (14) Appearances – Items not on the Current Agenda**

There were no speakers.

**Item (15) Administrator’s Report**

Joe Kernell provided an update to the ERAP (Emergency Rental Assistance Program). To date, a total of 836 had been received; 105 of those were processed and approved for a total of \$491,638. Mr. Kernell stated Greenville County was one of a few counties nationwide that had actually started providing assistance. The company the County partnered with to process the applications was working very closely with the applicants to ensure they were aware of the program and that up to three (3) months of assistance could be approved. Staff continued to monitor the applications which were available online; this was very helpful to both the landlords and the tenants.

There were 15,038 applications in the queue; it was unknown how many would actually be processed for payment. Mr. Kernell stated 65% of the applications had to be committed by September 30, 2021. Startup for the program had been slow, but, an increase was expected.

Mr. Kernell stated there had been no word from the Treasury Department regarding the next round of stimulus money.

Councilor Seman stated a neighborhood meeting was held recently to discuss the redevelopment of County Square; Greenville County had received some “bad press” in the newspaper about the meeting. It was her understanding that the County had not been invited.

Mr. Kernell confirmed that the City of Greenville held a neighborhood meeting with the Haynie-Sirrine neighborhood. Options for traffic mitigation were presented, even though the County was in the process of developing options. A cross-connection from Church Street to Augusta Street was being considered; however, it was unknown if the connection would actually be needed. The City of Greenville had placed certain mitigation requirements on the County as part of rezoning. One complicating factor was that Greenville County did not own all of the land the potential cross-connection would encompass. Roca Point had done a tremendous job working with all the concerned parties;



however, the City of Greenville spoke on behalf of the County during the meeting which caused some negative comments in the newspaper. Mr. Kernell confirmed that the County was not invited to the meeting. He had communicated with one of the neighborhood leaders in order to discuss the project.

**Item (16) Requests and Motions**

**a. Reconsideration of Zoning Docket CZ-2020-72**

No action was taken

- Councilor Ballard stated the Fire Chiefs' Association had met earlier in the day; it was their first in-person meeting in a year. The meeting was well attended and a lot of good information was shared.

Mr. Ballard stated Prisma Health had scheduled two (2) mobile vaccination sites in his district on Friday, April 9 and Saturday, April 10. Follow-up vaccines would be provided on Wednesday, April 7 at Shady Oak Baptist Church on White Horse Road.

- Councilor Kirven congratulated the newly elected members of the Greenville County Historic and Natural Resources Trust; he looked forward to working with the group. Every Council district in Greenville County was represented.
- Vice-Chairman Tripp thanked everyone for the love and support he and his family had received due to the passing of his father.
- Councilor Dill stated a vaccination clinic was scheduled for April 24 at Heritage Elementary School; he expected a large turnout.

Mr. Dill thanked everyone involved in the proclamation given to Tommy Stevenson. Mr. Stevenson was always glad to see his customers; everyone should run their business like him.

- Councilor Barnes thanked Prisma Health for the vaccination clinic at Maple Creek Baptist Church in Greer.
- Councilor Shaw congratulated the new members of the Greenville County Historic and Natural Resources Trust as well as Tommy Stevenson on his retirement. He thanked staff for the update on the UDO (Unified Development Ordinance); it was a very informative presentation.
- Councilor Harrison thanked Fred Moore for providing the invocation. He stated the UDO presentation was very informative; he learned a lot of things that he did not know. Mr. Harrison thanked Mark Tollison for all of his hard work.
- Councilor Tzouvelekas stated the UDO presentation was very helpful. He thanked Tommy Stevenson for all he had done for the Greenville community.

- Councilor Norris stated the Phillis Wheatley Center still needed some help with its kitchen. Sterling Community Center needed quite a bit of work, especially with parking. Judson Community Center was doing well; they missed the children. New Washington Heights still had problems but they continued to work on them.
- Councilor Fant stated Thursday, April 7 (9:00 a.m. – 1:00 p.m.) was make-up day for the second dose of the COVID-19 vaccine for those individuals who received their first shot at Shady Oak Baptist Church on March 6. First doses would also be available; citizens could sign-up on *Signup Genius* or call the Prisma hotline. Vaccines would be also given on April 16 at Reedy Fork and on April 17 at Valley Brook. Mr. Fant thanked Joe Kernell and Butch Kirven for making arrangements for the mobile vaccine units.
- Chairman Meadows thanked all Council Members for the way they worked together to get things done for Greenville County.
- Councilor Seman thanked Councilors Fant, Ballard, Dill and Barnes for their hard work regarding the mobile vaccines.

She stated that Furman University was very sad to see Tommy Stevenson retire, especially the football players. A recognition was planned at Furman for him.

SCTAC recently announced the addition of a new company to the park. Arista Cote, Inc. had leased a 10,000 square foot building located at 316 Echelon Drive.

Councilor Seman wished Joel Dill a Happy Birthday.

**Item (17) Adjournment**

**Action:** Councilor Seman moved to adjourn the meeting.

Motion carried unanimously and the meeting adjourned at 7:05 p.m.

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Regina G. McCaskill  
Clerk to Council