



# GREENVILLE COUNTY COUNCIL

Minutes  
Regular Meeting  
October 17, 2023  
6:01 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*

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Pursuant to the Freedom of Information Act, notice of the meeting date, time, place and agenda was posted online, on the bulletin board at 301 University Ridge, Greenville, and made available to the newspapers, radio stations, television stations and concerned citizens.

## **Council Members Absent**

**Dan Tripp**, Council District 28

## **Staff Present**

**Joe Kernell**, County Administrator  
**Mark Tollison**, County Attorney  
**Regina McCaskill**, Clerk to Council  
**Jessica Stone**, Deputy Clerk to Council  
**Pam Gilliam**, Administrative Assistant

**Phillip Simmons**, Information Systems  
**Bob Mihalic**, Governmental Relations Officer  
**Tee Coker**, Assistant County Administrator  
**Hesha Gamble**, Assistant County Administrator

## **Others Present**

**Conway Belangia**, Voter Registration

## **Call to Order**

Vice-Chairwoman Liz Seman

**Invocation** – *Introduced by Councilor Rick Bradley*

Pastor Jay Howard  
Fork Shoals Baptist Church  
Pelzer, SC

## **Pledge of Allegiance**

**Item (4) Approval of Minutes**

**a. October 3, 2023 – Regular County Council Meeting**

**Action:** Councilor Bradley moved approval of the minutes from the October 3, 2023, Regular County Council Meeting.

Motion carried unanimously by Council Members present.

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

**a. Recognizing Loaves and Fishes**

Councilor Bradley recognized the staff members and volunteers from Loaves and Fishes who were in attendance.

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

- **Megan Ingersoll** – appeared regarding Item 12.c. Promote Peaceful Exercise of Conduct
- **William Belfour** – appeared regarding Item 11.d. Cherokee Landing LP / Special Source Revenue Credit Agreement
- **Annette Burgess** – appeared regarding Item 12.c. Promote Peaceful Exercise of Conduct
- **Carolyn Watson** – appeared regarding Item 12.c. Promote Peaceful Exercise of Conduct
- **Cara Gifford** – appeared regarding Item 12.c. Promote Peaceful Exercise of Conduct
- **Valerie Boronkin** – appeared regarding Item 12.c. Promote Peaceful Exercise of Conduct
- **Jill Hood** – appeared regarding Item 11.d. Cherokee Landing LP / Special Source Revenue Credit Agreement
- **Randal Watson** – appeared regarding Item 12.c. Promote Peaceful Exercise of Conduct
- **Frederick Huffman** – appeared regarding Item 11.d. Land Development Regulations Amendment / Septic Subdivision Requirements and Riparian Buffers
- **John Asher** – appeared regarding Item 12.c. Promote Peaceful Exercise of Conduct
- **David Kopp** – appeared regarding Item 11.d. Cherokee Landing LP / Special Source Revenue Credit Agreement

**Item (7) Public Hearings**

**a. Greater Greenville Sanitation District Annexation / 103 Pebble Creek Drive and 49 Cambridge Drive**

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 103 Pebble Creek Drive and 49 Cambridge Drive.

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

**b. Greater Greenville Sanitation District Annexation / Idlewild, Micheland Place, Carolina Hills and a Portion of Blue Sky Park 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 Idlewild, Micheland Place, Carolina Hills Subdivisions and a portion of Blue Sky Park Subdivision

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

**c. Paris Mountain Wildfire Mitigation Plan**

A public hearing was held for the purpose of receiving comments from the public regarding a resolution to amend the Greenville County Multi-Jurisdictional Hazard Mitigation Plan to incorporate the Paris Mountain Wildfire Mitigation Plan as an annex to the plan.

- **Ed Paxton** – appeared in opposition to the proposed

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

**Item (8) Consent Agenda**

**a. Community Project Application / City of Travelers Rest – Historic Marker for Spring Park Inn \$2,630.00**

**b. Community Project Application / Slater-Marietta Fire District – Christmas Parade \$1,000.00**

**c. Community Project Application / Slater-Marietta Fire District – Holiday Lighting \$4,000.00**

Councilor Fant requested Item 8.a. Community Project Application / City of Travelers Rest – Historic Marker for Spring Park Inn \$2,630.00 be removed from the Consent Agenda.

Vice-Chairwoman Seman stated the item would be taken up during Committee Reports.

**Action:** Councilor Fant moved to approve Items 8.b and 8.c. of the Consent Agenda.

Motion carried unanimously by Council Members present.

**Item (9) Resolutions**

**a. Greater Greenville Sanitation District Annexation / 103 Pebble Creek Drive and 49 Cambridge Drive**

**Action:** Councilor Mitchell moved for adoption a resolution to enlarge the boundaries of the Greater Greenville Sanitation District to include 103 Pebble Creek Drive and 49 Cambridge Drive.

Motion carried unanimously by Council Members present.

**b. Greater Greenville Sanitation District Annexation / Idlewild, Micheland Place, Carolina Hills and a Portion of Blue Sky Park Subdivisions**

**Action:** Councilor Mitchell moved for adoption a resolution to enlarge the boundaries of the Greater Greenville Sanitation District to include Idlewild, Micheland Place, Carolina Hills and a Portion of Blue Sky Park Subdivisions.

Motion carried unanimously by Council Members present.

**c. Paris Mountain Wildfire Mitigation Plan**

**Action:** Councilor Mitchell moved for adoption a resolution to amend the Greenville County Multi-Jurisdictional Hazard Mitigation Plan to incorporate the Paris Mountain Wildfire Mitigation Plan as an annex to the plan.

Councilor Tzouvelekas asked the proposed plan and associated action items would be funded by the County.

Mr. Kernell stated the items were funded through existing monies and grant monies.

Councilor Tzouvelekas asked if the item in question was “passed in the budget.”

Mr. Kernell stated it was part of the funding for the Emergency Operations Department.

Councilor Tzouvelekas asked if the proposed item would require any appropriations from the budget or was it already approved.

Mr. Kernell stated the proposed item would not require additional funds as it would be included in the current budget.

Councilor Shaw stated the citizens of Paris Mountain were concerned that their tax monies would be spent on the plan. It was his understanding from Jessica Stumpf that it would be funded entirely by grants.

Mr. Kernell confirmed the item was fully funded by grant monies.

Motion as presented carried unanimously by Council Members present.

**d. Abandoned Building Site Certification / 1521 Poinsett Highway**

**Action:** Chairman Pro Tem Kirven moved for adoption a resolution to provide a certification, pursuant to the South Carolina Abandoned Buildings Revitalization Act, for the Property located at 1521 Poinsett Highway, Greenville, South Carolina.

Motion carried unanimously by Council Members present.

**e. Project Transformation / Inducement Agreement**

**Action:** Chairman Pro Tem Kirven moved for adoption a resolution authorizing the execution and delivery of an inducement agreement by and between Greenville County, South Carolina and Project Transformation, whereby, under certain conditions, Greenville County would execute a fee in lieu of tax and special source credit agreement with respect to a project in the County whereby the project would be subject to payment of certain fees in lieu of taxes, and whereby project/company would be provided certain credits against fee payments in reimbursement of investment in related qualified infrastructure; and providing for related matters.

Motion carried with Councilor Shaw voting in opposition.

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

**a. Zoning Ordinances**

**i. CZ-2023-052:** Property of Patricia Norwood, Trustee of the PBJN 20 Exempt Trust, located at 1529 Roper Mountain Road, Greenville, requesting rezoning from I-1 to FRD with conditions.

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

Motion carried unanimously by Council Members present.

**ii. CZ-2023-054:** Property of Greenville County Redevelopment Authority, located at 212 Gridley Street, 214 Morris Street and Bailey Street, Greenville, requesting rezoning from R-7.5 to FRD with conditions.

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

Motion carried unanimously by Council Members present.

**iii. CZ-2023-055:** Property of Cauldrick Land and Timber, LLC, located at 153 Brown Road, SC Highway 153 and Interstate 185, Piedmont, requesting rezoning from R-S to S-1.

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

Motion carried unanimously by Council Members present.

**iv. CZ-2023-056:** Property of J & A Management Group, LLC, located at 3900 D.S. Highway 14 and Vaughn Road, Greenville, requesting rezoning from PD to PD-MC with conditions.

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

Motion carried unanimously by Council Members present.

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

**a.     Zoning Ordinances**

- i.       CZ-202-042:**    Property of Courtney Durham and Ebonie Durham, located at 916 and 914 Lee Vaughn Road and 3700 Woodruff Road, Simpsonville, requesting rezoning from R-S to FRD. The Planning Commission and the Committee recommended approval with a condition.

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

**Action:**            Councilor Fant moved to amend the request to include the condition that the development must 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 by Council Members present.

**Action:**            Councilor Fant moved approval of the ordinance as amended.

Motion as amended carried unanimously by Council Members present.

- ii.      CZ-202-060:**    Property of James Kirkpatrick, Jr. and Faye K. Kirkpatrick, located at 5 Lockman Drive, Greenville, requesting rezoning from R-15 to R-6. The Planning Commission recommended denial and the Committee recommended approval.

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

Motion carried unanimously by Council Members present.

- iii.     CZ-202-062:**    Property of Pinckney Street Partners, LLC, located at 904 and 910 Pinckney Street and Pete Hollis Boulevard, Greenville, requesting rezoning from I-1 to FRD. The Planning Commission and the Committee recommended approval with a condition.

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

**Action:**            Councilor Fant moved to amend the request to include the condition that the development must 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 by Council Members present.

**Action:**            Councilor Fant moved approval of the ordinance as amended.

Motion as amended carried unanimously by Council Members present.

- iv.      CZ-2023-063:**    Withdrawn

- v. **CZ-2023-064:** Property of Dianne Dooley, located at 2808 Fork Shoals Road and Talley Scott Road, Piedmont, requesting rezoning from R-S to R-12. The Planning Commission and the Committee recommended approval.

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

Motion carried unanimously by Council Members present.

**b. Land Development Regulations Amendment / Septic Subdivision Requirements and Riparian Buffers**

**Action:** On behalf of the Committee, Councilor Fant moved for approval at second reading an ordinance to amend the Greenville County Land Development Regulations to update design standards for septic developments in the unzoned areas of the County and to establish countywide riparian buffer requirements to protect water quality and to implement features of the Plan Greenville County 2020 Comprehensive Plan.

Councilor Fant stated staff was in the process of preparing three (3) amendments to the proposed item for the Planning and Development Committee to review.

**Action:** Councilor Fant moved to hold the item until the November 7, 2023 Council meeting.

Chairman Pro Tem Kirven stated he, along with some of his colleagues, were looking forward to approving the item; it was a critical issue for the unzoned areas of the County. Mr. Kirven stated the ordinance was “weak” and he hoped there would be opportunities to improve it by aligning it with the UDO. He was in favor of holding the item, but, would prefer any proposed amendments be presented for consideration to Council as a whole.

Vice-Chairwoman Seman stated she agreed with Mr. Kirven. She encouraged her colleagues to direct any question to staff or the Planning and Development Committee. She stated there had been no public hearing on the item in question; it would make more sense to hold the public hearing once Council had reviewed any proposed amendments. The public hearing would give the community the opportunity to weigh in on the item.

Chairman Pro Tem Kirven suggested a Council workshop to discuss the item, as opposed to letting the Planning and Development Committee “hash” out the details.

Vice-Chairwoman Seman stated the Planning and Development Committee could discuss the proposed amendments and they would then be included in the Council packet. Council Members would have the opportunity to review the amendments, prior to discussing them on the floor. Ms. Seman stated she did not think staff would mind holding another workshop, as long as it could be held in due order.

Councilor Fant stated quite a few people, on both sides of the issue, were anxious about the item in question. The County would continue to work with ReWa and Metroconnects to get a better game plan together, with regards to sewer access in the unzoned areas. Mr. Fant stated no action would be taken at the committee level.

Councilor Tzouvelekas suggested sending the item to the Committee of the Whole, in order to give all Council Members the opportunity to discuss the issue and allow the public to hear the debate.

Vice-Chairwoman Seman stated the current motion was to hold the item on the floor; therefore, all discussion would occur on the Council floor with full Council.

Councilor Harrison stated staff was developing the proposed amendments, based on the discussion that occurred during the Council workshop. The amendments would be presented to the Planning and Development Committee for discussion; they would then be presented to full Council.

Councilor Fant called for the question.

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

Motion to hold carried unanimously by Council Members present.

**c. Anderson / Greenville Multi County Industrial Business Park (2023 Park) Agreement**

**Action:** Chairman Pro Tem Kirven moved for approval at second reading an ordinance to authorize and approve an agreement for the development of a joint industrial and business park (2023 Park) (Workforce Housing) by and between Greenville County and Anderson County, such industrial and business park to be geographically located in Greenville County and Anderson County and established pursuant to Section 4-1-170 of the Code of Laws of South Carolina 1976, as amended; and other matters related thereto.

Motion carried unanimously by Council Member present.

**d. Cherokee Landing LP / Special Source Revenue Credit Agreement**

**Action:** Chairman Pro Tem Kirven moved for approval at second reading an ordinance authorizing the execution and delivery of a special source credit agreement by and between Greenville County, South Carolina, and Cherokee Landing, LP, with respect to certain investment in qualifying infrastructure related to the construction of a multifamily commercial housing development in the County to include certain affordable and workforce housing in the County, whereby such project would be subject to payments in lieu of taxes by virtue of its location in a joint county industrial and business park, and to the application of certain special source credits; and other matters related thereto.

Councilor Tzouvelekas requested a roll call vote.

Councilor Blount stated the County's Affordable Housing Policy was not a bad policy; however, it was a bad policy for Cherokee Landing. Mr. Blount stated there was an expectation that the developer would give something back to the County, given the fact they were to be provided a 50% decrease in taxes for 20 years. There was nothing to give back, as 100% of the units in the proposed complex fell within the guidelines of the policy. Mr. Blount requested his colleagues support his decision to vote against the proposed item.

Councilor Harrison stated similar incentives were given to industrial projects every month. The other incentives provided to the developers of Cherokee Landing were state and federal income tax credits. Those incentives included a number of stipulations and extenuating circumstances. The current property taxes on the property were \$11,000 per year; with the tax credit, they were projected to be \$250,000 per year. If the tax credit was not approved, costs for the project would be decreased, resulting in less taxes.



Chairman Pro Tem Kirven stated he was in favor of affordable housing; it was an area not served by the housing market in Greenville County. If a project included an affordable housing component, it should be small-scale and targeted, meeting a number of criteria. After studying the Cherokee Landing project, it was his opinion that it fell outside the intended parameters of the County's Affordable Housing Policy. During the most recent Finance Committee meeting, there was a robust discussion regarding how to achieve the objectives of the policy in order to benefit legitimate, hard-working people who wanted a place to live and ultimately achieve the "American dream" of home ownership. He stated that he had voted in favor of the item during the Finance Committee meeting; however, he had since changed his mind and planned to vote in opposition. The County should not have a policy in place that would allow every developer who builds apartments to be able to get tax incentives; that was not the intent of the policy.

Councilor Tzouvelekas stated he wanted the citizens to know that the industrial projects that were given a FILOT generally brought jobs to Greenville County. When the Affordable Housing Policy was approved, Council was told it would be a "case by case" deal; that was the only reason he voted in favor of it. He stated every affordable housing project presented to Council was approved; he was not in favor of that. He stated non-profits, businesses and churches should do affordable housing projects, not government and citizens. Mr. Tzouvelekas stated Greenville County allocated either \$5 million or \$10 million per year for affordable housing; he asked Mr. Kernell to confirm those amounts.

Mr. Kernell stated those amounts were incorrect. Greenville County allocated \$2 million the first year of the budget for affordable housing and \$3 million the second year.

Councilor Tzouvelekas stated the total for affordable housing was \$5 million over the two-year period; County Council already supported affordable housing.

Councilor Harrison inquired how businesses and churches assisted with affordable housing.

Councilor Tzouvelekas stated there were businesses in the area that gave their employees \$200 - \$400 per month for housing. Greenville County citizens should not support affordable housing.

Councilor Harrison stated the goal of the Affordable Housing Policy was to get government out of it, while encouraging private development.

By roll call vote, the motion as presented was denied by three (Harrison, Seman and Fant) in favor, eight (Russo, Blount, Barnes, Shaw, Tzouvelekas, Mitchell, Bradley and Kirven) in opposition, one (Tripp) absent.

**e. Anderson / Greenville Multi County Industrial Business Park Agreement Amendment – Cherokee Landing LP**

**Action:**

Chairman Pro Tem Kirven moved for approval at second reading an ordinance to authorize and approve an agreement for the development of a joint industrial and business park (Workforce Housing) by and between Greenville County and Anderson County, such industrial and business park to be geographically located in Greenville County and Anderson County and established pursuant to Section 4-1-170 of the Code of Laws of South Carolina 1976, as amended; and other matters related thereto.

Motion was unanimously denied by roll call vote of none in favor, eleven (Russo, Barnes, Blount, Shaw, Harrison, Tzouvelekas, Mitchell, Seman, Fant, Bradley and Kirven) in opposition and one absent (Tripp).

**f. Project Slurp / 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 a company known to the County at this time as Project Slurp 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 by Council Members present.

**g. Project Everest / 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 a company or companies known to the County at this time as Project Everest, 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:** Chairman Pro Tem Kirven moved to amend the ordinance to reflect the changes outlined in the red-lined version provided in the agenda packet.

Motion to amend carried unanimously by Council Members present.

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

Motion as amended carried unanimously by Council Members present.

**h. Anderson / Greenville Multi County Industrial Business Park (2010 Park) Agreement Amendment- Project Little Brother**

**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 by Council Members present.

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

**a. Zoning Ordinances**

Councilor Fant presented for first reading Zoning Dockets **CZ-2023-067** through **CZ-2023-070**.

Vice-Chairwoman Seman referred the items to the Planning and Development Committee.

**b. Pelham Road Commercial Corridor Overlay (CZ-2023-072)**

Councilor Fant presented for first reading an ordinance to amend the Greenville County Zoning Ordinance to add Article 8, Section 12, Special Purpose and Review District Regulations to establish the Pelham Road Commercial Corridor Overlay District as shown on the map labeled "Exhibit A" attached hereto.

Vice-Chairwoman Seman referred the item to the Planning and Development Committee.

**c. Promote Peaceful Exercise of Conduct**

Councilor Barnes presented for first reading an ordinance to promote the peaceful exercise of conduct protected by the First Amendment in Greenville County.

Councilor Barnes requested the item be sent back to the Public Safety Committee.

Vice-Chairwoman Seman referred the item back to the Public Safety Committee.

**d. Regulations for Waste Tire Haulers in Greenville County**

Councilor Barnes presented for first reading an ordinance to establish regulations for waste tire haulers in Greenville County.

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

**e. Transfer of Property to SCDOT / 202 Shannon Drive**

Chairman Pro Tem Kirven presented for first reading an ordinance to authorize the sale of a portion of county owned property located at 202 Shannon Drive to the South Carolina Department of Transportation for the replacement of the Shannon Drive bridge over Brushy Creek, and to authorize the Chairman of County Council and the County Administrator to execute any necessary deeds and agreements related thereto.

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

**f. Project Transformation / Fee in Lieu of Tax Agreement**

Chairman Pro Tem Kirven presented for first 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 Transformation 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.

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

**g. Project Front Porch / Fee in Lieu of Tax Agreement Amendment**

Chairman Pro Tem Kirven presented for first reading an ordinance authorizing the execution and delivery of an amended and restated 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 Front Porch, 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.

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

**Item (13) Committee Reports**

**a. Finance Committee**

**i. Item 8.a. Community Project Application / City of Travelers Rest – Historic Marker for Spring Park Inn (\$2,630.00)**

Councilor Shaw stated the request was for a state-approved historic metal sign for the Spring Park Inn. He apologized to Councilor Russo and Councilor Blount for not asking for their participation when he made the request. He stated the Spring Park Inn had been fully restored; a large number of people using the Swamp Rabbit Trail saw it on a daily basis. There was an insistence to include recognition of enslaved persons that were there.

Councilor Fant requested a roll call vote.

Motion carried with a roll call vote of ten (Russo, Barnes, Blount, Shaw, Harrison, Tzouvelekas, Mitchell, Seman, Bradley and Kirven) in favor, one (Fant) in opposition, one (Tripp) absent.

**Item (14) Administrator’s Report**

No Report

**Item (15) Requests and Motions**

**a. Motion to Reconsider and Approve at Second Reading – Zoning Docket CZ-2023-046**

**Action:** Councilor Harrison stated since a motion to reconsider fell outside the allotted time allowed, he moved to suspend Council Rule III (D)(9) in order to make a motion to reconsider Zoning Docket CZ-2023-046.

Motion carried unanimously by Council Members present.

**Action:** As noticed on the County Council agenda, Councilor Harrison moved to reconsider the action taken at the September 5, 2023, Regular Council meeting regarding Zoning Docket CZ-2023-046.

Councilor Tzouvelekas requested a summary of the need to reconsider the action.

Councilor Harrison stated the property owner and his wife were in attendance and could answer any questions Council may have regarding the request. It had been brought to the attention of County staff that mistakes had been made over the past 15 years in regards to zoning of the property. The owner runs a business on the property. Mr. Harrison stated there were some codes and setback violations on the property; staff had worked tirelessly to correct the mistakes. After multiple discussions with the Board of Zoning Appeals, the County Attorney and County staff, it was determined C-3 was the best zoning classification for the property. That classification would allow the owner to keep his buildings where they currently stood. If not approved, the buildings would have to be removed. Mr. Harrison stated there were currently 70 tenants in the buildings. Approval of the C-3 zoning classification would give the owner the opportunity to correct issues with the fire marshal and codes. If the buildings were to be demolished, the property owner would lose his livelihood. Mr. Harrison stated there had been no negative comments from the community regarding the request.

Councilor Bradley stated it was his understanding if the request was approved, it would only affect 3 of the 11 buildings on the property.

Councilor Harrison stated it would affect all the buildings in the setback. All of the buildings were enclosed and could not simply be moved. The owner had tried to obtain footage from surrounding property owners. Those individuals were willing to do so but were unable to due to their own use of the land.

Motion to reconsider carried with Councilor Bradley voting in opposition.

Councilor Tzouvelekas asked how it was determined the property owner was not in compliance. He requested a summary of the steps needed in order to ensure the property was in compliance. Mr. Tzouvelekas stated it was his understanding the business was closed and could not reopen until the property was in compliance.

Councilor Harrison stated one of the tenants got locked in and fire department had to be called. It was at that time they discovered the property was out of compliance. He stated there were many steps that had to be taken in order to make sure the property was in compliance.

Councilor Tzouvelekas asked if the property owner had a list of items that had to be corrected.

Councilor Harrison stated the owner had a list of items that had to be corrected.

Councilor Tzouvelekas requested a copy of the list.

Vice-Chairwoman Seman stated the list could be provided by staff.

Councilor Bradley stated if the tenant had not gotten locked in, the property owner would have never complied.

Councilor Harrison stated the property owner would not have known he was out of compliance.

Councilor Kirven stated he was a bit conflicted regarding the request; however, he felt all property owners should be afforded the same opportunity to fix issues.

Councilor Harrison stated the C-3 zoning classification fit the property. It was a workable solution to the problems. He would not vote against someone who wanted to correct the issues.

**Action:** Councilor Tzouvelekas moved to allow amendments at third reading.

Motion to allow for amendments at third reading carried unanimously by Council Members present.

**Action:** Councilor Harrison moved for approval at second reading Zoning Docket CZ-2023-046, as amended.

Motion carried with Councilor Fant and Councilor Bradley voting in opposition.

**b. Prohibit Mask Requirements**

As noticed on the County Council agenda, Councilor Tzouvelekas introduced an ordinance to prohibit public mask requirements in Greenville County; he requested that the ordinance be referred to the appropriate committee.

Councilor Tzouvelekas stated the proposed ordinance would set up a prohibition on mask mandate requirements in the absence of a declared national or state emergency. He stated it was important to protect the constitutional freedom of expression and freedom of choice in healthcare from those type of personal restrictions.

Vice-Chairwoman Seman referred the item to the Committee of the Whole.

**Item (16) Adjournment**

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

Motion carried and the meeting adjourned at 7:38 p.m.

Respectfully submitted:

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Regina G. McCaskill  
Clerk to Council