



GREENVILLE COUNTY COUNCIL

Minutes

Regular Meeting

February 18, 2025

6:09 p.m.

Council Chambers

301 University Ridge

Greenville, South Carolina

Council Members

Benton Blount, *Chairman, District 19*

Rick Bradley, *Vice-Chairman, District 26*

Liz Seman, *Chairwoman Pro Tem, District 24*

Joey Russo, *District 17*

Kelly Long, *District 18*

Stephen Shaw, *District 20*

Curt McGahhey, *District 21*

Frank Farmer, *District 22*

Alan Mitchell, *District 23*

Ennis Fant, Sr., *District 25*

Garey Collins, *District 27*

Dan Tripp, *District 28*

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

Council Members Absent

None

Staff Present

Joe Kernell, *County Administrator*

Chris Antley, *County Attorney*

Jessica Stone, *Deputy Clerk to Council*

Pam Gilliam, *Administrative Assistant*

Regina McCaskill, *Clerk to Council*

Andrew Price, *Assistant County Attorney*

Tee Coker, *Assistant County Administrator*

Council Members Remote Participation

Alan Mitchell, *District 23*

Dan Tripp, *District 28*

Nicole Wood, *Assistant County Administrator*

Ted Lambrecht, *Assistant County Administrator*

Hesha Gamble, *Assistant County Administrator*

Israel Hollister, *Assistant County Administrator*

Rashida Jeffers-Campbell, *Planning Director*

Bob Mihalic, *Governmental Affairs Officer*

Terrence Galloway, *Information Systems*

Others Present

None

Call to Order

Chairman Blount

Invocation

Councilor Long

Pledge of allegiance

Item (4) **Approval of Minutes**

Action: Chairman Pro Tem Seman moved to approve the minutes of the February 4, 2025 – Regular Council meeting.

Motion carried.

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

a. United Ministries

Chairman Blount presented members of United Ministries with a proclamation recognizing the 55th Anniversary of United Ministries, and thanking them for being an invaluable community resource to over 3,000 community members annually, and for their contribution to Greenville County residents over the past 55 years.

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

- Audrey Pasin appeared regarding Item 12.a.i. Council Rules
- Diane Vreeland appeared regarding 12.a.i. Council Rules

Item (7) **Public Hearings**

a. Augusta Grove 10 Investors, LLC (Formerly Project Firehouse) – Fee in Lieu of Tax Agreement

This public hearing was cancelled.

b. Project Red Fox – Multi County Industrial and Business Park (2010 Park)

This 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 to add certain parcel(s) in Anderson County.

- Audrey Pasin appeared in opposition to the proposed.

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

Item (8) **Consent Agenda**

a. Commissioning of Code Enforcement Officers

- Trent Galloway
- Ivan Rojas Samaniego
- Keith Hietanen
- Craig Dodgens
- Joe Bamonti
- Alex Talbert

Action: Chairman Pro Tem Seman moved to approve the Consent Agenda items.

Motion carried.

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

a. Zoning Ordinances

- i. **CZ-2024-069,** Property of Paul J. Harrison of Bluewater Civil Design, LLC for William Walker Harling and Mary B. Harling Revocable Trust, Gregg L. Nibert and Peggy H. Nibert, located at 429 and 537 Harrison Bridge Road, requesting rezoning from PD to PD Major Change with conditions.

Action: Vice Chairman Bradley moved to deny the ordinance at third reading.

Motion was denied.

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

a. Zoning Ordinances

- i. **CZ-2025-001:** Property of Bernardino Bueno Heras, located on Murrell Road, requesting rezoning from R-MHP to S-1. The Planning Commission and Committee recommended approval.

Action: On behalf of the Committee, Vice Chairman Bradley moved approval of the ordinance at second reading.

Motion as presented carried.

- ii. **CZ-2025-002:** Property of 168 Hours, LLC, located at 2185 & 2185 A Keeler Mill Road, requesting rezoning from R-S to AG. The Planning Commission and Committee recommended approval.

Action: On behalf of the Committee, Vice Chairman Bradley moved approval of the ordinance at second reading.

Motion as presented carried.

- iii. **CZ-2025-003:** Property of August Third Properties, LLC, located at 617 Sulphur Springs Road, requesting rezoning from R-MA to C-3. The Planning Commission and Committee recommended denial.

Action: On behalf of the Committee, Vice Chairman Bradley moved to deny the ordinance at second reading.

Motion as presented was denied.

- iv. CZ-2025-004:** Property of Lonnie Mack Reid for Lonnie M Reid Revocable Trust, located at 20 Reid Wesley Court, requesting rezoning from R-R3 to R-R1. The Planning Commission and Committee recommended approval.

Action: On behalf of the Committee, Vice Chairman Bradley moved approval of the ordinance at second reading.

Motion as presented carried.

- v. CZ-2025-006:** Property of Palmetto Business Partners, LLC, located on New Easley Hwy. requesting rezoning from S-1 to R-M10. The Planning Commission and Committee recommended denial.

Action: On behalf of the Committee, Vice Chairman Bradley moved to deny the ordinance at second reading.

Motion as presented was denied.

- vi. CZ-2025-008:** Property of Judson Mill Ventures, LLC, located at 701 Easley Bridge Rd., A St., B St., Lyncrest St., 2nd Ave., 3rd Ave., 5th St., 6th St., and Neubert St., requesting rezoning from PD & Unzoned to PD-MC. The Planning Commission and Committee recommended approval with conditions.

Action: On behalf of the Committee, Vice Chairman Bradley moved approval of the ordinance at second reading.

Action: Vice Chairman Bradley moved to amend the request to include the following conditions:

1. Staff and the applicant work together to agree on a maximum number of signs per use. Use Site Plan provided of signage locations to determine number of signs.
2. Under Signage and Lighting Section 8.5.3.-E, reduce the maximum group freestanding sign height from 23' to 16' for interior group freestanding signs and group freestanding sign on 6th street. The two group freestanding signs permitted on Easley Highway may remain at 23'.
3. Under the Signage and Lighting section of the SOI, Section 8.5.3-B, Premise Yard Signs may be permitted for a period no greater than six months.

Motion to amend carried.

Motion as amended carried.

- b. **Greenville / Anderson Multi County Industrial Park Agreement Amendment (2010 Park) - Project Red Fox** (*Anderson County*)

Action: Councilor Collins 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 add certain parcel(s) in Anderson County. (*Project Red Fox*)

Motion as presented carried.

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

- a. **Zoning Ordinances**

Vice Chairman Bradley presented for first reading Zoning Dockets **CZ-2025-009** and **CZ-2025-010**.

Chairman Blount referred the items to the Planning and Development Committee.

Item (12) **Committee Reports**

- a. **Committee of the Whole**

- i. **Approval of Council Rules**

Action: On behalf of the Committee, Vice Chairman Bradley moved to approve the Greenville County Council rules as they were discussed and approved in Committee of the Whole.

Motion as presented carried.

- ii. **Greenville County First Steps Board of Directors / Appointment**

Action: On behalf of the Committee, Vice Chairman Bradley moved to appoint Jennifer Pinkerman to fill the vacant seat on the Greenville County First Steps Partnership Board.

Motion as presented carried.

Item (13) **Administrator's Report**

County Administrator Joe Kernell reported a new traffic configuration onto the campus would go into effect on Thursday.

He stated the clean-up from Hurricane Helene was 85% complete with 1 million cubic yards of debris having been collected. He stated the goal was to be finished with the clean-up of County roads by the end of March. If anyone still had debris on their county road, they were to email that location to debris@greenvillecounty.org. Mr. Kernell stated FEMA would reimburse 100% of the cost the County incurred for the clean-up.

Councilor McGahhey encouraged citizens to copy their Council representative on their emails regarding debris clean-up to ensure a timely response.

Item (14)

Requests and Motions by Council Members

a. Opposition to Annexation by the City of Travelers Rest to Build a Hotel on Paris Mountain

Councilor Shaw introduced a resolution whereby certain Greenville County Council members opposed the annexation by the City of Travelers Rest to build a hotel on Paris Mountain.

Chairman Blount referred the resolution to the Communications and Governmental Affairs Committee.

b. Text Amendment to Amend Section 8:5 ESD-PM Environmentally Sensitive District – Paris Mountain of the Greenville County Zoning Ordinance

Councilor Shaw introduced an ordinance to initiate a text amendment to Section 8:5 ESD-PM (Environmentally Sensitive District – Paris Mountain), of the Greenville County Zoning Ordinance.

Chairman Blount referred the ordinance to the Planning and Development Committee.

Councilor Shaw stated there had been overwhelming opposition to the matter based on the emails he had received. He stated he received one criticism of the resolution, in that it was fueling division. His response was, the resolution was not fueling divisions, it was the reaction to what was being perceived as a hostile take-over of long-standing political boundaries.

Councilor McGahhey stated on Wednesday, February 26 at 6:00 p.m. in the Council Chambers, he would be holding a hearing for people to speak regarding the proposed ordinance amending the Animal Control ordinance.

Chairman Blount stated with the adoption of the Council Rules, he was bringing back the opportunity for Council members to make comments on activities and district updates during the Requests and Motions portion of the agenda.

Chairman Pro Tem Seman stated she and Mr. McGahhey attended the ground breaking for the new Meals on Wheels facility off Grove Road. She thanked all the MOW volunteers for their commitment to this organization and to any other volunteers who were giving of their time to the Greenville community.

Item (15)

Adjournment

Action: There being no further business, Vice Chairman Bradley moved to adjourn.

The motion carried and the meeting was adjourned at 6:44 p.m.

Respectfully submitted:

Regina McCaskill
Clerk to Council