



GREENVILLE COUNTY COUNCIL

Minutes
Regular Meeting
March 4, 2025
6:02 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*
Dean Campbell, *Deputy County Attorney*
Andrew Price, *Assistant County Attorney*
Regina McCaskill, *Clerk to Council*
Jessica Stone, *Deputy Clerk to Council*
Pam Gilliam, *Administrative Assistant*

Others Present

None

Call to Order

Chairman Blount

Invocation

Chairman Blount

Pledge of Allegiance

Item (4) **Approval of Minutes**

Action: Chairwoman Pro Tem Seman moved to approve the minutes of the February 18, 2025 – Regular Council meeting.

Motion carried.

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

a. Greenville Literacy Association

Chairman Blount presented members of the Greenville Literacy Association with a proclamation recognizing its 60th Anniversary, and thanking them for their commitment to lifelong learning, workforce development, and community advancement.

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

- **Gary Walajtys** – appeared regarding item 8.a. Opposition to Annexation by the City of Travelers Rest to Build a Hotel on Paris Mountain
- **Sarah Timmons** – appeared regarding item 8.a. Opposition to Annexation by the City of Travelers Rest to Build a Hotel on Paris Mountain
- **Audrey Pasin** – appeared regarding item 8.a. Opposition to Annexation by the City of Travelers Rest to Build a Hotel on Paris Mountain and Item 10.a. Requirement to Broadcast to the Public All County Council and Standing Committee Meetings
- **Emily Poole** – appeared regarding item 8.a. Opposition to Annexation by the City of Travelers Rest to Build a Hotel on Paris Mountain

Item (7) **Consent Agenda**

- a. **Grant Application / Dave & Cheryl Duffield Foundation**
- b. **Grant Application / Humane Society of US Grant – Hurricane Relief**
- c. **Grant Application / Maddie’s Fund Grant – Hurricane Relief**
- d. **Grant Application / Upstate Regional WMD Hazmat Team Grant**
- e. **Grant Application / SC Parks and Recreation – Recreational Trails Program – Loretta C. Wood Park**
- f. **Grant Application / SC Parks and Recreation – Recreational Trails Program – Southside Park**
- g. **Community Project Application / Piedmont Park Fire – Education Program for Fire Detectors and Extinguishers \$3000.00**
- h. **Community Project Application / Jimi Turner Park Improvements - Vendor Access Gate \$2400.00**
- i. **Greenville County Grievance Committee / Pool List for 2025**

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

Motion carried.

Item (8)

Resolutions

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

Action: Councilor Farmer moved for adoption a resolution of the Greenville County Council opposing annexation by the City of Travelers Rest to build a hotel on Paris Mountain.

Motion carried by a unanimous roll call vote.

b. Project Ponderosa / Octagon Industrial Park Master Lease Amendment – Addition of Duke Energy Carolina, LLC Property (Laurens County)

Action: Councilor Collins moved for adoption a resolution to amend that certain master agreement governing the Octagon Industrial Park by and between Laurens County, South Carolina, and Greenville County, South Carolina, dated September 1, 2010, to enlarge the park to add certain property of Duke Energy Carolinas, LLC, located in Laurens County.

Motion carried.

c. Textile Communities Revitalization Act Certification - Conestee Mill and Dam Project

Action: Councilor Collins moved for adoption a resolution to provide certification as provided by Section 12-65-60 of the South Carolina Textiles Communities Revitalization Act (S.C. Code Section 12-65-10, et seq.) for that certain property known as the Lake Conestee Dam, and that certain property formerly known as the Conestee Mill, all located at the corner of Conestee Road and Spanco Drive, Greenville, South Carolina.

Motion carried unanimously.

d. Abandoned Building Site Certification - Garlington, LLC

Action: Councilor Collins moved for adoption a resolution to provide a certification pursuant to the South Carolina Abandoned Buildings Revitalization Act (S.C. Code Section 12-67-100, et seq.) for the property located at 335 and 350 Tanner Price Way, Greenville, South Carolina.

Councilor McGahhey asked how approval of the item would benefit the County and what advantages the developer would gain.

Richard Few, attorney for the applicant, stated the property, a blighted area, was previously a storage terminal and had been empty since 2012. The proposed resolution would approve grants for the developer, resulting in South Carolina income tax credits and providing capital to complete the project. The developer planned to build industrial spec buildings on the property. Mr. Few stated the County would benefit by having additional tax value and new businesses at the location; there was no other “side effect” for the County other than the increase in tax value.

Motion carried.

e. Project Firehouse / Inducement Resolution

Action: Councilor Collins moved for adoption a resolution authorizing the execution and delivery of an inducement agreement by and between Greenville County, South Carolina and Project Firehouse, whereby, under certain conditions, Greenville County would execute a fee in lieu of tax 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 providing for related matters.

Motion carried.

f. Amendment to Greenville County Citizens' Academy Resolution

Action: Councilor Bradley moved for adoption a resolution to amend sections (A) and (C) of Resolution No. 1947 establishing the Greenville County Citizens' Academy to update the Academy's appointment and responsibilities.

Motion carried.

Item (9) Ordinances – Third Reading

a. Zoning Ordinances

- i. CZ-2025-001:** Property of Bernardino Bueno Heras, located on Murrell Road (District 24), requesting rezoning from R-MHP to S-1.

Action: Vice Chairman Bradley moved adoption of the ordinance at third reading.

Motion carried unanimously.

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

Action: Vice Chairman Bradley moved adoption of the ordinance at third reading.

Motion carried unanimously.

- iii. 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.

Action: Vice Chairman Bradley moved adoption of the ordinance at third reading.

Motion carried unanimously.

- iv. 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 as amended.

Action: Vice Chairman Bradley moved adoption of the ordinance at third reading.

Councilor McGahhey asked if the developer had adopted the changes; if not, they could do whatever they wanted.

Chairman Blount stated the changes and amendments were accepted in committee.

Motion carried.

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

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

Motion carried.

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

a. Requirement to Broadcast to the Public All County Council and Standing Committee Meetings

Action: Councilor Farmer moved for approval at second reading an ordinance to require transparency for all Greenville County Council and Committee Meetings in broadcasting meetings to the public.

Action: Councilor Farmer moved to amend the ordinance to reflect the changes as outlined in the red-lined version that was included in the Council agenda packet.

Action: Councilor McGahhey moved to amend the amendment to state “five days” instead of “30 days.”

Councilor McGahhey stated there was no reason the video could not be posted within an hour or two of the meeting. He stated 30 days was “absurd” and would like to see five days or less.

Councilor Farmer stated the videos were currently being uploaded within five days; the 30 days was suggested in case there was something wrong. Mr. Farmer stated Mr. Mihalic was doing a very good job of posting the videos timely.

Councilor McGahhey stated he still wanted it put in writing. There may be extenuating circumstances; however, he felt holding everyone in the bureaucracy accountable was good.

Councilor Farmer stated he had no problem with Mr. McGahhey’s suggestion, but felt it was important to treat employees right.

Councilor McGahhey stated staff did a wonderful job but 30 days was “unreal.”

Councilor Fant stated, out of respect for staff, anything could happen. He understood the desire to post the videos as expeditiously as possible and suggested finding common ground, such as 10 days.

Councilor McGahhey asked his colleagues to present one example in which a video could not be posted within five days.

Councilor Mitchell stated there were a number of things that could go wrong such as tornados, hurricanes, staff illness, etc. He appreciated trying to ensure the County was more efficient, however, it made no sense to go overboard. He stated if it was set at 30 days and staff was complying within five, staff should not be saddled with trying to do something unnecessary.

Friendly Amendment: Councilor Seman offered a friendly amendment to Mr. McGahhey's amendment by adding "five business days" as opposed to "five days."

Councilor McGahhey stated he could accept Ms. Seman's friendly amendment. He stated he was not trying to restrain staff. Last year's hurricane was an extenuating circumstance he could live with. He stated he still felt five days was too much but was willing to accept five business days.

Councilor Farmer requested Bob Mihalic address Council regarding posting of the videos.

Mr. Mihalic stated the addition of "business days" would be more than adequate. He stated staff had to download the recording and ensure there were no technical issues. Normally, the videos were posted within 48 hours.

Councilor Shaw asked how quickly the audio portion of the meetings could be made available. He inquired if a FOIA request was necessary to obtain the audios.

Ms. McCaskill stated the audio portions were available within 24 – 48 hours.

Councilor McGahhey's motion to amend the amendment to state "5 business days" instead of "30 days" carried.

Mr. Farmer's motion to amend, as amended, carried.

Ordinance as amended carried.

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

a. Project Firehouse / Fee in Lieu of Tax Agreement

Councilor Collins 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 known to the County at this time as Project Firehouse, 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.

Chairman Blount stated the item would remain on the floor.

b. Greenville County Land Development Regulations Amendments

Councilor Shaw presented for first reading an ordinance to amend Section 15-102 of Greenville County Land Development Regulations concerning additional citizen input and eliminating staff recommendations on approvals.

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

Item (12) Committee Reports

a. Committee of the Whole

i. Citizens' Academy Appointments

Action: On behalf of the Committee, Vice Chairman Bradley moved to appoint all 22 applicants to the 2025 Greenville County Citizens' Academy.

Motion carried unanimously.

Councilor McGahhey stated there were still two slots open and encouraged interested citizens to apply.

Chairman Blount asked if additional applications could be accepted since the deadline had passed.

Mr. Kernell stated the next Citizens' Academy was scheduled to start on Tuesday, March 11. The inaugural class was a success and they were excited to see the growth of the program for the upcoming sessions. Mr. Kernell stated they could certainly handle two additional participants.

ii. Unified Development Ordinance

Item was held in Committee; no action was required.

iii. Greenville County Council Rules Amendments

a. Employment and Discharge of Council Employees

Action: On behalf of the Committee, Vice Chairman Bradley moved to approve the Greenville County Council Rules as amended in the Committee of the Whole.

Motion carried by a roll call vote of eight (Russo, Long, Blount, Shaw, McGahhey, Farmer, Seman and Collins) in favor and four (Mitchell, Fant, Bradley and Tripp) in opposition.

b. Officers of the Council / Chairman Pro Tempore

Item was defeated in Committee; no action was required.

Item (13)**Public Comments**

- **Ed Paxton** – appeared regarding Commissioner nominations
- **David Davis** – appeared regarding 4003 Legislative Bill – Greater Greenville Sanitation
- **Audrey Pasin** – appeared regarding appointments to the Planning Commission

Item (14)**Administrator's Report**

Mr. Kernell stated crews were winding down debris pickup resulting from Hurricane Helene. He reminded everyone that only debris from the hurricane would be picked up. Debris from "Spring cleaning" would not be picked up by those crews.

Item (15)**Requests and Motions by Council Members**

- Councilor Seman stated she recently attended the grand reopening of the Senior Center in Mauldin. It was great to know that those kinds of amenities were available in the various municipalities and throughout the County.

She stated Hesha Gamble was a panel member earlier in the day at a Women's Conference and she did a fabulous job representing Greenville County.

- Councilor McGahhey stated he had been working with Mr. Kernell about the concerns regarding the electric chargers in the parking garage. He stated Mr. Kernell had located a private company that was willing to pay the cost of the chargers through June. Plans were underway to find another company to take on that responsibility after June.
- Councilor Shaw thanked Dianne Vreeland for information she provided regarding an update on public opinion. He also thanked the audience members who were in attendance in support of Paris Mountain. Mr. Shaw thanked Hesha Gamble for the County's quick response to picking up storm debris.
- Councilor Farmer gave a quick shout out to one of his constituents, Toni Clark, who ran a charity called Defenders for Children. The charity raises money for law enforcement to acquire dogs able to detect electronic devices containing child pornography and other forms of child abuse. Mr. Farmer stated Ms. Clark was one of the greatest people he had met and thanked her for her service to the community.
- Councilor Long recognized the first responders who recently battled a house fire in her district. The home was a total loss. Multiple fire districts, as well as the Sheriff's Department, responded and worked tirelessly. Ms. Long reminded everyone to thank all first responders for the incredible job they do every day.
- Councilor Collins stated the Public Safety Committee had scheduled a trip for March 12 to visit Charleston County's Consolidated Dispatch Center. Mr. Collins stated some EMT's, Fire Chiefs and Law Enforcement officers were invited along with Fox 21. The purpose of the trip was to review the dispatch center and see what could be implemented in Greenville County.

- Chairman Blount thanked Ms. Gamble and her staff for their response to the debris collection. He stated most of the remaining debris was probably on State roads and he encouraged citizens to contact the State.

Item (16)

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