



GREENVILLE COUNTY COUNCIL

Minutes

Regular Meeting

February 4, 2025

6:12 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

Benton Blount, *District 19*

Dan Tripp, *District 28*

Council Members Remote Participation

Steve Shaw, *District 20*

Staff Present

Joe Kernell, *County Administrator*

Chris Antley, *County Attorney*

Andrew Price, *Assistant County Attorney*

Regina McCaskill, *Clerk to Council*

Jessica Stone, *Deputy Clerk to Council*

Pam Gilliam, *Administrative Assistant Clerk to Council*

Terrence Galloway, *Information Systems*

Nicole Wood, *Assistant County Administrator*

Ted Lambrecht, *Assistant County Administrator*

Hesha Gamble, *Assistant County Administrator*

Tee Coker, *Assistant County Administrator*

Ty Houck, *Parks, Recreation and Tourism*

Bob Mihalic, *Governmental Affairs Officer*

Others Present

None

Call to Order

Vice-Chairman Rick Bradley

Invocation

Councilor Kelly Long

Pledge of Allegiance

Item (4) **Approval of Minutes**

Action: Chairwoman Pro Tem Seman moved to approve the minutes of the January 21, 2025, Regular County Council meeting

Motion carried unanimously.

Item (5) **Appearances – Current Agenda Items**

- **Audrey Pasin** – appeared regarding item 11.a.ii Approval of County Council Rules.
- **Dianne Vreeland** – appeared regarding item 11.a.ii Approval of County Council Rules.

Item (6) **Public Hearings**

a. Bolt Solar, LLC (formerly Project Bolt) – 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 and special source credit agreement by and between Greenville County, South Carolina and Bolt Solar LLC, a company previously identified as Project Bolt, 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.

- **Audrey Pasin** appeared in opposition to the proposed.
- **Dianne Vreeland** appeared in opposition to the proposed.

There being no other speakers, Councilor Collins declared the Public Hearing closed.

b. Bolt Solar, LLC (formerly Project Bolt) Multi-County Industrial Park Agreement Amendment (2010 Park)

A 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.

There being no speakers, Councilor Collins declared the Public Hearing closed.

c. ~~Greenville – Anderson Multi County Industrial Park (2010 Park) Agreement Amendment – Project Ott - Cancelled~~

Item (7) **Consent Agenda**

- a. Commissioning of Zoning Code Enforcement Officer / Fuller (RIPW)
- b. Commissioning of Commercial Code Enforcement Officer / Dickhausen (RIPW)
- c. Commissioning of Code Enforcement Officer / Barnard (RIPW)

Action: Chairwoman Pro-Tem Seman moved approval of the Consent Agenda items.

Motion carried unanimously.

Item (8) **Ordinances – Third Reading**

a. Zoning Ordinances

- i. **CZ-2024-071**, Property of George A. Parker, located on N. Rutherford Road and Pine Drive (*District 18*), requesting rezoning from R-S to AG.

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

Motion carried unanimously.

- ii. **CZ-2024-073**, Property of James Malm of NAI Earle Furman for James T. Thompson, located at 6615 Bethuel Church Road and Augusta Road (*District 25*), requesting rezoning from R-MA to S-1.

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

Motion carried unanimously.

b. Bolt Solar LLC (*formally Project Bolt*) – Fee in Lieu of Tax Agreement

Action: Councilor Collins moved for adoption at third reading an ordinance authorizing the execution and delivery of a fee in lieu of tax and special source credit agreement by and between Greenville County, South Carolina and Bolt Solar 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 credits; and other matters related thereto.

Action: Councilor McGahhey moved to hold the item until the next Council meeting.

Vice-Chairman Bradley stated that he had spent an extensive amount of time working on the item in question. The property was located in the southern part of the County, near Laurens County. The parcel contained approximately 400 acres; there were no plans for water or sewer lines and the site had a natural barrier. Currently, the County received \$800 per year in property tax; with the FILOT, the County would receive \$221,000. The FILOT would not create any jobs, therefore, there would be no issues with traffic or maintenance. Mr. Bradley stated the owners would receive some revenue, and most importantly, it would preserve the property and generate clean power.

Action: Councilor McGahhey withdrew his motion.

Motion to adopt carried unanimously.

- c. **Bolt Solar LLC (formally Project Bolt) – Multi County Industrial Business Park Agreement Amendment (2010 Park)**

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.

Motion carried unanimously.

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

- a. **Greenville / Anderson Multi – County Industrial Park Agreement Amendment (2010 Park) – Project Ott**

Action: Councilor Collins moved for approval at second reading an ordinance authorizing the execution and delivery of the first amendment to that certain first amendment to agreement for development of a joint county industrial and business park by and between Greenville County, South Carolina and Anderson County, South Carolina; and other matters related thereto.

Action: Councilor Collins moved to send the item back to the Finance Committee.

Motion carried unanimously.

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

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

Councilor Shaw presented for first reading an ordinance to require transparency for all Greenville County Council and Committee Meetings in broadcasting meetings to the public.

Vice-Chairman Bradley referred the ordinance to the Communications and Governmental Affairs Committee.

Item (11) **Committee Reports**

- a. **Committee of the Whole**
 - i. **Board and Commission Appointments**

Action: On behalf of the Committee, Chairwoman Pro Tem Seman moved to appoint Ronald Duffala, Joe Farmer, William Lloyd, Yvonne Matthews, Chris Prince, Kenneth Riley, Thomas Sanders, and Arthur Young to fill eight vacancies on the Board of Tax Assessment and Appeals.

Motion carried unanimously.

Action: On behalf of the Committee, Chairwoman Pro Tem Seman moved to appoint Dejr Bostick, Lashawn Leitzsey, Dexter Reaves, and Amelia Sanders to fill four vacancies on the Human Relations Commission.

Motion carried unanimously.

Action: On behalf of the Committee, Chairwoman Pro Tem Seman moved to appoint Garey Collins to fill the Council Member seat on the Greenville Area Development Corporation.

Motion carried unanimously.

ii. Approval of County Council Rules

Chairwoman Pro Tem Seman stated the item in question was held in Committee of the Whole.

Item (12) Administrator's Report

In response to Councilor Shaw's request for information, Mr. Kernell provided the following:

- The developer would cover the cost of the construction work being done in the breezeway between the North and South buildings.
- The County Council spaces were relocated to the third floor, allowing those spaces to be converted to handicapped.
- A detailed presentation regarding the progress of the buildout from RocaPoint on the surrounding properties was provided. *(see attached)*
- There were no plans to expand the existing footprint of the Council Office.
- Voter Registration would be moving to McAlister Square in the near future. The move had been planned for quite some time and was needed in order to combine offices.
- Currently, PIVOT provided one attendant for the parking garage to direct traffic during peak times and provide some janitorial services.
- There were no plans to provide a weatherproof walkway from the parking garage to the County office building.

Councilor McGahhey inquired about the monthly cost to the County for the electric charging stations located in the parking garage.

Mr. Kernell stated there were 34 electric charging stations in the parking garage. The cost to run the stations was approximately \$1800 per month. Greenville County had been one of the first entities in the area to offer free charging stations in downtown Greenville.

Councilor McGahhey inquired about the cost to install fee chargers.

Mr. Kernell stated staff could explore the cost. Originally, the County had no plans to own the parking garage. After construction began, County Council decided it made financial sense to own the garage, as installation of the charging stations would have cost \$15,000 for each. Mr. Kernell stated the 34 stations were installed for a total of \$30,000.

Councilor McGahhey requested an analysis of the amount of money needed to recoup the money spent on the charging stations, using current electric rates, over a 5-10 year period. He stated the County should not subsidize its most affluent citizens.

Mr. Kernell stated most of the charging stations were used by Greenville County employees.

Councilor McGahhey stated the fact that the charging stations were used primarily by County employees would make the citizens “more angry.” He stated that he planned to make a motion to turn the chargers off immediately following Mr. Kernell’s presentation on recouping the money spent on the chargers.

As part of the analysis report, Chairwoman Pro Tem Seman requested Mr. Kernell provide information regarding whether or not the City of Greenville used fee-based charging stations.

Mr. Kernell presented the RocaPoint presentation. (see attached)

Item (13) **Requests and Motions by Council Members**

There were no requests or motions.

Item (14) **Adjournment**

Action: Chairwoman Pro Tem Seman moved to adjourn.

Without objection, the motion to adjourn carried and the meeting adjourned at 6:55 p.m.

Respectfully submitted:

Regina McCaskill
Clerk to Council