



GREENVILLE COUNTY COUNCIL

Minutes

Regular Meeting

July 15, 2025

6:03 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

Dan Tripp, *District 28*

Council Members Remote Participation

None

Staff Present

Joe Kernell, *County Administrator*
Chris Antley, *County Attorney*
Regina McCaskill, *Clerk to Council*
Jessica Stone, *Deputy Clerk to Council*
Pam Gilliam, *Administrative Assistant*
Julie Wallace, *Administrative Assistant*

Terrence Galloway, *Information Systems*
Bob Mihalic, *Governmental Affairs Officer*
Ted Lambrecht, *Assistant County Administrator*
Ronald Hollister, *Assistant County Administrator*
Nicole Wood, *Assistant County Administrator*
Tavia Gaddy, *Greenville Area Development Corporation*

Others Present

None

Call to Order

Chairman Blount

Invocation

Councilor Mitchell

Pledge of Allegiance

Item (4) **Approval of Minutes**

a. June 17, 2025 – Regular County Council Meeting

Action: Chairwoman Pro Tem Seman moved to approve the minutes of the June 17, 2025 – Regular County Council meeting.

Motion carried.

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

There were no proclamations or special recognitions.

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

- **Dianne Vreeland** – appeared regarding Item 11.a. Land Development Regulations Amendment / Cluster Housing
- **Audrey Pasin** – appeared regarding Item 11.a. Land Development Regulations Amendment / Cluster Housing

Item (7) **Public Hearings**

a. Chapman Grove Road / Transfer of Property

A public hearing was held for the purpose of receiving comments from the public regarding an ordinance authorizing the transfer of a county-owned approximately 5.3-acre parcel of real property located on Chapman Grove Road, Pelzer; and to authorize the Chairman of County Council and the County Administrator to execute appropriate deeds and agreements.

- **Charles Curaton** – appeared in favor of the proposed

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

Item (8) **Consent Agenda**

a. Community Project Application / Sans Souci Trail Connection \$2,000.00

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

Motion carried.

Item (9)

Resolutions

- a. **Resolution to Initiate an Impact Fee Ordinance and Associated Capital Improvement Plan in Greenville County**

Action:

Councilor Collins moved for adoption a resolution directing the Planning Commission to initiate and review studies to make a recommendation for a County of Greenville Impact Fee Ordinance and associated Capital Improvement Plan covering the unincorporated area of Greenville County.

Motion carried.

- b. **Textile Communities Revitalization Certification / Hallmark Settlement Manor, LP**

Action:

Councilor Collins moved for adoption a resolution to provide a certification pursuant to the South Carolina Textile Communities Revitalization Act for certain property located at Settlement Road and adjacent to the former Fouke Fur Comp property in Greenville, South Carolina.

Motion carried by a roll call vote of eleven (Russo, Long, Blount, Shaw, McGahhey, Farmer, Mitchell, Seman, Fant, Bradley and Collins) in favor, none in opposition, one (Tripp) absent.

- c. **Abandoned Building Revitalization Certification – 1001 Keys Drive**

Action:

Councilor Collins moved for adoption a resolution to provide a certification pursuant to the South Carolina Abandoned Buildings Revitalization Act for the property located at 1001 Keys Drive, Greenville, South Carolina.

Motion carried by a roll call vote of eleven (Russo, Long, Blount, Shaw, McGahhey, Farmer, Mitchell, Seman, Fant, Bradley and Collins) in favor, none in opposition, one (Tripp) absent.

- d. **Project AIM / 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 Aim, 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 by a roll call vote of nine (Russo, Long, Blount, McGahhey, Farmer, Mitchell, Seman, Fant and Bradley) in favor, two (Shaw and Collins) in opposition, one (Tripp) absent.

e. Project UP / 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 Up, whereby, under certain conditions, Greenville County would execute a fee in lieu of tax and special source credit agreement with respect to an industrial 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.

Councilor McGahhey inquired about the Finance Committee's vote regarding the item in question.

Chairman Blount stated the Finance Committee voted unanimously to approve the item.

Councilor Collins stated regardless of whether the vote was unanimous or not, the item deserved to be brought before full Council.

Councilor McGahhey stated he had not seen the merits of the item in question, but was being asked to vote on it. He stated, in his opinion, it would appear to the public he was voting in favor of a FILOT and had never seen its financials. Mr. McGahhey stated he wanted everyone to know he was trusting the Finance Committee's recommendation.

Chairwoman Pro Tem Seman stated all Council Members had access to the Executive Session materials via the portal. She stated GADC had a new presentation format which gave a great snapshot of a FILOT's benefits.

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

f. Project Precedent / 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 Precedent, 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 Precedent would be provided certain credits against fee payments in reimbursement of investment in related qualified infrastructure; and providing for related matters.

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

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

a. Zoning Ordinances

- i. **CZ-2025-030,** Property of Gary McGill Chandler and Edna Kay Chandler, located at 317 Rocky Creek Road, (Council District 26), requesting rezoning from PD to R-S.

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

Motion carried.

- ii. **CZ-2025-031,** Property of Douglas E. Sprayberry and Kimberly D. Sprayberry, located at 2726 Fork Shoals Road, (Council District 28), requesting rezoning from R-S to S-1.

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

Motion carried.

b. Storm Water Ordinance Revisions

Action: Councilor McGahhey moved for adoption at third reading an ordinance to amend the Greenville County Storm Water Management Ordinance to implement requirements and procedures in compliance with Federal and State Regulations pursuant to the County's NPDES Permit.

Motion carried.

c. Chapman Grove Road / Transfer of Property

Action: Councilor Collins moved for adoption at third reading an ordinance to authorize the transfer of a county-owned approximately 5.3-acre parcel of real property located on Chapman Grove Road, Pelzer; and to authorize the Chairman of County Council and the County Administrator to execute appropriate deeds and agreements.

Motion carried.

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

a. Land Development Regulations Amendment / Cluster Housing

Action: Vice-Chairman Bradley moved for approval at second reading an ordinance to delete Article 11 of the Greenville County Land Development Regulations and to prohibit new cluster developments in Greenville County.

Action:

Councilor McGahhey moved to amend the proposed ordinance in order to impose a temporary 12-month moratorium on the acceptance, processing, or approval of any new preliminary plans or development applications that propose cluster development as defined in Article 11 of the Greenville County Land Development Regulations and under the Open Space requirement of Section 7:2 of the Zoning Ordinance. This temporary moratorium is necessary to provide adequate time for a comprehensive review and the development of meaningful and legally sound revisions to the Land Development Regulations Ordinance.

Councilor Shaw stated he had concerns about the proposed 12 month timeline.

Councilor McGahhey stated he planned to proposed another motion to hold the item for the public hearing. At the time, the item could possibly be amended as it would still be at second reading.

Chairwoman Pro Tem Seman inquired as to how the item would play into Council's efforts with the UDO. It appeared as if a couple of items had come before Council that could possibly be taken care of if the UDO was addressed.

Councilor McGahhey stated if the UDO was "killed", the item in question would put a "stop gap" on cluster developments.

Councilor Fant stated he applauded the effort with regards to the need to address cluster development. He stated he was not in favor of getting rid of it and had made that emphatically clear. Mr. Fant stated cluster development had a place, but under its current status, it was just egregious. There would be pushback about a moratorium. He stated it was important for everyone to know there was a provision for Council to repeal the moratorium as soon as there was a workable compromise in place.

Councilor Bradley stated he had reached out to community leaders, not only in his district, but county-wide. A meeting was planned with all stakeholders for the following day to review the most current information. He stated a new ordinance had been drafted; it had been in the works for about a month.

Councilor Shaw asked if the moratorium went into effect as soon as Council approved the item in question.

Mr. Antley stated the ordinance had written into it the 'pending ordinance clause' which would prohibit developers from applying for that particular type of development once the public hearing notice had been published; it was scheduled to publish on August 1, 2025.

Chairwoman Pro Tem Seman requested the proposed amendment be included with the online agenda.

Ms. McCaskill stated the agenda would be updated to include the proposed amendment.

Councilor Farmer asked how quickly would the ordinance be put in place.

Councilor Bradley stated he hoped to have it in place before the end of the year. He stated he would like to have a Council workshop to discuss the issue.

Motion to amend carried.

Action: Councilor McGahhey moved to hold the item for a public hearing to be held on September 2, 2025.

Motion to hold carried.

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

a. Zoning Ordinances

Vice-Chairman Bradley presented for first reading Zoning Dockets CZ-2025-045 through CZ-2025-053.

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

b. Caesar's Head Fire Service Area Millage Request and Fire Protection Contract with Cedar Mountain Fire & Rescue

Councilor Collins presented for first reading an ordinance to provide for an increase to the millage rate levied by the Caesar's Head Fire Service Area, and to authorize the Chairman of County Council and the County Administrator to renew the contract for fire protection and first responder services with Cedar Mountain Fire Rescue, Inc.

Chairman Blount stated the item would remain on the floor.

c. Transfer of Property – 10.9 Acres Around Woodside Mill Community

Councilor Collins presented for first reading an ordinance to authorize the transfer of approximately 10.9 acres of real property located around the Woodside Mill Community to the Greenville County Redevelopment Authority, and to authorize the execution of deeds and any other documents and agreements related thereto.

Chairman Blount stated the item would remain on the floor.

d. Greenville - Anderson Multi County Industrial and Business Park (2010 Park) Agreement Amendment / Project Elk

Councilor Collins presented for first 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.

Chairman Blount stated the item would remain on the floor.

e. Project AIM / 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 or companies known to the county at this time as Project Aim 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.

f. Project UP / 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 or companies known to the county at this time as Project Up 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.

Chairman Blount stated the item would remain on the floor.

g. Greenville / Anderson Multi County Industrial Business Park (2010 Park) Agreement Amendment – Project UP

Councilor Collins presented for first 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.

Chairman Blount stated the item would remain on the floor.

h. Project Precedent / 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 or companies known to the county at this time as Project Precedent 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.

Chairman Blount stated the item would remain on the floor.

i. **Greenville / Anderson Multi County Industrial Business Park (2010 Park) Agreement Amendment – Project Precedent**

Councilor Collins presented for first 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.

Chairman Blount stated the item would remain on the floor.

j. **Greenville / Anderson Multi County Industrial Business Park (2010 Park) Agreement Amendment – Project Vista**

Councilor Collins presented for first 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.

Chairman Blount stated the item would remain on the floor.

k. **Amendment to Ordinance No. 5577 / Section 1: Sunset Provision**

As noticed on the Council agenda, Vice-Chairman Bradley presented for first reading an ordinance to amend Ordinance No. 5577, which updated design standards for septic developments in the unzoned areas of the county and established countywide riparian buffer requirements, to change the sunset provision for the ordinance from January 2, 2026 to January 2, 2028.

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

Item (13)

Committee Reports

There were no Committee Reports.

Item (14)

Public Comments

- **Kaya Jackson** – appeared regarding Shaken Baby Syndrome.

Item (15)

Administrator's Report

Mr. Kernell provided some recent personnel updates. He stated Mr. Coker left to work for the City of Simpsonville; Hesha Gamble would be handling any issues with codes, planning and/or land development in the interim. The County recently hired a new Planning Director, Draper Carlisle. Mr. Kernell stated Debra Ham, Human Resources Director, recently retired and Kevin Hunter, Tax Administrator, planned to retire in September. The County was in the process of finding replacements for both Ms. Ham and Mr. Hunter.

Item (16)

Requests and Motions by Council Members

There were no requests or motion by Council Members.

Item (17)

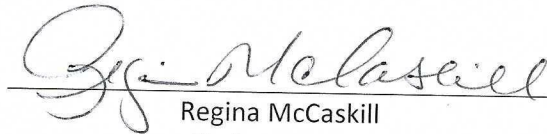
Adjournment

Action:

There being no further business, Councilor Fant moved to adjourn.

The motion carried and the meeting was adjourned at 6:51 p.m.

Respectfully submitted:

A handwritten signature in cursive script, appearing to read "Regina McCaskill", written over a horizontal line.

Regina McCaskill
Clerk to Council