



GREENVILLE COUNTY COUNCIL

Minutes

Regular Meeting

August 19, 2025

6:00 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

Council Members Remote Participation

Kelly Long, *District 18*

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*

Hesha Gamble, *Assistant County Administrator*

Others Present

None

Call to Order

Chairman Blount

Invocation – introduced by Chairwoman Pro Tem Seman

Jake Beatty, CEO
Rebuild Upstate

Pledge of Allegiance

Item (4) **Approval of Minutes**

a. July 15, 2025 – Regular County Council Meeting

Action: Chairwoman Pro Tem Seman moved to approve the minutes of the July 15, 2025 – Regular County Council meeting.

Motion carried.

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

a. National Non-Profit Day

Councilor Blount presented a proclamation declaring August 17 as National Non-Profit Day.

b. Emergency Management Awareness Month

Councilor Collins presented a proclamation declaring August 2025 as Emergency Management Awareness Month.

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

- **Darlene Pace** – appeared regarding Item 11.e. Land Development Regulations Amendment / Cluster Housing
- **Theodore Turieno** – appeared regarding Item 11.e. Land Development Regulations Amendment / Cluster Housing
- **David Kraft** – appeared regarding Item 11.e. Land Development Regulations Amendment / Cluster Housing
- **Ma'ta Crawford** – appeared regarding Item 11.e. Land Development Regulations Amendment / Cluster Housing

Item (7) **Public Hearings**

a. Boiling Springs Fire District / Millage Request

A public hearing was held for the purpose of receiving comments from the public regarding a resolution to provide for the continuation of current ad valorem property tax to be levied by the Boiling Springs Fire District.

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

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

A public hearing was held for the purpose of receiving comments from the public regarding 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.

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

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

A public hearing was held for the purpose of receiving comments from the public regarding an ordinance to authorize the transfer of approximately 10.9 acres of real property located around Woodside Mill Community to the Greenville County Redevelopment Authority, and to authorize the execution of deeds and any other documents and agreements related thereto.

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

d. Dartpoints Operating Company LLC (formerly Project AIM) / 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 agreement by and between Greenville County, South Carolina and Dartpoints Operating Company LLC, with respect to certain economic property in the County, whereby such property would be subject to certain payments in lieu of taxes; and other matters related thereto.

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

e. Project Up / 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 agreement by and between Greenville County, South Carolina and a company known to the County at this time as Project Up, with respect to certain economic development 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.

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

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

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.

g. Project Precedent / 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 agreement by and between Greenville County, South Carolina and a company known to the County at this time as Project Precedent, with respect to certain economic development 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.

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

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

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.

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

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.

Item (8) **Consent Agenda**

- a. Community Project Application / Greenville County Sheriff's Office – Drone
- b. Community Project Application / Lake Cunningham Fire District – Digital Fire Sign
- c. Community Project Application / Piedmont Public Service District – Christmas Lights

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

Motion carried.

Item (9) **Resolutions**

- a. **Boiling Springs Fire District / Millage Request**

Action: Councilor Collins moved for adoption a resolution to provide for the continuation of current ad valorem property tax to be levied by the Boiling Springs Fire District.

Motion carried.

- b. **Abandoned Building Revitalization / 214 Industrial Drive**

Action: Councilor Collins moved for adoption a resolution to certify Suite A of 214 Industrial Drive, Greenville South Carolina, as an abandoned building site pursuant to the South Carolina Abandoned Buildings Revitalization Act of 2013.

Motion carried.

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

- a. **Zoning Ordinances**

- i. **CZ-2025-038,** Property of Lewis Paul Young, located at 280 Rock Road (Council District 21), requesting rezoning from R-S & PD to AG. 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 to deny carried.

- ii. **CZ-2025-040,** Property of H. Edward Mercer, LLC, located at 593 Old Hunts Bridge Road (Council District 19), requesting rezoning from S-1 to R-S. 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 carried.

- iii. **CZ-2025-041,** Property of Dam Montville, LLC, located at 20 Old Augusta Road Ext. & Augusta Road, (Council District 25), requesting rezoning from C-1 & C-2 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 carried.

- iv. **CZ-2025-042,** CZ-2025-042, Property of Forestar (USA) Real Estate Group, located on Old Bramlett Road (Council District 19), requesting rezoning from FRD to FRD-Major Change & R-MA. 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 carried.

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

Action: Councilor Collins moved for approval at second 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.

Motion carried.

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

Action: Councilor Collins moved for approval at second 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.

Motion carried.

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

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.

Motion carried by a unanimous roll call vote.

e. Dartpoints Operating Company LLC (formerly Project AIM) / Fee-In-Lieu-of-Tax Agreement

Action: Councilor Collins 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 Dartpoints Operating Company LLC 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.

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

f. Project Up / Fee-in-Lieu-of-Tax Agreement

Action: Councilor Collins 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 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.

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

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

Action: 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.

Motion carried.

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

Action: 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.

Motion carried.

i. Project Precedent / Fee-in-Lieu-of-Tax Agreement

Action: Councilor Collins 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 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.

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

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

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.

Motion carried.

Item (11) Ordinances – First Reading

- a.** Vice-Chairman Bradley presented for first reading Zoning Dockets CZ-2025-054 through CZ-2025-0058 and CZ-2025-060. *(Zoning Docket CZ-2025-059 was administratively withdrawn.)*

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

- b. Greenville – Anderson Multi County Industrial Business Park (2010 Park) Agreement Amendment / Project Midway**

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 to include certain property; and other matters related thereto.

Chairman Blount stated the item would remain on the floor.

- c. Terra Pines Special Tax District / Tax Levy**

Councilor Collins presented for first reading an ordinance to approve the Terra Pines Special Tax District's petition for an increase to its current tax levy.

Chairman Blount stated the item would remain on the floor.

d. Foothills Fire Service Area / Millage Request

Councilor Collins presented for first reading ordinance to provide for the millage rate to be levied by the Foothills Fire Service Area.

Chairman Blount stated the item would remain on the floor.

e. Land Development Regulations Amendment / Cluster Housing

Vice-Chairman Bradley presented for first reading ordinance to amend the County Land Development Regulations to add new provisions for Cluster Development in Greenville County.

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

Item (12) **Committee Reports**

a. Planning and Development Committee

i. Initiate Text Amendment / Cluster Housing

This item was held in Committee.

No action required.

Item (13) **Public Comments**

- **Bruce Wilson** – appeared regarding County contracts
- **David Kraft** – appeared regarding Mauldin rezoning
- **Jeffrey Lawson** – appeared regarding Greenville County business decisions
- **Gladys Duvall** – appeared regarding Mauldin rezoning
- **Ma'ta Crawford** – appeared regarding contract with Sentinel

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

Mr. Kernell thanked the staff with Emergency Management Department for all their hard work in light of the area's recent major disasters. Speaking on a first hand basis, he was very impressed with their willingness to work as much as needed. Mr. Kernell stated the level of coordination amongst the various disciplines was outstanding.

Councilor Shaw requested an overview of the contract with Sentinel Offender Services.

Mr. Kernell stated the contract with Sentinel was recently renewed. The County sent out RFP's and received five responses. The evaluation process was very comprehensive and included both the Detention Center staff as well as the Solicitor's Office. Mr. Kernell states he would provide additional information to staff in the near future.

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

There were no requests or motion by Council Members.

Item (16) **Adjournment**

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

The motion carried and the meeting was adjourned at 7:02 p.m.

Respectfully submitted:

Regina McCaskill
Clerk to Council