



GREENVILLE COUNTY COUNCIL

Minutes
Regular Meeting
September 16, 2025
6:04 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*

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*
Bob Mihalic, *Governmental Affairs Officer*

Others Present

None

Call to Order

Chairman Blount

Invocation

Councilor Fant

Pledge of Allegiance

Council Members Remote Participation

Kelly Long, *District 18*

Terrence Galloway, *Information Systems*
Phillip Simmons, *Information Systems*
Ted Lambrecht, *Deputy County Administrator*
Ronald Hollister, *Assistant County Administrator*
Nicole Wood, *Assistant County Administrator*
Hesha Gamble, *Assistant County Administrator*

Item (4) **Approval of Minutes**

a. September 2, 2025 – Regular County Council Meeting

Action: Chairwoman Pro Tem Seman moved to approve the minutes of the September 2, 2025, Regular County Council meeting.

Motion carried.

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

a. Constitution Week

Chairman Blount presented a proclamation recognizing September 11 – 20. 2025 as Constitution Week in Greenville County.

b. National Forensic Science Week

Councilor Collins presented a proclamation recognizing September 14 – 20. 2025 as National Forensic Science Week in Greenville County.

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

- **Dianne Vreeland** – appeared regarding Item 10.d. Land Development Regulations Amendment / Cluster Housing Moratorium
- **Gladys Duvall** – appeared regarding Item 10.d. Land Development Regulations Amendment / Cluster Housing Moratorium
- **Tommie Reece** – appeared regarding Item 10.b. Text Amendment Article 4, Definitions; Article 6, Table 6.1 and Article 8, Section 8:5, ESD-PM, Environmentally Sensitive District – Paris Mountain (CZ-2025-053)
- **Cameron Thompson** – appeared regarding Item 10.b. Text Amendment Article 4, Definitions; Article 6, Table 6.1 and Article 8, Section 8:5, ESD-PM, Environmentally Sensitive District – Paris Mountain (CZ-2025-053)
- **Emily Poole** – appeared regarding Item 10.b. Text Amendment Article 4, Definitions; Article 6, Table 6.1 and Article 8, Section 8:5, ESD-PM, Environmentally Sensitive District – Paris Mountain (CZ-2025-053)
- **Greg Valente** – appeared regarding Item 10.b. Text Amendment Article 4, Definitions; Article 6, Table 6.1 and Article 8, Section 8:5, ESD-PM, Environmentally Sensitive District – Paris Mountain (CZ-2025-053)

Item (7) **Public Hearings**

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

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

There being no speakers, Vice-Chairman Bradley declared the public hearing closed.

b. Terra Pines Estates Special Tax District / Boundary Adjustment

A public hearing was held for the purpose of receiving comments from the public regarding an ordinance to enlarge the boundaries of the Terra Pines Estates Special Tax District to include real property contiguous to the district located at 321 Terramont Drive.

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

c. Lake Cunningham Fire District / Continuation of Millage

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 Lake Cunningham Fire District.

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

d. South Greenville Area Fire District / Continuation of Millage

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 South Greenville Area Fire District.

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

e. Dunklin 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 millage rate to be levied by the Dunklin Fire District.

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

Item (8) **Consent Agenda**

a. Community Project Application / Upstate Circle of Friends – HVAC Replacement

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

Motion carried.

Item (9) **Resolutions**

a. Greenville County Equipment Master Lease – Vehicle Replacement

Action: Councilor Collins moved for adoption a resolution authorizing a master lease agreement in the principal amount of not exceeding \$7,000,000 relating to the financing of equipment for public purposes; authorizing the execution and delivery of various documents; and other matters relating thereto.

Motion carried.

b. 2025 Augusta Grove 10 FILOT Assignment

Action: Councilor Collins moved for adoption a resolution authorizing and approving the assignment and assumption of a fee in lieu of tax agreement by and between Greenville County, South Carolina and Augusta Grove 10 Investors, LLC; and other matters related thereto.

Motion carried.

c. Lake Cunningham Fire District / Continuation of Millage

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

Motion carried.

d. South Greenville Area Fire District / Continuation of Millage

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

Motion carried.

e. Dunklin Fire District / Millage Request

Action: Councilor Collins moved for adoption a resolution to provide for the millage rate to be levied by the Dunklin Fire District.

Motion carried.

Item (10) Ordinances – Third Reading

a. Zoning Ordinances

- i. **CZ-2025-045,** Property of Revocable 10 E. Main Street Taylors Land Trust, located at 10 E. Main Street, requesting rezoning from R-20 to OD.

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

Motion carried.

- ii. **CZ-2025-048,** Property of Jessica O. Gates and Michael A. Gates, located at 145 Chapman Grove Road, requesting rezoning from R-R3 to AG.

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

- iii. **CZ-2025-050,** Property of Las Cruces Investment LLC, located on Agnew Road & Richards Avenue, requesting rezoning from R-MHP to R-6.

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

Motion carried.

b. Text Amendment Article 4, Definitions; Article 6, Table 6.1 and Article 8, Section 8:5, ESD-PM, Environmentally Sensitive District – Paris Mountain (CZ-2025-053)

Action: Vice-Chairman Bradley moved for adoption at third reading a Zoning Text Amendment to amend Article 4 (Definitions): Article 6, Table 6.1 (Uses Permitted, Uses by Special Exception, and Conditional Uses); Article 8, Section 8:5 (ESD-PM, Environmentally Sensitive District – Paris Mountain) of the Greenville County Zoning Ordinance to strengthen environmental protections for the ESD-PM.

Action: Councilor Shaw moved to amend the ordinance as follows:

Add to Section 8:5.10 Tree Save and Tree Preservation:

(D) Pursuant to S.C. Code Ann. § 48-23-205, the provisions of Section 8:5.10 do not apply to forestry activities on forestland that is:

1. taxed on the basis of its present use value as forestland under Section 12-43-220(d);
2. managed in accordance with a forest management plan;
3. certified under the Sustainable Forestry Initiative, the Forest Stewardship Council, the American Forest Foundations Tree Farm System, or any other nationally recognized forest certification system;
4. subject to a legally binding conservation easement under which the owner limits the right to develop or subdivide the land; or
5. managed and harvested in accordance with the best management practices established by the State Commission of Forestry pursuant to Section 48-36-30.

Motion to amend carried.

Councilor McGahhey stated he would like to introduce another amendment. According to Council Rule IV.B.3.a., he could introduce an amendment with Council's approval.

Mr. Antley stated that to entertain an amendment at third reading that was not included in the agenda packet, Council must suspend the notice requirement and the rule of writing requirement.

Councilor McGahhey stated Council Rule IV.B.3.a. stated the following:

"On third reading, the question shall be adoption of the ordinance as passed on second reading, and no amendment shall be in order unless permitted by a majority vote of the Council Members. The Council shall allow public comment using the same rules and time limits outlined in Section III.E. If the Council agrees to the introduction of an amendment at third reading, it will be considered at the next regularly scheduled meeting, and its passage shall be governed by the provisions of Subsection 4 below. Amendments permitted at third reading must strictly pertain to the subject matter of the ordinance as it was passed at second reading."

Mr. Antley stated he misunderstood Mr. McGahhey's intent. He could introduce an amendment to the ordinance, which would be voted on at the next Council meeting.

Councilor McGahhey stated that it was his intent and he would like to introduce a proposed amendment.

Mr. Antley stated the notice requirement and the rule of writing requirement must be suspended.

Action: Councilor McGahhey moved to suspend Council Rule IV.B.3.b. requiring written notice of a proposed amendment at third reading.

Motion approved.

Action: Councilor McGahhey introduced a proposed amendment to Section 8:5.12 – Short-Term Rentals as follows:

Rentals shorter than 30 days. ~~are only allowed if the property owner lives on-site and occupies the property during the short-term rental period.~~

Mr. Antley stated the proposed amendment was introduced in accordance with Council Rule IV.B.3.a. If Council voted to allow the amendment to be considered, it would be heard at the next regular Council Meeting scheduled for October 2.

Councilor Seman asked if it was necessary to include Section 8:5.12 – Short-Term Rentals, as those types of rentals had not been defined in the ordinance.

Councilor McGahhey stated he thought it had been deleted. He felt that if it remained in the ordinance, the County could encounter issues with property owner rights if a property owner had to reside on site and occupy the property. The County had no comprehensive policy regarding short-term rentals. Mr. McGahhey stated that he was not opposed to the language being included later on; however, the Council needed to protect the County from lawsuits that could arise.

Councilor Seman stated she was in favor of considering the amendment at the next meeting and having further conversation about it.

Councilor Shaw stated he would prefer to pass the ordinance as it stood. If an individual had a short-term rental before the next meeting and there was an issue, they could contest it; however, he did not feel that was likely to happen. Mr. Shaw stated people had spent years working on the item, and he would suggest not holding it up.

Councilor Seman asked if it were possible to pass the ordinance with the amendments included in the packet, reconsider it at the next meeting, and then entertain Mr. McGahhey's amendment.

Chairman Blount stated that he wanted to ensure the process was procedurally sound moving forward.

Councilor McGahhey asked if it would meet the notification requirement and if the language would be changed immediately.

Mr. Antley stated it could be done that way. It would require a notice memo to be included in the agenda packet.

Councilor McGahhey withdrew his motion.

Chairman Blount stated the motion on the floor was approval of the ordinance as amended.

Motion as amended carried.

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

Action: Vice-Chairman Bradley moved for adoption at third 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.

Motion carried by a roll call vote of nine (Russo, Long, Blount, Shaw, McGahhey, Farmer, Seman, Fant, and Bradley) in favor, one (Collins) in opposition, one (Mitchell) not voted, and one (Tripp) absent.

d. Land Development Regulations Amendment / Cluster Housing Moratorium

Action: Vice-Chairman Bradley moved for adoption at third reading an ordinance to temporarily suspend the approval of new cluster developments and open space residential development in Greenville County through a moratorium, in order to review and amend Article 11 of the Greenville County Land Development Regulations and Section 7:2 of the Greenville County Zoning Ordinance, pursuant to state law and county policy.

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

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

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 include certain property; and other matters related thereto.

Action: Councilor Collins moved to hold the item until the October 7th Regular Council meeting, at which time the public hearing for the project was scheduled.

Motion to hold carried.

f. Terra Pines Special Tax District / Tax Levy

Action: Councilor Collins moved for adoption at third reading an ordinance to approve the Terra Pines Special Tax District's petition for an increase to its current tax levy.

Motion carried.

g. Foothills Fire Service Area / Millage Request

Action: Councilor Collins moved for adoption at third reading ordinance to provide for the millage rate to be levied by the Foothills Fire Service Area.

Motion carried.

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

a. Terra Pines Estates Special Tax District / Boundary Adjustment

Action: Councilor McGahhey moved for approval at second an ordinance to enlarge the boundaries of the Terra Pines Estates Special Tax District to include real property contiguous to the district located at 321 Terramont Drive.

Motion carried.

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

a. Zoning Ordinances

Vice-Chairman Bradley presented for first reading Zoning Dockets **CZ-2025-061** through **CZ-2025-065**.

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

b. General Obligation Bond Request – Twin Chimneys

Councilor Collins presented for first reading an ordinance to provide for the issuance and sale of not exceeding \$10,000,000 Greenville County, South Carolina, General Obligation Bonds, Series 2025C; to prescribe the purposes for which the proceeds shall be expended; to provide for the payment thereof; and other matters relating thereto.

Chairman Blount stated the item would remain on the floor.

c. Greenville County Redevelopment Authority – Transfer of Property on Worley Road

Councilor Collins presented for first reading an ordinance to authorize the transfer of 6.07 acres of real property located on Worley Road to the Greenville County Redevelopment Authority, and to authorize the execution of deeds and any other documents and agreements related thereto.

Point of Order Councilor McGahhey asked how the proposed item was introduced. According to Council Rules, all items must go through a committee.

Mr. Antley stated the item was at first reading, and debate was not allowed. He stated it was introduced in committee, either Planning and Development or Finance.

Vice-Chairman Bradley stated the item was introduced in the Finance Committee.

Chairman Blount stated the item would remain on the floor.

d. Ordinance to Realign the Greenville County Planning Commission

Councilor Collins presented for first reading an ordinance to repeal Greenville County Ordinance No. 4086 (“an ordinance to amend Greenville County Ordinance No. 3203 so as to further define the responsibilities of the appointed County Planning Commission, and to integrate the planning staff with other county government functions”) and to restore prior provisions.

Chairman Blount referred the item to the Committee of the Whole.

Item (13)

Committee Reports

There were no Committee Reports.

Item (14)

Public Comments

- **Ed Paxton** – appeared regarding the Future of County Council
- **Shawn McDonald** – appeared regarding Fire Departments

Item (15)

Administrator's Report

Mr. Kernell stated a Constitution Day celebration was scheduled for Wednesday, September 17. The event, sponsored by the South Carolina Daughters of the American Revolution, would begin at 3:45 p.m. in front of the Veterans Memorial Wall. A proclamation from County Council would be read along with the preamble to the Constitution. At 4:00 pm, a one-minute bell ringing was planned. Another event was scheduled for 7:00 p.m. at the Main Library. Dr Robert Jeffrey, professor of government at Wofford College, would discuss the foundations and principles of the American Constitution.

Councilor Shaw stated several local governments were dealing with employee postings on social media. He inquired about any updates regarding Greenville County employees.

Mr. Kernell stated that he was unable to discuss specific personnel issues. Greenville County had policies in place regarding social media, whether on a personal account or other accounts. He stated the employees involved had been terminated and were no longer an issue. Hopefully, there would be no more problems.

Item (16)

Requests and Motions by Council Members

a. Resolution to Authorize a Feasibility Study Regarding the Consolidation of Fire Departments in Greenville County

Councilor Fant introduced a resolution to direct the County Administrator to conduct a comprehensive study of Greenville County's current system of multiple independent fire subdistricts; to identify operational, financial, and governance challenges associated with that system; to evaluate the impact of the current structure on insurance services office (ISO) public protection classifications; and to assess the feasibility, benefits, and best process for consolidating fire services into a countywide model or other structural options.

Chairman Blount referred the item to the Committee of the Whole.

- Councilor McGahhey requested ten seconds of silence in honor of Charlie Kirk. He stated he was sure none of his colleagues condoned violence and the only way forward was dialogue. No matter what side of politics a person supported, that type of violence was unacceptable.

Item (17)

Adjournment

Action:

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

The motion carried and the meeting was adjourned at 7:00 p.m.

Respectfully submitted:

Regina McCaskill
Clerk to Council