



GREENVILLE COUNTY COUNCIL

Minutes
Regular Meeting
October 7, 2025
6:06 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

Joey Russo, *District 17*

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

Vice-Chairman Bradley

Pledge of Allegiance

Council Members Remote Participation

None

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 16, 2025 – Regular County Council Meeting**
- b. **September 29, 2025 – Special Called County Council Meeting**

Action: Chairwoman Pro Tem Seman moved to approve the minutes of the September 16, 2025, Regular County Council meeting and the September 29, 2025, Special Called County Council Meeting.

Motion carried.

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

- **Greg Valente** – appeared regarding Item 13.b. Motion to Reconsider the Third Reading Action Taken on September 16, 2025, for 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 (6) **Public Hearings**

- a. **General Obligation Bond Request – Twin Chimneys**

A public hearing was held for the purpose of receiving comments from the public regarding 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 purpose for which the proceeds shall be expended; to provide for the payment thereof; and other matters related thereto.

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

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

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 to include certain property; and other matters related thereto.

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

- c. **Establish Car Wash Facility Standards – CANCELLED**
- d. **Land Development Regulations Amendment / Cluster Housing – CANCELLED**

Item (7) **Consent Agenda**

- a. Greenville County Historic and Natural Resources Trust Grant
- b. Greenville County Historic and Natural Resources Trust / Southside Park – Approval of Land Interest
- c. Community Project Application / City of Travelers Rest – Christmas Parade
- d. Community Project Application / Slater-Marietta Fire Fest

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

Motion carried.

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

a. 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.

Motion carried.

b. Terra Pines Estates Special Tax District / Boundary Adjustment

Action: Councilor McGahhey moved for adoption at third reading 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 (9) **Ordinances – Second Reading**

a. Zoning Ordinances

- i. CZ-2025-054,** Property of Justin M. Morris of Morris and Lane Solutions, LLC, located at 259 Beacon Street and 101 Orr Street, requesting rezoning from NC to NC-MC (major change). The Planning Commission and Committee recommended approval.

Action: On behalf of the Committee, Councilor Bradley moved approval of the ordinance at second reading.

Motion carried.

- ii. CZ-2025-055,** Property of Greenville County Redevelopment Authority, located at 212 Gridley Street, 214 Morris Street and Bailey Street, requesting rezoning from FRD to FRD-MC (major change) and R-7.5. The Planning Commission and Committee recommended approval.

Action: On behalf of the Committee, Councilor Bradley moved approval of the ordinance at second reading.

Motion carried.

- iii. CZ-2025-056,** Property of Clayton H. Pakkala and Tiara J. Pakkala, located at 913 and 915 Lakeview Circle, requesting rezoning from R-S to R-15. The Planning Commission and Committee recommended approval.

Action: On behalf of the Committee, Councilor Bradley moved approval of the ordinance at second reading.

Motion carried.

- iv. **CZ-2025-057,** Property of Joseph M. Turner and Ericka L. Turner, located at 10696 Old White Horse Road and McElhaney Road, requesting rezoning from C-2 to R-S. The Planning Commission and Committee recommended approval.

Action: On behalf of the Committee, Councilor Bradley moved approval of the ordinance at second reading.

Motion carried.

- v. **CZ-2025-058,** Property of Roberts SC Land Greenville LLC, located at 1451 Donaldson Road and Augusta Road, requesting rezoning from C-2 to S-1. The Planning Commission recommended approval.

Action: On behalf of the Committee, Councilor Bradley moved approval of the ordinance at second reading.

Motion carried.

b. General Obligation Bond Request – Twin Chimneys

Action: Councilor Collins moved for approval at second 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.

Motion carried.

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

Action: Councilor Collins moved for approval at second 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.

Councilor Collins stated he was concerned that the County wanted to give away six acres for affordable housing, given the fact that 3.6 acres had been purchased to add to the 65-acre Southside Park. He realized it was under the purview of the Historic and Natural Resources Trust; however, in reviewing Ordinance 5247, he saw no direct correlation that gave them the authority to go beyond the scope of that ordinance. He felt the money should be used in a way that made sense.

Councilor Tripp stated the Log Shoals Road area was rapidly growing, and he understood the need to purchase additional acreage for the park. The Historic and Natural Resources Trust provided an incredible return on investment for the County. There was an affordable housing crisis in Greenville County; the Redevelopment Authority also provided a great return on investment for the County.

Chairman Blount stated that it was his understanding the property located on Worley Road was, to some degree, in a blighted area. It could only be used for housing, not for green space.

Councilor Collins stated if the property on Worley Road was located in a blighted area, the County could possibly pursue a TIF. Mr. Collins stated the HNRT was set up to preserve open space. If the trust was selectively preserving open space, the ordinance needed to be changed.

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

Item (10)

Committee Reports

a. Committee of the Whole

i. County Attorney / Contract Renewal

Action: On behalf of the Committee, Vice-Chairman Bradley moved to approve the County Attorney's employment contract as discussed and approved in the Committee of the Whole.

Action: Councilor Shaw moved to hold the item. He stated Council had not been given enough time to review the contract. It was "a very important hire and decision", particularly regarding the terms of the proposed contract. He had no objection to the individual involved and suggested holding the item for two weeks or a month.

Councilor Tripp stated he was opposed to holding the item. The appropriate thing to do was to approve the contract, thank Mr. Antley for all he has done for Greenville County, and stop quibbling. He requested a roll call vote on the motion to hold.

Motion to hold was denied by a roll call vote of two (Shaw and Collins) in favor, nine (Long, Blount, McGahhey, Farmer, Mitchell, Seman, Fant, Bradley and Tripp) in opposition; one (Russo) absent.

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

ii. Council Rules Amendments / Deadlines

Action: On behalf of the Committee, Vice-Chairman Bradley moved to amend Section III(b) and Section IV(a) of the Rules of County Council to reflect the changes outlined in the red-lined version included in the Council agenda packet.

Chairman Blount stated that, if approved, the item in question would extend the deadline for submitting items to be included on the Committee of the Whole and County Council agendas. The extra time would give the County's legal staff ample opportunity to review each item carefully.

Motion carried.

iii. Fire Department / Feasibility Study Resolution

Action: On behalf of the Committee, Vice-Chairman Bradley moved to adopt 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.

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

Item (11)

Public Comments

- **Dianne Vreeland** – appeared regarding issues with audio/recordings
- **Ed Paxton** – appeared regarding Greater Greenville Sanitation Commissioners
- **Darlene Pace** – appeared regarding growth concerns

Item (12)

Administrator's Report

Mr. Kernell stated he would be presenting the Greenville County FY 2027 budget to Council on October 21. There were a few changes, including those made by the Council during the last budget process. He stated that the proposed budget included some updated numbers and Council should be pleased.

Item (13)

Requests and Motions by Council Members

- a. **Motion to Open a Special Application Period for an Unexpired Term on the Greenville Technical College Area Commission**

Action:

Chairwoman Pro Tem Seman moved to open a special 10-day application period for the Greenville Technical College Area Commission in order to fill one vacancy due to a recent resignation.

**Friendly
Amendment:**

Councilor Shaw offered a friendly amendment to expand the application period to 30 days as opposed to 10.

Councilor Seman stated she felt 10 days was adequate. If there was a need, the time period could be extended.

Councilor Shaw stated it would be nice for the public to have the opportunity to apply, as it was a "pretty important commission seat."

Councilor Seman stated she would ask the County Administrator to ensure the vacancy was advertised adequately on the County's website and other social media. Ms. Seman encouraged her colleagues to share the information on their own social platforms.

Chairman Blount asked if 10 days was protocol for emergency vacancies.

Mr. Antley stated in many situations involving unexpired terms, a board was facing a quorum issue or a similar situation requiring a seat to be filled as soon as possible.

Councilor Shaw stated his constituents did not elect him to do things as they had always been done, but to go against the status quo. He asked if the 10 days were by tradition, or for some legal reason.

Mr. Antley stated a quorum issue may not be a legal issue from the County's standpoint, but it could be a serious issue for a board unable to make decisions.

Councilor Shaw asked if there were concerns about a quorum for the Greenville Technical College Area Commission.

Mr. Antley stated he did not know if there was a quorum issue regarding the item in question.

Mr. Kernell stated the 10-day time period was County policy.

Councilor Shaw inquired as to which policy Mr. Kernell was referring to.

Ms. McCaskill stated the County's Board and Commission Policy provided for an emergency application period of 10 days to fill a vacancy that created a quorum issue, or for jointly represented boards. The Greenville Technical College Area Commission was a jointly represented board.

Councilor Shaw asked if there was any written indication of a quorum issue for that board.

Ms. McCaskill stated there was no quorum issue for the board. The application period was set for 10 days, as it was a jointly represented board. She stated the policy applied to both situations, either a quorum issue or a jointly represented board with a vacancy.

Councilor Tripp stated Mr. Shaw's friendly amendment appeared to be out of order as it violated the County's Board and Commission Policy.

Chairman Blount inquired about the process to waive the policy.

Point of Order: Councilor McGahhey stated it was a policy, not an ordinance, and Council Rules did not have to be followed to change the policy.

Councilor Tripp stated Council would be violating its own policy unless it was waived.

Mr. Antley stated the County's policy required 10 days, and in the absence of a determination otherwise by the chair, following that policy was the normal order.

Chairman Blount stated, since there was obviously a reason the board had requested to start the process, Council would adhere to the 10 days.

Councilor Farmer asked for clarification of whether it was 10 working days or 10 days straight.

Ms. McCaskill stated the policy indicated 10 days, not 10 working days.

Motion as presented carried.

Councilor McGahhey inquired as to which board member resigned from the Greenville Technical College Area Commission.

Ms. McCaskill stated Hunter Howard had resigned.

Councilor Collins requested to speak regarding an item that had not been included on the evening's agenda.

Councilor Collins stated he had submitted an amendment to realign the Planning Commission with the original 2001 ordinance. He wanted a human resources company or another expert in the field to examine the issue and determine the best way to move forward. Mr. Collins stated the County's "style" had surpassed its infrastructure, and several variables were involved. He had withdrawn the proposal because a legal motion was filed regarding the sewer expansion. While many people who had publicly objected to the sewer expansion had expressed support for his amendment, he wanted no perceived affiliation with the pending court case.

b. Motion to Reconsider the Third Reading Action Taken on September 16, 2025, for 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)

Chairman Blount stated during the County Council meeting held on September 16, the item had been approved at third reading. However, Councilor McGahhey had pointed out that the ordinance attached to the Council agenda contained language that had been previously deleted. It was determined that an earlier version of the document was attached to the agenda, and the decision was made to reconsider the item to correct the mistake.

Action: Councilor Shaw moved to reconsider the vote to adopt Ordinance #5733 (CZ-2025-053), Text Amendment Article 4, Definitions; Article 6, Table 6.1 and Article 8, Section 8:5. ESD-PM, Environmentally Sensitive District – Paris Mountain.

Councilor Shaw stated new information was discovered after the vote. Due to a clerical error, the September 16, 2025, Council agenda included an earlier version of the proposed text amendment, and not the version approved by Council at second reading on September 2, 2025. Mr. Shaw stated the motion was to correct a scrivener's error.

Councilor Tripp asked if it was a scrivener's error or something substantive that needed to be corrected.

Councilor McGahhey stated the proposed ordinance posted with the September 16 agenda was not the version approved at second reading. The short-term rental verbiage was deleted because the County did not currently have a policy regarding short-term rentals. Council agreed to approve the item at third reading on September 17, with the assumption it would be brought back up for reconsideration on October 7.

Mr. Antley stated Mr. McGahhey was correct. On September 17, it was determined that a clerical error had occurred and an incorrect version of the proposed ordinance was attached to the agenda. Along with the short-term rental verbiage, there was also some language regarding "tree save" that was also deleted. Mr. Shaw had agreed to take lead on the reconsideration. It was not a scrivener's error. Mr. Antley stated that in order to be transparent, Council opted to approve the item at third reading and subsequently request a reconsideration.

Councilor Seman stated all versions of the proposed ordinance in the packet still contained the short-term rental language.

Mr. Antley stated the version approved at second reading did contain some short-term rental language. The deleted part addressed a specific provision that outlined requirements for property owners of short-term rentals.

Motion to reconsider carried.

Action: Councilor Shaw moved to amend 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) to include the changes approved by Council at second reading and add 8:5.10.d. to the Tree Save and Tree Preservation article. Mr. Shaw stated the amendments were presented on the agenda as a proposed ordinance, a redlined version, and a clean version.

Councilor McGahhey stated the proposed ordinance still contained short-term rental verbiage. He asked where that term was defined in either a Greenville County ordinance or policy.

Mr. Antley stated he was not aware that the term was defined in any county ordinance or policy.

Councilor McGahhey asked if he could move to amend Mr. Shaw's amendment to delete Section 8:5.12.

Councilor Seman suggested Mr. Shaw include the deletion of Section 8:5.12 in his proposed amendment.

Councilor Shaw stated he was in favor of leaving the ordinance as it stood. The section in question addressed garbage disposal in a bear-proof container and parking on county roads. He stated Council could pass something, and it would be valid until it was found to be invalid; Council could deal with any issues as they arose.

Councilor McGahhey suggested renaming Section 8:5.12 to "Rentals." The section would apply to all rentals.

Councilor Tripp asked if that action could cause problems, as the County already had requirements in place regarding rentals.

Chairman Blount stated he had planned to announce the formation of a new ad hoc committee to address short-term rentals. The committee could adjust the ordinance, if needed.

Councilor Shaw stated he preferred the ordinance stay as it was. He encouraged his colleagues to approve it, with the understanding that it could be tweaked in the future.

Councilor McGahhey inquired as to how a court case involving a short-term rental could be resolved if the County had not defined short-term rentals.

Councilor Shaw stated that most parties resolved issues without taking them to court, as it was expensive. If they did go to court, judges used "common sense and plain English" to resolve cases.

Action: Councilor Tripp called for the question.

Without objection, the motion to call for the question carried.

Motion to amend carried.

Action: Councilor McGahhey moved to amend the ordinance by deleting Section 8:5.12 entitled "Short-Term Rentals" and maintaining a placeholder to be filled based upon the recommendations of the ad hoc committee.

Motion to amend carried.

Action: Councilor Shaw moved to adopt 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) as amended.

Motion as amended carried.

- Chairman Blount announced the formation of an ad hoc committee to study the short-term rentals issue, as Greenville County currently had no ordinances or policies in place to address it. He hoped the committee would be able to formulate policies and procedures that were more enforceable.

Item (14)

Adjournment

Action:

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

The motion carried and the meeting was adjourned at 7:41 p.m.

Respectfully submitted:

Regina McCaskill
Clerk to Council