



GREENVILLE COUNTY COUNCIL

Minutes
Regular Meeting
October 21, 2025
6:02 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 – introduced by Vice-Chairman Bradley

Pastor Jay Howard
Fork Shoals Baptist Church
Pelzer, SC

Pledge of Allegiance

Item (4) **Approval of Minutes**

a. October 7, 2025 – Regular County Council Meeting

Action: Chairwoman Pro Tem Seman moved to approve the minutes of the October 7, 2025, Regular County Council meeting.

Motion carried.

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

- **Dianne Vreeland** – appeared regarding Item 10.f. Fee-in-Lieu-of-Tax Allocations Ordinance

Item (6) **Public Hearings**

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

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

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

Item (7) **Resolutions**

a. 2026 Land and Water Conservation Fund Grant – Northside Park

Action: Councilor Collins moved for adoption a resolution to commit county funds to match a Land and Water Conservation Fund Grant from the National Park Service, United States Department of the Interior to Greenville County Parks, Recreation & Tourism, a department of the County of Greenville, South Carolina.

Motion carried.

Item (8) **Ordinances – Third 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).

Action: Councilor Bradley moved adoption of the ordinance at third 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.

Action: Councilor Bradley moved adoption of the ordinance at third 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.

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

Motion carried.

- iv. **CZ-2025-057,** Property of Joseph M. Turner and Ericka L. Turner, located at 10696 Old White Horse Road and McElhane Road, requesting rezoning from C-2 to R-S.

Action: Councilor Bradley moved adoption of the ordinance at third 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.

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

Motion carried.

b. General Obligation Bond Request – Twin Chimneys

Action: Councilor Collins moved for adoption at third 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 adoption at third 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.

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 and one (Tripp) absent.

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

a. Zoning Ordinances

- i. **CZ-2025-061,** Property of Leonardo Fernandez of Lefebe Contracting Corp., located at 7 White Horse Road. Ext., requesting rezoning from C-2 to S-1. The Planning Commission and Committee recommended denial.

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

Motion to deny carried.

- ii. **CZ-2025-062,** Property of Edward Lollis and Sheila Lollis, located on Gunter Road, requesting rezoning from R-R1 to AG. 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-2025-064,** Property of David J. Flores-Diaz and Ruby G. Hernandez-Aquino, located at 340 Bagwell Road, requesting rezoning from R-S to R-20. 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-2025-065,** Property of Kenneth Suhandron of DMI Realty Inc., located at 114 Chalmers Road, requesting rezoning from C-2 to FRD. The Planning Commission and Committee recommended approval with conditions.

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

Action: Councilor Bradley moved to amend the request to add the following conditions:

1. *The hours of operation are from 6:00 a.m. until 10:00 p.m. Monday-Saturday and 8:00 a.m. until 8:00 p.m. on Sunday;*
2. *Increase landscaping and buffering around the buildings, and;*
3. *Provide road frontage landscaping.*

Motion to amend carried.

Action: Councilor Bradley moved approval of the ordinance as amended.

Motion carried.

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

a. Zoning Ordinances

Councilor Bradley presented for first reading Zoning Dockets **CZ-2025-067** through **CZ-2025-070**.

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

b. Greenville County Zoning Text Amendment / Mobile Food Unit (CZ-2025-066)

Councilor Bradley presented for first reading an ordinance to amend the Greenville County Zoning Ordinance to amend Article 4, Definitions, Article 6, Table 6.1, Uses Permitted, Uses by Special Exception, and Conditional Uses, and Section 6:2, Use Conditions.

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

c. Greenville – Anderson Multi County Industrial Business Park Agreement Amendment / Project Elevate

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.

d. Greenville – Anderson Multi-County Industrial Business Park Agreement Amendment / Project Briarwood

Councilor Collins presented for first reading and ordinance to amend an agreement for the development of a joint county industrial and business park (2010 Park) of Greenville and Anderson Counties so as to enlarge the park to include certain property owned by a company known to Anderson County as Project Briarwood.

Chairman Blount stated the item would remain on the floor.

e. Piedmont Public Service District (Piedmont Fire Department) / Transfer of Property

Councilor Collins presented for first reading an ordinance to authorize the transfer of approximately 15.8 acres of real property located off Highway 20 in Greenville County to the Piedmont Public Service District, 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.

f. Fee-in-Lieu-of-Tax Allocations Ordinance

Councilor Bradley presented for first reading an ordinance to allocate additional specified revenues collected by the County from the payment of fees in lieu of taxes derived from designated multi-county industrial business parks located in Greenville County to the County Infrastructure Fund in order to fund road and related infrastructure projects.

Chairman Blount stated the item would remain on the floor.

g. Sign Ordinance Amendment

Per notice provided in the Council agenda packet, Councilor Bradley presented for first reading an ordinance to amend Ordinance No. 4926, The Greenville County Sign Ordinance, to change the definition of an on-premises sign.

Chairman Blount referred the item to the Roads, Infrastructure and Public Works 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 the following:

- *Joshua Jones, Danielle Nance, Jake O'Dare, and Christina Zolli to fill four of five vacancies on the Accommodations Tax Advisory Committee.*
- *Brad Medcalf and Van Swafford to fill two vacancies on the Airport Environs Planning Commission.*
- *Richard Wells to fill one vacancy on the Boiling Springs Fire District Board.*
- *Jenny Byers to fill one vacancy on the Brookfield Special Tax District Board.*
- *John Pazdan and Robert Powell to fill two vacancies on the Chanticleer Community Commission.*
- *James Allison and Michael Milam to fill two vacancies on the Clear Springs Fire and Rescue District Board*
- *Susan Lyness to fill one of three vacancies on the Devenger Tax District Commission.*
- *Benjamin Peat to fill one vacancy on the Donaldson Fire Service Area Board.*
- *David Armstrong to fill one of two vacancies on the Linkside Special Tax District Board.*
- *Randy Boyette, Clemson Davenport, and Sandra Fraser to fill three vacancies on the Old Mill Estates Tax District Commission.*
- *John Austin and Britton Swingle to fill two vacancies on the Lake Forest Special Tax District Board.*
- *Ray Lattimore to fill one vacancy on the Greenville Technical College Area Commission*

Motion carried.

Item (12) **Public Comments**

- **Ed Paxton** – appeared regarding GADC, Fire Station Study, GGS appointments
- **Daniel Scull** – appeared regarding issues with Tax Office (False Delinquent Tax Notices)

Item (13) **Administrator's Report**

Mr. Kernell stated a new traffic pattern would start on Thursday, October 23. The pattern was very close to the final pattern. The streets would be one-way, with a drop-off site for visitors and six new handicapped spaces for the public only, not employees. Mr. Kernell stated a "tax drop off" box had been installed; an additional one would be installed in the garage.

Councilor Shaw asked who was responsible for sending notices regarding the tax sale and whether Greenville County was the only county in which the Tax Office was separate from the Auditor's Office.

Mr. Kernell stated the Tax Collector was responsible for the Tax Sale. The County contracted with a vendor to send out the notices. In response to the gentleman who had actually paid his tax bill but received notice that his home would be sold, it may have been a timing issue. The addresses were sent to the vendor by the Tax Office; the gentleman possibly paid his taxes after they were mailed. Mr. Kernell stated he would speak with the gentleman after the meeting.

Councilor Shaw asked about the possibility of putting an American Flag Honor Disposal container outside.

Mr. Kernell stated he would recommend putting one in the garage, as he would prefer to keep it sheltered. Another "tax drop off" box would be erected in the garage.

Item (14) **Requests and Motions by Council Members**

- Chairman Blount stated he recently observed Mr. Kernell assisting a resident with their tax bill at a local convenience store. Mr. Blount stated it meant a lot to see Mr. Kernell assist.
- Councilor Mitchell stated he had received several calls from his constituents regarding the County's Board and Commission application period. They were very pleased with the process and praised the Council Office staff for their assistance. Mr. Mitchell stated the County was very fortunate to have such dedicated and professional staff members.

Item (15) **Adjournment**

Action: There being no further business, Councilor Bradley moved to adjourn.

The motion carried and the meeting was adjourned at 6:32 p.m.

Respectfully submitted:

Regina McCaskill
Clerk to Council