



GREENVILLE COUNTY COUNCIL

Minutes
Regular Meeting
November 18, 2025
6:07 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

Ennis Fant, *District 25*

Staff Present

Joe Kernal, *Deputy County Administrator*
Ted Lambrecht, *Deputy County Administrator*
Chris Antley, *County Attorney*
Jessica Stone, *Deputy Clerk to Council*
Pam Gilliam, *Administrative Assistant*
Julie Wallace, *Administrative Assistant*

Bob Mihalic, *Governmental Affairs Officer*
Terrence Galloway, *Information Systems*
Caleb Steele, *Information Systems*
Hesha Gamble, *Assistant County Administrator*
Ronald Hollister, *Assistant County Administrator*

Others Present

None

Call to Order

Chairman Blount

Invocation

Councilor Collins

Pledge of Allegiance

Item (4) Approval of Minutes

a. November 4, 2025 – Regular County Council Meeting

Action: Chairwoman Pro Tem Seman moved to approve the minutes of the November 4, 2025, Regular County Council meeting.

Motion carried.

Item (5) Appearances – Current Agenda Items

- **Dianne Vreeland** – appeared regarding Item 9.d. Fee-in-Lieu-of-Taxes Allocations Ordinance
- **Daniel Rumfelt** – appeared regarding Item 9.d. Fee-in-Lieu-of-Taxes Allocations Ordinance
- **Amy McCord** – appeared regarding Item 12.a.ii. Motion to Request the Planning Commission Reconsider Owens Glen

Item (6) Public Hearings

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

A public hearing was held for the purpose of receiving comments from the public regarding an ordinance to authorize the transfer of approximately 15.8 acres of real property located off of 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.

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

b. Anderson – Greenville Multi-County Industrial Business Park Agreement Amendment / Advanced Metalworks LLC (formerly Project Visionary)

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 Greenville and Anderson Counties so as to enlarge the park to include certain property owned by Advanced Metalworks, LLC.

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

Item (7) Consent Agenda

- a. 2026 Road Paving List**
- b. FY25 DNA Capacity Enhancement for Backlog Reduction Grant**
- c. Upstate Healthcare Coalition Grant for EMS**

Action: Chairwoman Pro Tem Seman moved approval of the Consent Agenda items.

Motion carried.

Item (8) Resolutions

a. **Greater Greenville Sanitation District Annexation / Helen Drive Parcels, Piedmont / Request for Public Hearing**

Action: Councilor McGahhey moved for adoption a resolution to hold a public hearing to consider enlarging the Greater Greenville Sanitation District to include the Helen Drive parcels.

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

Item (9) Ordinances – Third Reading

a. **Anderson - Greenville Multi-County Industrial Business Park Agreement Amendment / South Carolina Farm Bureau Marketing Association, LLC (formerly Project Elevate)**

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.

Motion carried.

b. **Anderson - Greenville Multi-County Industrial Business Park Agreement Amendment / Covan's Properties, LLC (formerly Project Briarwood)**

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 Greenville and Anderson Counties so as to enlarge the park to include certain property owned by Covan's Properties, LLC.

Motion carried.

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

Action: Councilor Collins moved for adoption at third 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.

Motion carried.

d. **Fee-in-Lieu-of-Tax Allocations Ordinance**

Action: Councilor Bradley moved for adoption at third 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.

Action: Councilor Tripp requested a roll call vote.

Action: Councilor Shaw moved to hold the item.

Chairman Blount requested clarification regarding which motion prevailed.

Chairwoman Pro Tem Seman stated the motion to hold prevailed.

Councilor Shaw stated the item in question was too vague. It followed the general intention of addressing roads; however, it should be held and refined. Mr. Shaw stated he would love for all the funding to go toward roads, but Council had other issues to address. He was unable to vote on something so vague.

Chairwoman Pro Tem Seman stated Councilor Long had done a good job at second reading, clearing up any vagueness regarding the intent of the ordinance. She appreciated the work done on the item. The County had many competing interests, as did the community. The citizens of Greenville County had been very vocal about infrastructure issues. Without a designated funding source of significant dollars, the County would never be able to move forward in that category.

Councilor Shaw stated last year he filed an ordinance to allocate 10% of the County's budget to roads. He stated the item in question appeared to be "part of that thinking." Mr. Shaw stated he was not putting roads aside. He was concerned about the proper wording for the ordinance. Council could not vote on something so vague and then direct the public to the minutes for more clarification.

Chairwoman Pro Tem Seman asked Mr. Shaw to specify which section(s) of the ordinance needed to be addressed for vagueness.

Councilor Shaw stated he did not want to "hash it out" during the meeting. He stated he was not comfortable voting on the item. Mr. Shaw stated the ordinance contained the phrase "additional specified" and asked about its meaning. The ordinance should be specific about Council's intent.

Chairman Blount asked Mr. Shaw what specifically needed clarification.

Councilor Shaw stated that was not the point. He was not prepared to discuss his concerns about the ordinance. He stated it was "fine" if his colleagues were satisfied with the ordinance and prepared to vote it through; he would not argue the point.

Vice-Chairman Bradley stated Council had met with staff and provided a list of every road to be paved, every ditch to be cleaned, and the stormwater repairs to be made. It was very clear how the money would be spent.

Chairman Blount recognized Mr. Tripp and gave him the floor.

Councilor Shaw stated he had one more important point to make.

Chairman Blount stated Mr. Tripp had the floor. He advised Mr. Shaw that he could speak after Mr. Tripp.

Councilor Shaw stated it was important that he make his point.

Chairman Blount advised Mr. Shaw he was not following procedure and had not requested to speak.

Chairman Blount ruled Mr. Shaw was out of order.

Councilor Shaw continued to speak and stated the “thrust” of his objection was the fact that Council had other people to worry about. It was not just the uncertainty of the specification; Council had long-standing partnerships and teammates with the other taxing agencies. The issue had not been discussed enough.

Chairman Blount requested Council follow proper procedure and act appropriately on the dais.

Councilor Shaw stated he appreciated Mr. Blount’s statement; however, Council Members needed to be allowed to express themselves clearly without being cut off.

Chairman Blount stated Council Members had to be appropriately acknowledged by the Chair before speaking.

Councilor Shaw stated it was important for him to speak and give the thrust of what he wanted to say.

Chairman Blount recognized Mr. Tripp and gave him the floor.

Councilor Tripp stated Mr. Bradley represented southern Greenville County. He stated he was not trying to catch him off guard, but wanted to know if he was comfortable adopting the ordinance as it stood. There could be impacts on that area of the County, such as the fire districts.

Councilor Bradley stated he was aware there could be impacts. He had discussed the issue at length with Mr. Kernal. They were unsure what the numbers would be, as they were based on future revenue. Mr. Bradley stated he had been assured that, if there were issues, such as funding for the fire departments, they would be addressed.

Councilor Collins stated most FILOTs were in place for an average of 30 years. The taxing entities would still receive revenue from FILOTs already in place. The ordinance only addressed those from 2023 going forward.

Councilor Tripp stated he was concerned about the fire districts. Growth continued in the County's rural areas, and the fire districts could not rely solely on past revenue. They had to grow their revenue just like the County. Mr. Tripp stated he was not sure Council had thought candidly and wisely enough about the impact the proposed ordinance would have on entities like the fire departments. Mr. Tripp asked Mr. Kernal how long the County had been doing FILOTs.

Mr. Kernal stated approximately 30 years.

Councilor Tripp stated in the past, staff had been able to develop a decent forecast of revenue derived from FILOTs. He asked whether staff had forecast future revenue if the proposed ordinance were approved.

Mr. Kernal stated the forecast was based on the economy. If the proposed ordinance were approved, about 16 FILOTs would come on board fairly quickly and immediately generate about \$8 million, growing to approximately \$25 million over the next 18 months. Staff intended to monitor the situation very closely. The intent was to get the road money to the mid- to upper \$30 million range. Once that money was in place, he planned to ask Council to reduce the percentage. Mr. Kernal stated adjustments could be made, as needed. The problem they currently faced was forecasting; some FILOTs were approved but never happened. Mr. Kernal stated they were not trying to take money away from any entity.

Councilor McGahhey stated Greenville County had neglected its roads for more than 40 years. It was time to make the hard decisions.

Councilor Collins stated Greenville County approved an average of 8 to 11 FILOTs per year. Approximately 213 FILOTs were recorded for Greenville County through the Department of Revenue.

Councilor Shaw stated that if the County had approved his suggestion to retain 10% of its total budget for roads, \$40 million would have been available. He could not understand why the County lacked the discipline to allocate 10% of its budget to roads. Instead, they wanted the FILOTs to handle the situation.

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

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

Item (10) Ordinances – Second Reading

a. Zoning Ordinances

i. **CZ-2025-060**, Property of Cew Greenville, LLC, located on W. Blue Ridge Drive, Aladdin Street & Evergreen Street, requesting rezoning from C-1 and R-7.5 to R-M10. 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-2025-063**, Property of Azah Temple Number 140, located on Chapel Road, requesting rezoning from I-1 to C-2. The Planning Commission recommended denial and the Committee recommended approval as amended to S-1.

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

Action: Vice-Chairman Bradley moved to amend the request to S-1.

Motion to amend carried.

Action: Vice-Chairman Bradley moved approval of the ordinance as amended.

Motion carried.

iii. **CZ-2025-068**, Property of Jabaro, LCC, located at 3809 White Horse Road, requesting rezoning from S-1 to C-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-2025-069,** Property of Exeter 1940 Old Grove, LP and Exeter 393 Grove Reserve LP, located at 1940 Old Grove Road & 393 Grove Reserve Pkwy., requesting rezoning from I-2 to I-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.

v. **CZ-2025-070,** Property of William S. Clark & Susan N. Clark, located at 21 Woodside Avenue, requesting rezoning from R-10 to R-6. 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. Greenville County Zoning Text Amendment / Mobile Food Unit (CZ-2025-066)

Action: On behalf of the Committee, Vice-Chairman Bradley moved for approval at second 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. The Planning Commission and Committee recommended approval.

Motion carried.

c. Sign Ordinance Amendment

Action: On behalf of the Committee, Councilor Bradley moved for approval at second reading an ordinance to amend Ordinance No. 4926, the Greenville County Sign Ordinance, to change the definition of an on-premises sign.

Motion carried.

d. Anderson - Greenville Multi-County Industrial Business Park Agreement Amendment / Advanced Metalworks LLC (formerly Project Visionary)

Action: Councilor Bradley 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 Greenville and Anderson Counties so as to enlarge the park to include certain property owned by a company known to Anderson County as Project Visionary.

Motion carried.

Item (11) Ordinances – First Reading

a. Zoning Ordinances

Councilor Bradley presented for first reading Zoning Dockets **CZ-2025-071** and **CZ-2025-073**.

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

b. Anderson – Greenville Multi-County Industrial and Business Park Agreement Amendment / Project Pierce

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.

c. Laurens – Greenville Multi-County Industrial and Business Park Agreement Amendment / Project Wolf

Councilor Collins presented for first reading an ordinance to amend the Master Agreement governing the Octagon Industrial Park between Laurens and Greenville Counties so as to enlarge the park to add a certain parcel in Laurens County.

Chairman Blount stated the item would remain on the floor.

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

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. Anderson – Greenville Multi-County Industrial and Business Park Agreement Amendment / Project Silver

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.

f. EPC Power 2025 / Amendment to Existing Fee-in-Lieu-of Tax Agreement

Councilor Collins presented for first reading an ordinance to authorize and approve the execution and delivery of a first amendment to an existing fee-in-lieu-of-tax agreement between Greenville County, South Carolina, and EPC Power Corp., providing for certain modifications thereto with respect to certain property now or to be hereafter located in Greenville County.

Chairman Blount stated the item would remain on the floor.

Item (12) Committee Reports

a. Committee of the Whole

i. Board and Commission Appointments

Action: On behalf of the Committee, Vice-Chairman Bradley moved to appoint the following:

- *Monique Williams to fill one vacancy on the Greater Greenville Sanitation District.*
- *Vicky Ashley, Nick Campbell, Jack Connolly, Craig Evans and Dorothy Russell to fill five vacancies on the Sterling Community Special Tax District Commission.*
- *Deborah Pickens to fill one vacancy on Thrive Upstate.*

Motion carried.

ii. Motion to Request the Planning Commission Reconsider Owens Glen

Action: On behalf of the Committee, Vice-Chairman Bradley moved to request the Planning Commission reconsider its approval of a preliminary plan and variance of PP-2024-109 and VAR2024-105, Owens Glen.

Motion carried.

Roads, Infrastructure and Public Works Committee

Councilor McGahhey provided an update on the Roads, Infrastructure and Public Works Committee. He stated that \$34 million had been allocated for roads and the Committee had been given a brief regarding that funding on November 4. Greenville County was committed to fixing its infrastructure. He stated if anyone had any questions, they could contact him.

Item (13) Public Comments

- **Ed Paxton** – appeared regarding County Property Upcoming Public Hearing
- **Janny Santos** – appeared regarding Building Codes
- **Jeffrey Lawson** – appeared regarding Performance Evaluation
- **Dianne Vreeland** – appeared regarding County Administrator's Contract

Item (14) Administrator's Report

Mr. Kernell provided the following:

- The second Citizens' Academy had its graduation earlier in the day. The participants had provided very positive feedback. He stated staff would begin work on the next group very soon and advised Council they needed to start looking for nominees.
- The Spartanburg County Pet Resource Center was on schedule to be fully operational in January. Greenville County would no longer receive Spartanburg County animals at its Animal Care facility beginning February 1, 2026. Animals from Spartanburg County accounted for about 30% of intake; discontinuing that service would help tremendously and allow the County to enhance and improve its existing services. He thanked Ms. Gamble and her staff for recognizing the importance of offering the service to Spartanburg.

- Mr. Kernal stated some errors had been identified on the tax bills that were recently sent out. The errors were in the penalty date ranges and did not list the amount of taxes paid the prior year. He stated that, while it may not seem like a big deal, staff had determined it was best to issue corrected tax bills. The amount due would not change. Corrected bills would not be sent out for those that had already been paid or for those sent to mortgage companies. Therefore, a very small subset would be reissued. Corrected notices should be mailed out within the next week to a week and a half.
- Mr. Kernal stated they had received phone calls indicating some payments sent to TD Bank in Columbia had been returned. It appeared as if an incorrect department number was listed on the bills and was no longer required. TD Bank had assured staff they were working with the Postal Service to correct the problem. For citizens who had paid and received the payment back, they could either bring it to the office or mail it directly to the County with no penalty.

Mr. Shaw asked whether the County used social media to alert the public about situations such as the tax payment issue.

Mr. Kernal stated Mr. Mihalic put that type of information on the County's social media sites as well as the County webpage. He would also alert the press.

Councilor Mitchell thanked Mr. Kernal for the installation of the new drop box for tax payments and for the additional handicapped parking spaces.

Item (15) Requests and Motions by Council Members

- Chairman Blount stated he wanted to echo what Mr. Kernal said about the Citizens' Academy class. He had attended the graduation earlier in the day. It was a great class. He had been able to participate in a couple of the sessions, and it was amazing to see how the participants' opinions of the County changed from when they entered until they finished. Two of the participants had been appointed to a County board, taking their involvement a step further.

Item (16) Adjournment

Action: There being no further business, Chairwoman Pro Tem Seman moved to adjourn.

The motion carried and the meeting was adjourned at 7:13 p.m.

Respectfully submitted:

Regina McCaskill
Clerk to Council