



GREENVILLE COUNTY COUNCIL

Minutes
Regular Meeting
December 2, 2025
6:01 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 Kernal, *Deputy County Administrator*
Ted Lambrecht, *Deputy County Administrator*
Chris Antley, *County Attorney*
Regina McCaskill, *Clerk to Council*
Jessica Stone, *Deputy Clerk to Council*
Pam Gilliam, *Administrative Assistant*

Council Members Remote Participation

Steve Shaw, *District 20*

Julie Wallace, *Administrative Assistant*
Bob Mihalic, *Governmental Affairs Officer*
Terrence Galloway, *Information Systems*
David Martin, *Information Systems*
Hesha Gamble, *Assistant County Administrator*
Ronald Hollister, *Assistant County Administrator*

Others Present

None

Call to Order

Chairman Blount

Invocation

Councilor McGahhey

Pledge of Allegiance

Item (4) Approval of Minutes

a. November 18, 2025 – Regular County Council Meeting

Action: Chairwoman Pro Tem Seman moved to approve the minutes of the November 18, 2025, Regular County Council meeting.

Motion carried.

Item (5) Appearances – Current Agenda Items

There were no speakers.

Item (6) Public Hearings

a. Greater Greenville Sanitation District Annexation / Helen Drive Parcels

A public hearing was held for the purpose of receiving comments from the public regarding a resolution to enlarge the boundaries of the Greater Greenville Sanitation District to include certain parcels on Helen Drive.

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

b. Sign Ordinance Amendment

A public hearing was held for the purpose of receiving comments from the public regarding an ordinance to amend Ordinance No. 4926, the Greenville County Sign Ordinance, to change the definition of an on-premises sign.

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

Item (7) Resolutions

a. Greater Greenville Sanitation District Annexation / Helen Drive Parcels

Action: Councilor McGahhey moved for adoption a resolution to enlarge the boundaries of the Greater Greenville Sanitation District to include Helen Drive parcels.

Motion carried.

Item (8) Ordinances – Third Reading

a. Zoning Ordinances

i. **CZ-2025-063**, Property of Azah Temple Number 140, located on Chapel Road, requesting rezoning from I-1 to S-1.

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

Motion carried.

ii. **CZ-2025-068**, Property of Jabaro, LCC, located at 3809 White Horse Road, requesting rezoning from S-1 to C-1.

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

Motion carried.

iii. **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.

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

Motion carried.

iv. **CZ-2025-070**, Property of William S. Clark & Susan N. Clark, located at 21 Woodside Avenue, requesting rezoning from R-10 to R-6.

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

Motion carried.

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

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

Motion carried.

c. Sign Ordinance Amendment

Action: Vice-Chairman Bradley moved for adoption at third 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 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 a company known to Anderson County as Project Visionary.

Motion carried.

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

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.

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

Action: Councilor Collins moved for approval at second 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.

Motion carried.

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

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.

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

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.

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

Action: Councilor Collins moved for approval at second 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.

Councilor Long asked how many EPC jobs were local.

Chairwoman Pro Tem Seman stated, based on information provided by the company, the proposed extension would create an additional 150 jobs at an average wage of \$38.64 per hour.

Councilor Long stated she thought 150 was the original number of jobs to be created.

Chairman Blount stated the proposed amendment would create 150 jobs in addition to the 150 created by the original FILOT.

Councilor Long asked if those jobs were local. None of the members of EPC Power's Executive Management Team resided in South Carolina; the closest one was in North Carolina. She stated it was an international firm that supported data centers and solar farms. According to information she retrieved via Google, the company currently had two open positions; everything she read indicated the number of jobs created was "up to 150."

Councilor Blount stated when the proposed item was introduced to the Finance Committee, they emphasized that 150 additional jobs would be created.

Councilor McGahhey asked if the 150 additional jobs were temporary construction jobs or permanent positions.

Chairman Blount stated it was his understanding they were permanent jobs.

Councilor Collins stated the proposed amendment would extend the FILOT for an additional 30 years. Based on his research, the jobs appeared to be for a call center for a manufacturing plant.

Chairwoman Pro Tem Seman stated the extension was for an additional five years, bringing the total to 10.

Chairman Blount stated the company's primary function was to build generator boxes for data centers and other businesses; it also manufactured other power solutions.

Councilor Collins stated the company manufactured an "on-location storage box", about the size of a pod container, that stored energy. Mr. Collins stated he had reviewed the original FILOT agreement; he read the following and requested clarification:

"Pursuant to an ordinance duly enacted by the Council on November 2022, the County and Company entered in that certain fee in lieu of tax agreement dated November 15, 2022 with EPC Power Corporation, a corporation incorporated and existing under the laws of the state of Delaware, whereby the County agreed to provide, amongst other things, certain negotiated FILOT benefits with respect to certain facilities to be located in the County in consideration of the company's satisfaction to contract minimum investment requirement as well as anticipated additional investment in the project."

Chairwoman Pro Tem Seman asked Mr. Collins if the Finance Committee had discussed the item.

Councilor Collins stated the committee discussed the proposed item, but not in detail. The only thing requested was a very general, vague statement regarding the extension.

Chairwoman Pro Tem Seman stated members of the Finance Committee should "push hard" if they had questions; she added that Mr. Collins was vice chair of that committee.

Councilor Collins stated he agreed; however, he should not have to scroll back to 2022 to review the initial contract. The information should be "concentrated" and "almost like a packet."

Chairwoman Pro Tem Seman stated she had pulled up what Mr. Collins had read, as it was linked in the packet.

Councilor Collins stated the initial agreement broke down the statutes in legal terms. He felt GADC had a due diligence to provide something for the public. Councilor Collins stated the information in the packet was just “legal jargon.”

Motion as presented carried by a roll call vote of seven (Russo, Blount, Farmer, Mitchell, Seman, Fant and Bradley) in favor, three (Long, McGahhey and Collins) in opposition, one (Shaw) no vote, and one (Tripp) absent.

Item (10) Committee Reports

There were no reports.

Item (11) Public Comments

- **Ed Paxton** – appeared regarding Planning and Development
- **Aja Johnson** – appeared regarding Greenville Transit Authority

Item (12) Administrator's Report

Mr. Kernell provided the following information:

- Corrected tax bills would be sent out by the end of the week. No amounts were changed. The issue with the lock box in Columbia had been resolved; it was a postal service error.
- A vendor had been chosen to complete the Fire Department Feasibility Study. A committee comprised of staff and area fire chiefs made the selection; they opted to include 911 Dispatch in the study.
- In response to the speaker’s concern about “unzoning” property, there was currently no mechanism in place to unzone property. The issue would be sent to the Board of Zoning Appeals for review.

Item (13) Requests and Motions by Council Members

- Chairman Blount stated it had been a great year for Council, and they had gotten to know each other a bit better. He hoped 2026 would be even better. Mr. Blount wished everyone an amazing Christmas, and he looked forward to serving the citizens of Greenville County for another year.
- Councilor Collins stated he wanted to give a shout-out to Hesha Gamble. He really appreciated all her hard work.

Item (14) Adjournment

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

The motion carried and the meeting was adjourned at 6:30 p.m.

Respectfully submitted:

Regina McCaskill
Clerk to Council