



GREENVILLE COUNTY COUNCIL

Minutes
Regular Meeting
March 17, 2026
6:03 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, *Council District 17*
Alan Mitchell, *Council District 23*

Council Members Remote Participation

Frank Farmer, *Council District 22*

Staff Present

Joe Kernell, *County Administrator*
Ted Lambrecht, *Deputy County Administrator*
Chris Antley, *County Attorney*
Regina McCaskill, *Clerk to Council*
Jessica Stone, *Deputy Clerk to Council*

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

Others Present

None

Call to Order

Chairman Blount

Invocation

Chairman Blount

Pledge of Allegiance

Item (4) **Approval of Minutes**

a. **March 3, 2026 – Regular County Council Meeting**

Action: Chairwoman Pro Tem Seman moved to approve the minutes of the March 3, 2026, Regular County Council Meeting.

Motion carried.

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

- **Dimitri Bruehl** - appeared regarding Item 8.a.ii CZ-2026-006

Item (6) **Public Hearings**

a. **Laurens – Greenville Multi-County Industrial Business Park Agreement Amendment / Hydrite Chemical Company**

This public hearing was held for the purpose of receiving comments from the public regarding an ordinance to authorize and approve an agreement for the development of a joint industrial and business park (*Hunter Industrial Park*) by and between Laurens County and Greenville County, such industrial and business park to be geographically located in Laurens County and Greenville County and established pursuant to Section 4-1-170 of the Code of Laws of South Carolina 1976, as amended; and other matters related thereto.

As there were no speakers, Councilor Collins declared the public hearing closed.

b. **United Composite Materials LLC and Hankuk Composites US Inc. (*formerly Project Pioneer*) / Fee In Lieu of Tax Agreement**

This public hearing was held for the purpose of receiving comments from the public regarding an ordinance authorizing the execution and delivery of a fee in lieu of tax agreement by and between Greenville County, South Carolina, United Composite Materials LLC, and Hankuk Composites US Inc., including any related or affiliated legal entities (*previously identified by the County as Project Pioneer*) with respect to certain economic development property in the County, whereby such property would be subject to certain payments in lieu of taxes, including the provision of certain special source credits; authorizing the assignment and amendment of an existing fee in lieu of tax agreement applicable to a portion of the project, whereby such portion of the project would be subject to certain payments in lieu of taxes; and other matters related thereto.

As there were no speakers, Councilor Collins declared the public hearing closed.

Item (7) **Consent Agenda**

- a. Request to Appear Before the South Carolina Building Codes Council in order to Continue the Implementation of Radon Control Methods
- b. SC State Historical Records Advisory Board (SC SHRAB) Microgrant
- c. Lowes Community Impact Grant
- d. Community Project Application / Greenville County Parks, Recreation & Tourism – Mt. Pleasant Youth Basketball Program \$2,340.00

- e. Community Project Application / City of Travelers Rest – Spring Park Inn Plants & Beautification \$1,500.00
- f. Community Project Application / Greenville County Redevelopment Authority – Textile Park Alcove Marker \$4,000.00

Action: At the request of Councilor Mitchell, Chairwoman Pro Tem Seman moved to amend the Consent Agenda to add \$4,000.00 from Mr. Mitchell’s Community Projects Fund to Item (f) Community Project Application / Greenville County Redevelopment Authority – Textile Park Alcove Marker, bringing the total allocation for the project to \$8,000.00.

Chairman Blount stated Councilor Mitchell was still a bit under the weather and unable to attend the meeting. The Textile Heritage Park was located in both District 19 and District 23; Mr. Mitchell had indicated he wanted to pledge an additional \$4,000 for the marker.

Motion to amend carried.

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

Motion carried.

Councilor Shaw inquired about Item (c) Lowes Community Impact Grant. He stated it appeared the grants had already been allocated: two to District 21 and one to District 25. The grants were \$50,000 and were to be used for parks, such as a community garden, where citizens could pick up food or plants.

Chairwoman Pro Tem Seman stated many times when no County match was required for a grant, they were approved in Committee and allocated before the item appeared on the Council agenda. She stated that could possibly be what happened with the grants in question.

Councilor McGahhey stated he had spoken to Don Shuman, Director of Parks, Recreation, and Tourism, about the grants. After that conversation, Mr. Lambrecht had applied for the grants. Lowe’s actually approved the projects and supplied the required materials. Mr. McGahhey stated the projects had to be something that was built, such as a community garden. He was unaware two of the chosen projects were in his district. Councilor McGahhey stated the projects were completely funded by Lowe’s at no cost to Greenville County.

Councilor Shaw inquired about the application procedure.

Councilor Long stated it was still open through the Lowe’s website. She had been looking at it earlier in the day for some projects in her district. She stated there were some parameters involved for the projects, but they were “pretty general.” Ms. Long stated the entities receiving the funds had to be non-profits.

Mr. Kernell confirmed the recreation staff applied for the grants; the projects had to meet certain criteria and were all to be built on County properties.

Councilor Shaw stated he would follow up on the application process, as he would like to secure a grant for Herdclotz Park, located in his district.

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

a. Zoning Ordinances

- i. **CZ-2026-003**, Property of Hounds Brae, LLC, located at 333 Gibson Drive, requesting rezoning from R-S to R-15. The Planning Commission and the Committee recommended denial.

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

Chairman Blount stated that Greenville Technical College was still working out all the details related to the request. Instead of holding the item on the floor, he would like to send it back to the Planning and Development Committee.

Action: Vice-Chairman Bradley moved to refer the item back to the Planning and Development Committee.

Motion carried.

- ii. **CZ-2026-006**, Property of 27 North Georgia, LLC., located at 231 Murrell Road, requesting rezoning from R-12 to R-MA. The Planning Commission and the Committee recommended denial.

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

Motion to deny carried.

- iii. **CZ-2026-008**, Property of Daniel Hershberger, located on SC Highway 418 and Hopkins Road, requesting rezoning from R-R3 to C-1. The Planning Commission and the Committee recommended denial.

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

Motion to deny carried.

- iv. **CZ-2026-009**, Property of Daniel Hershberger, located on SC Highway 418, requesting rezoning from R-R3 to C-1. The Planning Commission and the Committee recommended denial.

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

Motion to deny carried.

- v. **CZ-2026-010**, Property of Charles Thomas, located at 351, 355, and 359 Roberts Road, requesting rezoning from R-S to R-10. The Planning Commission and Committee recommended approval.

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

Councilor Tripp stated he had some concerns about the project. He had heard from several people in his district about it and asked his colleagues to deny the request.

Vice-Chairman Bradley asked Mr. Tripp to elaborate on his concerns and whether the item should be sent back to the Committee for additional review.

Councilor Tripp stated he was not sure if it could be fixed by sending it back to the Committee. He stated his concerns included the road, the area, and the lack of infrastructure. Given Council's "current climate" of denying requests that lacked infrastructure, he would like the request denied.

Councilor McGahhey stated the request was for three duplex units, not 600 houses. As a member of the Planning and Development Committee, he would not have voted to approve it if he thought the units would cause congestion in the area. He stated it was basically six living units on the parcel, and there were already four mobile homes on it. In his opinion, the impact would be negative. He agreed Council had "no taste" for 700-home communities; however, the item at hand was not one of those.

Councilor Tripp stated he was not opposed to 700-home communities. In terms of the request, the road did not need additional traffic.

Chairwoman Pro Tem Seman stated the parcel was only two acres.

Councilor McGahhey stated it would only add one to two additional cars per day.

Councilor Long stated removing the mobile homes and replacing them with stick-built duplexes would be a huge improvement to the area, not a detriment.

Councilor Collins stated he agreed with Mr. Tripp. It was almost impossible to turn onto Five Forks Road coming out of the River Walk subdivision in the morning. He cited issues with the drain ditch located near the site.

Councilor Shaw requested a roll call vote.

Motion to approve was denied by a roll call vote of four (Long, McGahhey, Seman, and Bradley) in favor, six (Blount, Shaw, Farmer (via text), Fant, Collins, and Tripp) in opposition, two (Russo and Mitchell) absent.

b. Laurens – Greenville Multi-County Industrial Business Park Agreement Amendment / Hydrite Chemical Company

Action: Councilor Collins moved for approval at second reading an ordinance to authorize and approve an agreement for the development of a joint industrial and business park (Hunter Industrial Park) by and between Laurens County and Greenville County, such industrial and business park to be geographically located in Laurens County and Greenville County and established pursuant to Section 4-1-170 of the Code of Laws of South Carolina 1976, as amended; and other matters related thereto.

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

c. United Composite Materials LLC and Hankuk Composites US Inc. (formerly Project Pioneer) / Fee In Lieu of Tax Agreement

Action: Councilor Collins moved for approval at second reading an ordinance authorizing the execution and delivery of a fee in lieu of tax agreement by and between Greenville County, South Carolina, United Composite Materials LLC, and Hankuk Composites US Inc., including any related or affiliated legal entities (previously identified by the County as Project Pioneer) with respect to certain economic development property in the County, whereby such property would be subject to certain payments in lieu of taxes, including the provision of certain special source credits; authorizing the assignment and amendment of an existing fee in lieu of tax agreement applicable to a portion of the project, whereby such portion of the project would be subject to certain payments in lieu of taxes; and other matters related thereto.

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

Item (9) Ordinances – First Reading

a. Zoning Ordinances

Vice-Chairman Bradley presented for first reading Zoning Dockets **CZ-2026-011** through **CZ-2026-014**, and **CZ-2026-016**.

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

b. Donaldson Center Fire Service Area / General Obligation Bond Request

Councilor Collins presented for first reading an ordinance to provide for the issuance and sale of not exceeding \$2,000,000 Greenville County, South Carolina, General Obligation Bonds (Donaldson Fire Service Area Project), Series 2026b; 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.

Item (10) **Committee Reports**

a. Committee of the Whole

i. Council Priorities

Chairman Blount stated during the Committee of the Whole meeting held earlier in the evening, Council discussed some of the priorities they had identified during the Planning Retreat. Those items had been curated, and Council was ready to move forward. A number of priorities were focused on growth and development in Greenville County, examining and researching ways to guide growth in the right way, rather than what most citizens had seen over the last decade. Mr. Blount stated “budget season” for the County was approaching; Council would be looking at ways to handle the budget and take care of the various departments.

b. Committee on Finance

Chairman Blount stated all items related to the Finance Committee had been discussed previously during the meeting.

c. Committee on Communications and Governmental Affairs

Councilor Farmer stated the Communications and Governmental Affairs Committee met on March 10 with presentations by SCDOT and GADC. Both presentations were available on the Greenville County YouTube channel for public viewing. Mr. Farmer stated he had taken a “plethora” of notes to share them with his colleagues in the near future.

d. Committee on Planning and Development

Vice-Chairman Bradley stated the Planning and Development Committee continued to work well together.

e. Roads, Infrastructure and Public Works Committee

Councilor McGahhey stated the RIPW approved an updated encroachment ordinance earlier in the day; it would roll out to full Council at the next meeting. The committee amended the existing ordinance to bring it up to date and give it “a little more teeth.” Mr. McGahhey stated it had not been updated in approximately 22 years.

Mr. McGahhey thanked Heshia Gamble and Joe Kernell for setting up the meeting held the previous day with the Secretary of Transportation, Justin Powell, and his assistants. They discussed the State’s improvement plan for the County’s congestion issue and how Greenville County and the City of Greenville could work together.

f. Committee on Public Safety and Human Services

Councilor Collins stated he recently spent time at the EOC and the ambulatory location software they used was state-of-the-art. During his recent ride-along with EMS, they pulled into the hospital delivery bay, where there were 13 Greenville County ambulances. He stated there were only 24 on shift that day, which meant half of the staff was at the hospital. He looked forward to the upcoming budget talks to discuss money for public safety.

g. Oversight Ad Hoc Committee

Councilor Long provided an update on the Performance Audit RFP that was posted on March 13 for bids. She stated the public could view the RFP (#6094) on the County's website at www.greenvillecounty.org, under the Procurement tab. Councilor Long stated the RFP was scheduled to close on April 17.

h. Short Term Rentals Ad Hoc Committee

Chairwoman Pro Tem Seman stated the committee had a very good meeting last week. They received some good data from Heath Dillard and *VisitGreenvilleSC*. Mr. Dillard provided information pertinent to all of Greenville County, including the municipalities. The committee asked him to pull information from the County's unincorporated areas; he would provide that information in the near future. Ms. Seman stated staff was in the process of gathering zoning data and information on how other counties were handling the issue.

Item (11) Public Comments

- **Joe Dill** - appeared regarding the Hazel Hill Subdivision
- **Ed Paxton** - appeared regarding Mismanagement

Item (12) Administrator's Report

Mr. Kernell provided a quick budget update, as requested. He stated revenue seemed to be tracking fairly well, at 75%, or \$202 million, of the \$269 million budgeted. He stated those figures were front-loaded with property tax payments. Those payments were slowing, and they were approaching the second penalty date. Mr. Kernell stated they had budgeted \$158.4 million for property taxes and had \$147 million to date.

He stated revenues across the General Fund, aside from property tax, were tracking at a fairly normal rate. He stated it was somewhat back-loaded with transfers. The County transferred in about \$21 million; however, the transfer would not be made until June. Those were not provided until the end of the year, so that would be a big hit come June. Mr. Kernell stated the County also received money quarterly from the State. The March payment would come in late April, and the final one would be in July.

Mr. Kernell stated in terms of expenditures, they should be at about 70%. They were tracking well on expenditures, with the exception of a couple of boards and commissions, which were somewhat front-loaded. Those expenditures were items such as prepaid insurance, which were paid in lump sums early in the fiscal year

He stated they were having overtime issues for EMS due to staffing. Overall, they were in pretty good shape. At the beginning of the fiscal year (July 2025), there was a \$81.5 million fund balance. The County was currently sitting at \$105 million, reflecting somewhat front-loaded property taxes. He stated there was a spending deficit because they had used some of the fund balance this year. Last year, they did the same thing and came in ahead; they were hopeful that would happen again. Based on projections, they hoped to slightly exceed the property tax budget. Another good indicator was the hospitality tax, a tax based on food and beverage sales. He stated since the County did not have a sales tax, they looked for all kinds of indicators, and the hospitality tax revenue was a pretty good indicator. Those funds were tracking pretty well. There was \$14.5 million budgeted through February. Those figures traditionally slowed down in March, but they were seeing them pick back up.

Mr. Kernell stated that the figures he had provided were the County's economic indicators.

Item (13) **Requests and Motions by Council Members**

- Chairwoman Seman stated she and Dr. Fant attended the grand opening for the new Meals on Wheels facility. She stated it was amazing and they would be able to increase their ability to serve citizens of Greenville County. She reminded her colleagues that Furman was playing UConn in the NCAA Basketball Championship; Furman was an underdog, but they were hoping for a good upset. She hoped her alma mater, Miami of Ohio, would make it to the next round.
- Councilor Collins stated he attended a question-and-answer event on the previous Friday at New Liberty Baptist Church. The turnout was overwhelming, and one of the main concerns was the Hazel Hill subdivision, which was the topic for one of the evening's speakers. He stated it was a very dangerous area. He encouraged his colleagues to look at it again to see if anything could be done. He suggested a traffic study and stated the residents were very concerned.
- Vice-Chairman Bradley stated his daughter-in-law's house caught on fire earlier in the day. A good Samaritan, Mario, saw the fire, went to the backyard, retrieved the garden hose, and extinguished the fire before the fire truck arrived. He stated mankind was still good.
- Councilor Long stated she agreed with Mr. Collins they should look at the Hazel Hill subdivision again. She traveled that area often, as it was on the way to her son's home in North Carolina. It was a very busy highway, and the intersection was very dangerous.

Councilor McGahey stated the Hazel Hill subdivision was located at the intersection of two state roads and there was not much County Council could do about the situation. The way to solve the problem was to put pressure on the state legislator and state senator from that area. GPATS may also be a source of assistance. He stated even though Council could not resolve the issue, he supported the residents

Councilor Collins stated there should be something County Council could do about the situation. If they could reconsider a subdivision for green space, they should be able to do the same for traffic problems.

Chairwoman Pro Tem Seman stated the item was not presented to Council.

Councilor Collins stated he was under the impression that a member of the Planning and Development committee could request a reconsideration.

Chairman Blount asked whether the item had been presented to the Planning Commission.

Vice-Chairman Bradley answered in the affirmative.

Councilor Fant stated, historically, when Council requested reconsideration of an item, and it has been sent back to the Planning Commission, the Planning Commission rarely changed its recommendation.

Councilor Long stated Council had not been given the chance to review the item.

Councilor Fant stated that was the point. Council was not responsible for making decisions regarding subdivisions; they were sent straight to the Planning Commission. When no rezoning was involved, Council did not make a decision. Sometimes subdivisions were approved that should not have been. He stated every time Council asked for a reconsideration, the Planning Commission members got angry and the developer sued the County, as they had vested rights. If a lawsuit was filed, the legal fees involved became the responsibility of the taxpayers of Greenville County. Mr. Fant stated he was not suggesting to not fix the road. The viable option was to avoid getting the Planning Commission to reconsider.

Chairman Blount suggested the Planning and Development committee put the item on its next agenda for discussion only. That committee could investigate the issue further.

Councilor Collins stated Council should not ignore an issue just because they were afraid of a lawsuit. It was a safety matter and the citizens were very concerned. He stated that Council should do its due diligence, and if members of the Planning Commission became angry about reconsiderations, Council may need to make some changes.

Councilor McGahhey stated the process for subdivisions may need to be changed. As Council members were the elected officials who had to deal with the consequences, they should possibly have a say in the approval process.

Chairman Blount stated the issue appeared to be a larger problem that should be discussed later.

Chairwoman Pro Tem Seman suggested a workshop to discuss the subdivision approval process, and suggested either the Communications and Governmental Affairs Committee or the Committee of the Whole.

Vice-Chairman Bradley assured his colleagues the item would be up for discussion at the next Planning and Development committee meeting.

Item (14) **Adjournment**

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

The motion carried and the meeting was adjourned at 6:55 p.m.

Respectfully submitted:

Regina McCaskill
Clerk to Council