



GREENVILLE COUNTY COUNCIL

Minutes
Regular Meeting
September 15, 2026
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

Councilor Shaw, *District 20*
Chairwoman Pro Tem Seman, *District 24*
Councilor Tripp, *District 28*

Council Members Remote Participation

None

Staff Present

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

Julie Confer, *Administrative Assistant, Council Office*
Jason Martin, *Assistant County Administrator*
Bob Mihalic, *Governmental Affairs Officer*
Terrence Galloway, *Information Systems*
Ronald Hollister, *Assistant County Administrator*

Others Present

None

Call to Order

Chairman Blount

Invocation

Councilor Fant

Pledge of Allegiance

Item (4) **Approval of Minutes**

a. September 1, 2026 – Regular County Council Meeting

Action: Councilor Farmer moved to approve the minutes of the September 1, 2026 – Regular County Council meeting.

Motion carried.

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

The following individuals appeared before Council to speak on the noted topics:

- **Michael Fox** - *appeared regarding Item 9.d. Greenville County Zoning Ordinance Text Amendment / Open Space Residential Development (CZ-2026-040) and Item 9.e. Land Development Regulations Amendment / Open Space Residential Development*
- **William Johnson** - *appeared regarding Item 9.d. Greenville County Zoning Ordinance Text Amendment / Open Space Residential Development (CZ-2026-040) and Item 9.e. Land Development Regulations Amendment / Open Space Residential Development*

Councilor McGahhey stated if a developer was allowed to build 40 houses on a parcel under the “normal zoning,” they could build 10% fewer, or 36, if they applied for open space. Mr. McGahhey stated he was not sure how the speakers derived the number of houses allowed under the proposed ordinances. He thanked the speakers for all the work they had done.

Item (6) **Public Hearings**

a. Greater Greenville Sanitation District Annexation / 106 Phillips Avenue

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 the 106 Phillips Avenue parcel.

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

b. Non-Consent Towing Ordinance Amendment

A public hearing was held for the purpose of receiving comments from the public regarding an ordinance to amend the Non-Consent Towing Ordinance No. 4278, as amended by Ordinance No. 4692, to adjust the maximum towing rates.

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

c. Anderson / Greenville Multi County Industrial Business Park (2010 Park) Agreement Amendment – Adeptus USA Holdings, Inc. (formerly Project Palmetto)

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. *(This property is located in Anderson County.)*

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

d. Laurens / Greenville Multi County Industrial Business Park Agreement Amendment – Project Hunter

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 of Laurens and Greenville Counties to enlarge the park. *(This property is located in Laurens County.)*

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

e. Special Lighting Districts – Fee/Millage Adjustment:

A public hearing was held to receive comments from the public regarding an ordinance to establish the millage or fee rate to be levied by certain special tax districts established for street lighting purposes and to adjust the fee or millage rate in thirteen such districts.

- *Maple Creek Administrative Tax District*
- *Cedarvale Administrative Tax District*
- *Washington Heights Administrative Tax District*
- *Drexel Terrace Administrative Tax District*
- *Broadmoor Administrative Tax District*
- *Brutontown Administrative Tax District*
- *River Oak Administrative Tax District*
- *Latosca Administrative Tax District*
- *Forest Hills Administrative Tax District*
- *Dunean Community Administrative Tax District*
- *Canterbury Community Administrative Tax District*
- *Monaghan Administrative Tax District*
- *City View Lights Administrative Tax District*

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

f. Clear Spring Fire & Rescue / Millage Request

A public hearing was held for the purpose of receiving comments from the public regarding an ordinance to provide for an increase to the millage rate levied by the Clear Spring Fire and Rescue District.

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

g. Foothills Fire Service Area / Millage Request

A public hearing was held for the purpose of receiving comments from the public regarding an ordinance to provide for the millage rate to be levied by the Foothills Fire Service Area.

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

h. Canebrake Fire Service Area / Millage Request

A public hearing was held for the purpose of receiving comments from the public regarding an ordinance to provide for the millage rate to be levied by the Canebrake Fire Service Area.

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

i. Boiling Springs Fire District / Millage Request

A public hearing was held for the purpose of receiving comments from the public regarding a resolution to provide for continuation of the current ad valorem property tax to be levied by the Boiling Springs Fire District.

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

j. Dunklin Fire District / Millage Request

A public hearing was held for the purpose of receiving comments from the public regarding resolution to provide for continuation of the current ad valorem property tax to be levied by the Dunklin Fire District.

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

Item (7) Resolutions

a. Greater Greenville Sanitation District Annexation / 106 Phillips Avenue

Action: Councilor McGahhey moved for adoption a resolution to enlarge the boundaries of the Greater Greenville Sanitation District to include the 106 Phillips Avenue parcel.

Motion carried.

b. Boiling Springs Fire District / Millage Request

Action: Councilor Collins moved for adoption a resolution to provide for continuation of the current ad valorem property tax to be levied by the Boiling Springs Fire District.

Motion carried.

c. Dunklin Fire District / Millage Request

Action: Councilor Collins moved for adoption a resolution to provide for continuation of the current ad valorem property tax to be levied by the Dunklin Fire District.

Motion carried.

d. Resolution to Repeal the \$25.00 Road Maintenance Fee

Councilor Farmer stated in light of information he received earlier in the day, he felt it was necessary to rescind the item. Mr. Farmer stated he may introduce a better saving method in the near future.

Item (8) Ordinances – Third Reading

a. Greenville County Zoning Ordinance Text Amendment / Open Space Residential Development (CZ-2026-040)

Action: Vice-Chairman Bradley moved for adoption at third reading an ordinance to amend Article 6, Section 6:2 (10) Dwelling, Single-Family Attached and Dwelling, Two-Family (Duplex), Article 7, Table 7.1 Minimum Lot Area/Permitted Densities for Single-Family Residential, Article 7, Section 7:2 Open Space Residential Development, Section 7:2.5 Open Space Residential Development, Option #2, and Article 7, Table 7.2 Open Space Residential Development Options, of the Greenville County Zoning Ordinance.

Councilor Long stated she wanted to make it clear the proposed amendment did not apply to the unzoned areas of the County.

Motion as presented carried.

b. Land Development Regulations Amendment / Open Space Residential Development

Action: Vice-Chairman Bradley moved for adoption at third reading an ordinance to amend Article 11 of the Greenville County Land Development Regulations relating to the design and construction of Open Space Residential Developments.

Councilor Bradley stated Mr. McGahhey planned to offer amendments to the proposed ordinance.

Action: Councilor McGahhey moved to suspend Council Rule III.B.2., requiring 24-hour notice for additional items to be added to a posted agenda.

Motion to suspend Council Rule III.B.2. carried.

Action: Councilor McGahhey moved to suspend Council Rule IV.B.3., requiring written notice for amendments at third reading.

Motion to suspend Council Rule IV.B.3. carried.

Action: Councilor McGahhey moved to Article 11, Section 11.1 of the Greenville County Land Development Regulations as follows:

Article 11 Open Space Residential Developments

11.1 Intent

This section is intended to ~~provide guidelines~~ **establish the requirements** for the **submittal and review** of preliminary plans for subdivisions in zoned areas utilizing the Open Space Residential Development option. Open Space Residential Development is not permitted in unzoned areas. The Greenville County Planning Commission (the "Planning Commission") based **upon** the comments and recommendations of the Greenville County Planning Department Staff (the "Planning Staff"), shall determine ~~if whether~~ the preliminary plan(s) ~~meets~~ **complies with** the purpose and intent of the Zoning Ordinance ~~related to~~ **as it relates to** open space residential developments, **and** open space, and ~~these guidelines~~ **whether the plan satisfies the following approval criteria:**

- A. Home sites ~~are~~ **shall be** clustered to ~~preserve in a manner that preserves~~ open space for recreational, environmental, or ecological ~~reasons~~ **purposes;**
- B. The development ~~preserves~~ **shall preserve, to the extent practicable,** open space, tree cover, scenic vistas, natural drainageways, and outstanding natural topography;
- C. Within an existing subdivision, ~~the proposed lots should have the least impact;~~ **proposed lots shall be designed and located so as to minimize impacts** on other properties within the same subdivision.
- D. ~~Allowing the flexibility of lot sizes within certain zoned areas of the County. The development may utilize flexibility in lot sizes, provided that all other applicable requirements of the Zoning Ordinance are satisfied.~~
- E. Home sites may be clustered to protect sensitive areas, ~~such as including~~ **including** wetlands, ~~historic sites/cemeteries~~ **historic sites and cemeteries**, endangered species habitat, ~~or and~~ prime agricultural land. ~~In these cases where these sensitive areas are owned by a homeowner's association through covenants, homeowners and residents would not have access to these preserved areas. Limited access will be provided to cemeteries for maintenance and family visitation; and~~ **Where such sensitive areas are owned by a homeowners association through recorded covenants, access by homeowners and residents may be restricted as necessary to preserve and protect those areas. Limited access to cemeteries shall be provided for maintenance and family visitation.**
- F. Open Space Residential Developments ~~must abide by~~ **shall comply with** the underlying zoning ~~for district requirements for density and use as determined~~ **permitted use, as established by** the Greenville County Zoning Ordinance and referenced in Table 11.1, "Minimum Lot Area/Permitted Densities for Single-Family Residential."

Motion to amend carried.

Action: Councilor McGahhey moved to amend Article 11, Section 11.3.2 of the Greenville County Land Development Regulations as follows:

Article 11 Open Space Residential Developments

11.3.2 Open Space Delineation

- B. ~~Changes to the overall total acreage shall be reviewed and approved by Planning Staff if the required acreage for open space is met.~~ Reductions to the total open space acreage of more than fifteen percent (15%) shall be reviewed and recommended by Planning Staff and approved by the Planning Commission, provided the required open space acreage is equal to or greater than the acreage required by Paragraph 11.3.2.

Motion to amend carried.

Action: Councilor McGahhey moved to approve the ordinance as amended.

Motion as amended carried.

c. Clear Spring Fire & Rescue / Millage Request

Action: Councilor Collins moved for adoption at third reading an ordinance to provide for an increase to the millage rate levied by the Clear Spring Fire and Rescue District.

Councilor Long stated Clear Spring's audit showed \$2.875 million in unrestricted funds and \$4.4 million in unassigned funds. Ms. Long stated upon reviewing the financial information, the request did not appear necessary at the present time. An increase of 5 mills would add \$700,000 to the fire district's budget; the district had realized \$500,000 more in budgeted income than anticipated. Councilor Long stated when a tax district requested a millage increase, it should demonstrate a need for the additional funds.

Councilor McGahhey asked Chief Kardos to address Council regarding the request. Mr. McGahhey stated he had reviewed the district's financials and the money Ms. Long mentioned had been allocated for equipment. He stated Clear Spring covered his entire district and, in his opinion, its finances were solid.

Chief Kardos stated the district's operating budget for the current year was \$3.5 million. The district had allocated about \$2.4 million for a new engine and \$1.3 million for equipment. Chief Kardos stated they needed to make renovations to the district's substation, which was built in 2004. The district had also added additional staff. He stated he did not have exact figures.

Councilor Long asked Chief Kardos whether the district purchased a new engine last year or in the current year.

Chief Kardos stated they replaced a 2006 Frontline truck in 2023.

Councilor Long asked approximately how much money the district had set aside.

Chief Kardos stated they had approximately \$900,000 - \$1 million set aside for new apparatus. The district had an apparatus replacement plan and set aside money for capital projects the operational budget could not cover. He stated there was money “sitting there”, but it had been allocated.

Councilor McGahhey stated the money was allocated for equipment and the refurbishment of the East Georgia Road station. The money was not just sitting in a bank account.

Chief Kardos stated they had to move \$40,000 from capital to the operating budget, as the district came in \$27,000 short of its projections for the year.

Motion as presented carried.

d. Special Lighting Tax Districts - Fee / Millage Adjustment

Action: Councilor Collins moved for adoption at third reading an ordinance to provide for the millage or fee rate to be levied by certain special tax districts established for street lighting purposes and to adjust the fee or millage rate in thirteen such districts.

Motion carried.

e. Non-Consent Towing Ordinance Amendment

Action: Councilor Collins moved for adoption at third reading an ordinance to amend the non-consent towing ordinance (Ordinance No. 4278, as amended by Ordinance No. 4692) to adjust the maximum towing rates.

Councilor McGahhey asked Mr. Fant when the maximum towing rates were last raised.

Councilor Fant stated he thought it was in 2015. He stated the purpose of the proposed item was to align non-contract towing fees with contract prices. Currently, a contract tow cost about \$200 - \$300; a non-contract tow ran about \$75. He stated given the cost of diesel, insurance, tow trucks, etc., many drivers had indicated it was not worth the effort to pick up a non-contract tow.

Mr. Antley stated the rate for non-contract tows had not been raised since 2009, not 2015.

Councilor Long stated several people had complained about vehicles being towed on a weekend and not being able to pick them up until Monday. There were also some concerns about having to pay storage fees over the weekend. Ms. Long asked whether it was possible to include language allowing people to pick up their vehicles over the weekend or to waive the storage fee for those days. She stated it was a huge concern in her district and it tended to happen to elderly people.

Councilor Fant asked Mr. Antley to weigh in, as the proposed item would only change the fees and did not address Councilor Long’s concerns.

Mr. Antley stated the item was at third reading and there was a process to make the changes Ms. Long had suggested.

Chairman Blount stated Ms. Long's concerns were not part of the current ordinance and suggested the ordinance could be amended later.

Councilor Long stated she had no problem addressing her concerns at a later date.

Motion as presented carried.

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

a. Foothills Fire Service Area / Millage Request

Action: Councilor Collins moved for approval at second reading an ordinance to provide for the millage rate to be levied by the Foothills Fire Service Area.

Motion carried.

b. Canebrake Fire Service Area / Millage Request

Action: Councilor Collins moved for approval at second reading an ordinance to provide for an increase to the millage rate levied by the Canebrake Fire Service Area.

Motion carried.

c. Anderson / Greenville Multi County Industrial Business Park (2010 Park) Agreement Amendment – Adeptus USA Holdings, Inc. (formerly Project Palmetto)

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.

Councilor Collins stated the property was located in Anderson County.

Motion carried.

d. Laurens / Greenville Multi County Industrial Business Park Agreement Amendment – Project Hunter

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.

Councilor Collins stated the property was located in Laurens County.

Motion carried.

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

a. Zoning Ordinances

Vice-Chairman Bradley presented for first reading Zoning Docket **CZ-2026-049**.

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

Item (11) **Committee Reports**

a. Committee of the Whole

i. County Council Employee Evaluation Process

Action: Vice-Chairman Bradley moved to approve the County Council Employee Evaluation process as discussed in Executive Session.

Motion carried.

b. Committee on Finance

No report

c. Committee on Communications and Governmental Affairs

Councilor Farmer stated during the committee's last meeting, the Salvation Army presented its capital project campaign plan for a new facility in an effort to keep families facing a housing crisis together. He stated it was a worthwhile cause and encouraged his colleagues to contribute.

Councilor Farmer stated a representative from York County's Public Works addressed the committee on that county's transportation sales tax. He stated he was under the impression York County was the first in the state to implement a transportation sales tax. The representative explained how the proceeds were used to secure additional state funding to accelerate the road repair process. Mr. Farmer stated the County had scheduled several "open house" sessions for the public regarding the tax; the first meeting was held earlier in the day. He stated additional information could be found on the County's website at www.greenvillecounty.org.

d. Committee on Planning and Development

Vice-Chairman Bradley thanked everyone who had worked on the Open Space Residential Development ordinance over the past year. He stated it was a "great ordinance," and he felt it would definitely have an impact.

e. Roads, Infrastructure and Public Works Committee

Councilor McGahhey stated Ms. Gamble had provided the preliminary Greenville County Transportation Sales Tax Project List for Year One. The list included several proposed construction projects focused on intersection safety improvements, including areas near schools and turn lanes. He stated the list included preliminary engineering, road acquisition, and planning studies for road widening, corridor improvements, and traffic flow, in addition to resurfacing.

Mr. McGahhey stated approximately 20 public information meetings regarding the transportation sales tax had been scheduled throughout the county. The public was invited to provide input and review the list of proposed projects. He stated the County was not promoting the transportation sales tax but was simply presenting the facts and showing how the funds would be used.

f. Committee on Public Safety and Human Services

No report.

g. Oversight Ad Hoc Committee

Councilor Long stated the company conducting the Performance Audit would be on-site the following day to begin the physical review of the Sheriff's Department. The committee's next meeting was scheduled for September 28, and they planned to discuss parameters for the budget compliance audit.

h. Short Term Rentals Ad Hoc Committee

No report.

Item (13) **Public Comments**

- **David Leveille** - appeared regarding County Council Corruption

Item (14) **Administrator's Report**

This item was not heard.

Item (15) **Requests and Motions by Council Members**

This item was not heard.

Item (16)

Adjournment

Action: Due to unforeseen circumstances, Councilor Farmer moved to adjourn the meeting without hearing Item 14 and Item 15.

The motion carried and the meeting was adjourned at 6:59 p.m.

Respectfully submitted:

Regina McCaskill
Clerk to Council