GREENVILLE COUNTY COUNCIL

Minutes
Regular Meeting
October 6, 2026
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

Joey Russo, *District 17*
Councilor Shaw, *District 20*

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

Others Present

None

Call to Order Chairman Blount

Invocation Vice-Chairman Bradley

Pledge of Allegiance

Item (4) ***Approval of Minutes***

a. September 15, 2026 – Regular County Council Meeting

Action: Chairwoman Pro Tem Seman moved to approve the minutes of the September 15, 2026 – Regular County Council meeting.

Motion carried.

Item (5) ***Proclamations and Recognitions***

a. Jeffery Brown, APWA Region III Director, congratulated Hesha Gamble and the Public Works staff on receiving national recognition for operational and management excellence with full accreditation from the American Public Works Association.

Item (6) ***Appearances – Current Agenda Items***

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

- **Brenda Buchik -** *appeared regarding Item 10.a. Greenville County Zoning Ordinance Text Amendment / Mountain Creek Community District (CZ-2026-031)*

Item (7) ***Public Hearings***

a. Ordinance to Amend Ordinance No. 5577 to Remove the Sunset Provision / and / Repeal County Ordinance No. 5734

A public hearing was held for the purpose of receiving comments from the public regarding an ordinance to amend Greenville County Ordinance No. 5577, which updated the Land Development Regulations for Septic Development Design Standards, to remove the Sunset Provision and to repeal Ordinance No. 5734, which extended the Sunset Provision an additional two years.

- **Erika Hollis -** *appeared in favor of the proposed*
- **Emily Poole -** *appeared in favor of the proposed*
- **Melanie Ruhlman -** *appeared in favor of the proposed*

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

b. 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 so as to enlarge the park.

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

Item (8) ***Consent Agenda***

a. ASPCA Subaru Loves Pets Grant
b. 2027 Parks and Recreation Development Fund Grant – Pittman Park
c. Community Project Application / Greenville County Sheriff's Office – Dive Team Lighting Upgrade $1,969.00
d. Community Project Application / Canebrake Fire Department – Cardiac Monitors $1,800.00
e. Community Project Application / Parker District Fire Department – Equipment and Winter Food Program $10,000.00

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

Motion carried.

Item (9) ***Resolutions***

a. Project Dogwood / Inducement Resolution

Action: Councilor McGahhey moved for adoption a resolution authorizing the execution and delivery of an inducement agreement by and between Greenville County, South Carolina and Project Dogwood, the code name for a Delaware LLC, whereby, under certain conditions, Greenville County would execute a fee in lieu of tax agreement with respect to an industrial project in the county whereby the project would be subject to payment of certain fees in lieu of taxes, and providing for related matters.

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

b. Project Surface / Inducement Resolution

Action: Councilor Collins moved for adoption a resolution authorizing the execution and delivery of an inducement agreement by and between Greenville County, South Carolina and Project Surface, whereby, under certain conditions, Greenville County would execute a fee in lieu of tax and special source credit agreement with respect to a project in the County whereby the project would be subject to payment of certain fees in lieu of taxes, and whereby project/company would be provided certain credits against fee payments in reimbursement of investment in related qualified infrastructure; and providing for related matters.

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

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

a. Greenville County Zoning Ordinance Text Amendment / Mountain Creek Community District (CZ-2026-031)

Action: Vice-Chairman Bradley moved for adoption at third reading an ordinance to amend Article 8, Special Purpose and Review District Regulations, of the Greenville County Zoning Ordinance, to add Section 8:13, MCC, Mountain Creek Community District.

Action: Vice-Chairman Bradley moved to amend the ordinance to reflect the red-lined changes as outlined in the amended version included in the County agenda packet.

Motion to amend carried.

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

Motion as amended carried.

b. Canebrake Fire Service Area / 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 Canebrake Fire Service Area.

Motion carried.

c. Foothills Fire Service Area / Millage Request

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

Motion carried.

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

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.

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

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.

Item (11) ***Ordinances - Second Reading***

a. Zoning Ordinances

i. CZ-2026-025, Property of SC Vocational Rehabilitation Department, located at 3799 Old Easley Bridge Road, requesting rezoning from R-S 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-2026-041, Property of Annette Sullivan, Michelle Ivory, and Coretha Sullivan, located at 707 Staunton Bridge Road, requesting rezoning from R-15 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.

Motion carried.

iii. CZ-2026-042, Property of Christina (Kapp) Hair, located at 909 State Park Road, requesting rezoning from C-1 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.

Motion carried.

iv. CZ-2026-043, Property of Berea Public Service District, located on White Horse Road, requesting rezoning from O-D to R-12. 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-2026-044, Property of Nathan Kaser of Renaissance Custom Homes, LLC., located at 18 Wilcun Drive, requesting rezoning from C-1 to R-MA. 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.

vi. **CZ-2026-045,** Property of Tabernacle Baptist Church, located at 18 and 20 Marcal Street, requesting rezoning from R-MC to C-2. 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.

vii. **CZ-2026-047,** Property of Felicia Johnson of the South Carolina Vocational Rehabilitation Department, located at 3799 Old Easley Bridge Road, requesting rezoning from R-S to FRD. 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.

viii. **CZ-2026-048,** Property of William Pokora, located at 839 Fairview Road, requesting rezoning from R-S to FRD. 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.

b. Ordinance to Amend County Ordinance No. 5577 To Remove the Sunset Provision / and / Repeal County Ordinance No. 5734

Action: Vice-Chairman Bradley moved for approval at second reading an ordinance to amend Greenville County Ordinance No. 5577, which updated the Land Development Regulations for Septic Development Design Standards, to remove the Sunset Provision and to repeal Ordinance No. 5734, which extended the Sunset Provision an additional two years.

Councilor Tripp requested a roll call vote.

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

Item (12) ***Ordinances - First Reading***

a. Devenger Special Tax District Millage and Fee Increase

Councilor Collins presented for first reading an ordinance to approve the Devenger Special Tax District commissioners' request for an increase to its current ad valorem property tax millage levy and uniform service fee.

Chairman Blount stated the item would remain on the floor.

b. Greenville Transit Authority / New Washington Heights Land Transfer

Councilor Collins presented for first reading an ordinance to authorize and approve the transfer of ownership of approximately .26 acres of County owned real property located near 205 Arcadia Drive, Greenville, South Carolina, to the Greenville Transit Authority, 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.

c. Project Dogwood - Fee in Lieu of Tax Agreement

Councilor Collins presented for first reading an ordinance authorizing the execution and delivery of a fee in lieu of tax agreement by and between Greenville County, South Carolina and a company known to the County at this time as Project Dogwood with respect to certain economic development property in the county, whereby such property would be subject to certain payments in lieu of taxes; and other matters related thereto.

Chairman Blount stated the item would remain on the floor.

d. Project Surface – Fee in Lieu of Tax Agreement and Special Source Credit Agreement

Councilor Collins presented for first reading an ordinance authorizing the execution and delivery of a fee in lieu of tax and special source credit agreement by and between Greenville County, South Carolina and a company or companies known to the county at this time as Project Surface, 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; and other matters related thereto.

Chairman Blount stated the item would remain on the floor.

e. Verdeco South Carolina Inc. – Fee in Lieu of Tax Agreement / First Amendment

Councilor Collins presented for first reading an ordinance to authorize and approve the execution and delivery of a first amendment (the "first amendment") to an existing fee in lieu of tax and special source agreement (the "fee agreement") between Greenville County, South Carolina and Verdeco South Carolina, Inc.

Chairman Blount stated the item would remain on the floor.

Item (13) ***Committee Reports***

a. Committee of the Whole

i. Board and Commission Appointments

Action: Chairwoman Pro Tem Seman moved to appoint the following:

- *Accommodations Tax Advisory Committee (2 vacancies)* *B.J. Koonce*

- *Airport Commission (1 vacancy)* — *Jeffrey Gold*
- *Alcohol and Drug Abuse Commission (4 vacancies)* — *Tondrya Nance*, *Kyle Mills*, *Mark Housley*, *Brandon Griffin*
- *Board of Tax Assessment and Appeals (4 vacancies)* — *Steve Hudson*
- *Board of Zoning Appeals (2 vacancies)* — *Andrew Ross*
- *Construction Board of Appeals (3 vacancies)* — *Catherine Knight*
- *Greater Greenville Sanitation Commission (1 vacancy)* — *Brian Garrison*
- *Greenville County Agricultural Task Force (3 vacancies)* — *Samuel Harrison*, *Robert Hanley*
- *Metropolitan Sewer Subdistrict Commission (4 vacancies)* — *James Freeland*, *Randy Drew*, *Jondia Berry*, *Gordon Brush*
- *Museum Commission (2 vacancies)* — *Mary Johnson*, *Julie Garrett*
- *Buxton Tax District Commission (1 vacancy)* — *Savannah Porter*
- *Chanticleer Community Commission (2 vacancies)* — *Alex Roy*
- *Clear Spring Fire and Rescue District (2 vacancies)* — *Toya Lyles*, *Anthony Rizzolo*
- *Devenger Point Special Tax District (2 vacancies)* — *Bradley Toulson*, *Gregory Kazian*
- *Devenger Tax District Commission (1 vacancy)* — *Chris Starker*
- *Donaldson Fire Service Area (2 vacancies)* — *Phillip Howard*
- *Sterling Community Special Tax District (1 vacancy)* — *Angelica Sligh*
- *Terra Pines Estates Special Tax District (2 vacancies)* — *James Hollis*, *Alexa Scott*

Motion carried.

Chairwoman Pro Tem Seman stated the remaining seat on the Board of Zoning Appeals would be determined at the next County Council meeting. As there was a tie, the Committee of the Whole voted to carry that appointment to the next Council meeting.

ii. County Council Employee Evaluation / Service Proposal

Action: Chairwoman Pro Tem Seman moved to approve the service proposal for Pathways Executive Coaching and Consulting to facilitate the County Council employee evaluations.

Motion carried.

b. Committee on Finance

No report

c. Committee on Communications and Governmental Affairs

Councilor Farmer stated the next meeting of the Committee on Communications and Governmental Affairs was scheduled for Tuesday, October 13.

d. Committee on Planning and Development

Vice-Chairman Bradley stated the next meeting of the Committee on Planning and Development was scheduled for Monday, November 2.

e. Roads, Infrastructure and Public Works Committee

Councilor McGahhey stated Greenville County was participating in information sessions on the Transportation Sales and Local Use Tax. He stated the County was not promoting the tax; it was simply providing the facts of the law and the math behind the ordinance.

f. Committee on Public Safety and Human Services

No report.

g. Oversight Ad Hoc Committee

Councilor Long said PFM continued working on the efficiency audit of the Sheriff's Office and hoped to submit the findings within the next 30 days. Regarding the proposed budget audit, Ms. Long stated the committee had begun discussing the parameters of the RFP and was hopeful they could finalize the recommendations at the committee's next meeting.

h. Short Term Rentals Ad Hoc Committee

No report.

Item (14) ***Public Comments***

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

- **Nacole Hause -** appeared regarding Crime Conduct with Fiduciaries
- **Michael Williams -** appeared regarding no electrical service for 180 days

Item (15) ***Administrator's Report***

Mr. Kernell reported Greenville County was hosting its first Employment Fair the following day, October 7, at McAlister Square, 224 South Pleasantburg Drive, from noon to 6:00 p.m. Staff from multiple departments would be working booths, providing information, answering questions, and assisting with applications. Featured jobs included positions with the Detention Center, EMS, Animal Care, Parks and Recreation, and Planning.

Item (16) ***Requests and Motions by Council Members***

There were no requests or motions.

Item (17) ***Adjournment***

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

The motion carried and the meeting was adjourned at 6:51 p.m.

Respectfully submitted:

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Regina McCaskill
Clerk to Council