



GREENVILLE COUNTY COUNCIL

Minutes
Regular Meeting
September 2, 2025
6:02 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

None

Staff Present

Joe Kernell, *County Administrator*
Chris Antley, *County Attorney*
Regina McCaskill, *Clerk to Council*
Jessica Stone, *Deputy Clerk to Council*
Pam Gilliam, *Administrative Assistant*
Julie Wallace, *Administrative Assistant*
Bob Mihalic, *Governmental Affairs Officer*

Terrence Galloway, *Information Systems*
Phillip Simmons, *Information Systems*
Caleb Steele, *Information Systems*
Ted Lambrecht, *Deputy County Administrator*
Ronald Hollister, *Assistant County Administrator*
Nicole Wood, *Assistant County Administrator*
Hesha Gamble, *Assistant County Administrator*

Others Present

None

Call to Order

Chairman Blount

Invocation

Councilor Fant

Pledge of Allegiance

Item (4) **Approval of Minutes**

a. August 19, 2025 – Regular County Council Meeting

Action: Chairwoman Pro Tem Seman moved to approve the minutes of the August 19, 2025 – Regular County Council meeting.

Motion carried.

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

There were no proclamations or special recognitions.

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

- **Greg Valente** – appeared regarding Item 10.c. Text Amendment Article 4, Definitions; Article 6, Table 6.1 and Article 8, Section 8:5, ESD-PM, Environmentally Sensitive District – Paris Mountain (CZ-2025-053)
- **James Sheets** – appeared regarding Item 10.c. Text Amendment Article 4, Definitions; Article 6, Table 6.1 and Article 8, Section 8:5, ESD-PM, Environmentally Sensitive District – Paris Mountain (CZ-2025-053)
- **Tommie Reece** – appeared regarding Item 10.c. Text Amendment Article 4, Definitions; Article 6, Table 6.1 and Article 8, Section 8:5, ESD-PM, Environmentally Sensitive District – Paris Mountain (CZ-2025-053)
- **Emily Poole** – appeared regarding Item 10.c. Text Amendment Article 4, Definitions; Article 6, Table 6.1 and Article 8, Section 8:5, ESD-PM, Environmentally Sensitive District – Paris Mountain (CZ-2025-053)

Item (7) **Public Hearings**

a. Greenville – Anderson Multi County Industrial and Business Park (2010 Park) Agreement Amendment / Project Elk

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.

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

b. Terra Pines Special Tax District / Tax Levy

A public hearing was held for the purpose of receiving comments from the public regarding an ordinance to approve the Terra Pines Special Tax District’s petition for an increase to its current tax levy.

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

c. 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.

d. Land Development Regulations Amendment / Cluster Housing Moratorium

A public hearing was held for the purpose of receiving comments from the public regarding an ordinance to temporarily suspend the approval of new cluster developments and open space residential development in Greenville County through a moratorium, in order to review and amend Article 11 of the Greenville County Land Development Regulations and Section 7:2 of the Greenville County Zoning Ordinance, pursuant to state law and county policy.

- **Audrey Pasin** – appeared in favor of the proposed

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

Item (8)

Consent Agenda

- a. Initiate Text Amendment / Mobile Food Unit
- b. Code Enforcement Officer Commissioning / Mark Mathews
- c. ASPCA Rescue Effect Grant
- d. SC Department of Parks, Recreation & Tourism Legislative Grant Award
- e. SC Department of Public Safety School Resource Officer Program
- f. Upstate Regional WMD Bomb Squad Grant
- g. Upstate Regional WMD Swat Team Grant
- h. FY2025 USDOJ Community Policing Microgrant
- i. 2025 Parks & Recreation Development Fund Grant – Southside Park Athletic Courts
- j. 2026 Land and Water Conservation Fund Grant – Northside Park

Action: Chairwoman Pro Tem Seman moved to approve the Consent Agenda items.

Motion carried.

Item (9)

Ordinances – Third Reading

- a. **Zoning Ordinances**
 - i. **CZ-2025-040**, Property of H. Edward Mercer, LLC, located at 593 Old Hunts Bridge Road (Council District 19), requesting rezoning from S-1 to R-S.

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

Motion carried.

- ii. **CZ-2025-041,** Property of Dam Montville, LLC, located at 20 Old Augusta Road Ext. & Augusta Road, (Council District 25), requesting rezoning from C-1 & C-2 to S-1.

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

Motion carried.

- iv. **CZ-2025-042,** CZ-2025-042, Property of Forestar (USA) Real Estate Group, located on Old Bramlett Road (Council District 19), requesting rezoning from FRD to FRD-Major Change & R-MA.

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

Councilor Shaw stated it appeared as if the proposed rezoning would allow for the availability of more multi-family units or apartments; he thought the County was trying to get away from building new apartments.

Chairman Blount stated he was under impression the request was a boundary adjustment for an individual's property line.

Vice-Chairman Bradley stated the proposed change would allow the owner to keep a pool and small building.

Motion as presented carried.

b. Caesar's Head Fire Service Area Millage Request and Fire Protection Contract with Cedar Mountain Fire & Rescue

Action: Councilor Collins moved for adoption at third reading an ordinance to provide for an increase to the millage rate levied by the Caesar's Head Fire Service Area, and to authorize the Chairman of County Council and the County Administrator to renew the contract for fire protection and first responder services with Cedar Mountain Fire Rescue, Inc.

Motion carried.

c. Transfer of Property – 10.9 Acres Around Woodside Mill Community

Action: Councilor Collins moved for adoption at third reading an ordinance to authorize the transfer of approximately 10.9 acres of real property located around the Woodside Mill Community to the Greenville County Redevelopment Authority, and to authorize the execution of deeds and any other documents and agreements related thereto.

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.

d. Greenville - Anderson Multi County Industrial and Business Park (2010 Park) Agreement Amendment / Project Elk

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. Greenville - Anderson Multi County Industrial Business Park (2010 Park) Agreement Amendment / Project Vista

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.

f. Dartpoints Operating Company LLC (formerly Project AIM) / Fee-In-Lieu-of-Tax Agreement

Action: Councilor Collins moved for adoption at third reading an ordinance authorizing the execution and delivery of a fee in lieu of tax agreement by and between Greenville County, South Carolina and Dartpoints Operating Company LLC, 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.

Councilor Long stated the proposed project was for a data center and would add 25 employees. She stated Council should complete a more in-depth analysis of the project and its effect on the power grid. In the lower part of the state, Santee Cooper had been placing restrictions on power use due to growth. Ms. Long stated data centers used a lot of power; there were already 30 data centers in the State.

Action: Councilor Long moved to hold the item and refer it to the Committee of the Whole.

Councilor Farmer stated the topic had been discussed in the Finance Committee. There had been reassurances that Duke Power had more than enough capacity to support the center.

Councilor Long stated she wanted to hear that information from a “third party.” She stated if the project was approved, it could limit power usage. For instance, Santee Cooper increased power rates in Horry County for usage occurring from 3:00 p.m. until 6:00 p.m.

Councilor Russo stated he, along with the other members of the Finance Committee, were told that Duke Power was extensively involved in the planning process for the expansion and had more than enough capacity to support the data center.

Chairman Blount stated he recalled that the proposed data center was not the type that drew immense amounts of power.

Chairwoman Pro Tem Seman reminded her colleagues that they were sitting at third reading for an item that had been vetted by GADC, the Finance Committee and Council. She would be voting in favor of the proposed and urged her colleagues to do the same.

Councilor Shaw stated a number of Council Members had recently attended the SCAC Conference; it cost the taxpayers of Greenville County a “lot of money” for them to attend. Mr. Shaw stated he had attended economic development segments and was told that FILOT’s were only for manufacturing. In his opinion, the proposed project was not manufacturing. Mr. Shaw stated he supported Councilor Long’s motion.

Councilor Tripp called for the question.

Mr. Antley stated the item could either be held on the floor or referred back to the Committee of the Whole, but not both.

Action: Councilor Long amended her motion and moved to hold the item.

Councilor Tripp inquired about the purpose of holding the item.

Councilor Long stated she wanted to obtain additional information from third parties. The individual potentially benefitting from approval of the item had presented it to the Finance Committee.

Councilor Tripp asked who would be considered third parties.

Councilor Long stated Council could reach out to Duke Power and Santee Cooper for additional information. She stated there were other states facing the same issue. Ms. Long stated she wanted to gather more information to ensure Council was not making “a mistake” in approving the item.

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

Motion as presented 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.

g. Span-America Medical Systems, Inc. (formerly Project UP) / Fee-in-Lieu-of-Tax Agreement

Action: Councilor Collins moved for adoption at third reading an ordinance authorizing the execution and delivery of a fee in lieu of tax agreement by and between Greenville County, South Carolina and Span-America Medical Systems, Inc., 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.

Motion carried

h. Greenville - Anderson Multi County Industrial Business Park (2010 Park) Agreement Amendment / Span-America Medical Systems, Inc. (formerly Project Up)

Action: Councilor Collins moved for adoption at 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.

i. Greenville - Anderson Multi County Industrial Business Park (2010 Park) Agreement Amendment / Allsource Enterprises LLC d/b/a Safe Industries (formerly Project Precedent)

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.

j. Allsource Enterprises LLC d/b/a Safe Industries (formerly Project Precedent) / Fee-in-Lieu-of-Tax Agreement

Action: Councilor Collins moved for adoption at third reading an ordinance authorizing the execution and delivery of a fee in lieu of tax agreement by and between Greenville County, South Carolina and Allsource Enterprises LLC, d/b/a Safe Industries, 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.

Motion carried.

Item (10)

Ordinances – Second Reading

a. Zoning Ordinances

- i. **CZ-2025-045,** Property of Revocable 10 E. Main Street Taylors Land Trust, located at 10 E. Main Street, requesting rezoning from R-20 to OD. 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.

- ii. **CZ-2025-046,** Property of Manuel R. Murillo and Ana Lilian Murillo, located at 125 Terry Road, requesting rezoning from R-R3 to R-R1. 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.

- iii. **CZ-2025-047,** Property of Monty Craig Milanesi and Theresa Ann Milanesi, located at 2056 Highway 418 & Burgess School Road, requesting rezoning from R-R3 to R-R1. 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.

- iv. **CZ-2025-048,** Property of Jessica O. Gates and Michael A. Gates, located at 145 Chapman Grove Road, requesting rezoning from R-R3 to AG. 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-2025-050,** Property of Las Cruces Investment LLC, located on Agnew Road & Richards Avenue, requesting rezoning from R-MHP 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.

- vi. **CZ-2025-052,** Property of Modi 87, Inc., located at 395 Conestee Road, 2nd Avenue & 3rd Street, requesting rezoning from C-1 & R-MA to C-2. 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. Greenville County Zoning Ordinance Text Amendment / Altamont Road Access (CZ-2025-044)

A Zoning Text Amendment to amend Section 8:5 ESD-PM, Environmentally Sensitive District – Paris Mountain of the Greenville County Zoning Ordinance regarding district intent and protecting public safety on Altamont Road. 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.

Councilor Shaw stated he had filed the item in question and asked if he could simply withdraw it.

Mr. Antley stated the motion was already on the floor and had to be dealt with.

Motion to deny carried.

c. Text Amendment Article 4, Definitions; Article 6, Table 6.1 and Article 8, Section 8:5, ESD-PM, Environmentally Sensitive District – Paris Mountain (CZ-2025-053)

A Zoning Text Amendment to amend Article 4 (Definitions): Article 6, Table 6.1 (Uses Permitted, Uses by Special Exception, and Conditional Uses); Article 8, Section 8:5 (ESD-PM, Environmentally Sensitive District – Paris Mountain) of the Greenville County Zoning Ordinance to strengthen environmental protections for the ESD-PM. The Planning Commission and the Committee recommended approval as amended.

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

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

Motion to amend carried.

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

Councilor Seman stated it may be beneficial to vote to allow for amendments at third reading, if Council wanted to add any additional language around the short-term rental piece.

Councilor Shaw stated it was his understanding the advocates were comfortable with the current version; given the circumstances right now, allowing for amendments at third may interfere with the consensus of passing the item in question.

Action: Chairwoman Pro Tem Seman move to amend the ordinance to allow for amendments at third reading.

Councilor Tripp asked if an amendment regarding short-term housing was germane.

Councilor Seman stated it was germane as it was already included in the text.

Councilor McGahhey asked if the term “short-term rental” was accurately described in the proposed ordinance.

Mr. Antley stated the County had not stepped into that “arena” as of yet. There had been talks over the years, but this would be the County’s first foray into the area.

Councilor McGahhey stated as much as he would like to see short-term rentals included, it was not defined anywhere else in the ordinance. It was his opinion that Council would be setting itself up for legal troubles if it was included.

Councilor Seman stated the term may need to be omitted.

Councilor McGahhey stated he had planned to make a motion to amend the section to include short term housing; however, he was happy to allow for amendments at third reading in order to give Council the opportunity to make additional changes.

Councilor Shaw stated his vote would be based on Councilor Seman’s advocacy to allow for amendments at third reading.

Councilor Seman stated she had listened to the evening’s speakers and it appeared they would like Council to shore up some of the language. She stated she was fully supportive of it, but was just reacting to the speakers’ concerns.

Councilor Seman called for the question.

Motion to allow for amendments at third reading carried.

Action: Vice-Chairman Bradley moved to approve the ordinance as amended.

Motion carried.

d. Amendment to Ordinance No. 5577 / Section 1: Sunset Provision

Action: On behalf of the Committee, Vice-Chairman Bradley moved for approval at second reading an ordinance to amend Ordinance No. 5577, which updated design standards for septic developments in the unzoned areas of the county and established countywide riparian buffer requirements, to change the sunset provision for the ordinance from January 2, 2026 to January 2, 2028.

Action: Councilor Collins move to amend the ordinance by changing the sunset provision to indefinite.

Councilor Collins stated he felt nothing would change over the next two years with the County's water runoff. According to data presented to Council, the riparian buffer needed major attention. One of the biggest pollutants with the watershed was from septic systems, which was being regulated.

Councilor Tripp stated the burden should be on Council to review the issue periodically and make changes, if needed. The ordinance dictated to the public what they could and could not do with their property. He stated there should be sunset provisions to protect people from the abuse of a government entity not periodically reviewing its decisions. Mr. Tripp stated he was opposed to the amendment.

Councilor Seman stated water and sewer was not available to every household in Greenville County. She had concerns about those households as well as Council's role in not allowing people to do what they wanted to do with their own property.

Chairman Blount asked if there had been any negative consequences as a result of the current sunset provisions.

Mr. Antley stated any problems with the sunset provision would go to the Legal Office in the form of a lawsuit; to-date, there had been none filed.

Vice-Chairman Bradley stated the item in question only applied to 10 houses or more.

Councilor Tripp stated it also applied to the riparian buffer. There were people that agreed with the riparian buffer and the septic tank rules; however, there had been people in the community that had to wrestle with those issues over the last couple of years knowing that the sunset provision was coming. He stated that was "a good thing." If it was taken off the table, it would create a "lackadaisical government." Mr. Tripp stated the issue should be discussed periodically.

Councilor McGahhey stated it was his understanding the sunset provision was designed to limit the number of septic systems on certain parcels of land. Septic systems were “pretty bad” for environment, but there was really no other option in some parts of the County. He stated the sunset provision would not hurt anyone and was designed to protect the environment.

Councilor Collins stated the issue could be put on the agenda anytime it was needed and suggested a “sunrise clause.” If a Council Member wanted to bring it up, it could be put on the agenda. A land owner could development their personal property how they saw fit. Once a property was sold, it had to conform to County regulations. He stated his intent was not to take someone’s property rights away. Council had an obligation to protect the water stream.

Councilor Fant stated he was a proponent of the sunset provision when it was initially approved by Council. It had been closely monitored and had actually done what Council intended it to do. Although he would like to get rid of it completely, he could live with a two-year extension. The water tables in lower Greenville County continued to rise. The County had a fiduciary responsibility to protect the environment.

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

Councilor Shaw indicated to Ms. McCaskill that he actually intended to vote in favor of the amendment.

Chairman Blount stated the motion still failed with a vote of 6-6.

Councilor Tripp stated two years ago, he was in favor of the septic tank piece; the riparian buffer “scared” him. He was aware there were people who wanted the riparian buffer. Mr. Tripp stated he did not know if it had been studied enough. There were a lot of nuances to the riparian buffer requirements and it should be reviewed periodically. The County’s water was changing and additional structures were altering the flow of things.

Chairman Blount stated when the item in question was originally passed, Councilor Fant had proposed splitting it into two separate ordinances. Council may want to entertain that suggestion in the future.

Councilor Shaw stated he was incorrect when he informed the Clerk he had intended to vote in favor of the amendment, *(indicating he did mean to vote against the amendment)*.

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

e. Land Development Regulations Amendment / Cluster Housing Moratorium

Action: Vice-Chairman Bradley moved for approval at second reading an ordinance to temporarily suspend the approval of new cluster developments and open space residential development in Greenville County through a moratorium, in order to review and amend Article 11 of the Greenville County Land Development Regulations and Section 7:2 of the Greenville County Zoning Ordinance, pursuant to state law and county policy.

Motion carried.

f. Greenville – Anderson Multi County Industrial Business Park (2010 Park) Agreement Amendment / Project Midway

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 to include certain property; and other matters related thereto.

Motion carried.

g. Terra Pines Special Tax District / Tax Levy

Action: Councilor Collins moved for approval at second reading an ordinance to approve the Terra Pines Special Tax District's petition for an increase to its current tax levy.

Motion carried.

h. Foothills Fire Service Area / Millage Request

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

Motion carried.

Item (11) Ordinances – First Reading

a. Terra Pines Estates Special Tax District / Boundary Adjustment

Councilor McGahhey presented for first reading an ordinance to enlarge the boundaries of the Terra Pines Estates Special Tax District to include real property contiguous to the district located at 321 Terramont Drive.

Chairman Blount stated the item would remain of the floor.

b. Establish Car Wash Facility Standards

Councilor Collins presented for first reading an ordinance to establish minimum setback and noise standards for car wash facilities in unincorporated Greenville County to protect residential areas from excessive noise.

Chairman Blount referred the item to the Roads, Infrastructure and Public Works Committee.

Item (12) **Committee Reports**

a. Committee of the Whole

i. Civil Action No.: 2021-CP-23-05916

Action: On behalf of the committee, Vice-Chairman Bradley moved to direct the county attorney to settle Civil Action No.: 2021-CP-23-05916 as approved in the Committee of the Whole.

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

Item (13) **Public Comments**

- **Dianne Vreeland** – appeared regarding County Administrator’s contract
- **Audrey Pasin** – appeared regarding litigation against Greenville County

Item (14) **Administrator’s Report**

Mr. Kernell stated he wanted to clear up some misinformation regarding his employment contract. He stated his contract did not expire on December 31.

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

There were no requests or motions by Council Members.

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 7:16 p.m.

Respectfully submitted:

Regina McCaskill
Clerk to Council