GREENVILLE COUNTY COUNCIL

Minutes
Regular Meeting
November 3, 2026
6:08 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

Curt McGahhey, *District 21*
Garey Collins, *District 27*

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*
Caleb Hudson, Information Systems

Others Present

None

Call to Order Chairman Blount

Invocation Vice-Chairman Bradley

Pledge of Allegiance

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

a. October 20, 2026 – Regular County Council Meeting

Action: Chairwoman Pro-Tem Liz Seman moved to approve the minutes of the October 20, 2026, Regular County Council meeting.

Motion carried.

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

a. Habitat for Humanity of Greenville County - 40th Anniversary

Councilor Mitchell presented a proclamation recognizing and congratulating Habitat for Humanity of Greenville County on its 40th anniversary. He thanked the affiliate, its homeowners, volunteers, staff, and partners for forty years of building homes, communities, and hope.

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

There were no speakers.

Item (7) ***Reconsideration***

a. Motion to Reconsider the October 6, 2026, Action Giving Third Reading Approval to Anderson / Greenville Multi County Industrial Business Park (2010 Park) Agreement Amendment - Adeptus USA Holdings, Inc. *(formerly Project Palmetto)*

Action: Vice-Chairman Bradley moved to reconsider the Council action taken on October 6, 2026, which adopted the Anderson / Greenville MCIP Agreement Amendment – for Adeptus USA Holdings, Inc., in order to hold a public hearing and again consider the matter for third reading adoption.

Councilor Bradley stated due to the previous public hearing for this item being inadvertently held on the wrong date, it was necessary to reconsider the item to properly hold a statutory public hearing prior to its third reading consideration.

Motion carried.

Item (8) ***Public Hearings***

a. 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.

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

b. Anderson – Greenville Multi County Industrial Business Park (2010 Park) Agreement Amendment – Red Bullet 25, LLC *(formerly Project Flat Rock)*

A public hearing was held for the purpose of receiving comments from the public regarding an ordinance.

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

c. Devenger Special Tax District Millage and Fee Increase

A public hearing was held for the purpose of receiving comments from the public regarding an ordinance.

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

d. Greenville Transit Authority / New Washington Heights Land Transfer

A public hearing was held for the purpose of receiving comments from the public regarding an ordinance.

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

e. Encroachment Ordinance Amendment

A public hearing was held for the purpose of receiving comments from the public regarding an ordinance.

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

Item (9) ***Consent Agenda***

a. Commission Animal Control Officer – Randy Moss
b. Waterline Extension Grant / Robertson Way
c. FY2026 Local Emergency Management Performance Grant
d. Hazardous Material Emergency Preparedness Grant
e. FY2026 Comprehensive Opioid, Stimulant, and Substance Abuse Site-Based (Finance)
f. Community Project Application / Fork Shoals School Nature Trail $1,700.00

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

Motion carried.

Item (10) ***Resolution***

a. Project Ivan / Inducement Resolution and Agreement

This item was inadvertently skipped and will be considered at the November 17, 2026 meeting.

Item (11) ***Ordinances – Third Reading***

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

Action: Councilor Farmer 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 to enlarge the park to include additional property in Anderson County (Adeptus USA Holdings, Inc., previously identified as Project Palmetto).

Motion carried.

b. Devenger Special Tax District Millage and Fee Increase

Action: Councilor Farmer moved for adoption at third 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.

Motion carried.

c. Greenville Transit Authority / New Washington Heights Land Transfer

Action: Councilor Farmer moved for adoption at third 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.

Councilor Shaw inquired what consideration the County would receive and how much revenue the County would receive from the agreement.

Chairman Blount stated the proposed realignment would allow for the development of a park and the return of the land to the community.

Mr. Kernell stated the property strip extended through the community center's basketball court and should have been included in the original property transfer to Greenlink. He stated Greenlink was realigning its property boundary and the County had no need to retain ownership of the remnant portion of property.

Motion carried.

d. Sterling Grove PG, LLC *(formerly Project Dogwood)* **- Fee in Lieu of Tax Agreement**

Action: Councilor Farmer 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 Sterling Grove PG, 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 McGahhey inquired if the matter involved the proposed data center, referred to as Sterling Grove, PG, and if it was the same company discussed during the last Planning and Development meeting.

Mr. Antley stated he recalled the discussion from the previous evening but was unsure whether it involved the same company. He indicated they could review the agenda to confirm.

Councilor McGahhey stated that he believed Sterling Grove was the same company that had applied for the rezoning and wanted to confirm before casting his vote.

Chairman Blount stated due to the matter being at third reading, it would not pertain to the same item discussed at the Planning and Development meeting.

Councilor McGahhey concurred.

Councilor Long requested a roll call vote.

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

*Councilor McGahhey texted his vote in opposition.

**Councilor Collins voiced his vote in opposition.

e. RTCO SC Packaging LLC *(formerly Project Surface)*

Action: Councilor Farmer moved for adoption at third 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 RTCO SC Packaging LLC, 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.

Councilor Long requested a roll call vote.

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

*Councilor McGahhey texted his vote in favor.

**Councilor Collins voiced his vote in opposition.

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

Action: Councilor Farmer moved for adoption at third reading an ordinance to authorize and approve the execution and delivery of a first amendment to an existing fee in lieu of tax and special source agreement between Greenville County, South Carolina, and Verdeco South Carolina, Inc.

Councilor McGahhey asked how much of the special source credits had been received, how much remained, and what financial impact the proposed reduction from 30 to 15 years would have on the County.

Mr. Antley stated he would need to research to obtain that information.

Councilor Long requested a roll call vote.

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

*Councilor McGahhey voiced his vote in opposition.

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

a. Greenville County Land Development Regulations Amendment / Article 8: Riparian Buffer Requirements

Action: Vice-Chairman Bradley moved for approval at second reading an ordinance to amend the Greenville County Land Development Regulations to update the countywide riparian buffer requirements to protect water quality and to implement features of the 2020 Greenville County Comprehensive Plan.

Councilor Tripp stated Council had very recently adopted regulations addressing Riparian Buffer requirements. He stated it was too soon to consider extending Riparian Buffers by as much as one hundred percent in certain cases.

Action: Councilor Tripp moved to refer the item back to the Planning and Development Committee.

Councilor McGahhey asked for clarification on what additional study was needed.

Councilor Tripp stated Council had recently increased Riparian Buffer requirements. He stated opposition to further doubling the buffer requirements based on potential penny sales tax funding for green space. He stated his opposition to increased government regulation and restated his request to refer the item back to a committee.

Councilor McGahhey stated the County had an established appeals process for properties containing streams. He stated his disagreement with the suggestion that the proposed regulations were intended to acquire land.

Chairwoman Pro Tem Seman stated she had intended to make a motion to deny the amendment.

Councilor Tripp withdrew his previous motion to refer to Committee.

Action: Chairwoman Pro Tem Seman moved to deny the ordinance as presented.

Councilor McGahhey requested a roll call vote.

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

*Councilor McGahhey voiced his vote in opposition.

Councilor Tripp left the meeting at 6:35 pm.

b. Encroachment Ordinance Amendment

Action: Councilor Bradley moved for approval at second reading of an ordinance to amend Ordinance No. 5779, regarding Chapter 18, Article 6, Permits for Encroachment, of the Greenville County Code to expand the definition of Essential Utilities.

Motion carried.

c. Anderson – Greenville Multi County Industrial Business Park (2010 Park) Agreement Amendment – Red Bullet 25, LLC *(formerly Project Flat Rock)*

Action: Councilor moved for approval, at second reading, of an ordinance to amend an agreement for the development of a joint county industrial and business park (2010 Park) of Greenville and Anderson Counties to enlarge the park to include certain property owned by Red Bullet 25, LLC *(previously identified by Anderson County as Project Flat Rock)*.

Motion carried.

Item (13) ***Ordinances - First Reading***

a. Greenville Technical College / Issuance of General Obligation Bond

Councilor Farmer presented for first reading an ordinance to provide for the issuance and sale of not exceeding $100,000,000 Greenville County, South Carolina, General Obligation Bonds, Series 2027; 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.

b. Anderson – Greenville Multi County Industrial Business Park (2010 Park) Agreement Amendment / Gray Industrial *(formerly Project Big Brother)*

Councilor Farmer presented for first 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.

Chairman Blount stated the item would remain on the floor.

c. Project Ivan / Fee-in-Lieu-of-Tax Agreement

Councilor Farmer 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(s) known to the County at this time as Project Ivan with respect to certain economic development property in the county, whereby such property could 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.

Item (14) ***Committee Reports***

a. Committee of the Whole

i. Board of Tax Assessment and Appeals / Special Application Period

Action: On behalf of the Committee, Vice-Chairman Bradley moved to approve a special two-week application period to fill three vacancies on the Board of Tax Assessment and Appeals.

Motion carried.

ii. Law Enforcement Workshop

Action: On behalf of the Committee, Vice-Chairman Bradley moved to suspend Council Rule III (B)(2) to allow for consideration of an item forwarded to Council from the earlier Committee of the Whole meeting.

Motion carried.

Action: On behalf of the Committee, Vice-Chairman Bradley moved to direct the County Council Chairman to work with Sheriff Lewis to schedule a workshop for the purpose of discussing ways to support law enforcement in Greenville County.

Motion carried.

b. Committee on Finance

No report.

c. Committee on Communications and Governmental Affairs

No report.

d. Committee on Planning and Development

No report.

e. Roads, Infrastructure and Public Works Committee

No report.

f. Committee on Public Safety and Human Services

No report.

g. Oversight Ad Hoc Committee

Councilor Long stated the Sheriff's audit was expected to be completed in late January or early February due to the volume of information being reviewed across three departments. She stated the process was progressing well and the County's budget compliance audit RFP was expected to be finalized by the end of November and issued over the winter break.

h. Short-Term Rentals Ad Hoc Committee

Vice-Chairwoman Pro-Tem Seman stated the next Short-Term Rental Ad Hoc Committee meeting would take place November 9, 2026.

Item (13) Public Comments

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

- ***Theresa Kirkley*** *– appeared regarding Greenville County animal care.*
- ***Ed Paxton*** *- appeared regarding noise mitigation.*
- ***Verdell Evans*** *– appeared regarding 1% Sales Tax Increase.*

Item (15) Administrator's Report

No report.

Item (16) Requests and Motions by Council Members

Action: Councilor Farmer stated he had proposed a motion for Council to consider reopening the Board of Zoning Appeals nomination process. He stated that a constituent who had been serving an appointed term on the Board indicated that he had not received an email notifying him of the opportunity to reapply prior to the expiration of his term. Councilor Farmer stated that he was seeking Council's input on whether the nomination process should be reopened to allow the constituent an opportunity for consideration.

Councilor Fant stated, as he understood, the constituent had not submitted an application within the established timeframe, and Council had since filled the position through an appointment. He stated that reopening the nomination process would require reconsideration of the recently approved appointment and replacing the appointed member with Councilor Farmer's constituent. Councilor Fant stated he did not support the request.

Chairman Blount stated Council could review the matter further to determine whether additional options were available, although he acknowledged that most possibilities had

been exhausted. He stated Councilor Farmer could make a motion if he wished to proceed.

Action: Councilor Farmer moved to reopen nominations for the Board of Zoning Appeals.

Mr. Antley stated Councilor Farmer would need to move to suspend the notice rule in order for the motion to proceed.

Action: Councilor Farmer moved to suspend Council Rule III (B)(2) in order to take up an item not on the Council agenda.

Motion as presented was denied.

Item (17) ***Adjournment***

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

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

Respectfully submitted:

Regina McCaskill
Clerk to Council