



GREENVILLE COUNTY COUNCIL

Minutes

Regular Meeting

January 6, 2026

6:26 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

Ted Lambrecht, Deputy 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
Hesha Gamble, Assistant County Administrator
Ronald Hollister, Assistant County Administrator
Nick Ragsdale, Emergency Medical Services

Others Present

None

Chairman Blount

Call to Order

Invocation

Councilor Russo

Pledge of Allegiance

Item (4) Approval of Minutes

a. **December 2, 2025 – Regular County Council Meeting**

Action: Chairwoman Pro Tem Seman moved to approve the minutes of the December 2, 2025, Regular County Council meeting.

Motion carried.

Item (5) Appearances – Current Agenda Items

- **Dianne Vreeland** – appeared regarding Item 11.a.i. County Administrator Contract
- **Audrey Pasin** – appeared regarding Item 11.a.i. County Administrator Contract and Item 14.b. Resolution to Establish the Greenville County Agricultural Task Force

Item (6) Public Hearings

a. **Anderson – Greenville Multi-County Industrial and Business Park Agreement Amendment / McNeely Road Land LLC (formerly Project Pierce)**

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. **Laurens – Greenville Multi-County Industrial and Business Park Agreement Amendment / NK Real Estate Holding LLC (formerly Project Wolf)**

A public hearing was held for the purpose of receiving comments from the public regarding an ordinance to amend the Master Agreement governing the Octagon Industrial Park between Laurens and Greenville Counties so as to enlarge the park to add a certain parcel in Laurens County.

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

c. **Anderson – Greenville Multi-County Industrial and Business Park Agreement Amendment / COI Hurricane Creek 300, LLC (formerly Project Ina)**

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.

d. **Anderson – Greenville Multi-County Industrial and Business Park Agreement Amendment / Vac Aero International (formerly Project Silver)**

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.

e. EPC Power Corporation / Amendment to Existing Fee in Lieu of Tax Agreement

A public hearing was held for the purpose of receiving comments from the public regarding an ordinance to authorize and approve the execution and delivery of a first amendment to an existing fee in lieu of tax agreement between Greenville County, South Carolina, and EPC Power Corporation, providing for certain modifications thereto with respect to certain property now or to be hereafter located in Greenville County.

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

Item (7) Resolutions

a. Project Cherry / Inducement Resolution

Action: Councilor Collins moved for adoption a resolution authorizing, under certain conditions, the execution and delivery by Greenville County, South Carolina, of a special source credit agreement, whereby a company known to the County as Project Cherry would be provided with certain credits against fee payments in reimbursement of investment in related qualified infrastructure; and providing for related matters.

Motion carried.

b. Project Pioneer / 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 an entity or entities identified by the County as Project Pioneer, 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 would be provided certain credits against fee payments in reimbursement of investment in related qualified infrastructure; and providing for related matters.

Motion carried with Councilor Collins voting in opposition.

c. International Vitamin Corporation (*Project Gumtree*) / Extension Resolution

Action: Councilor Collins moved for adoption a resolution authorizing the extension of the investment period under a fee agreement by and between Greenville County, South Carolina, and International Vitamin Corporation.

Motion carried.

Item (8) Ordinances – Third Reading

a. Anderson – Greenville Multi-County Industrial and Business Park Agreement Amendment / McNeely Road Land, LLC (*formerly Project Pierce*)

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. (*Project Pierce*)

Motion carried.

b. **Laurens – Greenville Multi-County Industrial and Business Park Agreement Amendment / NK Real Estate Holding, LLC (formerly Project Wolf)**

Action: Councilor Collins moved for adoption at third reading an ordinance the Master Agreement governing the Octagon Industrial Park between Laurens and Greenville Counties so as to enlarge the park to add a certain parcel in Laurens County. (*Project Wolf*)

Motion carried.

c. **Anderson – Greenville Multi-County Industrial and Business Park Agreement Amendment / COI Hurricane Creek 300, LLC (formerly Project Ina)**

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. (*Project Ina*)

Motion carried.

d. **Anderson – Greenville Multi-County Industrial and Business Park Agreement Amendment / Vac Aero International (formerly Project Silver)**

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. (*Project Silver*)

Motion carried.

e. **EPC Power Corporation / Amendment to Existing Fee in Lieu of Tax Agreement**

Action: Councilor Collins 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 agreement between Greenville County, South Carolina, and EPC Power Corporation, providing for certain modifications thereto with respect to certain property now or to be hereafter located in Greenville County.

Motion carried with Councilor Long, Councilor Shaw and Councilor Collins voting in opposition.

Item (9) Ordinances – Second Reading

a. **Zoning Ordinances**

i. **CZ-2025-067**, Property of Maruti Four LLC, located at 1035 S. Batesville Road, requesting rezoning from S-1 to C-3. The Planning Commission recommended denial and the Committee recommended approval.

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

Motion carried.

b. ii. **CZ-2025-071**, Property of Three Brothers Rental Properties, located on White Horse Road and Piney Road, requesting rezoning from R-10 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.

Item (10) Ordinances – First Reading

a. Project Cherry / Special Source Credit Agreement

Councilor Collins presented for first reading an ordinance authorizing execution and delivery of a special source credit agreement between Greenville County, South Carolina and a company or companies known to the County as Project Cherry, whereby certain special source credits against payments in lieu of taxes would be granted to the company to offset certain investment in qualifying infrastructure; and other matters relating to the foregoing.

Chairman Blount stated the item would remain on the floor.

b. Anderson – Greenville Multi-County Industrial Business Park Agreement Amendment / Project Cherry

Councilor Collins presented for first reading an ordinance to amend an agreement for the development of a joint county industrial and business park (2010 Park) of Greenville and Anderson Counties so as to enlarge the park. (*Project Cherry*)

Chairman Blount stated the item would remain on the floor.

c. Project Pioneer / 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 an entity or entities 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, including the provision of certain special source credits; and other matters related thereto.

Chairman Blount stated the item would remain on the floor.

Item (11) Committee Reports

a. Committee of the Whole

i. County Administrator Contract

Vice-Chairman Bradley stated the item was held in the Committee of the Whole.

Item (12) Public Comments

- **Herman Brown** – appeared regarding Zoning and Code Compliance
- **Jim Sheets** – appeared regarding Greenville County accountability
- **Michael Williams** – appeared regarding Plans for a Well Center on White Horse Road
- **Alannah Knebusch** – appeared regarding Pine Bluff / Pine Creek Drive
- **Ed Paxton** – appeared regarding Land Development

Item (13) Administrator's Report

There was no report.

Item (14) Requests and Motions by Council Members

- **Introduce a Resolution Recognizing the Economic, Cultural, Historic, and Environmental Value of Farms and Rural Communities in Greenville County**

Vice-Chairman Bradley introduced a resolution to recognize the economic, cultural, historic, and environmental value of farms and rural communities in Greenville County and to request staff evaluation of voluntary, market-friendly land stewardship tools and a review of regulatory and permitting requirements affecting agricultural operations.

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

- **Introduce a Resolution to Establish the Greenville County Agricultural Task Force**

Vice-Chairman Bradley introduced a resolution establishing the Greenville County Agricultural Task Force.

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

Item (15) Adjournment

Action: There being no further business, Chairwoman Pro Tem Seman moved to adjourn.

The motion carried and the meeting was adjourned at 7:04 p.m.

Respectfully submitted:

Regina McCaskill
Clerk to Council