



GREENVILLE COUNTY COUNCIL

Minutes
Regular Meeting
April 21, 2026
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

Staff Present

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

Council Members Remote Participation

Steve Shaw, *Council District 20*

Julie Wallace, *Administrative Assistant*
Bob Mihalic, *Governmental Affairs Officer*
Terrence Galloway, *Information Systems*
Hesha Gamble, *Assistant County Administrator*
Ronald Hollister, *Assistant County Administrator*

Others Present

Brad Love, *Attorney, Haynsworth Sinkler Boyd P.A.*

Call to Order

Chairman Blount

Invocation

Councilor Farmer

Pledge of Allegiance

Item (4) **Approval of Minutes**

a. April 7, 2026 – Regular County Council Meeting

Action: Chairwoman Pro Tem Seman moved to approve the minutes of the April 7, 2026, Regular County Council Meeting.

Motion carried.

Item (5) **Proclamation**

a. National Telecommunicators Month

Councilor Collins presented proclamations designating April 2026 as *Public Safety Telecommunicators Month* in Greenville County. Mr. Collins honored those men and women whose diligence and professionalism kept the community and its first responders safe.

b. National Financial Literacy Month

Councilor Fant presented a proclamation recognizing April 2026 as *National Financial Literacy Month* in Greenville County. Mr. Fant stated financial literacy was essential to the economic stability, independence, and overall well-being of individuals and families.

c. Start Seeing Monarchs Day

Chairman Blount presented a proclamation to Councilor Kelly Long, declaring May 2, 2026, as *Start Seeing Monarchs Day* in Greenville County. Mr. Blount commended Ms. Long for her leadership, expertise, and unwavering commitment to preserving the community's natural beauty and ecological health.

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

- **Jimmy Williams** - appeared regarding Item 11.c. Establish Car Wash Facility Standards
- **Lisa McDonald** - appeared regarding Item 11.c. Establish Car Wash Facility Standards
- **Greg Minton** - appeared regarding Item 11.c. Establish Car Wash Facility Standards
- **Theo Eliopoulos** - appeared regarding Item 11.c. Establish Car Wash Facility Standards

Item (7) **Public Hearings**

a. Encroachment Ordinance Amendments

A public hearing was held for the purpose of receiving comments from the public regarding an ordinance to amend Ordinance No. 3673, the Greenville County Encroachment Permit Ordinance; and Chapter 18, Article VI. Permits, of the 1976 Greenville County Code, as amended, so as to provide clarification.

As there were no speakers, Councilor McGahhey declared the public hearing closed.

b. Project Magnolia / Fee in Lieu of Tax Agreement

A public hearing was held for the purpose of receiving comments from the public regarding 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 Magnolia, 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 matter related thereto.

As there were no speakers, Councilor Collins declared the public hearing closed.

Item (8) **Consent Agenda**

- a. **FY27 SC Opioid Relief Fund Grant (SCORG) / Grant Application**
- b. **Community Project Application / Duncan Chapel Fire District – Radios \$3,000.00**
- c. **Community Project Application / MESA Nature Trail – \$20,000.00**

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

Motion carried.

Item (9) **Resolutions**

- a. **Greenville County Council's Formal Opposition to House Bill 5071** (*Transportation, Efficiency and Accountability Act*)

Action: Councilor McGahhey moved for adoption a resolution expressing the Greenville County Council's formal opposition to House Bill 5071 (*the Transportation, Efficiency and Accountability Act*) as amended, denouncing the unfunded mandatory transfer of state road liabilities, and demanding the preservation of local fiscal autonomy.

Councilor Fant stated Council should unilaterally tell Columbia the provision to send state-maintained costs to the counties with no funding was a total non-starter. He stated if they wanted to do it, they should send money to fix them. The citizens of Greenville County were not in favor of the previous penny sales tax; if the millage was raised, they would all be voted off the Council. Mr. Fant stated he hoped there would be unanimous support for the item in question.

Chairwoman Pro Tem Seman stated she wanted to reiterate the comments she made in committee when the item was introduced. It was important not only to send the message but also to have a face-to-face discussion with the Delegation. She hoped a meeting would be scheduled in the very near future.

Chairman Blount stated he wanted to commend the Delegation, as they were already working on the issue. He stated some Delegation Members had indicated to him that most of them did not agree with how it had been set out. Mr. Blount explained there was legislation currently being discussed at the State level that could turn state roads over to the counties with no revenue source other than raising taxes. He stated Council felt the proposed legislation was ludicrous and was opposed to it.

Councilor Long inquired about the transportation tax that had been collected for years and whether it would follow the roads if the proposed legislation was approved. Councilor Long stated it made no sense for Columbia to approve the legislation and ask the counties to raise taxes by 8%; it was as if they were shoving the responsibility down on the individual taxpayer so money could be freed up for other things.

Councilor McGahhey stated he wanted to make sure it was known the legislation was currently written giving counties the option to accept the roads. However, everyone knew how Columbia operated; at midnight, they would pass the legislation, and the counties would be on the hook for maintaining the roads. He emphasized he was not saying that was going to happen. The Legislative Delegation was looking out for the counties, but the concern remained.

Motion as presented carried.

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

a. Donaldson Center Fire Service Area / General Obligation Bond Request

Action: Councilor Collins moved for adoption at third reading an ordinance to provide for the issuance and sale of not exceeding \$2,000,000 Greenville County, South Carolina, General Obligation Bonds (Donaldson Fire Service Area Project), Series 2026b; to prescribe the purposes for which the proceeds shall be expended; to provide for the payment thereof; and other matters relating thereto.

Motion carried.

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

a. Zoning Ordinances

i. CZ-2026-011, Property of Transit at Haywood LLC, Central Realty Holdings LLC, and WWG LLC, located at 401 and 435 Haywood Road and Transit Drive, requesting rezoning from S-1 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.

ii. CZ-2026-014, Property of William Fincher, located at 520 S. Mountain View Road and Cogan Drive, requesting rezoning from POD to R-15. 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-2026-016,** Property of Rola Egan, located at 109 Glenmont Lane, requesting rezoning from R-12 to AG. 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. Encroachment Ordinance Amendments

Action: Councilor McGahhey moved for approval at second reading an ordinance to amend Ordinance No. 3673, the Greenville County Encroachment Permit Ordinance; and Chapter 18, Article VI. Permits, of the 1976 Greenville County Code, as amended, so as to provide clarification.

Action: Councilor McGahhey moved to amend the ordinance to reflect the changes outlined in the red-lined version that was included in the Council agenda packet.

Councilor Tripp inquired about the purpose of the proposed amendments.

Councilor McGahhey stated the changes were requested by staff; he suggested asking Mr. Kernell to weigh in.

Councilor Tripp stated any time government was strengthened, changes to encroachment regulations and similar issues gave him pause. He requested clarification of the proposed changes.

Councilor McGahhey stated regarding the type of encroachment and the bonding requirement, some had none and others were \$5000 per activity. For the first violation, the fine was \$500 for residents, contractors, utility providers, cooperative agreement participants, and on-street containers. He stated there were different rules regarding encroachment on a property. Mr. McGahhey stated a second offense carried a fine of up to \$1,000; a third offense required a resident to pay a \$5,000 bond for future permits and blacklisting of a contractor for up to one year.

Councilor Tripp thanked Mr. McGahhey for the explanation.

Motion as presented carried.

c. Establish Car Wash Facility Standards

Action: Councilor McGahhey moved for approval at second 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.

Action: Councilor McGahhey moved to amend the ordinance to reflect the changes outlined in the red-lined version that was included in the Council agenda packet.

Chairwoman Pro Tem Seman stated she would like to bifurcate the issue. There was certainly an issue with the affected residents. She stated there was no doubt the County made a mistake and should own it. Ms. Seman asked her colleagues whether they would be open to the County finding a solution and bearing the financial burden of fixing the problem.

Action: Chairwoman Pro Tem Seman moved to allow Council to use its Community Project funding to cover the cost of fixing a problem created by rezoning a piece of property for commercial use that was too close to a residential area.

Councilor McGahhey asked Mr. Antley whether Council could use Community Project funding to fix the problem.

Councilor Tripp asked what the proposed fix for the problem was.

Chairman Blount stated there was no buffer between the residential area and the car wash. The machinery was high-pitched, too loud, and it hurt children's ears.

Mr. Antley stated he would have to research the suggestion to use Community Project funding to fix the problem. He felt it would be appropriate, but would need time to look into the issue.

Chairman Pro Tem Seman stated she would be willing to amend her motion to clarify that budget funds, rather than Community Project funding, be used to fix the problem. She was worried they were trying to create an ordinance to solve a problem that would actually not solve it. Ms. Seman stated the way the ordinance was written, especially including current owners, was not prudent or good business. Some of the evening's speakers gave very valid reasons as to why Council should reconsider the ordinance. Councilor Seman stated the problem was solvable, and they should find a way to solve it.

Mr. Kernell stated the current Community Project policy could not provide the funding needed to fix the issue; however, it was a County Council policy and could be overridden by Council.

Chairman Blount asked whether overriding the policy required placing it on an agenda with public notice or if Council could opt to take action immediately.

Mr. Antley stated he would need to research Mr. Blount's question.

Councilor Tripp stated the proposed ordinance was designed to solve one problem with one business in Greenville County. If a mistake was made in rezoning the property, the County needed to own up to the mistake, and the monies should not be taken from Community Project funding. Mr. Tripp stated if the ordinance was passed and the regulations were put in place, over time, the business would be shut down. He stated doing so would expose the County to a lawsuit. Mr. Tripp stated, in his opinion, it would constitute a regulatory taking under the Supreme Court's private property rulings, and the County may have to pay for it anyway. He stated Council needed to solve the problem and help the residents who had been hurt by it. He had a strong objection to passing an ordinance requiring a 1,000-foot setback across Greenville County. There should be a setback from residential property lines, but 1000 feet was draconian. He stated the County coexisted with residents and businesses and tried to solve problems. Mr. Tripp suggested solving the existing problem and making the "anti-Greenville business amendment go away."

Action: Councilor Tripp moved to hold the item in question.

Councilor Collins stated he disagreed that the 1000-foot setback was draconian. The RIPW committee did not amend the ordinance. He planned to make a motion to allow amendments at third reading of the ordinance. Mr. Collins stated the discussion should continue; however, he reserved the right to move forward with his motion.

Councilor Fant stated he was inclined to agree with Councilor Tripp. Council had heard about the problem with the car wash on Woodruff Road for quite some time. He stated if the County had made a mistake, which clearly it did, they needed to figure out how to fix it. To develop an ordinance that punished every business across the County was a far reach. It made more sense to figure out a way to install a buffer rather than punish other businesses that had nothing to do with the situation and had done nothing wrong. Mr. Fant stated he was not in favor of using Community Project funds to resolve the issue.

Chairman Blount stated he was under the impression Ms. Seman was suggesting utilizing the County's budget allocations to alleviate the problem, rather than using Community Project funds.

Chairwoman Pro Tem Seman stated she wanted to reiterate something she said during the committee meeting. She stated there was a zoning way to correct the problem. Also, part of the conversation was that commercial properties were allowed to butt up against residential properties. Council needed to be more thoughtful going forward in thinking about land use opportunities.

Councilor Tripp stated he did not denigrate the thought behind the proposed ordinance; however, it was a "slippery slope for Greenville County." He stated every Thursday morning at 5:30 a.m., the trash truck came down his road, stopping at every single house. Every time it stopped, there was a loud bang. He guaranteed the noise exceeded 70 decibels. He stated Council was setting itself up if it tried to solve every problem with an ordinance.

Chairwoman Pro Tem Seman asked, in an effort to be clearer on a solution for the current problem, whether a motion directing the Administrator to find funds to pay for the buffer was more suitable.

Councilor McGahhey asked Mr. Collins, as the author of the proposed ordinance, if he was willing to put it on hold and seek an amicable solution using County funds. He stated it was private property, and he did not know what the legalities were. Mr. McGahhey asked Mr. Collins if he was in favor of putting the item on hold instead of it getting "killed on second reading."

Councilor Collins stated he would be in favor of seeking a solution rather than killing the item at second reading; however, he wanted to address Mr. Tripp's comments regarding the trash truck. The trash truck did not sit in front of his house for 10 hours a day; if it had, Mr. Tripp would have complained. He was in favor of a solution as long as the situation was resolved for the 13 affected families. Mr. Collins stated the proposed ordinance went through the Legal Department and was passed by the RIPW Committee; the committee should have made recommendations, but chose to approve it and move it to full Council.

Chairwoman Pro Tem Seman stated the RIPW Committee did make recommendations.

Councilor McGahhey stated the RIPW Committee members realized they could not reach a consensus on the proposed ordinance. As Chair of the Committee, Mr. McGahhey stated he felt the item should be sent to full Council to get all 12 opinions, rather than 4-5 people trying to perfect it.

Councilor Collins stated he appreciated Mr. McGahhey's remarks; however, the concerns were addressed by both parties in an open forum during the RIPW Committee meeting, where the job was supposed to be done. If the members had recommendations or motions, they should have done so in Committee. The item was approved and sent to Council. Mr. Collins stated he was in favor of fixing the problem, but also approving the ordinance and allowing for amendments at third reading.

Mr. Antley stated a 2/3 vote in favor of suspending Council Rule III.B. was needed, followed by a motion. He stated there were two separate issues at hand: the first was the ordinance, and the second was a motion to instruct the County Administrator to find funding to fix the problem.

Action: Chairwoman Pro Tem Seman moved to suspend Council Rule III.B. in order for Council to take up the item.

Motion to suspend Council Rule III.B. carried.

Action: Chairwoman Pro Tem Seman moved to instruct the Administrator to secure funding to address the noise problem and bring the recommendation back to Council for consideration, including the amount of money needed and the legal requirements to ensure the County could work on private property.

Motion carried.

Action: Chairwoman Pro Tem Seman moved to hold the item on the floor.

Motion carried.

Councilor Collins stated it was necessary to consider the proposed ordinance in order to prevent similar situations from occurring in the future.

Councilor Farmer stated he had concerns about the ordinance being retroactive and the 1000-foot setback. He would recommend changing it to a 150-foot and deleting the part about being retroactive. Mr. Farmer stated he fully supported fixing the problem for the residents, as he could not imagine living next to the car wash.

Chairwoman Pro Tem Seman suggested they get any red-lined versions in before the packet deadline so they would all have the opportunity to read them prior to the next meeting.

Chairman Blount stated any suggestions should be submitted to the Legal Department so they would have plenty of time to review the recommendations before the next meeting.

Councilor McGahhey asked Mr. Antley by what date he would need the amendments in order to allow time to review them and have them ready for the appropriate meeting.

Mr. Antley stated the amendments could be submitted to his office within four days; the earlier the better. He stated he needed three to five days before the meeting to review the information.

d. **Anderson – Greenville Duke Project Multi-County Industrial Business Park Agreement Amendment / Duke Project**

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.

e. **Project Magnolia / Fee in Lieu of Tax Agreement**

Action: Councilor Collins moved for approval at second 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 Magnolia with respect to certain economic development property in the County, whereby such property will be subject to certain payments in lieu of taxes; and other matters 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 *(via text)*, McGahhey and Collins) in opposition

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

a. **Zoning Ordinances**

Vice-Chairman Bradley presented for first reading Zoning Dockets **CZ-2026-017** through **CZ-2026-023**.

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

b. **Ordinance to Amend County Ordinance No. 2115 / Composition of the Greenville County Accommodations Tax Advisory Committee Membership**

Councilor McGahhey presented for first reading an ordinance to amend Ordinance No. 2115 to modify the composition of committee members of the Greenville County Accommodations Tax Advisory Committee.

Chairman Blount referred the item to the Committee of the Whole.

Item (13) **Committee Reports**

a. **Committee of the Whole**

i. **Board and Commission Appointment**

Action: On behalf of the Committee, Vice-Chairman Bradley and Chairwoman Pro Tem Seman moved to appoint the following:

- *Jimmy Batson and Laura Noonkesser* to fill two of five vacancies on the **Alcohol and Drug Abuse Commission**.
- *James Akers, Michael Roth and Alexander Ward* to fill three vacancies on the **Board of Zoning Appeals**.
- *Bryan Malone* to fill one of five vacancies on the **Construction Board of Appeals**.
- *William Forsythe* to fill one vacancy on the **Greenville Transit Authority (Greenlink)**.
- *Peter Brock, Eric Groves and Vicki Peek* to fill three vacancies on the **Greenville Area Development Corporation**.
- *Kerry Lightner, Neetu Patel and Curtis Rose* to fill three vacancies on the **Greenville Arena District**.
- *Steven West* to fill one vacancy on **SCTAC**.
- *Richard Wells* to fill one vacancy on the **Boiling Spring Fire District Commission**.
- *Brian Price* to fill one vacancy on the **Chanticleer Community Commission**.
- *Peggy Ballenger and Robert Perunko* to fill two vacancies on the **Devenger Point Special Tax District**.
- *Chandler Gordon, Bruce Latham and Randy Price* to fill three of four vacancies on the **Devenger Tax District**.
- *Norman Barrett, David Brown, Carol Isbell and Richard Matthews* to fill four vacancies on the **Linkside Special Tax District**.

Motion carried.

Action: On behalf of the Committee, Chairwoman Pro Tem Seman move to open a special application period for the Construction Board of Appeals.

Motion carried.

b. Committee on Finance

Chairman Blount stated the Finance Committee had not met recently. He stated Council was presented with the FY2027 earlier in the evening during the Committee of the Whole meeting. He stated they would hold a series of workshops in the near future to discuss the budget and adopt it for the upcoming year.

c. Committee on Communications and Governmental Affairs

Councilor Farmer stated *Thrive* and *Together Greenville* made presentations at the most recent Public Communications Forum. *Thrive* helped citizens with special needs, providing housing and other care services. The main goal of *Together Greenville* was to eradicate homelessness, drawing on proven programs from other parts of the country. They were doing a great job in Greenville County.

d. Committee on Planning and Development

Vice-Chairman Bradley stated the cluster ordinance was in its final draft. He thanked the staff, the Planning Commission members, and the developers who assisted. The Planning Commission should have the final draft in May. If approved, it would be sent to the Planning and Development Committee and hopefully to full Council for final approval.

e. Roads, Infrastructure and Public Works Committee

Councilor McGahhey stated the Committee was reviewing the County's noise ordinances to consolidate them into a single ordinance that would apply across the County. The resolution that addressed House Bill 5071 was passed. Mr. McGahhey stated he had discussed during the Committee of the Whole meeting the introduction of an ordinance regarding a proposed Transportation Tax that would generate close to \$1 billion over eight years for roads. The ordinance would also propose eliminating the \$25 Road Tax, giving approximately \$14 million back to the citizens of Greenville County. The tax would not apply to groceries and would help the County. Visitors to Greenville County would contribute, taking some of the tax burden off the taxpayers.

f. Committee on Public Safety and Human Services

Councilor Collins stated the next meeting of the Public Safety Committee was scheduled for April 30 at 5:00 p.m. Items for discussion included the Emergency Operations Plan (EOP), the Greenville County Hazard Mitigation Plan, the Greenville County Continuity of Operations Plan (CO-OP), and an update on the radio systems upgrades. An additional item on the agenda was the Ambulatory Software Update – MedCom.

g. Oversight Ad Hoc Committee

Councilor Long stated the date to submit a bid for the Performance Evaluations had expired. The Committee would review them at its next meeting and start the selection process.

h. Short-Term Rentals Ad Hoc Committee

Chairwoman Pro Tem Seman stated the most recently scheduled meeting of the committee had been canceled as the information they requested from staff was not yet available.

Item (14) Public Comments

- **Susan Bell** - appeared regarding Budget Education

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

There was no report.

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

- Chairman Blount encouraged the public to attend the Budget Seminars offered by the League of Women Voters, as presented by one of the evening's speakers. He had reviewed the information and stated the videos were very easy to understand. Mr. Blount stated the budget process was not easy to explain to the citizens.

Item (17) **Adjournment**

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

The motion carried and the meeting was adjourned at 7:12 p.m.

Respectfully submitted:

Regina McCaskill
Clerk to Council