GREENVILLE COUNTY COUNCIL

Minutes
Regular Meeting
October 20, 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

Dan Tripp, *District 28*

Council Members Remote Participation

Kelly Long, *District 18*
Steve Shaw, *District 20*

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. October 6, 2026 – Regular County Council Meeting

Action: Chairwoman Pro Tem Seman moved to approve the minutes of the October 6, 2026 – Regular County Council meeting.

Motion carried.

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

a. National Youth Substance Use Prevention Month

Councilor Fant presented a proclamation recognizing October 2026 as *National Youth Substance Use Prevention Month* in Greenville County and called on all sectors of the community to unite to make prevention a sustained priority.

b. National Hunter Syndrome Awareness Week

Vice-Chairman Bradley and Chairwoman Pro Tem Seman presented a proclamation recognizing the third week of October as National Hunter Syndrome Awareness Week in Greenville County, encouraging continued awareness, campaigns, advocacy efforts, and educational activities for rare disease research.

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

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

- **Benjamin Garrett -** *appeared regarding Item 10.b. Devenger Special Tax District Millage and Fee Increase*

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

a. Transportation Tax Referendum

A public hearing was held for the purpose of receiving comments from the public regarding a referendum to levy and impose a one percent sales and use tax within Greenville County for not more than eight years, or until $1.1 billion in resulting revenue has been collected, whichever occurs first, on Tuesday, November 3, 2026, and subject to a referendum, within Greenville County, pursuant to section 4-37-30 of the Code of Laws of South Carolina 1976, as amended; to define the specific purposes and designate the projects for which the proceeds of the tax may be used; to provide the maximum time for which such tax may be imposed; to provide the estimated cost of the projects funded from the proceeds of the tax; to provide for a county-wide referendum on the imposition of the sales and use tax and the issuance of general obligation bonds and to prescribe the contents of the ballot questions in the referendum; to provide for the conduct of the referendum by the board of elections and voter registration of Greenville County; to provide for the administration of the tax, if approved; to provide for the payment of the tax, if approved; and to provide for other matters relating thereto.

- **David Deuerling -** *appeared in opposition to the proposed*

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

b. Project Dogwood - 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 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.

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

c. Project Surface - Fee in Lieu of Tax Agreement and Special Source Credit 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 and special source credit agreement by and between Greenville County, South Carolina and a company 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.

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

d. Verdeco South Carolina Inc. - Fee in Lieu of Tax Agreement / First Amendment

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 and special source agreement between Greenville County, South Carolina and Verdeco South Carolina, Inc.

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

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

a. Community Project Application / City of Mauldin - Wreaths Across America $5,000.00

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

Motion carried.

Item (9) ***Ordinances – Third Reading***

a. Zoning Ordinances

i. **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.

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

Motion carried.

ii. **CZ-2026-042,** Property of Christina (Kapp) Hair, located at 909 State Park Road, requesting rezoning from C-1 to R-10.

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

Motion carried.

iii. **CZ-2026-043,** Property of Berea Public Service District, located on White Horse Road, requesting rezoning from O-D to R-12.

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

Motion carried.

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

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

Motion carried.

v. **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.

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

Motion 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 McGahhey requested a roll call vote.

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

Item (10) ***Ordinances - Second Reading***

a. Zoning Ordinances

i. CZ-2026-046, Property of Juan Celis and Gloria Peña, located at 6340 White Horse Road, requesting rezoning from C-1 to S-1. 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-2026-049, Property of Rallis Trust, located at 823 and 825 Woodside Avenue, requesting rezoning from R-M20 to C-1. The Planning Commission and Committee recommended denial.

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

Motion to deny carried.

b. Devenger Special Tax District Millage and Fee Increase

Action: Councilor Collins moved for approval at second 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 Collins moved for approval at second 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.

Motion carried.

d. Project Dogwood - 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 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.

Motion carried.

After the vote was recorded, Councilor McGahhey stated he had intended to vote against the item. He asked whether his vote could be changed.

Mr. Antley stated the item would need to be reconsidered; if approved, they could vote again.

Action: Councilor McGahhey moved to reconsider the item.

Motion to reconsider carried.

Action: Chairwoman Pro Tem Seman moved approval of the ordinance at second reading.

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

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

Action: Councilor Collins moved for approval at second 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.

Motion carried with Councilor Long voting in opposition.

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

Action: Councilor Collins moved for approval at second 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.

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

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

a. Zoning Ordinances

Vice-Chairman Bradley presented for first reading Zoning Dockets **CZ-2026-051, CZ-2026-052,** and **CZ-2026-054** through **CZ-2026-057**.

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

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

Vice-Chairman Bradley presented for first 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.

Chairman Blount stated the item would remain on the floor.

c. Encroachment Ordinance Amendment

Councilor McGahhey presented for first reading 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.

Chairman Blount stated the item would remain on the floor.

d. Greenville County Land Development Regulations Amendment / Greenville County Planning Commission Approval Rights

As noticed in the Council Agenda Packet, Councilor McGahhey presented for first reading an ordinance to amend Articles 12, 14, 15, and 23 of the Greenville County Land Development Regulations to provide that the Planning Commission approves group development plans, major revisions to approved group developments, and development plans for manufactured home parks and recreational vehicle parks; to conform the review process for tiny house developments; and to repeal inconsistent provisions.

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

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

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 to include certain property owned by Red Bullet 25, LLC *(previously identified by Anderson County as Project Flat Rock)*.

Chairman Blount stated the item would remain on the floor.

f. Vested Rights Ordinance Amendment

As noticed in the Council Agenda Packet, Councilor Collins presented for first reading an ordinance to amend Ordinance No. 3913, relating to the establishment of Vested Property Rights, to clarify the factors that constitute a site-specific development plan sufficient to trigger a vested right; to clarify when an approval is final for purposes of vesting; to provide for vesting of phased development plans; to repeal Section 6; to provide for applicability; and to repeal or amend inconsistent provisions.

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

g. Greenville County Land Development Regulations Amendment / Providing for Planning Commission Reconsiderations and Creation of Section 1.8 Vested Rights

As noticed in the Council Agenda Packet, Councilor Collins presented for first reading an ordinance to amend the Greenville County Land Development Regulations to provide for reconsideration by the Planning Commission; to add a new Section 1.8 relating to Vested Rights; to clarify when a vested right is triggered; and to repeal or amend inconsistent provisions.

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

h. Ordinance to Amend County Ordinance No. 527 and Ordinance No. 3680 *(Greenville County Budget Policies)* **/ to Establish Core Governmental Functions**

As noticed in the Council Agenda Packet, Councilor Collins presented for first reading an ordinance to amend Greenville County Ordinance No. 527, as amended by Ordinance No. 3680, to establish core governmental functions as the priority for annual appropriations, to require separate affirmative Council votes on non-core appropriations, and to make conforming changes beginning with the 2027-2028 fiscal year budget.

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

i. Ordinance to Amend County Ordinances No. 3203 as Amended by Ordinance No. 4086 – Creating Criteria for Appointments to the Greenville County Planning Commission

As noticed in the Council Agenda Packet, Councilor Fant presented for first reading an ordinance to amend Ordinance No. 3203, as amended by Ordinance No. 4086, relating to the Greenville County Planning Commission, so as to establish criteria for appointments; to provide that the commission will become a twelve-member commission with one seat for each County Council district as existing terms expire, without shortening any term; and to repeal inconsistent provisions.

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

j. Ordinance to Amend County Ordinance No. 3203 – Section 2 to Establish a Twelve-Member Greenville County Planning Commission

As noticed in the Council Agenda Packet, Councilor Fant presented for first reading an ordinance to amend Ordinance No. 3203, as amended by Ordinance No. 4086, relating to the Greenville County Planning Commission, so as to amend Section 2 of Ordinance No. 3203 to establish a twelve-member commission with one seat for each County Council district; to abolish the existing seats on the commission while the commission continues in existence; to provide for the transition to the new composition; and to repeal inconsistent provisions.

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

Item (12) ***Committee Reports***

a. Committee of the Whole

i. Board and Commission Appointments

Action: Vice-Chairman Bradley moved to appoint the following:

- *Greenville County Redevelopment Authority (4 vacancies)*
  David Doser
  Douglas Coleman
  Robert Julian
  Diana Weir

- *Historic Preservation Commission (5 vacancies)*
  Cynthia Jenkins
  Bryan Scott Johnson
  Jason Smit
  Anne Peden
  James Scott

- *Human Relations Commission (4 vacancies)*
  William Belfour
  Lawson Wetli
  Marian London
  Theodore McCullough

- *Thrive Upstate (3 vacancies)*
  Hannah Jurs
  Jaren Slack
  George McLeer

Motion carried.

- *Board of Zoning Appeals (1 vacancy)*

By ballot vote, Charles McCune was elected to fill one vacancy on the Board of Zoning Appeals.

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

Councilor McGahhey stated the public could find information about the Sales and Local Use Tax on the Greenville County website. He stated he did not support all FILOTs but acknowledged they were needed for the County's road budget. Mr. McGahhey reviewed some aspects of the County's budget and stated there was no excess funding available.

f. Committee on Public Safety and Human Services

No report.

g. Oversight Ad Hoc Committee

No report.

h. Short-Term Rentals Ad Hoc Committee

No report.

Item (13) Public Comments

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

- **Ed Paxton -** appeared regarding Mountain Creek Overlay

Item (14) Administrator's Report

No report.

Item (15) Requests and Motions by Council Members

There were no requests or motions.

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 6:51 p.m.

Respectfully submitted:

Regina McCaskill
Clerk to Council