



**York County
County Council
Agenda
May 5, 2025**

Regular Meeting

**York County Government Center
6 South Congress Street
York, SC 29745**

6:00 PM

Call to Order

Christi Cox, Chairwoman

Invocation and Pledge of Allegiance

Council member Tommy Adkins, District 3

Oath of Office for newly appointed Board and Commission Members

Antonio Mickel, Board of Zoning Appeals (District 4)

Derrick Williams, Planning Commission (District 4)

William Nichols, Riverview Fire Tax District Board

Stacie Harrison, Catawba Regional Workforce Investment Board

Jeff Ledford, Lake Wylie Parks and Recreation District

Daniel Venosta, Bethel-Lake Wylie Land Acquisition and Preservation Parks District Board

Laura Ullrich, Catawba Regional Council of Governments

Thomas Henry, Rock Hill/York County Convention & Visitor's Bureau (At Large)

Charlie Ruffalo, Rock Hill/York County Convention & Visitor's Bureau (At Large)

Jack Schurlknight, York County Forever (District 3)

Cherie Barton, Catawba Mental Health Board Joel Parris, Keep York County Beautiful (At Large)

Shelby Champion, Keep York County Beautiful (At Large)

Corey Tilley, Keep York County Beautiful (At Large)

Appearances

Public Forum Session (limited to thirty (30) minutes, two (2) minutes per person)

Consent Agenda

1. Minutes of County Council Workshop, March 21, 2025
2. Minutes of County Council Workshop, March 22, 2025
3. Minutes of County Council Workshop, April 8, 2025
4. Minutes of County Council Workshop April 21, 2025
5. Minutes of County Council Meeting April 21, 2025
6. Rezoning Action: Consider Third Reading

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Case # 25-03
Tax Map # 586-02-01-001; -037; -038; 592-10-01-012;-027
Zoning Request: Rezone from RMX-20 or OI to RMX-6
Acres: 12.38 acres
Council District: 6 - Watts
Applicant: York County Council
Owner: Lake Club, Devonridge, and Magnolia Place condominiums
Location: Rock Hill area
Planning Commission Date: February 10, 2025
Staff Recommendation: Approve
PC Recommendation: Approve

Executive Summary: The purpose of this council-initiated request is to rezone three existing multifamily properties to the newly created RMX-6 district and remove their nonconforming status. No new development will result from this action. A staff report and analysis with findings has been performed.

7. Rezoning Action: Consider Third Reading

Case # 25-04
Tax Map # 535-00-00-153
Zoning Request: Rezone from NC to RSF-30
Acres: 2.13
Council District: 4 - Roddey
Applicant: Thomas Lee McClellan
Owner: Thomas Lee and Anna D. McClellan
Location: McConnells Hwy, Rock Hill
Planning Commission Date: March 10, 2025
Staff Recommendation: Approve
PC Recommendation: Approve

Executive Summary: The request to rezone the subject parcel from NC to RSF-30 is consistent with the future land use designation of *Single Family Residential*. The purpose of the proposed change is to rezone the parcel to a residential district and to subdivide the parcel to create two separate lots for the existing homes. A staff report and analysis with findings has been performed.

8. Rezoning Action: Consider Third Reading

Case # 25-05
Tax Map # 739-00-00-155 and 741-00-00-080
Zoning Request: Rezone from RSF-40 to RUD and from RUD to RSF-40
Acres: 0.185 acre portion of two parcels
Council District: 7 - Cloninger
Applicant: Julio Moreno and Jean Wyland
Owner: Julio Moreno and Jean Wyland

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Location: Holbrook Road, Fort Mill
Planning Commission Date: March 10, 2025
Staff Recommendation: Approve
PC Recommendation: Approve

Executive Summary: The purpose of the request to rezone approximately 8,000 SF of each parcel is to exchange portions of their respective lots to resolve an encroachment along their shared border. The total land area zoned RSF-40 and RUD will remain unchanged, and the intended uses of the properties will also remain unchanged. A staff report and analysis with findings has been performed.

9. Council to consider Third Reading of an ordinance to amend Chapter 154: *Land Development Code* to revise the definition of "minor subdivision" to exclude lots created prior to October 21, 2019, to clarify that division of a lot into seven or more lots requires preliminary plat approval; to provide for a public hearing; and to provide for other matters relating thereto.

Executive Summary: The proposed ordinance amendment revises the definition of a "minor subdivision", to exclude any lot created prior to the adoption of minor subdivisions in the *Land Development Code*, which was October 21, 2019, thus providing additional certainty for property owners and review staff.

10. Council to Suspend the Rules Regarding Assignment to a Committee and Adopt a Resolution Joining the Catawba-Wateree Water Management Group.

Executive Summary: The Catawba-Wateree Water Management Group identifies, funds, and manages projects that will help preserve, extend, and enhance the capabilities of the Catawba-Wateree River Basin to provide water resources for human needs (e.g., water supply, power production, industry, agriculture, recreation and commerce) while maintaining the ecological integrity of the waterway. The Group strives to improve coordination of efforts and the pooling of resources to accomplish its objectives. York County Utilities provides reliable drinking water to 22,000 customers in the county. Joining this group of area utility providers strengthens our commitment to local water management.

11. Council to approve the authorization of staff to apply for and accept, if awarded, fiscal year 2026 Solid Waste Grants in the total amount of \$38,300.00 with no matching funds required.

Executive Summary: The Public Works/Solid Waste Collection & Recycling Department is requesting approval to apply for Solid Waste Grants offered by the South Carolina Department of Environmental Services. The grants are offered to local governments aimed at increasing awareness, improving programs, and educating the public about recycling opportunities that are available to the public.

12. Council to approve the purchase of a Rubrick Software Solution from Katalyst Network Group of Charlotte NC, via SC contract #4400036955, for a total cost of \$533,730.72.

Executive Summary: Maintaining a backup system helps to prevent permanent data loss by providing a safety net to recover crucial information in case of hardware failures, software crashes,

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accidental deletions, cyberattacks, natural disasters, etc. This minimizes downtime and ensures business continuity. Our current backup software does not have security measures built in.

13. Council to authorize contract negotiations regarding RFP #2955 for required water quality monitoring services for use by York County's Planning & Development Services Department.

Executive Summary: The Planning Department is requesting Council's authorization to enter into contract negotiations for required water quality testing services for total maximum daily load monitoring.

14. Council to approve additional funds for Southern Environmental Systems for the purchase of Calcium Nitrate for odor and corrosion control in the York County Wastewater System, for a total amount of \$120,000.

Executive Summary: In July 2024, a Purchase Order was issued for Southern Environmental Systems totaling \$311,040 for the procurement of calcium nitrate. Due to the York County wastewater system expansion, which now includes the former Blue Granite service area, calcium nitrate for odor and corrosion control, an estimated \$120,000 of product will be used in excess of the approved purchase order. The increase in product usage is a result of demand from a chemical feed system formerly managed by Blue Granite, which is now under the management of York County, and the response by York County to the increased odor complaints by citizens in the former Blue Granite service territory.

15. Council to approve a sole source purchase of forensic software for use by the Sheriff's Office, from Thermo Fisher Scientific's Applied Biosystems, of Pleasanton CA, for a total cost of \$71,922.00, as provisioned by York County's Procurement Code §35.009 (G)(1)(w).

Executive Summary: The Sheriff's Office is requesting a sole source purchase of forensic software to upgrade an existing program.

16. Council to approve a request from Sheriff Breeden to allow retiring Corporal Tonya Bennett to retain her service weapon.

Executive Summary: Sheriff Breeden and County Management recommend approval of allowing Corporal Tonya Bennett to receive her service weapon upon her retirement.

17. Council to approve design contract with Campco Engineering, Inc. in a not-to-exceed amount of \$573,277.60 for Pennies 5 Project 24341-006: Dam Road/Gardendale Road Intersection.

Executive Summary: The intersection of Dam Road and Gardendale Road is a Pennies 5 project that was approved by the voters in November. Campco is a design firm selected to provide the design services for this project. With approval of this agreement, Campco can begin design on this intersection improvement.

18. Council to approve design contract with Transystems Corporation in a not-to-exceed amount of \$421,624.74 for Pennies 5 Project 24341-015: US 321/Flatrock Road/Huffman Road Intersection.

Executive Summary: The intersection of US 321, Flatrock Road, and Huffman Road is a Pennies 5 project that was approved by the voters in November. Transystems is a design firm selected to

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provide the design services for this project. With approval of this agreement, Transystems can begin design on this intersection improvement.

19. Council to approve design contract with HDR Engineering, Inc. in a not-to-exceed amount of \$5,473,974.37 for Pennies 5 Project 24341-004: Fort Mill Parkway Widening Project.

Executive Summary: The widening of the Fort Mill Parkway (design and right of way only) is a Pennies 5 project that was approved by the voters in November. HDR is a design firm selected to provide the design services for this project. With approval of this agreement, HDR can begin design on this project.

20. Council to approve design contract with KCI Technologies, Inc. in a not-to-exceed amount of \$1,978,771.87 for Pennies 5 Project 24341-005: Neely Road Corridor Project.

Executive Summary: The Neely Road Corridor is a Pennies 5 project that was approved by the voters in November. KCI is a design firm selected to provide the design services for this project. With approval of this agreement, KCI can begin design on this project.

21. Council to approve design contract with Campco Engineering, Inc. in a not-to-exceed amount of \$1,102,648.80 for Pennies 5 Project 24341-013: White Street Corridor Project.

Executive Summary: The White Street Corridor is a Pennies 5 project that was approved by the voters in November. Campco is a design firm selected to provide the design services for this project. With approval of this agreement, Campco can begin design on this project.

22. Council to approve a Reimbursement Agreement with the City of Rock Hill for Pennies Project 17228-003: Cel River Road.

Executive Summary: The City of Rock Hill will be upsizing their waterline as a part of the Cel River Widening project. Since this is considered a betterment, the City is responsible for paying the additional cost to upsize their waterline. This agreement memorializes that commitment and reimbursement requirements from the City.

23. Council to approve Change Order #1 with King Asphalt Inc. of Liberty SC, regarding the addition of a turn lane on Highway 21 at McCully Creek Drive as part of the York County C-Fund 2023-2024 Road Paving Project, in the amount of \$222,703.80, which includes a ten percent contingency.

Executive Summary: The Engineering Department is requesting a Change Order with King Asphalt Inc. to create a left turn lane on Highway 21 into the McCully Creek subdivision. This project has been selected in order to address safety concerns and is funded through District Five C-Funds.

24. Council to Approve Change Order #3 in favor of Midwest Maintenance, Inc., for the McCelvey Center Repair Project in the amount of \$73,000.

Executive Summary: At the recommendation of Bennett Preservation Engineers, Inc. who is serving as project engineers and contract administrators of the McCelvey Roof repair, Culture and Heritage Museums (CHM) is recommending the approval of Change order #3 to increase the cost

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of the contract between CHM and the project's general contractor, Midwest Maintenance (MMI), by \$73,000 to cover costs incurred by MMI due to project delays that were neither the fault of CHM nor MMI. This project, including Change Order #3, is covered by earmarked funds in the state budget. This project continues to be under the amount approved by the state. South Carolina Department of Archives and History, which provides oversight of this state funding, has told us that these costs would be acceptable. Memo Attached.

Public Hearing(s)

1. Rezoning Action: Hold a Public Hearing and Consider First Reading

Case # 25-08
Tax Map # 639-00-00-153
Zoning Request: Rezone from RMX-20 to RSF-40
Acres: 1.81
Council District: 6 - Huckabee
Applicant: Ralph Calhoun May, Jr.
Owner: Ralph Calhoun May, Jr/Josephine Comer May Trust
Location: Mt Gallant Road, Rock Hill
Planning Commission Date: April 14, 2025
Staff Recommendation: Approve
PC Recommendation: Approve (6-0)

Executive Summary: The purpose of the proposed change is to allow the combination of the subject parcel with the adjacent parcel. The request to rezone from RMX-20 to RSF-40 is not consistent with the future land use designation of *Neighborhood Residential*. However, the proposed RSF-40 zoning district is consistent with the surrounding parcels, which are overwhelmingly zoned RSF-40. A staff report and analysis with findings has been performed.

2. Rezoning Action: Hold a Public Hearing and Consider First Reading

Case # 25-09
Tax Map # 648-00-00-009; -010; -022; -026; -030; -033; -038; -041
Zoning Request: Rezone from RUD to RMX-6
Acres: 14.06 acres
Council District: 1 - Audette
Applicant: Lawrence J Shaheen, Jr.
Owner: Ron Perry, Dorothy Perry, Norvell Pettus, Debra Shannon, Glenda Fox, Karlton Pettis, Doretha R Pettus Life Estate
Location: Highway 160 W, Fort Mill
Planning Commission Date: April 14, 2025
Staff Recommendation: Approve
PC Recommendation: Approve (6-0)

Executive Summary: The purpose of the proposed change is to combine the properties and construct an age-restricted senior living townhome community. The request to rezone from RUD

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to RMX-6 is consistent with the future land use designation of *Transitional Area*. A staff report and analysis with findings has been performed.

3. Rezoning Action: Hold a Public Hearing and Consider First Reading

Case #	25-10
Tax Map #	664-00-00-038
Zoning Request:	Rezone from UD to ID
Acres:	2.43 acres
Council District:	5 - Cox
Applicant:	Stewart Hasty
Owner:	Dennis and Dorothy Watson
Location:	Corporate Blvd, Rock Hill
Planning Commission Date:	April 14, 2025
Staff Recommendation:	Approve
PC Recommendation:	Approve (6-0)

Executive Summary: The purpose of the proposed change is to expand the allowed uses, specifically the ability for outdoor storage space. The request to rezone from UD to ID is consistent with the future land use designation of *Municipal Infill*, which aligns with the City of Rock Hill's future land use designation of *Employment Center*. A staff report and analysis with findings has been performed.

4. Council to Hold a Public Hearing and Provide Third Reading of an Ordinance AUTHORIZING A FOURTH AMENDMENT TO THE INTERGOVERNMENTAL AGREEMENT BY AND BETWEEN THE CITY OF ROCK HILL AND YORK COUNTY RELATING TO THE TEXTILE CORRIDOR REDEVELOPMENT PLAN, THE AMENDED DOWNTOWN REDEVELOPMENT PLAN, THE RED RIVER REDEVELOPMENT PLAN, THE MANCHESTER VILLAGE REDEVELOPMENT PLAN; AND OTHER MATTERS RELATED THERETO

Executive Summary: The Fourth Amendment reduces the TIF allocations from \$54,000,000 to \$48,000,000. The request for the Fourth Amendment comes about to account for a grant received by the City and re-prioritized needs in the District. The City is essentially relinquishing TIF assistance on all other projects due to the significant need for parking assistance to get these very large projects at The Thread and The Herald sites completed. As for the bridge (pedestrian overpass), the City received a \$10 million grant to go towards that construction; however, the City needs an allocation of \$1.2 million from the original \$6 million to cover engineering and architectural services that the grant will not cover.

5. COUNCIL TO HOLD A PUBLIC HEARING AND APPROVE THIRD READING OF AN ORDINANCE AUTHORIZING THE EXECUTION AND DELIVERY OF AN INFRASTRUCTURE CREDIT AGREEMENT BY AND BETWEEN YORK COUNTY, SOUTH CAROLINA AND THAT CERTAIN ENTITY OR ENTITIES IDENTIFIED BY THE COUNTY AS "PROJECT UNAGI" WHEREBY CERTAIN PROPERTY WILL BE SUBJECT TO CERTAIN STATUTORY PAYMENTS IN LIEU OF TAXES AND BENEFIT FROM CERTAIN SPECIAL SOURCE CREDITS, THE PLACEMENT OF PROPERTY COMPRISING PROJECT

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UNAGI WITHIN THE BOUNDARIES OF A MULTI COUNTY PARK; AND TO PROVIDE FOR OTHER MATTERS RELATED THERETO.

Executive Summary: York County to enter into an Infrastructure Credit Agreement with Project Unagi. Project Unagi is looking to invest \$5,000,000 and create 146 jobs with an average salary of \$39.00 per hour.

Old Business

New Business

1. Council to adopt a Resolution recognizing May 4-10, 2025 as National Correctional Officers and Employees Appreciation Week.
2. Council to authorize contract negotiations regarding a sole source procurement for the preservation and restoration of York County's Register and Deeds historic land record plat book project, by Kofile Technologies Inc., of Dallas TX, for a total cost not to exceed \$994,395.50, over a five year period, as provisioned by York County's Procurement Code §35.009 (G)(4).

Executive Summary: The Clerk of Court is requesting authorization to negotiate a sole source procurement of preservation and restoration services of the County's historical land records over a five year period.

3. Council to approve FIRST READING OF AN ORDINANCE TO ESTABLISH THE OPERATING AND CAPITAL BUDGETS FOR THE OPERATION OF THE COUNTY GOVERNMENT OF YORK COUNTY FOR THE FISCAL YEAR COMMENCING JULY 1, 2025; TO PROVIDE FOR THE LEVY OF TAXES FOR YORK COUNTY FOR THE FISCAL YEAR COMMENCING JULY 1, 2025; TO PROVIDE FOR THE EXPENDITURE OF TAX REVENUES AND OTHER COUNTY FUNDS; TO ESTABLISH A CONSOLIDATED FEE SCHEDULE FOR ALL EXISTING COUNTY FEES RELATIVE TO THE OPERATION OF COUNTY GOVERNMENT, ITS BOARDS, AGENCIES, AND DEPARTMENTS, AND TO PROVIDE FOR OTHER MATTERS RELATED THERETO.

Executive Summary: The FY 26 budget is a financial plan that aligns available resources with strategic priorities. It reflects a balanced approach to maintaining fiscal responsibility by ensuring expenditures do not exceed revenues while investing in long-term sustainability and quality of life for residents.

To review the FY 2026 recommended budget, please visit: [FY 2026 Budget Book](#)

4. Council to Provide First Reading by Title Only of AN ORDINANCE TO ABOLISH THE SPECIAL TAX DISTRICT KNOWN AS THE YORK COUNTY RECREATION TAX DISTRICT IN YORK COUNTY EFFECTIVE AS OF DECEMBER 31, 2025, AS DESCRIBED MORE PARTICULARLY HEREIN; TO SPECIFY THE TIME AND APPLICATION OF THE FINAL LEVY OF TAXES FOR THE OPERATION AND MAINTENANCE OF THE YORK COUNTY RECREATION TAX DISTRICT; TO PROVIDE FOR THE WINDING DOWN AND CESSATION OF OPERATIONS OF THE YORK COUNTY RECREATION TAX DISTRICT AS AN ADMINISTRATIVE DIVISION OF THE COUNTY; TO PROVIDE FOR A PUBLIC HEARING; AND TO PROVIDE FOR OTHER MATTERS RELATED THERETO.

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5. Council to Provide First Reading by Title Only of AN ORDINANCE TO AMEND CHAPTER 33, PERSONNEL, IN ORDER TO CLARIFY SICK LEAVE AND SICK LEAVE BANK USAGE ADDRESSED IN SECTION 33.072; TO PROVIDE FOR PARENTAL INSTEAD OF MATERNITY LEAVE UNDER THE PARAMETERS ESTABLISHED IN SECTION 33.073; TO CREATE NEW SECTION 33.074 ESTABLISHING AND ADDRESSING BEREAVEMENT LEAVE; TO INCORPORATE PARENTAL LEAVE INTO FAMILY & MEDICAL LEAVE IN SECTION 33.078, AND TO PROVIDE FOR OTHER MATTERS RELATED THERETO.
6. Council to consider first reading by title only an ordinance to amend the code of the County of York, South Carolina, Chapter 153, Sections 153.31(A) and (B) for the purpose of restructuring the membership of the Economic Development Board; to prescribe the new composition of the Board; to set out the transition period for members and terms; to provide for a public hearing; and to provide for other matters relating thereto.

Executive Summary: The York County Economic Development Board was originally established to conduct an adequate planning program for the stimulation of economic activity and the development of the business and industrial potential of the county. The board once had membership across multiple sectors, all which were either determined by ordinance or appointed by Council. Since 2021 the board has not met or held an official meeting. The economic development committee is looking to reconstitute the board to create better engagement within the community.

Committee and Other Reports

Justice & Public Safety Committee Meeting, Wednesday, April 30, 2025 6:00pm Chairman Tommy Adkins

Economic Development Committee Meeting, Thursday, May 1, 2025 4:30pm Chairman Watts Huckabee

Finance & Operations Committee Meeting, Monday, May 5, 2025 5:30pm Chairman Tom Audette

Citizen Concerns

Council Member New/Non-agenda Comments

Executive Session

Receipt of Legal Advice: Legal Matters and Litigation Update

Personnel Matter: County Attorney Annual Review Follow-up

Proposed Contractual Matter: Retention of Outside Counsel

Receipt of Legal Advice: Project Cobra

Matters for consideration following Executive Session

Adjourn

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