



**York County
County Council
Agenda
June 2, 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 Chairwoman Christi Cox, District 5

Oath of Office for newly appointed Board and Commission Members

Whitney Cobas, Board of Disabilities and Special Needs (District 2)

Appearances

Council to recognize Tonya Jones for her service and retirement with the York County Sheriff's Department.

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

Consent Agenda

1. Minutes of County Council Special Called Meeting - Budget Public Hearing May 13, 2025
2. Minutes of County Council Budget Workshop May 13, 2025
3. Minutes of County Council Transportation Workshop May 19, 2025
4. Minutes of County Council Transportation Meeting May 19, 2025
5. Minutes of County Council - County Council Meeting May 19, 2025
6. Rezoning Action: Consider Third 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

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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.

7. Rezoning Action: Consider Third 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.

8. Council to Amend and Provide Third Reading 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.
9. COUNCIL TO APPROVE SECOND READING OF AN ORDINANCE AUTHORIZING THE EXECUTION AND DELIVERY OF A FEE IN LIEU OF TAX AGREEMENT AND A SPECIAL SOURCE REVENUE CREDIT AGREEMENT BY AND BETWEEN YORK COUNTY, SOUTH CAROLINA AND A COMPANY OR COMPANIES KNOWN TO THE COUNTY AT THIS TIME AS PROJECT QUICKSILVER WITH RESPECT TO CERTAIN ECONOMIC DEVELOPMENT PROPERTY IN THE COUNTY. WHEREBY SUCH PROPERTY WILL BE SUBJECT TO CERTAIN PAYMENTS IN LIEU OF TAXES, INCLUDING THE PROVISION OF CERTAIN SPECIAL SOURCE CREDITS IN RESPECT OF INVESTMENT IN RELATED INFRASTRUCTURE; TO AMEND THE MULTI-COUNTY

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PARK AGREEMENT BETWEEN YORK COUNTY AND CHESTER COUNTY TO INCLUDE THE SITE OF THE PROJECT; AND OTHER MATTERS RELATED THERETO.

Executive Summary: In December 2024, the Council was presented with an Inducement Resolution for Project Quicksilver outlining the project scope and incentive terms that would be considered for approval at a later date in 2025. The company is ready to proceed with the agreements needed to finalize the incentives that were approved in December 2024. Project Quicksilver plans to invest \$92,500,000 and create a total of 116 new jobs paying an average wage of \$30.40 per hour.

10. Council to authorize the procurement of maintenance services for the 9-1-1 phone system from Motorola Solutions for a total cost of \$85,494.48.

Executive Summary: Purchase of equipment maintenance services for the Vesta 9-1-1 telephone system operated by Public Safety Communications. Total cost is \$85,494.48

11. Council to approve the renewal of tax software through PubliQ Software in the amount of \$157,102.92.

Executive Summary: The PubliQ Software is used by our Auditors and Finance Department for the billing and collection of taxes.

12. Council to approve renewal of maintenance for the agenda and minutes software through CivicPlus in the amount of \$52,561.18

Executive Summary: Renewal of software maintenance and support for agendas and minutes, forms, workflows and forms.

13. Council to approve renewal of Human Resource Software, through NEOGOV in the amount of \$192,027.49

Executive Summary: Renewal of subscription for the system used by Human Resources for talent development.

14. Council to approve renewal of subscription computer software with the South Carolina Judicial Department in the amount of \$75,000.

Executive Summary: Renewal of subscription with South Carolina Judicial Department for the Court Management System software.

15. Council to approve renewal of maintenance with Harris Local Government in the amount of \$95,650.81.

Executive Summary: Renewal of yearly maintenance for Harris Local Government.

16. Council to approve renewal of maintenance for the virtual server environment through Data Network Solutions in the amount of \$63,900.06

Executive Summary: Second year maintenance renewal of an approved three-year maintenance

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schedule for York County's virtual environment.

17. Council to approve the installation of door access, cameras and data cabling for the District 3 Sheriffs' Office at NorthPark, by Performance Link Technologies at a total cost of \$122,862.89.

Executive Summary: Installation of door access, cameras and data cabling for the District 3 Sheriff's Office within 236 Northpark at a total cost of \$122,862.89.

18. Council to approve a procurement exemption for the purchase of asphalt products for use by the Public Works, Utilities, and Engineering Departments to Blythe Brothers Asphalt of Charlotte, NC, King Asphalt Company of McConnell's & Rock Hill, SC and Ferebee Asphalt of Charlotte for Fiscal Year 2026.

Executive Summary: Public Works, Utilities, and Engineering utilize asphalt to maintain the County's road and utility infrastructure. The departments are requesting to procure asphalt with the local asphalt vendors through a procurement exemption in an effort to ensure availability to maintain the safety of York County Infrastructure.

19. Council to approve a procurement exemption for the disposal of municipal solid waste at Republic Services Fort Mill Transfer Station, for an amount not to exceed \$700,000.00 for FY2026.

Executive Summary: Republic Services offers the only other transfer station location in York County other than the York County Transfer Station. Due to its proximity to 4 of the 16 Collection & Recycling Centers, the Public Works Department is requesting approval to use this location through a procurement exemption. The use of this transfer station allows the department to service the citizens of York County in a timely and efficient manner.

20. Council to approve a procurement exemption for contracted veterinary services for the Animal Services department for an amount not to exceed \$125,000 for FY 2026.

Executive Summary: The Animal Services Department relies on contracted veterinarians due to the vacancy of the in-house veterinarian, for services not able to be provided in house, and when shelter volumes exceed available resources. This request is for the procurement of contract veterinarians through a Procurement exemption to adequately maintain the health and welfare of shelter animals.

21. Council to approve the purchase of veterinary medical supplies for use by the Animal Services Department in the care of animals at York County's Animal Shelter, for a total cost not to exceed \$325,000.00 for FY 2026.

Executive Summary: The Animal Services Department provides standard vaccinations and appropriate medical care for all animals housed under the Department's care. This request is for the procurement of the necessary medical supplies from various vendors per Procurement Code section 35.009 (G)(r).

22. Council to authorize renewal of the insurance policy for York County Fire Service through VFIS of SC in the amount of \$178,235.00 for the total premium.

Executive Summary: York County Fire Service is in the process of renewing its annual insurance

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policy that provides coverage for approximately 115 county-owned fire apparatus and a broad range of portable equipment. This blanket policy insures against loss or damage to essential assets such as apparatus, radios, air packs, saws, and trailers. While final invoicing is pending, a certified notice has been received indicating changes to deductibles and premium rates.

23. Council to approve the purchase of one (1) Pierce Customer Pumper Fire Apparatus on a Sabre FR Chassis with Paccar MX13 engine and Allison 4000 transmission for a total cost of \$909,250.00 using Sourcewell Cooperative Purchasing.

Executive Summary: Bethel Fire Department is requesting to replace a wrecked fire apparatus through the purchase of a Pierce stock pumper from Spartan Fire and Emergency Apparatus. The total cost of the new unit is \$909,250, with \$500,000 funded through insurance proceeds (inclusive of a \$4,000 County-funded salvage offset) and the remaining \$409,250 funded by the Bethel Fire Tax District. The vehicle will be procured using the Sourcewell Cooperative Purchasing contract.

24. Council to approve award regarding Bid #2984 for the purchase of one new, 2025 Ford F550 4X4, Dual Rear Wheel, Crew Cab, 19,500GVW Truck Chassis, for use by the Riverview Fire Department, to the lowest responsive and responsible bidder, Friendship Automotive Inc., DBA Friendship Ford of Bristol, of Bristol TN, for a total cost of \$88,682.00.

Executive Summary: This 4x4 crew cab will replace Riverview Fire Department's current grass truck as part of the Capital Replacement program.

25. Council to approve award regarding Bid #2985 for the purchase of one new 2026 Ford F650 XL Medium Duty, Dual Rear Wheel, Super Cab, 26,000GVW Truck Chassis, for use by the McConnells Fire Department, to the lowest responsive and responsible bidder, Friendship Automotive Inc., DBA Friendship Ford of Bristol, of Bristol TN, for a total cost of \$87,904.00.

Executive Summary: This super duty crew cab will replace the McConnells Fire Department's service truck as part of the Capital Replacement program.

26. Council to authorize contract negotiations regarding RFP #2987 for Coroner transport services, for use by York County's Coroner's Office.

Executive Summary: The current contractual agreement for the transport of decedents will expire on June 30, 2025. The Coroner's Office is requesting to enter into contract negotiations for this service and will return to the County Council for approval of a contractual agreement upon successful negotiations.

27. Council to ratify Change Order #4 from Midwest Maintenance Inc., of Piqua OH, for an emergency repair regarding the McClevey Center's Auditorium Structural Repairs Project, for a total cost of \$17,672.00.

Executive Summary: County Management, Procurement, and the CHM recommend ratification of change order #4 for emergency repairs to the McClevey Center's auditorium roof framing, as part of the Center's Auditorium Structural Repairs Project, for a total cost of \$17,672.00.

28. Council to reject all proposals received regarding RFP #2992 for Professional Auditing Services.

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Executive Summary: After committee review of the responses received for this solicitation, the committee determined that there were not enough qualified responses to allow for a competitive process and that it is in the County's best interest to reject all proposals received and to resolicit for services as soon as practical.

29. Council to approve the Catawba Memorandum of Understanding and Infrastructure Agreement for Program year 2025.

Executive Summary: The Catawba Memorandum of Understanding (MOU) and Infrastructure Funding Agreement (IFA) for Program Year 2025 outlines the roles, responsibilities, and resource commitments of all required and participating partners in the Catawba Region's local workforce development system. This agreement ensures coordination, cost-sharing, and alignment of services across partners at the SC Works centers in Chester, Lancaster, and York counties, supporting the region's goals under the Workforce Innovation and Opportunity Act (WIOA). It promotes efficient service delivery, equitable infrastructure support, and a shared commitment to providing high-quality workforce services to jobseekers and employers.

Public Hearing(s)

1. Council to hold a Public Hearing and consider Second Reading of an ordinance to amend Chapter 155: *Zoning Code*, Subchapter B: *Zoning Districts*, to update the list of protected areas in the Transportation Corridor Preservation Overlay, to reflect the latest Pennies for Progress referendum, and to remove completed projects from overlay applicability; to provide for a public hearing; and to provide for other matters relating thereto.

Executive Summary: The proposed ordinance amendment updates the list of protected areas as a result of the latest Pennies referendum and completed projects, and removes the reference to the *York County Preserved Transportation Corridors* document in favor of an in-text table.

2. Council to hold a Public Hearing and consider Second Reading of an ordinance to amend Chapter 155: *Zoning Code*, Subchapter B: *Zoning Districts*, to increase the maximum allowed building height for a data center use, provided that rear and side setbacks are increased; to provide for a public hearing; and to provide for other matters relating thereto.

Executive Summary: The proposed ordinance amendment would allow for additional building height beyond a district maximum for data centers only, in order to accommodate new technology. The increased height requires additional rear and side setbacks.

3. Rezoning Action: Hold a Public Hearing and Consider First Reading
Case # 25-12
Tax Map # 639-00-00-153
Zoning Request: Rezone from UD to LI
Acres: 3.80
Council District: 5 - Cox
Applicant: Gregory Scott Cannon
Owner: Gregory Scott Cannon
Location: 1781 Yorkshire Road, Rock Hill

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Planning Commission Date: May 12, 2025
Staff Recommendation: Approve
PC Recommendation: Approve (6-0)

Executive Summary: The purpose of the proposed change is to remove the parcel's nonconforming status to complete construction of a new building. The request to rezone from UD to LI is consistent with the future land use designation of *Municipal Infill* as it also aligns with the City of Rock Hill's future land use map. A staff report and analysis with findings has been performed.

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

Case # 25-13
Tax Map # 446-00-00-065
Zoning Request: Rezone from GC to RUD
Acres: 0.68 acres
Council District: 3 - Adkins
Applicant: McAfee Redevelopment LLC
Owner: Anita B Feemster
Location: 2782 York Highway, York
Planning Commission Date: May 12, 2025
Staff Recommendation: Approve
PC Recommendation: Approve (6-0)

Executive Summary: The purpose of the proposed change is to recombine this portion with the adjacent parcel TM# 443-002. The request to rezone from GC to RUD is consistent with the future land use designation of *Rural Residential*. A staff report and analysis with findings has been performed.

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

Case # 25-15
Tax Map # 457-00-00-012
Zoning Request: Rezone from RSF-40 to AGC
Acres: 10.72 acres
Council District: 2 - Litten
Applicant: John Tysinger
Owner: John Tysinger IRR Trust
Location: 674 Ormand Road, York
Planning Commission Date: May 12, 2025
Staff Recommendation: Approve
PC Recommendation: Approve (6-0)

Executive Summary: The purpose of the proposed change is to build a second home on the parcel

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and allow farming uses. The request to rezone from RSF-40 to AGC is not consistent with the future land use designation of *Rural Residential*. However, the proposed AGC zone permits both residential and agricultural uses as expected within the *Rural Residential* designation. A staff report and analysis with findings has been performed.

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

Case # 25-16
Tax Map # 386-00-00-007
Zoning Request: Rezone from RSF-40 to AGC
Acres: 14.49 acres
Council District: 2 - Litten
Applicant: Estate of Donald K Johnson/Pamela Pendleton, PR
Owner: Estate of Donald K Johnson/Pamela Pendleton, PR
Location: 936 Johnson Farm Road, York
Planning Commission Date: May 12, 2025
Staff Recommendation: Approve
PC Recommendation: Approve (6-0)

Executive Summary: The purpose of the request is to allow the recombination of the subject parcel with the neighboring properties that are part of the same estate. The request to rezone from RSF-40 to AGC is not consistent with the future land use designation of *Rural Residential*. However, the proposed AGC district will permit land uses, scale, and character compatible with the *Rural Residential* land use designation. A staff report and analysis with findings has been performed.

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

Case # 25-18
Tax Map # 721-00-00-027
Zoning Request: Rezone from UD to LI
Acres: 5.73
Council District: 7 - Cloninger
Applicant: Mark Ellis
Owner: Cregger Capital Investments, Inc
Location: 148 Flint Hill Road, Fort Mill
Planning Commission Date: May 12, 2025
Staff Recommendation: Approve
PC Recommendation: Approve (6-0)

Executive Summary: The purpose of the proposed change is to allow outside storage and to exempt future building modifications from certain commercial building design requirements. The request to rezone from UD to LI is consistent with the future land use designation of *Artisan Employment*. A staff report and analysis with findings has been performed.

8. Council to hold a public hearing and provide third reading of AN ORDINANCE TO ABOLISH

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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.

Old Business

1. Council to approve THIRD 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.

2. Council to consider amending and second reading of AN ORDINANCE TO AMEND THE CODE OF THE COUNTY OF YORK, SOUTH CAROLINA, CHAPTER 153, SECTIONS 153.31 AND 153.32 FOR THE PURPOSE OF RECONSTITUTING AND RESTRUCTURING THE ECONOMIC DEVELOPMENT BOARD AND ITS MEMBERSHIP; TO PRESCRIBE THE NEW COMPOSITION OF THE BOARD; TO SET OUT THE APPOINTMENT OF ITS MEMBERSHIP AND DESIGNATION OF BOARD MEMBER 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.

New Business

1. Council to receive the FY 2023-2024 Annual Development Report as information.

Executive Summary: The Planning & Development Services Department presents the first

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Annual Development Report, as implementation of the Grow Responsibly initiative 1.d of the Strategic Plan.

2. COUNCIL TO CONSIDER THE ACCOMMODATIONS TAX ADVISORY COMMITTEE RECOMMENDATIONS FOR FY 2026 FUNDING IN THE TOTAL AMOUNT OF \$713,750.

Executive Summary: The Accommodations Tax Advisory Committee met on May 22, 2025 and reviewed the applications submitted for accommodation tax grants. The committee has come up with their recommendation for the allocation amongst the grant applicants.

Committee and Other Reports

Finance & Operations Committee Meeting, Monday, June 2, 2025 5:30pm Chairman Tom Audette

Citizen Concerns

Council Member New/Non-agenda Comments

Executive Session

Receipt of Legal Advice: Legal Matter/Litigation Update

Contractual Matter: Outside Counsel Conflict Waiver

Receipt of Legal Advice/Contractual Matter: Project Universal

Contractual Matter: Recreation Tax IGA

Receipt of Legal Advice/Contractual Matter: Interstate Exchanges

Matters for consideration following Executive Session

Adjourn

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