



**York County
County Council
Agenda
June 16, 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 Watts Huckabee, District 6

Oath of Office for newly appointed Board and Commission Members

Appearances

Council to recognize Melaki Fore 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 Meeting June 2, 2025
2. Council to consider Third 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: Consider Second 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

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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 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.

4. Rezoning Action: Consider Second 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 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.

5. Rezoning Action: Consider Second 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

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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.

6. Rezoning Action: Consider Second 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.

7. Rezoning Action: Consider Second 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
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.

8. Council to approve a procurement exemption for the purchase of culvert pipe for use by the Public

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Works Departments in an amount not to exceed \$240,000 in Fiscal Year 2026.

Executive Summary: The Public Works Department utilizes various culvert pipe materials to maintain the County's roadway and storm drainage infrastructure. The department is requesting to procure culvert pipe materials with multiple vendors through a procurement exemption in an effort to ensure availability to maintain the safety and function of York County Infrastructure.

9. Council to approve a procurement exemption purchase request to Mansfield Oil for the purchase of gasoline made through the use of the South Carolina State Fuel Card Program for York County vehicles, for a total amount of \$200,000.00 for FY 2025-2026.

Executive Summary: The York County Sheriff's Office, Utilities Department, and Collection & Recycling divisions of York County Public Works, Fire Safety, and the Family Court Investigator for the Clerk of Court utilize fuel cards for the purchase of gasoline and diesel for their county assigned vehicles. The departments are requesting to procure gasoline and diesel fuel via the SC State Contract vendor, Mansfield Oil, through a procurement exemption for an amount not to exceed \$200,000 in an effort to minimize costs of fuel purchases not made at York County's own refueling sites.

10. Council to approve a procurement exemption purchase request in the amount of \$70,000 to York County Natural Gas Authority for the purchase of compressed natural gas (CNG) for use in the County's CNG-powered vehicles for Fiscal Year 2025-2026.

Executive Summary: Public Works utilizes an onsite compressed natural gas fueling station for fuel in (5) medium-duty vehicles with fuel supplied from York County Natural Gas. Public Works is requesting to procure compressed natural gas with York County Natural Gas through a procurement exemption for up to \$70,000 in an effort to ensure operability and availability of these vehicles for service to York County and its citizens.

11. Council to approve a request from Sheriff Breeden to allow retiring Captain Joshua Solomon to retain his service weapon.

Executive Summary: Sheriff Breeden and County Management recommend approval of allowing Captain Joshua Solomon to receive his service weapon upon his retirement.

12. Council to reject all proposals received regarding RFP #2962 for the purchase of an emergency alert system, for use by the Sheriff's Department.

Executive Summary: Staff is recommending a rejection of all responses received regarding RFP #2962 for the purchase of an emergency alert system.

13. Council to approve a sole source FY 2025-2026 purchase for body worn and dash cameras for use by the Sheriff's Office, from Axon Enterprise Inc. of Scottsdale AZ, for a total cost of \$470,107.00.

Executive Summary: The York County Sheriff's Office seeks to fund the annual payment in year four of a five-year contract agreement with Axon Enterprises, Inc., for in-dash cameras, body-worn cameras, and tasers in the amount of \$470,107.00.

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14. Council to approve renewal of maintenance of the County's document management system through Infovision in the amount of \$64,190.00.

Executive Summary: Renewal of maintenance for the document management system.

15. Council to approve renewal of maintenance for the County's firewalls and antivirus solution in the amount of \$202,677.44.

Executive Summary: Renewal of maintenance for the county's firewalls and county wide antivirus solution.

16. Council to approve a contractual agreement regarding RFP #2987 for Coroner Transport Services, to Palmetto Group Funeral Operations LLC of Fort Mill SC, for an initial three year term with the option to renew for a maximum of two consecutive one year periods.

Executive Summary: The current contractual agreement for the transport of decedents will expire on June 30, 2025. After successful negotiations with Palmetto Funeral Operations LLC of Fort Mill SC, the Coroner's Office is returning to Council for award of a contractual agreement with Palmetto Funeral Operations LLC of Fort Mill SC, for transport services.

17. Council to approve an additional \$2,896.25 in maintenance and support for the County's CAMA software for a total cost of \$102,334.41.

Executive Summary: The total cost of the renewal of the CAMA software has been updated to \$102,334.41. This is an increase of \$2,896.25 from the amount that was approved by Council on April 7.

18. Council to authorize contract negotiations regarding RFP #2960 for the construction of equestrian and pedestrian trails at Worth Mountain.

Executive Summary: As a part of York County's Capital Improvement Plan and Worth Mountain's masterplan, the County intends to design and construct approximately 10-12 miles of equestrian and pedestrian trails at Worth Mountain.

19. Council to authorize contract negotiations regarding RFP #2993 for the design and construction of approximately 8–10 miles of single-track natural mountain bike trails for Catawba Bend Preserve Park.

Executive Summary: As a part of York County's Capital Improvement Plan and Catawba Bend Preserve's masterplan, the County intends to design and construct approximately 8-10 miles of single-track natural mountain bike trails for Catawba Bend Preserve Park.

20. Council to approve an additional \$13,300 in maintenance and processing fees for the County's Tax software through PubliQ for a total amount of \$163,444.02.

Executive Summary: Request authorization to pay additional funds for maintenance and fees for PubliQ Software. At the beginning of the year, we estimated the number of vehicle and watercraft payments that would be processed. This year we processed more than anticipated and additional fees are due.

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21. Council to approve maintenance renewal for ArcGIS in the amount of \$74,778.05, with ESRI, of Redlands CA.

Executive Summary: Maintenance renewal for the software used by GIS and other county departments.

22. Council to approve change order #2 with Fern Creek Group LLC. in a not-to-exceed amount of \$13,653.75 for additional work required to complete the Riverview Fire Station 1 site improvement project and permission for the County Engineer to sign.

Executive Summary:

Site improvements for Riverview Fire Station 1 include; removing and replacing a small retaining wall, removing and replacing concrete fire station driveways, concrete sidewalk, storm drainage, minor earthwork, asphalt milling, resurfacing, seeding and mulching and other activities as noted in the plans.

23. Council to approve contract amendment #1 with Moseley Architects P.C. in a not-to-exceed amount of \$1,948,698.00 for the Moss Justice Booking Center project.

Executive Summary:

Moss Justice Booking Center is included in York County's Capital Improvement Plan. The project scope includes a new booking and intake area and renovation to convert the existing booking area to medical and mental health housing. Moseley has completed the schematic design phase. With approval of amendment #1, Moseley can begin design and bid documents.

24. Council to approve the installation of door access, cameras and data cabling for Catawba Bend Preserve, by Performance Link Technologies at a total cost of \$137,149.95

Executive Summary: Installation of door access, cameras and data cabling for Catawba Bend Preserve at a total cost of \$137,149.95.

25. Council to authorize the expenditure of \$28,987 in York County Forever Commission funds to the Nation Ford Land Trust for expenses related to a Conservation Easement on approximately 75 acres on the north side of York Highway to the east of Highway 161 (TM 070-02-50-129).

Executive Summary: The York County Forever Commission requests the York County Council approve their recommendation of a \$28,987 expenditure of YCF Commission funds to place a Conservation Easement on a 75-acre parcel on the east side of the City of York.

26. Council to reject sole response received regarding Bid #2994 for Driving Surface Aggregate Material to be used by the Road Maintenance Division of Public Works.

Executive Summary: The Road Maintenance Division of Public Works uses driving surface aggregate material for the maintenance of approximately 196 miles of County gravel roads. The Department is requesting approval reject the sole bid received and solicit new bids in an effort to receive additional bid responses and potentially award to multiple vendors, as specified.

27. Council to approve award regarding Bid #2986 for the kitchen floor repair and resurfacing project

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at the Moss Justice Center, to the lowest responsive and responsible bidder, Hostetter and Son Construction Inc. of Charlotte, NC, for a total cost of \$199,735.00.

Executive Summary: York County Public Works/Building Maintenance identified and budgeted for the capital repair and resurfacing of the kitchen floor Moss Justice Center, Detention Center, due to damage and safety concerns with the current floor. The department worked with DP3 Architects to develop plans and specifications for the repair and resurfacing of the floor. After advertising for bid, the department is requesting approval of award to Hostetter and Son Construction Inc. of Charlotte, NC, for a total cost of \$199,735.00.

28. Council to authorize contract negotiations regarding RFP #2988 for the construction of York County's Catawba Bend Preserve Disc Golf Course.

Executive Summary: As a part of York County's Capital Improvement Plan and Catawba Bend Preserve's masterplan, the County intends to design and construct an 18-hole championship disc golf course, 9-hole beginners disc golf course and a practice / warm-up area for Catawba Bend Preserve park.

29. Council to approve an amendment to an existing three-year planned service contract for HVAC Controls with Johnson Controls Inc. of Charlotte NC due to a reduction in facilities served for \$40,770 in FY 25-26 within a total three-year contract amount of \$143,294.

Executive Summary: Council to approve an amendment to an existing three-year planned service contract for HVAC Controls with Johnson Controls, Inc. of Charlotte, NC for \$40,770 in FY 25-26 within a total three-year contract amount of \$143,294. The amended agreement is based upon a reduction in the number of facilities covered under the contract due to current facility HVAC replacement projects.

30. Council to approve award regarding Bid #2983 for the water heater replacement project at the York County Prison, to Hostetter and Son Construction Inc. of Charlotte, NC, for a total cost of \$670,164.00.

Executive Summary: York County Public Works/Building Maintenance identified and budgeted for the capital replacement of the water heaters and piping system at the York County Prison due to age, increased maintenance costs and risk of failure. The department worked with Devita & Associates to develop specifications for the replacement of the water heaters with a tankless water heater system. After advertising for bid, the department is requesting approval of award to Hostetter and Son Construction Inc. of Charlotte, NC, for a total cost of \$670,164.00.

31. Council to authorize contract negotiations regarding RFP #2991 for armed security services for use by the Sheriff's Office.

Executive Summary: The Sheriff's Office is requesting to enter into contract negotiations for armed security services at multiple York County facilities in an ongoing effort to provide the safe administration of County business.

32. Council to ratify Change Order #5 from Midwest Maintenance Inc., of Piqua OH, for an emergency repair regarding the McCelvey Center's Auditorium Structural Repairs Project, for a

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total cost of \$3,366.70.

Executive Summary: The Culture & Heritage Museums (CHM) is requesting ratification of change order #5 for McCelvey Center's auditorium roof framing, as part of the Center's Auditorium Structural Repairs Project, for a total cost of \$3,366.70.

33. Council to authorize contract negotiations regarding RFQ #2989 for Professional Mechanical Engineering Services for the HVAC Replacement at the York County Historic Courthouse.

Executive Summary: The Historic Courthouse's HVAC system was identified and budgeted for replacement. Public Works is requesting to enter into contract negotiations for engineering design for this project.

34. Council to approve a contract amendment for Engineering and Environmental Consulting Services for York County Solid Waste Disposal with Smith Gardner, Inc in the amount not to exceed \$416,100.00 in FY 2026.

Executive Summary: York County owns and operates various solid waste and recycling facilities to provide solid waste management services to the citizens of York County. In 2024, Council approved a contract agreement with Smith Gardner, Inc for various on-going professional services to maintain permit compliance to provide engineering support for solid waste operations. Smith Gardner provided an updated cost proposal for services in fiscal year 2026 and the Department is recommending approval of this amendment.

35. Consider approval of nominated applicants for service for Boards & Commissions from the Finance & Operations Committee meeting on June 2, 2025: Winston Martinez, Bethel-Lake Wylie Land Acquisition and Preservation Parks District Board.
36. Council to approve the purchase of vehicle upfitting equipment, for use by the Sheriff's Office, from Tri County Upfitters of Piedmont SC, via state contract #4400025309, for a total cost of \$95,569.31, as provisioned by York County's Procurement Code Section 35.010 (D)(3).

Executive Summary: The Sheriff's Office is requesting to purchase vehicle upfitting equipment via state contract #4400025309, from Tri County Upfitters of Piedmont SC, for a total cost of \$95,569.31, as provisioned by York County's Procurement Code Section 35.010 (D)(3).

Public Hearing(s)

1. Council to conduct a Public Hearing and consider Third 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

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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.

Old Business

1. Council to consider Third 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. Individual notice was mailed to affected parcel owners prior to third reading.

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

The motion at first and carried forward at second reading included the following condition:

1. The Deed Restrictions that limit the use of the property to age-restricted single-family attached homes shall be recorded with the York County Register of Deeds within 90 days of the rezoning approval.

The applicant has requested the following amended condition:

1. The Deed Restrictions that limit the use of the property to age-restricted single-family attached homes shall be recorded with the York County Register of Deeds.

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New Business

1. Council to authorize contract negotiations regarding RFQ #2997 for Professional Project Management Services for the Expansion/Construction of York County's Animal Services Facility.

Executive Summary: As a part of York County's Capital Improvement Plan, the County intends to renovate and/or construct a new Animal Services facility. Public Works is requesting to enter into contract negotiations for project management services for this project.

2. Council to consider First Reading of an ordinance to amend Chapter 155: Zoning Code, Subchapter B: *Zoning Districts*, to convert Agricultural Conservation-I (AGC-I) and Rural Development-I (RUD-I) to legacy district status, thereby prohibiting the expansion of existing districts and the creation of new such districts; to amend Subchapter C: *Use Regulations* to allow certain additional special exception uses in the Agricultural Conservation (AGC) and Rural Development (RUD) districts; to provide for a public hearing; and to provide for other matters relating thereto.

Executive Summary: The draft amendment converts AGC-I and RUD-I to legacy districts. The County currently has one other legacy district: Urban Development (UD). This essentially "retires" a zoning district. All properties currently zoned for those districts would remain in them, unless and until rezoned to a different district in the future. All applicable uses and standards for those districts are proposed to remain the same. The districts would no longer be an option to rezone into from another district. The draft amendment adds assisted living as a special exception to AGC and also proposes to add hunting clubs, landscape supply, both types of craft breweries, and solar farms to RUD as special exception uses.

3. Council to consider First Reading of an ordinance to amend Chapter 154: Land Development Code, Subchapter A: *Introduction* to modify the family exemption land division; to amend Chapter 155: Zoning Code, Subchapter B: *Zoning Districts*, to revise the minimum lot width on arterial roads in certain zoning districts and to revise the setbacks in the AGC and AGC-I districts; to amend Subchapter C: *Use Regulations* to revise the accessory use conditions for shipping containers; to provide for a public hearing; and to provide for other matters relating thereto.

Executive Summary: The draft amendment substantially revises the family exemption to broaden eligibility by eliminating a minimum parent parcel size and halving the years of ownership required, cap the number of exempted parcels that can be divided, and ensuring that the residual parcel still meets the minimum district size. The changes also allow the grantee parcel to be as small as one acre, regardless of zoning district.

The amendment revises the arterial lot width in the rural and residential districts, from the outlier 350 feet, to align with the 150 feet lot width required for major collectors and arterial lots in non-residential districts. The amendment revises the front yard setback in AGC to 50 feet, instead of 100 feet.

The amendment also significantly expands the applicability of shipping containers as a conditional accessory use. The changes allow shipping containers on any lot of 1.5 acres or greater, and allows up to 10 total containers on a lot, based on a sliding scale of the lot's size.

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Committee and Other Reports

Finance & Operations Committee Meeting, Monday, June 16, 2025, 5:30pm Chairman Tom Audette

Citizen Concerns**Council Member New/Non-agenda Comments****Executive Session**

Receipt of Legal Advice: Legal Matters/Litigation Update

Receipt of Legal Advice: PEBA

Receipt of Legal Advice/Contractual Matter: Interstate Exchanges

Matters for consideration following Executive Session**Adjourn**

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