



**York County
County Council
Agenda
July 21, 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 Debi Cloninger, District 7

Oath of Office for newly appointed Board and Commission Members

Winston Martinez, Bethel Lake Wylie Land Acquisition and Preservation Parks District Board

Sandra Calhoun-White, Catawba Mental Health Board

Appearances

Council to recognize Melinda Woodhurst for her service and retirement with York County Veterans Affairs.

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

Consent Agenda

1. Minutes of County Council Transportation Committee Meeting - June 16, 2025
2. Minutes of County Council Meeting June 16, 2025
3. Rezoning Action: Consider Third 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)

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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: Consider Third 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: Consider Third 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.

6. Rezoning Action: Consider Third Reading

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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: Consider Third 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 approve a request from Sheriff Breeden to allow retiring Corporal Allen Strom to retain his service weapon.

Executive Summary: Sheriff Breeden and County Management recommend approval of allowing Corporal Allen Strom to receive his service weapon upon his retirement.

9. Council to approve a request from Sheriff Breeden to allow retiring Corporal Christopher Blain

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Addis to retain his service weapon.

Executive Summary: Sheriff Breeden and County Management recommend approval of allowing Corporal Christopher Blain Addis to receive his service weapon upon his retirement.

10. Council to approve contract Amendment #1 with JD Goodrum Inc. for a not-to-exceed amount of \$4,062,893.00 for the Catawba Bend Preserve Greenway and Dams construction project.

Executive Summary: Approval of this amendment will enable construction of 1.5 miles of paved greenway trail and re-construction/repair of the dams for the three existing ponds. 1.0 mile of the greenway will be along the river and the remaining 0.5 miles will connect to the trail head restroom and parking lot.

11. Council to approve a contract with Sossamon Construction Co., Inc for a not-to-exceed amount of \$93,814.00 for the building demolition at Woodend Park

Executive Summary: As a part of York County's approved budget, Parks has been tasked with opening Woodend Park to the public. Prior to opening, the house on the property needs to be demolished for the safety of the public, and to eliminate trespass and vandalism.

12. Council to approve the first of two one-year renewal options for On-Call/Pre-Qualified Engineering Services selected under RFQ #2779.

Executive Summary: This request will authorize the first of two one year renewal options for professional mechanical engineering services with multiple firms, for services related to Facilities Maintenance.

13. Council to approve the first of two one-year renewal options for On-Call/Pre-Qualified Engineering Services selected under RFQ #2832.

Executive Summary: This request will authorize the first of two one-year renewal options for Professional Engineering, Testing and Supplemental Services: (Construction Inspection, Construction Materials and Testing, Environmental, Geotechnical Engineering, Real Estate, Special Inspection, and Surveying Services) associated with York County's Capital Projects.

14. Council to approve the first of two one-year renewal options for On-Call/Pre-Qualified Engineering Services selected under RFQ #2833.

Executive Summary: This request will authorize the first of two one year renewal options for Professional Engineering Services (Transportation, Water Resources, Civil Site, and Water and Sewer) associated with York County's Capital Projects.

15. Council to approve award regarding Bid #2996 for the purchase of one new, unused 2026 Ford F250 4x4, Single Rear Wheel, Crew Cab, 11,400GVW Truck with 6.75' bed, for use by the Riverview Fire Department, to the lowest responsive and responsive bidder, Friendship Ford of Bristol TN, for a total cost of \$57,608.00.

Executive Summary: This crew cab will replace one of Riverview Fire Department's fleet vehicles. The initial request to pursue the purchase of a new truck was authorized by the

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Riverview Fire Board, and now requires the County Council's approval for purchase.

16. Council to declare a 2021 York County Ford Explorer SUV patrol vehicle as County salvage and to accept insurance settlement amount.

Executive Summary: A York County Ford SUV Interceptor was involved in a motor vehicle accident and was deemed a total loss by the insurance adjuster. The insurance company presented the settlement for the total claim. The item is before Council for formal acceptance.

17. Council to ratify purchase order increase of \$29,000 to National Medical Services (NMS Labs) for toxicology services for a total cost of \$89,000.00 for FY 24/25.

Executive Summary: The purpose of this request is for the Council's ratification of a purchase order increase to NMS Labs for toxicology services as requested by the Coroner's Office for FY 2025, for a total cost of services not to exceed \$89,000.

18. Council to approve FY 2025-2026 insurance premium services for the administration of York County's Worker's Compensation Insurance program by USI Insurance Services, for a total cost of \$598,466.00.

Executive Summary: Risk Management is requesting the Council's approval for the annual coverage in the administration of York County's Worker Compensation Program.

19. Council to approve award regarding Bid #2961 for the Gutter Replacement project at Brattonsville's Hightower Hall, to the lowest responsive and responsible bidder, Midwest Maintenance Inc., of Piqua OH, and to further authorize the CHM Director to execute the contractual agreement.

Executive Summary: The Culture and Heritage Museums of York County (CHM) requested the formal solicitation of bid proposals for the partial replacement of gutters and downspouts at Historic Brattonsville's Hightower Hall. The purpose of this request is for approval of award to Midwest Maintenance Inc., of Piqua OH for a total cost of \$61,799.

20. Council to approve renewal of software maintenance and support for the tax software being implemented by Catalis Tax & CAMA, Inc.

Executive Summary: Requesting council authorization to renewal annual support and maintenance for the county's tax billing and collection system through Catalis Tax & CAMA, Inc., in the amount of \$175,000. This software is used by the Auditor, Assessor, Treasurer and Delinquent Tax Departments and maintaining software support ensures it is current, and should there be a need, support is available to assist with any issues.

21. Council to approve a first year renewal option with Palmetto Posting Inc., of Spartanburg SC, for the posting of levy sheets on designated parcels throughout York County on behalf of York County's Tax Collection Office, for approximately 1,500 +/- parcels, for a total cost not to exceed \$27.50 per parcel.

Executive Summary: This request will authorize the first of two one year renewal options with Palmetto Posting Inc., for the posting of tax levy sheets on designated property, on behalf of York

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County.

22. Council to approve award regarding Bid #2998 for the purchase and installation of furniture for the District 3 Sheriff's Office, to the lowest responsive and responsible bidder, ICON Office Environment of Winston Salem NC, for a total cost of \$157,133.32.

Executive Summary: As a part of York County's Capital Improvement Plan, the District 3 Sheriff's Office will relocate from the Cherry Road facility to 236 Northpark Drive in Rock Hill. The renovation of the 11,800 SF two level facility is under construction and is scheduled for completion in November 2025. This bid award consists of the purchase of miscellaneous furniture for the interior renovation at the Northpark location.

23. Council to approve a one-year renewal option regarding Bid #2924 for the purchase of calcium chloride road base stabilizer for York County's road system, from South Eastern Road Treatment of Evans GA, for a total cost not to exceed \$270,000.00 in FY 2026.

Executive Summary: The Public Works Department is requesting approval to exercise a one-year renewal option for the purchase of calcium chloride to be used on York County gravel roads. Calcium Chloride offers an environmentally safe means of helping to reduce dust as well as creating an adhesive bond that stabilizes the road surface and provides greater resistance against rutting and normal weather-related deterioration.

24. Council to approve a one-year renewal option regarding Bid #2926 for the purchase of Macadam Base Stone Materials to Heidelberg Materials of McConnells SC, for the total cost of \$15.50 per ton, for FY 2026.

Executive Summary: The Public Works Department is requesting approval to exercise a one-year renewal option for the purchase of macadam base stone materials to be used to maintain/resurface County roads and for the proper installation of pipe.

25. Council to approve the second of two one-year renewal options and contract amendment #1 for elevator maintenance services, with Carolina Elevator Inc., for a total cost of \$33,009.60 in FY26.

Executive Summary: Request to approve an optional renewal of an Elevator Maintenance Services agreement with Carolina Elevator Inc. with an amendment to increase the contract by an additional 4% for a total annual cost of \$33,009.60.

26. Council to ratify a contract amendment for the construction of Traffic Improvements at the Baxter Collection & Recycling Center with RNF Construction of York SC, for additional asphalt work for a total net contract increase of \$1,688.94 for a total project cost of \$1,033,910.39.

Executive Summary: On April 7, 2025, Council approved the award regarding Bid #2956 for the construction of Traffic Improvements at the Baxter Collection & Recycling Center, to RNF Construction of York SC. Upon commencement of the project, Public Works identified additional asphalt work that could be completed during the scheduled closure of the Center. Public Works is requesting approval of a contract amendment to include the additional asphalt work identified.

27. Council to approve purchase order regarding medical services for use by the York County Detention Center to Cardinal Health Pharmacy Distribution of Atlanta GA, for a total cost of

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\$125,000.00 for FY 2025-2026.

Executive Summary: The York County Sheriff's Office, Detention Division is requesting approval for a Purchase Order of \$125,000.00 to Cardinal Health for the treatment of inmate health care.

28. Council to approve a purchase order request to Securitas Technology Corporation for maintenance and repair services for use by the York County Detention Center, for a total amount of \$138,757.90, for FY 2025-2026.

Executive Summary: The York County Sheriff's Office, Detention Division is requesting approval for a Purchase Order of \$138,757.90.00 to Securitas Technology Corporation for maintenance and repair services for the electronic security and video monitoring systems.

29. Council to approve a purchase order request for \$900,000 to the Trinity Services Group for use by the Sheriff's Office, for annual inmate food services.

Executive Summary: The York County Sheriff's Office is requesting approval of a purchase order for FY 2025-2026 for food cost for inmate food services.

30. Council to amend a purchase order for forensic software for use by the Sheriff's Office, from Thermo Fisher Scientific's Applied Biosystems, of Pleasanton CA, for a total cost of \$77,007.37, including sales tax.

Executive Summary: The Sheriff's Office is requesting an amendment to an existing purchase order to satisfy sales tax in the amount of \$5,037.87 for the purchase of forensic software.

31. Council to approve the purchase of one Pierce Tanker with a 3000 gallon tank on a Freightliner M2-106 chassis with 1250 GPM pump in the amount of \$398,847.00.

Executive Summary: Bethel Fire Tax District requests approval to purchase a Pierce 3,000-gallon tanker from Spartan Fire and Emergency Apparatus for **\$398,847**, utilizing a stock unit available for immediate delivery. The purchase will replace a 1987 Freightliner tanker that is no longer reliable or regularly used due to its age and operator unfamiliarity. The new unit mirrors the configuration and chassis of other tankers currently being deployed countywide. The **Bethel Fire Tax District voted in favor of this purchase on June 23, 2025**, and will fund the cost in full. **Approval of the purchase is recommended.**

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 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

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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.

2. Council to hold a Public Hearing and consider Second 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.

3. Rezoning Action: Hold a Public Hearing and consider First Reading
Case # 25-20
Tax Map # 664-00-00-058
Zoning Request: Rezone from UD to ID
Acres: 4.07
Council District: 5 - Cox
Applicant: OSI Corporate Blvd LLC
Owner: OSI Corporate Blvd LLC
Location: 450 Corporate Blvd, Rock Hill
Planning Commission Date: June 9, 2025
Staff Recommendation: Approve
PC Recommendation: Approve (4-0)

Executive Summary: The purpose of the proposed change is to expand the allowed uses to include trucking operations, as well as vehicle service, repair, and customization with overnight

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outdoor storage. 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 # 25-21
Tax Map # 055-00-00-007; -010; -020
Zoning Request: Rezone from AGC to RUD and from RUD to AGC
Acres: 1.112-acre portion of three parcels
Council District: 3 - Adkins
Applicant: Peggy Russell Boloyan
Owner: Russell Family Irrevocable Trust
Location: Highway 97, Hickory Grove
Planning Commission Date: June 9, 2025
Staff Recommendation: Approve
PC Recommendation: Approve (4-0)

Executive Summary: The purpose of the proposed change is to allow the recombination of portions of three parcels that are within two different zoning districts. The Future Land Use map has little to no bearing on this action, as the scope of the request is to simply transfer land, resulting in no change to the land area of each district. A staff report and analysis with findings has been performed.

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

Case # 25-22
Tax Map # 659-00-00-223
Zoning Request: Rezone from RSF-40 to LI
Acres: 1-0 Acre
Council District: 1 - Audette
Applicant: Linda and Russell Klara
Owner: Linda and Russell Klara
Location: 1728 Harris Road, Fort Mill
Planning Commission Date: June 9, 2025
Staff Recommendation: Deny
PC Recommendation: Deny (4-0)

Executive Summary: The purpose of the proposed change is to allow the operation of an existing, un-permitted HVAC service business. The property is currently under violation for "the development or use inconsistent with the conditions of approval" and "the use of a shipping container in the RSF-40 zoning district". The request does not align with the Future Land Use Map designation of *Neighborhood Residential*, or the residential uses and character of the surrounding area. A staff report and analysis with findings has been performed.

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

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Case #	25-23
Tax Map #	265-00-00-103
Zoning Request:	Rezone from AGC to RUD
Acres:	1-0 acre portion of a 6.62-acre parcel
Council District:	3 - Adkins
Applicant:	Ronald Neuman
Owner:	Ronald Neuman
Location:	66 Maynard Grayson Road, Clover
Planning Commission Date:	June 9, 2025
Staff Recommendation:	Approve
PC Recommendation:	Approve (4-0)

Executive Summary: The purpose of the proposed change is to create a one-acre parcel and construct a single family home. The request does not align with the Future Land Use Map designation of *Agriculture*. However, there is a significant swath of land that surrounds the subject parcel where the recommended future land use designation is *Rural Residential*. There are parcels on the south side of Highway 55 that are zoned RUD. A staff report and analysis with findings has been performed.

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

Case #	25-25
Tax Map #	202-00-00-023
Zoning Request:	Rezone from AGC to RUD
Acres:	4.203 acres
Council District:	3 - Adkins
Applicant:	Michael Hill
Owner:	Gus Builders LLC
Location:	Hillcrest Road, Clover
Planning Commission Date:	June 9, 2025
Staff Recommendation:	Deny
PC Recommendation:	Deny (4-0)

Executive Summary: The purpose of the proposed change is to subdivide the parcel into three lots to construct three homes. The request is not consistent with the land use designation of *Agriculture*, which encompasses the vast majority of the western side of the County. While there are a few pockets of RUD along Sharon Road and Sutton Spring Road, most of the area is zoned AGC. A staff report and analysis with findings has been performed.

8. Rezoning Action: Hold a Public Hearing and consider First Reading

Case #	25-27
Tax Map #	658-00-00-051; -050
Zoning Request:	Rezone from RSF-30 to RMX-10
Acres:	24,000 SF

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Council District: 1 - Audette
Applicant: Carolina Star Investments
Owner: Pansy Blackwell
Location: 133 Sutton Road S and 1802 Brian Kelly Lane, Fort Mill
Planning Commission Date: June 9, 2025
Staff Recommendation: Approve
PC Recommendation: Approve (4-0)

Executive Summary: The purpose of the proposed change is to reconfigure the lot lines between the two properties. The parcel realignment will result in the demolition and reconstruction of one home and an addition to the other. The request does not align with the Future Land Use Map designation of *Single Family Residential*. However, the current size of the parcels does not conform to the RSF-30 minimum lot size. The result will not change the existing land uses or number of dwelling units. A staff report and analysis with findings has been performed.

The Planning Commission's motion to recommend approval included the request that County Council consider adding the condition that the applicant voluntarily record a deed restriction that limits the use of the parcels to single-family detached homes, thus prohibiting the construction of duplexes, triplexes, or quadplexes.

Staff finds the Commission's request to consider a deed restriction is unnecessary in this case. Considering deed restrictions should be reserved only for niche cases to protect neighboring property interests from development impacts.

9. Rezoning Action: Hold a Public Hearing and consider First Reading
Case # 25-28
Tax Map # 543-00-00-003; -006
Zoning Request: Rezone from UD to GC
Acres: 3.9 acres
Council District: 6 - Huckabee
Applicant: Tim Helline
Owner: LJO Investments LLC
Location: 158, 110. 130 Hands Mill Hwy, Rock Hill
Planning Commission Date: June 9, 2025
Staff Recommendation: Approve
PC Recommendation: Approve (4-0)

Executive Summary: The purpose of the proposed change is to combine the three parcels and construct a gasoline station and convenience store. The request aligns with the Future Land Use Map designation of *Neighborhood Residential* within a *Community Center* node. A staff report and analysis with findings has been performed.

Old Business

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New Business

1. Council to approve a request from the York County Sheriff's Office to apply for, and to accept if awarded, SC Opioid Recovery Fund (SCORF) grant funding in an amount not to exceed \$715,800 to implement a targeted, evidence-based opioid use disorder response with the detention facility.

Executive Summary: The York County Detention Center (YCDC) respectfully requests to submit a grant application, on behalf of York County, to the South Carolina Opioid Recovery Fund (SCORF) Board to implement a targeted, evidence-based opioid use disorder (OUD) response within the detention facility and for individuals re-entering the community. The application and projects address the critical need for in-custody and re-entry treatment services through the following components:

1. Hiring a full-time **Opioid Recovery Program Coordinator** to coordinate OUD services.
2. Hiring a full-time **Opioid Abatement Social Worker** to provide in-person consultation and support to incarcerated inmates.
3. Hiring two (2) full-time **Substance Abuse Peer Support Specialist** to provide peer support services to incarcerated inmates.
4. Expanding access to **Medication-Assisted Treatment (MAT) medications**, providing naltrexone (Vivitrol) to inmates in need.
5. Providing **Rehabilitation Scholarships** for individuals transitioning from custody to community-based treatment
6. Conduct a feasibility study for the building of a Recovery & Re-entry Center at MJC.

The application and projects directly align with the South Carolina Opioid Recovery Fund's mission to reduce opioid-related harms, increase access to care, and support recovery in high-need populations.

2. COUNCIL TO PROVIDE FIRST READING OF AN ORDINANCE TO AMEND CHAPTER 35 OF THE YORK COUNTY CODE OF ORDINANCES TO ESTABLISH A LOCAL VENDOR PREFERENCE REQUIREMENTS SET OUT IN NEW § 35.009 (H), AND TO PROVIDE FOR OTHER MATTERS RELATED THERETO.

Executive Summary: The purpose of this request is to establish first reading of an amendment to an ordinance, specifically Chapter 35 of York County's Code of Ordinances Procurement Code, for the adoption of a Local Vendor Preference Program.

3. COUNCIL TO CONSIDER A RESOLUTION DIRECTING THE YORK COUNTY PLANNING COMMISSION TO CONDUCT THE NECESSARY STUDIES RELATED TO PUBLIC EDUCATION FACILITIES FOR GRADES K-12 CONSIDERED NECESSARY FOR THE PROPER EDUCATION OF CHILDREN WITHIN THE GEOGRAPHIC AREA OF THE CLOVER SCHOOL DISTRICT IN ACCORDANCE WITH THE SOUTH CAROLINA DEVELOPMENT IMPACT FEE ACT, TO RECOMMEND AN UPDATED CAPITAL IMPROVEMENTS PLAN, AND TO RECOMMEND AN UPDATED IMPACT FEE ORDINANCE RELATED THERETO.

Executive Summary: This resolution initiates the process to update the Clover School District impact fees by directing the Planning Commission to commence study and recommendation of an

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updated CIP and fees.

Committee and Other Reports

Economic Development Committee Meeting, Thursday, July 10, 2025, 4:30pm Chairman Watts Huckabee

Finance & Operations Committee Meeting, Monday, July 21, 2025, 5:30pm Chairman Tom Audette

Citizen Concerns

Tiffany Knight, Executive Director of In the Meantime, to provide the Council with an overview of the program.

Council Member New/Non-agenda Comments

Executive Session

Receipt of Legal Advice: Legal Matters/Litigation Update

Personnel Matter: Auditor

Economic Development Matter: Project Cross

Receipt of Legal Advice: Silfab Solar Matter(s)

Receipt of Legal Advice/Contractual Matter: Garrett's Landing Rezoning

Receipt of Legal Advice: Consideration of Settlement Agreement for Project: SC RTE 72 Road Widening, Project No. 11149-014, Tract No. 142

Contractual Matter: Retention of Outside Legal Counsel

Matters for consideration following Executive Session

Adjourn

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