



**York County
County Council
Agenda
August 18, 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 Tom Audette, District 1

Oath of Office for newly appointed Board and Commission Members

Appearances

Council to recognize Corporal Lawrence Strom for his service and retirement with the York County Sheriff's Department.

Presentation of York County Organizational Core Values.

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

Consent Agenda

1. Minutes of County Council - County Council Meeting - July 21, 2025
2. Rezoning Action: Consider Second 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.

3. Rezoning Action: Consider Second 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.

4. Rezoning Action: Consider Second Reading

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.

5. Rezoning Action: Consider Second Reading

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

6. Rezoning Action: Consider Second 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:	LJN 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

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Map designation of *Neighborhood Residential* within a *Community Center* node. A staff report and analysis with findings has been performed.

7. Consider approval of nominated applicants for service for Boards & Commissions from the Finance & Operations Committee meeting on July 21, 2025: Billy Haire, Bethesda Fire Tax District, Stephen Ballenger, Keep York County Beautiful (District 3), Christina Love, Keep York County Beautiful (At Large), George Sheppard, York County Culture and Heritage Commission (moving from the District 1 seat to an At Large seat, keeping the same term limits), Mickey Peake, York County Culture and Heritage Commission (District 3), Katherine Rutland, York County Culture and Heritage Commission (moving from the At Large seat to the District 1 seat and reappointing for a 2nd term), Ryant Johnson, Catawba Regional Workforce Investment Board, Sandra Goodman, Catawba Regional Workforce Investment Board, Lindsey Egner, Catawba Regional Workforce Investment Board, Michael Knight, Flint Hill Fire Tax District Board, Andrew Jones, Board of Disabilities and Special Needs (District 1), and Matthew Burrell, Board of Disabilities and Special Needs (At Large).
8. Council to suspend the rules to dispense with referral to Committee and Adopt a Resolution establishing the Core Values for York County Government.

Executive Summary: York County employees created organizational values to express what the organization stands for—its principles, beliefs, and ethical stance—that provide a consistent framework for how employees act, make decisions, and interact with others. The values are as follows: Respect, Dedicated, Integrity, Knowledgeable, and Friendly.

9. Council to approve assignment and assumption of FILOT agreement by and between 194 Springhill Farms Road LLC and SL8 Industrial Acquisition, LP, a Texas limited partnership and other matters related thereto

Executive Summary: Assignment and assumption of FILOT agreement by and between 194 Springhill Farms Road LLC and SL8 Industrial Acquisition, LP, a Texas limited partnership

10. Council to approve ratification of applying for a SCDOR Comfort Letter to Recieve Utility Tax Credit Funding from AT&T

Executive Summary: York County has the potential to receive \$100,000 in Utility Tax Credit funding from AT&T through the approval of a SCDOR Comfort Letter. However, to ensure York County met AT&T's Utility Tax Credit funding deadline, York County had to submit a comfort letter to SCDOR by the end of July/early August. York County submitted the County's Comfort Letter request to SCDOR on Friday, August 1st. York County is asking for funding to assist with Project Unagi.

11. Council to authorize staff to reapply for, and accept, if awarded, a grant from the Federal Emergency Management Agency's Hazard Mitigation Grant Program (HMGP) in the amount of \$400,000 for a trailer-mounted generator and associated quick connect installation to support critical infrastructure during power outages and to approve a 25% match.

Executive Summary: This request is to reapply for a trailer-mounted generator to function as power backup during commercial power outages at critical infrastructure sites, including the

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Emergency Operations Center/911 center, Government Center, communication tower sites, shelters, and other infrastructure providing services necessary for the safety and health of those in York County.

12. Council to authorize staff to apply for, and accept, if awarded, a grant from the Federal Emergency Management Agency's Hazard Mitigation Grant Program (HMGP) in the amount of \$630,300 for a permanently installed stand-by generator at the Emergency Operations Center / 911 Center, associated equipment and installation costs and to approve a required 25% match.

Executive Summary: Public Safety Communications and Emergency Management have been served by a 16-year-old generator that is experiencing an increasing number of failures and longer return to service times. If awarded, the new generator will be advanced in efficiency and reliability along with local service technicians and parts.

13. Council to Provide First Reading by Title Only of AN ORDINANCE TO AMEND THE ZONING CODE OF THE COUNTY OF YORK BY AMENDING SUBCHAPTER C: USE REGULATIONS, PART 2, TABLE 155.271-2 IN ORDER TO CHANGE THE DESIGNATION OF 'HOTELS AND MOTELS' FROM PERMITTED USES TO CONDITIONAL USES IN ZONING DISTRICTS GC, OA, BT, MU AND UD AND TO CORRESPONDINGLY ADD NEW SECTION 3.40 IN SUBCHAPTER C: USE REGULATIONS, PART 3, CONDITIONAL AND SPECIAL EXCEPTION USES, IN ORDER TO PROVIDE REGULATIONS REGARDING EXTENDED STAYS AT HOTELS AND MOTELS, EXCEPTIONS THERETO, PENALTIES, AND OTHER MATTERS RELATED THERETO.

14. Council to authorize contract negotiations regarding RFP #3002 for Professional Auditing Services.

Executive Summary: The Finance Department is requesting Council's authorization to enter into contract negotiations for Professional Auditing Services.

15. Council to approve Engineering Amendment 1 for the design of Highway 55 Sewer Improvements and Upgrades for a cost not to exceed \$203,200.00.

Executive Summary: York County Utilities is proposing to install new sewer infrastructure at the intersection of Highway 55 and Charlotte Highway to alleviate current sewer capacity issues in addition to serving a new commercial development along with any future development that will follow. This new pump station and force main will allow us to provide adequate sewer service to both existing and future customers.

16. Council to ratify Change Order #6 from Midwest Maintenance Inc., of Piqua OH, for an emergency repair regarding the McCelvey Center's Auditorium Structural Repairs Project, for a total cost of \$19,401.00.

Executive Summary: The Culture & Heritage Museums (CHM) is requesting ratification of change order #6 for McCelvey Center's auditorium roof framing, as part of the Center's Auditorium Structural Repairs Project, for a total cost of \$19,401.00.

17. Council to approve York County's annual insurance coverage by the State Fiscal Accountability Insurance Reserve Fund, for a total cost of \$2,051,736.32 for fiscal year 2025-2026.

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Executive Summary: Risk Management is requesting the Council's approval to purchase annual insurance premiums via the State Fiscal Accountability Authority Insurance Reserve Fund, for a total cost of \$2,051,736.32, for fiscal year 2025-2026.

18. Council to approve a procurement exemption for forensic autopsy services provided by the University Medical Associates of South Carolina, for a total cost not to exceed \$125,000.00 for FY 2026.

Executive Summary: The Coroner's Office is requesting Council's approval of a procurement exemption for forensic autopsy services by the University Medical Associates of South Carolina for FY 2026.

19. Council to approve a procurement exemption for pathology services by York Pathology Associates LLC, of Rock Hill SC, for a total cost not to exceed \$225,000.00 for FY 2026.

Executive Summary: York Pathology is the local pathologist that the York County Coroner currently uses to conduct all autopsies for York County decedents that do not require a forensic autopsy. York Pathology is the only pathologist group in York County and they operate out of Piedmont Medical Center.

20. Council to approve a purchase order for Coroner Transport Services by Palmetto Group Funeral Operations LLC of Fort Mill SC, for a total cost not to exceed \$300,000 for FY 2026.

Executive Summary: The county is contracted with Palmetto Funeral Operations for our transport services. The budget for these services is \$300,000 based on previous years' expenses and the budget has already been approved.

21. Council to approve a procurement exemption for toxicology services by National Medical Services (NMS Labs), for a total cost not to exceed \$62,500.00 for FY 2026.

Executive Summary: NMS is one of the few forensic toxicology labs in South Carolina. NMS is a trusted lab that provides quick turnaround times when results are needed to determine the cause and manner of death.

22. Council to approve a procurement exemption for toxicology testing by Forensic Science Network, for a total cost not to exceed \$62,500.00 for FY 2026.

Executive Summary: FSN is a forensic lab, used for forensic toxicology testing.

23. Council to approve contractual agreement with Kofile Technologies Inc., of Dallas TX, for the preservation and restoration of York County's Register and Deeds Historic Land Record Plat Book Project, 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 Council's approval of a contractual agreement with Kofile Technologies Inc., of Dallas TX, for preservation and restoration services of the County's historical land records over a five year period.

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24. Council to approve a procurement exemption for stone and asphalt hauling for the Public Works Department in an amount not to exceed \$175,000 in Fiscal Year 2026.

Executive Summary: The Public Works Department supplements the in-house hauling of stone and asphalt with contracted hauling companies for the maintenance of County roads. The department is requesting to procure the hauling services with multiple local hauling vendors through a procurement exemption in an effort to ensure availability to maintain the safety and function of York County Infrastructure.

25. Council to approve a Venue Agreement with the City of York for the utilization of County properties for staging of Summerfest activities.

Executive Summary: The City of York is requesting the use of the McCelvey Center parking lot and the Government Center parking lot for the staging of Summerfest activities.

26. Rezoning Action: Consider First Reading

Case #	25-36
Tax Map #	362-00-00-178 through 189; -191; -199
Zoning Request:	RSF-40 to RMX-20
Acres:	30.12
Council District:	2 - Litten
Applicant:	York County Council
Owner:	See Table 1 in Staff Report
Location:	Garretts Landing Subdivision, Clover
Planning Commission Date:	August 11, 2025
Staff Recommendation:	Approve
PC Recommendation:	Approve

Executive Summary: On July 21, 2025, County Council voted to initiate a rezoning, pursuant of the York County Code of Ordinances Section 155.1137(A)(1), to rezone the existing Phase 1 of Garretts Landing subdivision, as well as the undeveloped area to be developed as Phase 2. The action was in furtherance of a settlement agreement under negotiation. A staff report and analysis with findings has been performed. An approved preliminary plat comprising part of the settlement discussions is also attached.

27. Council to approve a Mitigation Agreement with Murphy Oil, USA for road improvements identified within the TIA for the development of a Gasoline Sales and Convenience Store use at the intersection of Gold Hill Road and Pleasant Road in Fort Mill, referenced as Tax Map number 651-00-00-444.

Executive Summary: The Traffic Impact Analysis approved on July 7, 2025 identified road improvements at the intersection of Gold Hill Road and Pleasant Road in Fort Mill that are necessary to mitigate the increase in traffic as a result of the development of a Gasoline Sales use in this location. The applicant's proportionate share of the probable cost of this infrastructure improvement is \$135,528.26.

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28. Council to authorize the procurement of maintenance services during FY26 for the 9-1-1 phone system from Motorola Solutions for a total cost of \$170,516.04.

Executive Summary: Purchase of equipment maintenance services for the Vesta 9-1-1 telephone system operated by Public Safety Communications. Total cost is \$170,516.04.

29. Council to authorize the procurement of battery replacement services from Critical Components for a total cost of \$80,537.83.

Executive Summary: Purchase of battery replacement services for the backup power system located within the Communications/Emergency Management building from Critical Components for a total cost of \$80,537.83.

30. Council to approve award and contract regarding Bid # 2995 for construction of site improvements at the McConnell's Collection & Recycling Center to the lowest responsive and responsible bidder, Pinnix Inc. of Gastonia NC, for a total cost of \$589,850.00.

Executive Summary: The Public Works Collection and Recycling Department operates sixteen Collection & Recycling Centers throughout York County for the safe disposal of solid waste and the collection of recyclable material for the residents of York County. To better serve the residents of York County, safety and efficiency improvements were identified at the McConnell's Collection & Recycling Center including asphalt paving, concrete pit design and construction, as well as landscaping.

31. Council to approve a contract amendment for professional architectural services with SSOE Group of Columbia, SC regarding a comprehensive furniture design package supporting the renovations to the York County Government Center Facility, for a total contract cost of \$78,595.00.

Executive Summary: The Renovation/upfit of the Government Center Project creates additional office and conference spaces that will require furniture. The project architect, SSOE, provided a proposal for comprehensive furniture design that supports this project. Public Works is requesting approval of this contract amendment for furniture design/bidding services.

32. Council to approve a contractual agreement regarding RFQ #2989 for Professional Mechanical Engineering Services for the HVAC Replacement at the York County Historic Courthouse with DeVita and Associates Inc. of Greenville SC, for a total cost of \$355,400.00.

Executive Summary: The Historic Courthouse's HVAC system was identified and budgeted for replacement. Public Works is requesting approval of a contract with DeVita and Associates Inc. to provide the engineering design, bid services and construction management for this project.

33. Council to approve a contract agreement regarding RFQ #2997 for Professional Project Management Services for the Expansion/Construction of York County's Animal Services Facility with LMG, LLC of Rock Hill, SC for a total cost of \$498,278.00.

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 Council's approval of a contractual agreement with LMG, LLC of Rock Hill SC, to provide professional

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project management services for this project.

34. Council to authorize contract negotiations regarding RFP#2999 for consulting services for a Comprehensive Water and Sewer Rate Study.

Executive Summary: The Water and Sewer Utilities Department is requesting to enter into contract negotiations for consulting services in the development of a comprehensive Water and Sewer Rate Study.

35. Council to approve award regarding Bid #3001 for the electrical upgrades to the York County Public Library located in Rock Hill SC, to the lowest responsive and responsible bidder, Edison Foard LLC of Charlotte NC, for a total cost of \$1,444,679.00.

Executive Summary: York County Public Works/Building Maintenance identified and budgeted for the capital electrical upgrades to the York County Rock Hill Library Branch due to age, increased maintenance costs, and to update code requirements. The department worked with Devita & Associates to develop specifications for this upgrade. After advertising for bid, the department is requesting approval of award to Edison Foard LLC of Charlotte NC, for a total cost of \$1,444,679.00.

36. Council to approve award regarding Bid #3007 for Driving Surface Aggregate Material, to the two lowest responsive and responsible bidders, Reeves Construction Co. of Duncan SC, for the unit cost of \$24.00 per ton and Martin Marietta of Charlotte NC, for the unit cost of \$25.00 per ton, for FY 2026.

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 to award the bid for this material to Reeves Construction and Martin Marietta in FY 2026.

37. Council to approve contractual agreement with Allied Universal Security Services of Columbia SC, for uniformed armed security services, for various court facilities within the jurisdiction of the York County Sheriff's Office, to include the Moss Justice Center, Historic Courthouse, and the Family Court Building, for a total annual cost of \$370,092.80 for an initial three year term with the option to renew for a maximum of two one year terms.

Executive Summary: The Sheriff's Office is requesting approval of a contractual agreement with Allied Universal Security Services of Columbia SC, for armed security services.

38. Council to authorize contract negotiations regarding RFP #3004 for consulting services for the Juvenile Drug Court Program.

Executive Summary: The Solicitor's Office is requesting Council's approval to enter into contract negotiations for consulting services for participants in the Juvenile Drug Court Program.

39. Council to approve the purchase of one 2025 Ford Transit T350 12-passenger van for use by the Culture and Heritage Museums, from Beach Automotive Group of Myrtle Beach SC, via SC State Contract #4400035158, for a total cost of \$54,685.00.

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Executive Summary: This vehicle was requested and approved as a capital addition to the fleet for use by the Culture & Heritage Museums. Public Works is recommending the purchase of this 2025 Ford Transit T350 12 passenger van via state contract.

40. Council to approve an amended Intergovernmental Agreement with the SIB for the Exit 85 Interchange Project.

Executive Summary: The County agreed to commit an additional \$16,000,000 and RFATS agreed to commit an additional \$33,734,944 towards the construction of the Exit 85 interchange project. This agreement memorializes the commitments from York County and RFATS as well as updates the project completion dates.

41. Council to approve the purchase of a service truck body from Lesslie Welding & Fabricating, Inc. for a previously procured chassis for Lesslie Fire Department in the amount of \$359,777.70.

Executive Summary: The Lesslie Fire Tax District requests County Council's approval to purchase a rescue/service truck body from Lesslie Welding and Fabricating, Inc. in the amount of \$359,777.70. The truck body will be mounted on a chassis already purchased by York County. This purchase was approved by the Lesslie Fire Tax District at its August 12, 2025 meeting and will be funded entirely from the district's account. The vendor submitted the lowest bid meeting all specifications under Bid #3006.

Public Hearing(s)

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

Case #	25-24
Tax Map #	595-00-00-135
Zoning Request:	Rezone from ID to GC
Acres:	7.2
Council District:	4 - Roddey
Applicant:	Patrick Traynor
Owner:	Aberman Family, LLC
Location:	1365 West Main Street, Rock Hill
Planning Commission Date:	July 14, 2025
Staff Recommendation:	Approve
PC Recommendation:	Approve (6-0)

Executive Summary: The purpose of the proposed change is to develop the site with a self-storage facility with space for boat and RV storage. The request to rezone from ID to GC is not consistent with the future land use designation of *Municipal Infill* as it does not align with the City of Rock Hill's future land use recommendation of *Neighborhood Residential*. However, the requested GC zone is much less intense than the present ID district and allows the use of the property to better serve the nearby residences. Also, there is a strong presence of light industrial and commercial uses and zoning districts along this stretch of W. Main Street. A staff report and analysis with findings has been performed.

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

Case # 25-29
Tax Map # 738-00-00-007; -008
Zoning Request: Rezone from RMX-10 to RUD
Acres: 11.49
Council District: 7 - Cloninger
Applicant: Kris Kellogg
Owner: Epps Farm LLC
Location: N. Dobys Bridge Road, Fort Mill
Planning Commission Date: July 14, 2025
Staff Recommendation: Approve
PC Recommendation: Approve (6-0)

Executive Summary: The purpose of the proposed change is to develop the site as an event venue. The request to rezone from RMX-10 to RUD is not consistent with the future land use designation of *Neighborhood Residential*. However, there are two parcels across Dobys Bridge Road zoned RUD. Additionally, there are other non-residential uses in the general vicinity and the development would remove two residential curb cuts from Dobys Bridge Road. A staff report and analysis with findings has been performed.

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

Case # 25-30
Tax Map # 714-00-00-019; -020
Zoning Request: Rezone from AGC and OI to ID
Acres: 28.0
Council District: 7 - Cloninger
Applicant: York County Natural Gas Authority
Owner: York County Natural Gas Authority
Location: 1299 Schlumberger Road Road, Fort Mill
Planning Commission Date: July 14, 2025
Staff Recommendation: Approve
PC Recommendation: Approve (6-0)

Executive Summary: The purpose of the proposed change is to utilize the existing building for a Support Operations Center that will include business support, business services, offices, dispatch, and material and equipment storage. The request to rezone from AGC and OI to ID is consistent with the future land use designation of *I-77 Corridor Employment*. 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 types of ID uses permitted on the parcels.

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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. This large parcel is isolated from any existing development and includes significant tree cover, so the site is almost entirely obscured from public view.

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

Case # 25-31
Tax Map # 187-00-00-032; 158-00-00-011; -016
Zoning Request: Rezone from RUD to AGC
Acres: 9.62
Council District: 3 - Adkins
Applicant: Robin, Kevin, Jennifer, and Lauren Bolin, and Cody Williams
Owner: Robin, Kevin, Jennifer, and Lauren Bolin, and Cody Williams
Location: 914 and 1008 Allwood Road, York
Planning Commission Date: July 14, 2025
Staff Recommendation: Approve
PC Recommendation: Approve (6-0)

Executive Summary: The purpose of the proposed change is to aggregate parcels within two zoning districts for later recombination and distribution to family members. The request to rezone from RUD and AGC is consistent with the future land use designation of *Agriculture*. A staff report and analysis with findings has been performed.

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

Case # 25-32
Tax Map # 397-00-00-001
Zoning Request: Rezone from RSF-40 to RUD
Acres: 3.45
Council District: 3 - Adkins
Applicant: Amy Boheler
Owner: Thomas Boheler
Location: 1831 Windsor Woods Drive, York
Planning Commission Date: July 14, 2025
Staff Recommendation: Approve
PC Recommendation: Approve (6-0)

Executive Summary: The purpose of the proposed change is to allow a manufactured home. The request to rezone from RSF-40 to RUD is not consistent with the future land use designation of *Single Family Residential*. However, many of the nearby properties along York Highway are zoned RUD. The requested district is compatible with the mostly vacant neighboring large-lot subdivision, Windsor Woods. A staff report and analysis with findings has been performed.

6. Council to hold a Public Hearing and consider SECOND READING OF AN ORDINANCE TO

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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 hold a Public Hearing and give second 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.

Old Business

1. Council to consider Third 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.

2. Council to consider Third 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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3. Rezoning Action: Consider Second 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.

New Business

1. COUNCIL TO PROVIDE AUTHORIZATION TO APPLY FOR AND TO ACCEPT IF AWARDED, A SOUTH CAROLINA COORDINATING COUNCIL ECONOMIC DEVELOPMENT SET-A-SIDE GRANT C-25-4081 FOR PROJECT CROSS IN THE AMOUNT OF \$600,000. NO LOCAL MATCH REQUIRED.

Executive Summary: This grant is to assist Project Cross with building up-fits to an existing building in Rock Hill. Project Cross is a Corporate Headquarters that plans to invest \$20,075,000, relocate 78 existing jobs and create 81 net new jobs within five years.

2. COUNCIL TO ADOPT AN INDUCEMENT RESOLUTION TO STATE THE COMMITMENT OF YORK COUNTY TO ENTER INTO A FEE IN LIEU OF TAX AGREEMENT WITH A COMPANY KNOWN TO THE COUNTY AND IDENTIFIED FOR THE TIME BEING AS "PROJECT CROSS"; TO PROVIDE THE GENERAL TERMS OF THE FEE IN LIEU OF TAX AGREEMENT; TO IDENTIFY THE PROJECT FOR PURPOSES OF THE FEE IN LIEU OF TAX SIMPLIFICATION ACT; TO STATE THE COMMITMENT OF YORK COUNTY TO PLACE THE PROJECT'S SUBJECT PROPERTY IN A MULTI-COUNTY PARK; AND TO PROVIDE FOR OTHER MATTERS RELATED THERETO.

Executive Summary: Project Cross is a Corporate Headquarters that plans to invest \$20,075,000, relocate 78 existing jobs and create 81 net new jobs within five years.

3. COUNCIL TO CONSIDER FIRST READING OF AN ORDINANCE AUTHORIZING THE EXECUTION AND DELIVERY OF A FEE IN LIEU OF TAX AGREEMENT BY AND BETWEEN YORK COUNTY AND ONE OR MORE COMPANIES IDENTIFIED FOR THE

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TIME BEING AS “PROJECT CROSS”, WHEREBY YORK COUNTY WILL ENTER INTO A FEE IN LIEU OF TAX AGREEMENT WITH PROJECT CROSS PROVIDING FOR THE PAYMENT OF CERTAIN FEES IN LIEU OF *AD VALOREM* TAXES; PROVIDING FOR SPECIAL SOURCE REVENUE CREDITS; PROVIDING FOR THE ALLOCATION OF FEES IN LIEU OF TAXES PAYABLE UNDER THE AGREEMENT FOR THE ESTABLISHMENT OF A MULTI-COUNTY INDUSTRIAL/BUSINESS PARK; AND OTHER MATTERS RELATING THERETO.

Executive Summary: Project Cross is a Corporate Headquarters that plans to invest \$20,075,000, relocate 78 existing jobs and create 81 net new jobs within five years.

Committee and Other Reports

1. Economic Development Committee Meeting, Thursday, July 10, 2025. 4:30pm, Chairman Watts Huckabee
2. Public Works Committee Meeting, Wednesday, July 30, 2025, 6:00pm Chairman William "Bump" Roddey

Citizen Concerns

Council Member New/Non-agenda Comments

Executive Session

Receipt of Legal Advice: Legal Matters/Litigation Update

Receipt of Legal Advice/Contractual Matter: Interstate Exchanges

Matters for consideration following Executive Session

Adjourn

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