



**York County
County Council
Minutes
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

Sandra Calhoun-White, Catawba Mental Health Board - ABSENT

Appearances

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

(6:02pm) Council recognized Colonel Melinda Woodhurst for her service and retirement with York County Veterans Affairs Office.

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

(6:07pm) Brendan McClusky, 729 Warwick Way, Fort Mill, South Carolina, addressed the Council regarding his opposition to Silfab Solar operating in Fort Mill.

(6:10pm) Judy Roars, Tega Cay, South Carolina, addressed the Council regarding her concerns about the suggested policy changes by the York County Library Board.

(6:12pm) Heidi (last name unknown), Fort Mill, South Carolina addressed the Council regarding her opposition to Silfab Solar operating in Fort Mill.

(6:15pm) Jared Miracco, 1090 Dorsey Drive, Fort Mill, South Carolina, addressed the Council regarding his opposition to Silfab Solar operating in Fort Mill.

(6:17pm) Lacey Lane, Fort Mill, South Carolina addressed the Council regarding her concerns about the suggested policy changes by the York County Library Board.

(6:19pm) Scott Couchenour, 122 West Oak Street, Fort Mill, South Carolina updated the

Council on the upgrades to the parks in Fort Mill and reminded everyone that the Parks and Rec survey will be available soon.

(6:21pm) David Matthews, addressed the Council regarding his concerns with the proposed rezoning 25-15.

(6:22pm) Michael Pruner, 1062 Oakland Avenue, Rock Hill, South Carolina, requested that the Council defer the item on the agenda regarding the school impact fees for the Clover School District.

(6:26pm) Tina Miller, Rock Hill, South Carolina thanked Council for displaying the "In God We Trust" in Council Chambers.

Consent Agenda

(6:28pm) Motion to approve

1. Minutes of County Council Transportation Committee Meeting - June 16, 2025

Passed	Yes 6, No 0, Abstained 0
MOVANT:	Tom Audette
SECOND:	Ansel Watts Huckabee Sr
AYES:	Tom Audette, Andy Litten, Tommy Adkins, Christi Cox, Ansel Watts Huckabee Sr, Debi Cloninger
NAYS:	None
ABSENT:	William Bump Roddey
RECUSED:	None

2. Minutes of County Council Meeting June 16, 2025

Passed	Yes 6, No 0, Abstained 0
MOVANT:	Tom Audette
SECOND:	Ansel Watts Huckabee Sr
AYES:	Tom Audette, Andy Litten, Tommy Adkins, Christi Cox, Ansel Watts Huckabee Sr, Debi Cloninger
NAYS:	None
ABSENT:	William Bump Roddey
RECUSED:	None

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)

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.

Passed	Yes 6, No 0, Abstained 0
MOVANT:	Tom Audette
SECOND:	Ansel Watts Huckabee Sr
AYES:	Tom Audette, Andy Litten, Tommy Adkins, Christi Cox, Ansel Watts Huckabee Sr, Debi Cloninger
NAYS:	None
ABSENT:	William Bump Roddey
RECUSED:	None

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.

Passed	Yes 6, No 0, Abstained 0
MOVANT:	Tom Audette
SECOND:	Ansel Watts Huckabee Sr
AYES:	Tom Audette, Andy Litten, Tommy Adkins, Christi Cox, Ansel Watts Huckabee Sr, Debi Cloninger

NAYS: None
ABSENT: William Bump Roddey
RECUSED: None

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.

Passed Yes 6, No 0, Abstained 0
MOVANT: Tom Audette
SECOND: Ansel Watts Huckabee Sr
AYES: Tom Audette, Andy Litten, Tommy Adkins, Christi Cox, Ansel Watts Huckabee Sr, Debi Cloninger
NAYS: None
ABSENT: William Bump Roddey
RECUSED: None

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

PC Recommendation: Approve (6-0)

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

Passed	Yes 6, No 0, Abstained 0
MOVANT:	Tom Audette
SECOND:	Ansel Watts Huckabee Sr
AYES:	Tom Audette, Andy Litten, Tommy Adkins, Christi Cox, Ansel Watts Huckabee Sr, Debi Cloninger
NAYS:	None
ABSENT:	William Bump Roddey
RECUSED:	None

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.

Passed	Yes 6, No 0, Abstained 0
MOVANT:	Tom Audette
SECOND:	Ansel Watts Huckabee Sr
AYES:	Tom Audette, Andy Litten, Tommy Adkins, Christi Cox, Ansel Watts Huckabee Sr, Debi Cloninger
NAYS:	None

ABSENT: William Bump Roddey
RECUSED: None

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.

Passed Yes 6, No 0, Abstained 0
MOVANT: Tom Audette
SECOND: Ansel Watts Huckabee Sr
AYES: None
NAYS: None
ABSENT: William Bump Roddey
RECUSED: None

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

Passed Yes 6, No 0, Abstained 0
MOVANT: Tom Audette
SECOND: Ansel Watts Huckabee Sr
AYES: Tom Audette, Andy Litten, Tommy Adkins, Christi Cox, Ansel Watts Huckabee Sr, Debi Cloninger
NAYS: None
ABSENT: William Bump Roddey
RECUSED: None

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.

Passed Yes 6, No 0, Abstained 0
MOVANT: Tom Audette
SECOND: Ansel Watts Huckabee Sr
AYES: Tom Audette, Andy Litten, Tommy Adkins, Christi Cox, Ansel Watts Huckabee Sr, Debi Cloninger

NAYS: None
ABSENT: William Bump Roddey
RECUSED: None

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.

Passed Yes 6, No 0, Abstained 0
MOVANT: Tom Audette
SECOND: Ansel Watts Huckabee Sr
AYES: Tom Audette, Andy Litten, Tommy Adkins, Christi Cox, Ansel Watts Huckabee Sr, Debi Cloninger
NAYS: None
ABSENT: William Bump Roddey
RECUSED: None

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.

Passed Yes 6, No 0, Abstained 0
MOVANT: Tom Audette
SECOND: Ansel Watts Huckabee Sr
AYES: Tom Audette, Andy Litten, Tommy Adkins, Christi Cox, Ansel Watts Huckabee Sr, Debi Cloninger
NAYS: None
ABSENT: William Bump Roddey
RECUSED: None

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.

Passed Yes 6, No 0, Abstained 0

MOVANT: Tom Audette
SECOND: Ansel Watts Huckabee Sr
AYES: Tom Audette, Andy Litten, Tommy Adkins, Christi Cox, Ansel Watts Huckabee Sr, Debi Cloninger
NAYS: None
ABSENT: William Bump Roddey
RECUSED: None

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.

Passed Yes 6, No 0, Abstained 0
MOVANT: Tom Audette
SECOND: Ansel Watts Huckabee Sr
AYES: Tom Audette, Andy Litten, Tommy Adkins, Christi Cox, Ansel Watts Huckabee Sr, Debi Cloninger
NAYS: None
ABSENT: William Bump Roddey
RECUSED: None

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

Passed Yes 6, No 0, Abstained 0
MOVANT: Tom Audette
SECOND: Ansel Watts Huckabee Sr
AYES: Tom Audette, Andy Litten, Tommy Adkins, Christi Cox, Ansel Watts Huckabee Sr, Debi Cloninger
NAYS: None
ABSENT: William Bump Roddey
RECUSED: None

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.

Passed	Yes 6, No 0, Abstained 0
MOVANT:	Tom Audette
SECOND:	Ansel Watts Huckabee Sr
AYES:	Tom Audette, Andy Litten, Tommy Adkins, Christi Cox, Ansel Watts Huckabee Sr, Debi Cloninger
NAYS:	None
ABSENT:	William Bump Roddey
RECUSED:	None

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.

Passed	Yes 6, No 0, Abstained 0
MOVANT:	Tom Audette
SECOND:	Ansel Watts Huckabee Sr
AYES:	Tom Audette, Andy Litten, Tommy Adkins, Christi Cox, Ansel Watts Huckabee Sr, Debi Cloninger
NAYS:	None
ABSENT:	William Bump Roddey
RECUSED:	None

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.

Passed	Yes 6, No 0, Abstained 0
MOVANT:	Tom Audette
SECOND:	Ansel Watts Huckabee Sr
AYES:	Tom Audette, Andy Litten, Tommy Adkins, Christi Cox, Ansel Watts Huckabee Sr, Debi Cloninger
NAYS:	None
ABSENT:	William Bump Roddey
RECUSED:	None

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.

Passed	Yes 6, No 0, Abstained 0
MOVANT:	Tom Audette
SECOND:	Ansel Watts Huckabee Sr
AYES:	Tom Audette, Andy Litten, Tommy Adkins, Christi Cox, Ansel Watts Huckabee Sr, Debi Cloninger
NAYS:	None
ABSENT:	William Bump Roddey
RECUSED:	None

- 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.

Passed	Yes 6, No 0, Abstained 0
MOVANT:	Tom Audette
SECOND:	Ansel Watts Huckabee Sr
AYES:	Tom Audette, Andy Litten, Tommy Adkins, Christi Cox, Ansel Watts Huckabee Sr, Debi Cloninger
NAYS:	None
ABSENT:	William Bump Roddey
RECUSED:	None

- 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 County.

Passed	Yes 6, No 0, Abstained 0
MOVANT:	Tom Audette
SECOND:	Ansel Watts Huckabee Sr

AYES:	Tom Audette, Andy Litten, Tommy Adkins, Christi Cox, Ansel Watts Huckabee Sr, Debi Cloninger
NAYS:	None
ABSENT:	William Bump Roddey
RECUSED:	None

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.

Passed	Yes 6, No 0, Abstained 0
MOVANT:	Tom Audette
SECOND:	Ansel Watts Huckabee Sr
AYES:	Tom Audette, Andy Litten, Tommy Adkins, Christi Cox, Ansel Watts Huckabee Sr, Debi Cloninger
NAYS:	None
ABSENT:	William Bump Roddey
RECUSED:	None

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.

Passed	Yes 6, No 0, Abstained 0
MOVANT:	Tom Audette
SECOND:	Ansel Watts Huckabee Sr
AYES:	Tom Audette, Andy Litten, Tommy Adkins, Christi Cox, Ansel Watts Huckabee Sr, Debi Cloninger
NAYS:	None
ABSENT:	William Bump Roddey
RECUSED:	None

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.

Passed	Yes 6, No 0, Abstained 0
MOVANT:	Tom Audette
SECOND:	Ansel Watts Huckabee Sr
AYES:	Tom Audette, Andy Litten, Tommy Adkins, Christi Cox, Ansel Watts Huckabee Sr, Debi Cloninger
NAYS:	None
ABSENT:	William Bump Roddey
RECUSED:	None

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.

Passed	Yes 6, No 0, Abstained 0
MOVANT:	Tom Audette
SECOND:	Ansel Watts Huckabee Sr
AYES:	Tom Audette, Andy Litten, Tommy Adkins, Christi Cox, Ansel Watts Huckabee Sr, Debi Cloninger
NAYS:	None
ABSENT:	William Bump Roddey
RECUSED:	None

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.

Passed	Yes 6, No 0, Abstained 0
MOVANT:	Tom Audette
SECOND:	Ansel Watts Huckabee Sr
AYES:	Tom Audette, Andy Litten, Tommy Adkins, Christi Cox, Ansel Watts

	Huckabee Sr, Debi Cloninger
NAYS:	None
ABSENT:	William Bump Roddey
RECUSED:	None

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 \$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.

Passed	Yes 6, No 0, Abstained 0
MOVANT:	Tom Audette
SECOND:	Ansel Watts Huckabee Sr
AYES:	Tom Audette, Andy Litten, Tommy Adkins, Christi Cox, Ansel Watts Huckabee Sr, Debi Cloninger
NAYS:	None
ABSENT:	William Bump Roddey
RECUSED:	None

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.

Passed	Yes 6, No 0, Abstained 0
MOVANT:	Tom Audette
SECOND:	Ansel Watts Huckabee Sr
AYES:	Tom Audette, Andy Litten, Tommy Adkins, Christi Cox, Ansel Watts Huckabee Sr, Debi Cloninger
NAYS:	None
ABSENT:	William Bump Roddey
RECUSED:	None

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.

Passed	Yes 6, No 0, Abstained 0
MOVANT:	Tom Audette

SECOND: Ansel Watts Huckabee Sr
AYES: Tom Audette, Andy Litten, Tommy Adkins, Christi Cox, Ansel Watts Huckabee Sr, Debi Cloninger
NAYS: None
ABSENT: William Bump Roddey
RECUSED: None

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.

Passed Yes 6, No 0, Abstained 0
MOVANT: Tom Audette
SECOND: Ansel Watts Huckabee Sr
AYES: Tom Audette, Andy Litten, Tommy Adkins, Christi Cox, Ansel Watts Huckabee Sr, Debi Cloninger
NAYS: None
ABSENT: William Bump Roddey
RECUSED: None

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.**

Passed Yes 6, No 0, Abstained 0
MOVANT: Tom Audette
SECOND: Ansel Watts Huckabee Sr
AYES: Tom Audette, Andy Litten, Tommy Adkins, Christi Cox, Ansel Watts Huckabee Sr, Debi Cloninger
NAYS: None
ABSENT: William Bump Roddey
RECUSED: None

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 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.

(6:28pm) Diane Dil, Planning Manager, provided information regarding the proposed ordinance modifications.

The following individuals spoke in favor of the proposed ordinance:

(6:42pm) Scott Couchenour, 122 West Oak Street, Fort Mill, South Carolina addressed Council regarding his support for the proposed modifications.

(6:43pm) Motion to close the public hearing.

Passed	Yes 6, No 0, Abstained 0
MOVANT:	Ansel Watts Huckabee Sr
SECOND:	Tom Audette
AYES:	Tom Audette, Andy Litten, Tommy Adkins, Christi Cox, Ansel Watts Huckabee Sr, Debi Cloninger
NAYS:	None
ABSENT:	William Bump Roddey
RECUSED:	None

(6:43pm) Motion to approve

Passed	Yes 6, No 0, Abstained 0
MOVANT:	Andy Litten
SECOND:	Tom Audette
AYES:	Tom Audette, Andy Litten, Tommy Adkins, Christi Cox, Ansel Watts Huckabee Sr, Debi Cloninger
NAYS:	None
ABSENT:	William Bump Roddey
RECUSED:	None

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.

(6:44pm) Diane Dil, Planning Manager, provided information regarding the proposed ordinance modifications.

The following individuals spoke in opposition of the proposed ordinance:

(7:05pm) Michael Pruner addressed the Council with questions regarding the family exemption and requested a "love and affection" clause and not require an amount of lots per year, also questioned the AGC Front Yard setback proposal.

The following individuals spoke in favor of the proposed ordinance:

(7:09pm) Scott Couchenour, 122 West Oak Street, Fort Mill, South Carolina addressed Council regarding his support for the proposed ordinance and requested that families that inherit property not get charged the impact fees.

(7:10pm) Name unknown, addressed the Council with his concerns about the lack of road frontage requirements.

(7:11pm) Motion to close the public hearing

Passed **Yes 6, No 0, Abstained 0**

MOVANT: Tom Audette

SECOND: Ansel Watts Huckabee Sr

AYES: Tom Audette, Andy Litten, Tommy Adkins, Christi Cox, Ansel Watts Huckabee Sr, Debi Cloninger

NAYS: None
ABSENT: William Bump Roddey
RECUSED: None

(7:12pm) Motion to approve

Passed Yes 6, No 0, Abstained 0
MOVANT: Andy Litten
SECOND: Tom Audette
AYES: Tom Audette, Andy Litten, Tommy Adkins, Christi Cox, Ansel Watts Huckabee Sr, Debi Cloninger
NAYS: None
ABSENT: William Bump Roddey
RECUSED: None

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 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.

(7:15pm) Thomas Newman, Long Range Planner, provided information regarding the proposed rezoning.

(7:17pm) There being no one interested in speaking for or against the proposed ordinance, a motion was made to close the public hearing.

Passed Yes 6, No 0, Abstained 0
MOVANT: Ansel Watts Huckabee Sr
SECOND: Tom Audette
AYES: Tom Audette, Andy Litten, Tommy Adkins, Christi Cox, Ansel Watts Huckabee Sr, Debi Cloninger

NAYS: None
ABSENT: William Bump Roddey
RECUSED: None

(7:17pm) Motion to approve

Passed Yes 6, No 0, Abstained 0
MOVANT: Tom Audette
SECOND: Ansel Watts Huckabee Sr.
AYES: Tom Audette, Andy Litten, Tommy Adkins, Christi Cox, Ansel Watts Huckabee Sr, Debi Cloninger
NAYS: None
ABSENT: William Bump Roddey
RECUSED: None

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.

(7:17pm) Diane Dil, Planning Manager, provided information regarding the proposed rezoning.

(7:19pm) There being no one interested in speaking for or against the proposed ordinance, a motion was made to close the public hearing.

Passed Yes 6, No 0, Abstained 0
MOVANT: Andy Litten
SECOND: Tom Audette
AYES: Tom Audette, Andy Litten, Tommy Adkins, Christi Cox, Ansel Watts Huckabee Sr, Debi Cloninger

NAYS: None
ABSENT: William Bump Roddey
RECUSED: None

(7:19pm) Motion to approve

Passed Yes 6, No 0, Abstained 0
MOVANT: Tommy Adkins
SECOND: Tom Audette
AYES: Tom Audette, Andy Litten, Tommy Adkins, Christi Cox, Ansel Watts Huckabee Sr, Debi Cloninger
NAYS: None
ABSENT: William Bump Roddey
RECUSED: None

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.

(7:19pm) Thomas Newman, Long Range Planner, provided information regarding the proposed rezoning.

(7:22pm) There being no one interested in speaking for or against the proposed ordinance, a motion was made to close the public hearing.

Passed Yes 6, No 0, Abstained 0
MOVANT: Ansel Watts Huckabee Sr
SECOND: Tom Audette

AYES:	Tom Audette, Andy Litten, Tommy Adkins, Christi Cox, Ansel Watts Huckabee Sr, Debi Cloninger
NAYS:	None
ABSENT:	William Bump Roddey
RECUSED:	None

(7:22pm) Motion to approve

Passed	Yes 5, No 1, Abstained 0
MOVANT:	Tom Audette
SECOND:	Tommy Adkins
AYES:	Tom Audette, Andy Litten, Tommy Adkins, Christi Cox, Debi Cloninger
NAYS:	Ansel Watts Huckabee Sr.
ABSENT:	William Bump Roddey
RECUSED:	None

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

(7:23pm) Diane Dil, Planning Manager, provided information on the proposed rezoning.

(7:25pm) There being no one interested in speaking for or against the proposed ordinance, a motion was made to close the public hearing.

Passed	Yes 6, No 0, Abstained 0
MOVANT:	Tom Audette
SECOND:	Ansel Watts Huckabee Sr
AYES:	Tom Audette, Andy Litten, Tommy Adkins, Christi Cox, Ansel Watts

	Huckabee Sr, Debi Cloninger
NAYS:	None
ABSENT:	William Bump Roddey
RECUSED:	None

(7:25pm) Motion to approve

Passed	Yes 6, No 0, Abstained 0
MOVANT:	Tommy Adkins
SECOND:	Ansel Watts Huckabee Sr
AYES:	Tom Audette, Andy Litten, Tommy Adkins, Christi Cox, Ansel Watts Huckabee Sr, Debi Cloninger
NAYS:	None
ABSENT:	William Bump Roddey
RECUSED:	None

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.

(7:26pm) Diane Dil, Planning Manager, provided information regarding the proposed rezoning.

The following individuals spoke regarding the rezoning:

(7:27pm) Lamar Parker, 2885 Hillcrest Road and Michael Hill, property owner, stated they would like to withdraw the request at this time.

(7:31pm) Jerry Rogers addressed the Council with questions about what is happening with the proposed rezoning.

(7:32pm) There being no one else interested in speaking for or against the proposed ordinance, a motion was made to close the public hearing.

Passed	Yes 6, No 0, Abstained 0
MOVANT:	Ansel Watts Huckabee Sr
SECOND:	Andy Litten
AYES:	Tom Audette, Andy Litten, Tommy Adkins, Christi Cox, Ansel Watts Huckabee Sr, Debi Cloninger
NAYS:	None
ABSENT:	William Bump Roddey
RECUSED:	None

(7:32pm) Motion to accept the withdrawal.

Passed	Yes 6, No 0, Abstained 0
MOVANT:	Tom Audette
SECOND:	Tommy Adkiins
AYES:	Tom Audette, Andy Litten, Tommy Adkins, Christi Cox, Ansel Watts Huckabee Sr, Debi Cloninger
NAYS:	None
ABSENT:	William Bump Roddey
RECUSED:	None

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 |
| 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.

(7:33pm) Thomas Newsom, Long Range Planner, presented information regarding the proposed rezoning.

The following individuals spoke in favor of the proposed ordinance:

(7:36pm) Laura Hammerlee, 339 Calming Way, Tega Cay, South Carolina addressed the Council regarding her support for the proposed rezoning.

(7:38pm) There being no one else interested in speaking for or against the proposed ordinance, a motion was made to close the public hearing.

Passed	Yes 6, No 0, Abstained 0
MOVANT:	Tom Audette
SECOND:	Ansel Watts Huckabee Sr
AYES:	Tom Audette, Andy Litten, Tommy Adkins, Christi Cox, Ansel Watts Huckabee Sr, Debi Cloninger
NAYS:	None
ABSENT:	William Bump Roddey
RECUSED:	None

(7:38pm) Motion to approve

Passed	Yes 6, No 0, Abstained 0
MOVANT:	Tom Audette
SECOND:	Andy Litten
AYES:	Tom Audette, Andy Litten, Tommy Adkins, Christi Cox, Ansel Watts Huckabee Sr, Debi Cloninger
NAYS:	None
ABSENT:	William Bump Roddey
RECUSED:	None

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

(7:38pm) Thomas Newsome, Long Range Planner, provided information regarding the proposed rezoning.

The following individuals spoke in opposition of the proposed ordinance:

(7:40pm) Robert Cook, 5234 Thornburg Road, Rock Hill, South Carolina, addressed Council regarding his opposition to the proposed rezoning.

The following individuals spoke in favor of the proposed ordinance:

(7:41pm) Tim Helline, 1830 Hands Mill Hwy, Rock Hill, South Carolina addressed Council regarding his support for the proposed rezoning.

(7:43pm) There being no one else interested in speaking for or against the proposed ordinance, a motion was made to close the public hearing.

Passed	Yes 6, No 0, Abstained 0
MOVANT:	Ansel Watts Huckabee Sr
SECOND:	Tom Audette
AYES:	Tom Audette, Andy Litten, Tommy Adkins, Christi Cox, Ansel Watts Huckabee Sr, Debi Cloninger
NAYS:	None
ABSENT:	William Bump Roddey
RECUSED:	None

(7:43pm) Motion to approve.

Passed	Yes 6, No 0, Abstained 0
MOVANT:	Ansel Watts Huckabee Sr
SECOND:	Tom Audette
AYES:	Tom Audette, Andy Litten, Tommy Adkins, Christi Cox, Ansel Watts Huckabee Sr, Debi Cloninger
NAYS:	None
ABSENT:	William Bump Roddey
RECUSED:	None

Old Business

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.

(7:51pm) Motion to approve

Passed	Yes 6, No 0, Abstained 0
MOVANT:	Andy Litten
SECOND:	Tom Audette
AYES:	Tom Audette, Andy Litten, Tommy Adkins, Christi Cox, Ansel Watts Huckabee Sr, Debi Cloninger
NAYS:	None
ABSENT:	William Bump Roddey
RECUSED:	None

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.

(7:52pm) Motion to approve

Passed	Yes 6, No 0, Abstained 0
MOVANT:	Ansel Watts Huckabee Sr
SECOND:	Tom Audette
AYES:	Tom Audette, Andy Litten, Tommy Adkins, Christi Cox, Ansel Watts Huckabee Sr, Debi Cloninger
NAYS:	None
ABSENT:	William Bump Roddey
RECUSED:	None

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 updated CIP and fees.

(8:04pm) Motion to approve

Passed	Yes 6, No 0, Abstained 0
MOVANT:	Andy Litten
SECOND:	Tom Audette
AYES:	Tom Audette, Andy Litten, Tommy Adkins, Christi Cox, Ansel Watts Huckabee Sr, Debi Cloninger
NAYS:	None
ABSENT:	William Bump Roddey
RECUSED:	None

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

(8:05pm) Council member Watts Huckabee provided a report from the Economic Development Committee meeting.

(8:06pm) Council member Tom Audette provided a report from the Finance & Operations Committee meeting.

Citizen Concerns

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

(8:08pm) Tiffany Knight, Executive Director, provided an overview of the In The Meantime program and thanked Council for the discretionary funding and encouraged Council to review the newsletter that was provided to each Council member.

Council Member New/Non-agenda Comments

(8:11pm) Council member Tommy Adkins stated that he is concerned with people serving a god of convenience and technology instead of the mighty God.

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

(10:45pm) Motion to authorize retention of outside legal counsel, Andrew Lindemann Law Firm and pursue the Adams Outdoor Advertising Appeal as discussed in Executive Session.

Passed Yes 5, No 0, Abstained 0

MOVANT: Andy Litten

SECOND: Ansel Watts Huckabee Sr

AYES: Tom Audette, Andy Litten, Tommy Adkins, Ansel Watts Huckabee Sr, Debi Cloninger

NAYS: None

ABSENT: William Bump Roddey, Christi Cox

RECUSED: None

(10:46pm) Motion to authorize settlement for Project SC RTE 72 Road Widening, Project Number 11149-014, Tract 142 as discussed in Executive Session.

Passed Yes 5, No 0, Abstained 0

MOVANT: Andy Litten

SECOND: Ansel Watts Huckabee Sr

AYES: Tom Audette, Andy Litten, Tommy Adkins, Ansel Watts Huckabee Sr, Debi Cloninger

NAYS: None

ABSENT: William Bump Roddey, Christi Cox

RECUSED: None

(10:46pm) Motion to authorize a council-initiated rezoning of Garrett's Landing Development and to authorize settlement as discussed in Executive Session.

Passed Yes 5, No 0, Abstained 0

MOVANT: Andy Litten

SECOND: Ansel Watts Huckabee Sr

AYES: Tom Audette, Andy Litten, Tommy Adkins, Ansel Watts Huckabee Sr, Debi Cloninger

NAYS: None

ABSENT: William Bump Roddey, Christi Cox

RECUSED: None

(10:46pm) Motion to appoint Jeremy Ryan Thomas as York County Auditor and to authorize the County Manager to negotiate the Auditor's salary as discussed in Executive Session.

Passed Yes 5, No 0, Abstained 0

MOVANT: Andy Litten

SECOND: Ansel Watts Huckabee Sr

AYES: Tom Audette, Andy Litten, Tommy Adkins, Ansel Watts Huckabee Sr, Debi Cloninger

NAYS: None

ABSENT: William Bump Roddey, Christi Cox

RECUSED: None

(10:47pm) Motion to pursue inducement of Project Cross to York County and to place an ordinance to that effect on the agenda for the next Council meeting.

Passed Yes 5, No 0, Abstained 0

MOVANT: Andy Litten

SECOND: Ansel Watts Huckabee Sr

AYES: Tom Audette, Andy Litten, Tommy Adkins, Ansel Watts Huckabee Sr, Debi Cloninger

NAYS: None

ABSENT: William Bump Roddey, Christi Cox

RECUSED: None

Adjourn

(10:47pm) Motion to adjourn

Passed Yes 5, No 0, Abstained 0

MOVANT: Ansel Watts Huckabee Sr

SECOND: Tommy Adkins

AYES: Tom Audette, Andy Litten, Tommy Adkins, Ansel Watts Huckabee Sr, Debi Cloninger

NAYS:	None
ABSENT:	William Bump Roddey, Christi Cox
RECUSED:	None

Karen M. Brogdon, Clerk to Council