



**York County
County Council
Minutes
September 2, 2025**

Regular Meeting

**York County Government Center
6 South Congress Street
York, SC 29745**

6:00 PM

Call to Order

Christi Cox, Chairwoman

Invocation and Pledge of Allegiance

Council member Andy Litten, District 2

Oath of Office for newly appointed Board and Commission Members

Billy Haire, Bethesda Fire Tax District Board

Stephen Ballenger, Keep York County Beautiful (District 3)

Mickey Peake, York County Culture and Heritage Commission (District 3)

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

(6:01pm)

Billy Haire and Mickey Peake were absent

Appearances

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

(6:04pm) Brandon Langford, 469 Hawks Creek Parkway, Fort Mill, South Carolina addressed the Council regarding his concerns with Silfab Solar operating in Fort Mill.

(6:07pm) Frank Jurnak, 2591 Lower Assembly Drive, Fort Mill, South Carolina addressed the Council regarding his concerns about the fire alarms sounding at Silfab Solar.

(6:11pm) Billy Hagner, 1901 Voyager Road, York, South Carolina addressed Council regarding rezoning 25-28 and his concerns with the increased traffic in the area and requested that the County follow the recommendations from the TIA.

(6:13pm) William Cureton, 1224 Cope Avenue, Rock Hill, South Carolina and Lawrence Berry addressed the Council regarding his concerns about rezoning 25-24 and requested that Council deny the request.

Consent Agenda

(6:15pm) Motion to approve the Consent Agenda with the removal of item #26 (Resolution for an IGA with Municipalities) to New Business #1.

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

1. Minutes of County Council Meeting, August 18, 2025

Motion to approve

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

2. Consider approval of nominated applicants for service for Boards & Commissions from the Finance & Operations Committee meeting on August 18, 2025: Michael Tucker, Lake Wylie Marine Commission, James Wallace, Planning Commission (District 6), Paul Wise, Bethesda Fire Tax District Board, Joseph Simpson, Bethesda Fire Tax District Board, Richard Simeone, Rock Hill/York County Airport Commission, Michael Bennett, Riverview Fire Tax District Board, Justin Laroche, Riverview Fire Tax District Board, Jack Schurlknight, York County Forever (District 3), Jennifer McAdams, York County Forever (Ex Officio), Kyle Eller, Board of Zoning Appeals (District 2), Megan Nelson, Rock Hill/York County Convention and Visitor's Bureau (District 1), Shannon Reed, Catawba Regional Workforce Investment Board, and Annie Laurie Wheat, York County Culture and Heritage Commission (District 6).

Motion to approve

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

3. Council to give THIRD 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 give third 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.

Motion to approve

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

4. Rezoning Action: Consider Third 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.

Motion to approve

Passed	Yes 5, No 0, Abstained 0
MOVANT:	Ansel Watts Huckabee Sr
SECOND:	Andy Litten
AYES:	Andy Litten, Tommy Adkins, Christi Cox, Ansel Watts Huckabee Sr, Debi

	Cloninger
NAYS:	None
ABSENT:	Tom Audette, William Bump Roddey
RECUSED:	None

5. Rezoning Action: Consider Third 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.

Motion to approve

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

6. Rezoning Action: Consider Third 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.

Motion to approve

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

7. Rezoning Action: Consider Third 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.

Motion to approve

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

8. Rezoning Action: Consider Third 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 Helling |
| 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.

Motion to approve

Passed	Yes 5, No 0, Abstained 0
MOVANT:	Ansel Watts Huckabee Sr
SECOND:	Andy Litten
AYES:	Andy Litten, Tommy Adkins, Christi Cox, Ansel Watts Huckabee Sr, Debi Cloninger
NAYS:	None

ABSENT: Tom Audette, William Bump Roddey
RECUSED: None

9. Rezoning Action: Consider Second 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.

Motion to approve

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

10. Rezoning Action: Consider Second 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.

Since the result of this rezoning will create non-conforming lots sizes, staff recommends the following condition as part of this request:

1. The property must be recombined so that no parcel is less than the required 5-acre minimum lot size. An approved subdivision plat achieving that lot size shall be recorded with the York County Register of Deeds within 90 days of the rezoning approval.

Motion to approve

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

11. Rezoning Action: Consider Second 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.

Motion to approve

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

12. COUNCIL TO CONSIDER SECOND 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 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.

Motion to approve

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

13. Council to approve, and accept, if awarded, York County to apply for Community Development Block Grant funding on behalf of the City of York for Wooded Valley Park improvements.

Executive Summary: York County currently does not have a project eligible for the Fall

cycle of CDBG funding, which is specifically for “community enrichment projects.” However, York County is seeking to apply for CDBG funds on behalf of the City of York. Presently, the City of York cannot apply for CDBG funds because they have two current open CDBG projects. However, York County can apply and wants to ensure we avoid leaving potential funding unutilized. Furthermore, applying for this grant is part of our ongoing collaboration efforts with key community stakeholders, aligning with the initiatives outlined in our strategic plan. Details about the partnership and project are as follows:

Wooded Valley Park Improvement Project in the City of York

The project consists of upgrading and improving the existing Wooded Valley Park to address safety issues, improve accessibility for all residents, and increase the quality of life for the residents of York. Upgrades include:

Improvements to asphalt the parking lot with ADA parking accessibility, ADA accessible loop trail, new playground structure and swing set meeting ADA accessibility guidelines, playground surfacing, picnic shelter and seating, benches, trash cans, landscaping, lighting, fencing, and renovated greenspaces.

CDBG guidelines require the County to hold a public hearing to inform the public of the County’s potential application and project. The Public Hearing will be held on Sept. 4th, at the York County Government Center.

Motion to approve

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

- 14. Council to approve the request and acceptance of ownership from SCDOT of approximately 0.25 miles of Coltharp Road in Fort Mill

Executive Summary: County staff has been coordinating with the property owner adjacent to Coltharp Road and the owner is willing to donate the needed right of way for the realigned Coltharp Road in exchange for the County abandoning the old right of way at the completion of the US 21 widening project. In order to make this agreement, the County must own this section of Coltharp Road. With this approval, staff can move forward with coordinating the road ownership transfer with SCDOT.

Motion to approve

Passed	Yes 5, No 0, Abstained 0
MOVANT:	Ansel Watts Huckabee Sr

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

15. Council to authorize the renewal of maintenance and subscription for our Public Safety Software with Central Square Technologies for the amount of \$321,647.75

Executive Summary: This software platform supports the core operations of computer-aided dispatch (CAD), mapping, personnel, records, analytical, evidence management, mobile applications, jail inmate booking, photographs, property, commissary and management systems. Keeping the maintenance current allows us to get updates and support to ensure the software is available for County employees, especially those in the Sheriff's Office and Public Safety Communications.

Motion to approve

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

16. Council to ratify the purchase of equipment from Owen G Dunn CO, Inc DBA PrintElect, for a total cost of \$53,496.13, for use by Voter Registration and Elections.

Executive Summary: The ballot marking devices need replacement motherboard and rechargeable batteries due to age. This will cover the replacement of 150 batteries of both types for this fiscal year. We had to move forward with the purchase because a Purchase Order (PO) is required prior to placing the order for batteries. Once they are ordered, it will take approximately 3-weeks for the batteries to be shipped to our office, followed by the vendor coming onsite for a multi-day replacement process. Per Registration and Elections, the process needs to be completed in October in order to be ready for municipal elections taking place in November.

Motion to approve

Passed	Yes 5, No 0, Abstained 0
MOVANT:	Ansel Watts Huckabee Sr
SECOND:	Andy Litten
AYES:	Andy Litten, Tommy Adkins, Christi Cox, Ansel Watts Huckabee Sr, Debi Cloninger
NAYS:	None

ABSENT: Tom Audette, William Bump Roddey
RECUSED: None

17. Council to ratify an emergency purchase regarding the repair of the Family Court's HVAC system by Trane USA Inc. of Charlotte NC, for a total cost of \$81,865.05.

Executive Summary: A portion of the HVAC system at the Family Court building malfunctioned and was in need of immediate repair. To minimize disruption to County business, the repair was completed for a total cost of \$81,865.05, exceeding the previously approved contracted amount for repairs. Staff is recommending ratification of this emergency purchase as required by the County Code of Ordinances.

Motion to approve

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

18. Council to authorize the expenditure of \$39,843 in York County Forever Commission funds to Nation Ford Land Trust (NFLT) for expenses related to a Conservation Easement on approximately 120 acres of property along Kings Mountain Street and Ratchford Road in York (TM # 0700210001 and 0701801012).

Executive Summary: The York County Forever Commission requests the York County Council approve their recommendation of a \$39,842 expenditure of YCF Commission funds to place a Conservation Easement on two parcels that total 120 acres parcel located at Kings Mountain Street and Ratchford Road, York.

Motion to approve

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

19. Council to authorize the expenditure of \$28,727 in York County Forever Commission funds to Nation Ford Land Trust (NFLT) for expenses related to a Conservation Easement on approximately 28 acres of property along Mt. Holly Road in Rock Hill (TM # 619-01-01-007).

Executive Summary: The York County Forever Commission requests the York County Council approve their recommendation of a \$28,727 expenditure of YCF Commission funds to place a Conservation Easement on a 28-acre parcel located along Mt. Holly Road, Rock Hill.

Motion to approve

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

20. Council to approve a sole source award regarding the York County Council Chambers HVAC Renovation and Installation project, to Trane U.S. Inc. of Charlotte NC, for a total cost of \$386,000.00, as provisioned by §35.009 (G) (2) of York County's Procurement Code.

Executive Summary: Due to costly repairs and significant downtime of the HVAC system in Council Chambers at the Government Center, Public Works is recommending a full HVAC system replacement.

Motion to approve

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

21. Council to approve a procurement exception and to authorize contract negotiations with Catawba Community Mental Health Center of Rock Hill SC, for professional mental health services for use by York County's Detention Center, as provisioned by York County's Procurement Code § 35.009 (G)(1)(y).

Executive Summary: The Sheriff's Office is requesting to enter into contract negotiations with the Catawba Community Health Center to provide mental health services to inmates at York County's Detention Center.

Motion to approve

Passed	Yes 5, No 0, Abstained 0
MOVANT:	Ansel Watts Huckabee Sr
SECOND:	Andy Litten

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

22. Council to authorize contract negotiations regarding RFP #2990 for a Countywide Multifunctional Photocopier Program.

Executive Summary: The purpose of this request is to receive Council's authorization to enter into contract negotiations for countywide multifunctional photocopier services.

Motion to approve

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

23. Council to approve award regarding Bid #3000 for the construction of the Pennies for Progress Project 11149-004: US 21/SC 51 road widening, to the lowest responsive and responsible bidder, Blythe Development LLC of Charlotte NC, for a total cost of \$62,511,924.90.

Executive Summary: As part of the Pennies for Progress 3 Program, US 21 and SC 51 will be widened to five lanes from Springfield Parkway to the NC state line. The project will also include the construction of curb and gutter and sidewalks. This section of US 21 has almost 20,000 vehicles per day while SC 51 has over 15,000 vehicles per day. The project is needed to increase capacity and improve safety along these heavily traveled corridors.

Motion to approve

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

24. Council to approve award regarding Bid #3005 for the Regent Parkway Sanitary Sewer Relief System project, contingent upon approval by the South Carolina Rural Infrastructure Authority (RIA), to the lowest responsive and responsible bidder, Whitesell Trucking, Inc.,

of Rock Hill SC, for a total cost of \$2,845,091.82.

Executive Summary: The purpose of this request for County Council's approval of award for the final Phase (Phase 4) of the Regent Parkway Sanitary Sewer Relief System project. This project is partially being funded by the South Carolina Rural Infrastructure Authority (RIA) for a total reimbursable amount of \$1,000,000. Therefore, the award for this project is also contingent upon approval by the South Carolina RIA.

Motion to approve

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

25. Council to approve a contractual agreement with Greene Finney Cauley LLC, of Mauldin SC, regarding RFP #3002 for Professional Financial Auditing Services for an estimated total cost of \$448,700, which includes fiscal years ending June 30, 2026, June 30, 2027, and June 30, 2028, with an option to provide financial auditing services for up to two subsequent fiscal years.

Executive Summary: The Finance Department is requesting Council's approval of award to Greene Finney Cauley LLC, of Mauldin SC, for Professional Auditing Services.

Motion to approve

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

27. Council to suspend the rules without referral to the Committee and adopt A RESOLUTION OF THE YORK COUNTY COUNCIL ESTABLISHING THE AD VALOREM MILLAGE FOR 2025-26 IN A MANNER CONSISTENT WITH THE 2025 YORK COUNTY REASSESSMENT AND STATUTES GOVERNING ITS IMPLEMENTATION; AND PROVIDING FOR OTHER MATTERS RELATING THERETO.

Motion to approve

Passed	Yes 5, No 0, Abstained 0
MOVANT:	Ansel Watts Huckabee Sr

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

Public Hearing(s)

- Rezoning Action: Hold a Public Hearing and Consider First Reading
 Case # 25-19
 Tax Map # 605-00-00-021
 Zoning Request: Rezone from RUD to LI
 Acres: 2.8
 Council District: 5 - Cox
 Applicant: Pyotr Nikolin
 Owner: Pyotr Nikolin
 Location: Saluda Road, Rock Hill
 Planning Commission Date: August 11, 2025
 Staff Recommendation: Deny
 PC Recommendation: Deny (5-0)

Executive Summary: The purpose of the proposed change is to allow a trucking operation on the property to resolve an existing code enforcement violation. The request to rezone from RUD to LI is not consistent with the future land use designation of *Single Family Residential*. The proposed LI zone would allow for the active trucking operation, as well as other more intensive uses, where the *Single Family Residential* future land use designation does not envision industrial uses. In some locations, the designation can support low-intensity non-residential uses at a designated center or at a major intersection, however the property does not meet these criteria. Further, there are no other parcels zoned LI in the general vicinity, so this request could be considered spot zoning. A staff report and analysis with findings has been performed.

(6:16pm) Thomas Newlin, Long Range Planner, provided an overview of the proposed rezoning.

The following individual spoke in favor of the proposed rezoning:

(6:18pm) Pyotr Nikolin, property owner, addressed the Council regarding his support for the proposed rezoning.

(6:23pm) 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 5, No 0, Abstained 0
MOVANT:	Andy Litten

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

(6:24pm) Motion to deny

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

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

Case #	25-33
Tax Map #	694-00-00-177
Zoning Request:	Rezone from UD to RSF-30
Acres:	5.88
Council District:	5 - Cox
Applicant:	Kyle Christopher
Owner:	Carolina Capital Property LLC
Location:	Benson Road, Rock Hill
Planning Commission Date:	August 11, 2025
Staff Recommendation:	Approve
PC Recommendation:	Approve (5-0)

Executive Summary: The purpose of the proposed change is to subdivide the parcel into three lots to construct two additional homes. The request does not align with York County’s *York Forward 2035* Future Land Use Map as the requested RSF-30 zone is less intense than expected within the *Neighborhood Residential* designation. However, the requested district is consistent with the development pattern of the area. The neighboring properties along Benson Road are zoned RSF-30, including two nested between the subject parcel and the roadway. Also, the proposed subdivision will bring the dimensions of the property more in line with the scale of the surrounding lots. This request will remove another property from the legacy UD district. A staff report and analysis with findings has been performed.

(6:26pm) Thomas Newlin, Long Range Planner, provided an overview of the proposed rezoning.

(6:28pm) There being no one interested in speaking for or against the proposed ordinance, a motion was made to close the public hearing.

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

(6:28pm) Motion to approve

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

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

Case #	25-34
Tax Map #	723-00-00-044
Zoning Request:	Rezone from UD to LI
Acres:	0.07
Council District:	1 - Audette
Applicant:	Phelan Bennett Development
Owner:	Lakemont Property Investors, LLC
Location:	Foothills Way, Fort Mill
Planning Commission Date:	August 11, 2025
Staff Recommendation:	Approve
PC Recommendation:	Approve (5-0)

Executive Summary: The purpose of the request is to combine this parcel with the surrounding property TM#723-079, which will be developed with two warehouse buildings. The rezoning request aligns with the Future Land Use Map and Comprehensive Plan. The requested LI zone befits the land use types and character expected within the designation. The property that envelops the subject parcel is zoned LI, and will allow the integration of the nested subject parcel. Surrounding parcels in the general area are also zoned LI. Further, this will remove another property from the legacy UD district. A staff report and analysis with findings has been performed.

(6:29pm) Thomas Newlin, Long Range Planner, provided an overview of the proposed rezoning.

(6:30pm) There being no one interested in speaking for or against the proposed ordinance, a motion was made to close the public hearing.

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

(6:30pm) Motion to approve

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

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

Case #	25-35
Tax Map #	553-00-00-017; -018; -021; -023; -024; -030
Zoning Request:	Rezone from RMX-10 to GC
Acres:	5.4
Council District:	2 - Litten
Applicant:	Tim Helline
Owner:	Mickline LLC, Equity Trust Co, Tim Helline, Charles Sipe
Location:	Hands Mill Highway and Concord Road, York
Planning Commission Date:	August 11, 2025
Staff Recommendation:	Approve
PC Recommendation:	Approve (4-1)

Executive Summary: The purpose of the request is to develop the six parcels with a mixed tenant commercial development for restaurants, retail, daycare, and general business types of uses. The rezoning request is consistent with the Future Land Use Map and Comprehensive Plan. The parcels are located at the signalized intersection of Hands Mill Hwy and Concord Road, thus allowing an opportunity for a controlled access point. Further, the proposal will aggregate the subject properties into a cohesive development

with limited access onto Hands Mill Highway. A staff report and analysis with findings has been performed.

(6:30pm) Thomas Newlin, Long Range Planner, provided information regarding the proposed rezoning.

The following individuals spoke in favor of the proposed rezoning:

(6:33pm) Carla Pendleton, 3675 Hands Mill Highway, York, South Carolina, addressed Council regarding her support for the proposed rezoning.

(6:33pm) Merle Margolese, 2578 Cozy Cove Drive, York, South Carolina addressed Council regarding her support for the proposed rezoning.

(6:35pm) Billy Hagner, 1901 Voyager Road, York, South Carolina, addressed the Council regarding his support for the proposed rezoning.

(6:37pm) Tim Helline, 1830 Hands Mill Highway, York, South Carolina, addressed the Council regarding his support for the proposed rezoning.

(6:41pm) There being no one interested in speaking for or against the proposed ordinance, a motion was made to close the public hearing.

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

(6:41pm) Motion to approve

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

5. Rezoning Action: Hold a Public Hearing and Consider Second 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.

(6:42pm) Thomas Newlin, Long Range Planner, provided an overview of the proposed rezoning.

The following individuals spoke in opposition to the proposed rezoning:

(6:46pm) Damon Nichols addressed Council on behalf of his mother and other residents on Tom Joye Road regarding their opposition to the proposed rezoning due to the increased traffic.

(6:49pm) Waddell Lowery, 1288 Tom Joye Road, Clover, South Carolina addressed the Council regarding his opposition to the proposed rezoning due to the increased traffic.

The following individuals spoke in favor of the proposed rezoning:

(6:51pm) Emily Brown, Attorney representing the property owner, addressed the Council regarding her support for the proposed rezoning.

(6:54pm) 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 5, No 0, Abstained 0
MOVANT:	Ansel Watts Huckabee Sr
SECOND:	Tommy Adkins
AYES:	Andy Litten, Tommy Adkins, Christi Cox, Ansel Watts Huckabee Sr, Debi Cloninger
NAYS:	None
ABSENT:	Tom Audette, William Bump Roddey
RECUSED:	None

(6:54pm) Motion to approve

Passed	Yes 5, No 0, Abstained 0
MOVANT:	Andy Litten
SECOND:	Ansel Watts Huckabee Sr

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

Old Business

- Rezoning Action: 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.

(7:00pm) Motion to defer to the next meeting

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

New Business

- Council to suspend the rules to dispense with referral to Committee and adopt A RESOLUTION OF YORK COUNTY COUNCIL AUTHORIZING

INTERGOVERNMENTAL AGREEMENTS BETWEEN OR AMONG THE COUNTY AND VARIOUS MUNICIPALITIES IN YORK COUNTY, SOUTH CAROLINA, REGARDING THE FUNDING AND PROVISION OF RECREATION SERVICES AND OTHER MATTERS RELATING THERETO.

Executive Summary:

(7:01pm) Motion to approve as submitted in the Consent Agenda.

Passed Yes 5, No 0, Abstained 0

MOVANT: Ansel Watts Huckabee Sr

SECOND: Andy Litten

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

NAYS: None

ABSENT: Tom Audette, William Bump Roddey

RECUSED: None

Committee and Other Reports

1. Justice & Public Safety Committee meeting, Wednesday, August 27, 2025, 6:00pm
Chairman Tommy Adkins

(7:02pm) Chairman Tommy Adkins provided a report from the Committee meeting.

2. Economic Development Committee meeting, Thursday, August 28, 2025, 4:30pm
Chairman Watts Huckabee

(7:04pm) Chairman Watts Huckabee provided a report from the Committee meeting.

Citizen Concerns

Council Member New/Non-agenda Comments

(7:07pm) Council member Andy Litten requested that the Lake Wylie Overlay be referred to the Planning and Zoning Committee for review.

Chairwoman Cox authorized the referral to the Planning & Zoning Committee.

(7:08pm) Council member Debi Cloninger requested that staff address the water main break that happened in Fort Mill over the weekend.

Assistant County Manager, Kevin Madden, provided an update. Mr. Madden reported that modifications to communications will be made in the future and recommended that anyone that lost water or water pressure to boil water prior to using it.

(7:16pm) Council member Tommy Adkins reported that the York County Fall Livestock Show is on September 5 and 6 and invited everyone to attend.

Executive Session

Receipt of Legal Advice: Legal Matters/Litigation Update

Receipt of Legal Advice/Contractual Matter: Project Elevate, Aspen Business Park, Project Dinger, and MCIP

(7:18pm) Motion to go into Executive Session

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

Matters for consideration following Executive Session

(8:17pm) Motion to authorize the County Attorney and necessary staff/officials to execute National Opioid settlement participation forms and agreements regarding Alvogen Et Al. (Manufacturer's), Sandoz, Purdue Pharma and Sackler, and forms received from the opioid implementation administrator, as discussed in Executive Session.

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

(8:18pm) Motion to authorize staff to negotiate Aspen Business Park grant application, as discussed in Executive Session, contingent upon MCIP designation and recoupment of County investment over time.

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

Adjourn

(8:18pm) Motion to adjourn

Passed Yes 5, No 0, Abstained 0
MOVANT: Andy Litten
SECOND: Ansel Watts Huckabee Sr

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

Karen M. Brogdon, Clerk to Council