



**York County
County Council
Agenda
September 15, 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 Tommy Adkins, District 3

Oath of Office for newly appointed Board and Commission Members

Christina Love, Keep York County Beautiful (At Large)

James Wallace, Planning Commission (District 6)

Richard Simeone, Rock Hill/York County Airport Commission

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 & Visitor's Bureau (District 1)

Shannon Reed, Catawba Regional Workforce Investment Board

Annie Laurie Wheat, York County Culture and Heritage Commission (District 6)

Appearances

Council and Staff to recognize Maria Cabrera for her service and retirement with the York County Solicitor's Office

Lake Wylie Marine Commission Annual Report to Council

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

Consent Agenda

1. Council to approve the minutes from the August 12, 2025 Council workshop.
2. Council to approve the minutes from the September 2, 2025 Council meeting.
3. Rezoning Action: Consider Third 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

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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.

4. Rezoning Action: Consider Third 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.

5. Rezoning Action: Consider Third Reading

Case # 25-32
Tax Map # 397-00-00-001
Zoning Request: Rezone from RSF-40 to RUD
Acres: 3.45

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Council District: 3 - Adkins
Applicant: Amy Boheler
Owner: Thomas Boheler
Location: 1831 Windsor Woods Drive, York
Planning Commission Date: July 14, 2025
Staff Recommendation: Approve
PC Recommendation: Approve (6-0)

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

6. Rezoning Action: Consider Second 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.

7. Rezoning Action: Consider Second Reading

Case # 25-34
Tax Map # 723-00-00-044
Zoning Request: Rezone from UD to LI
Acres: 0.07
Council District: 1 - Audette

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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.

8. Rezoning Action: Consider Second 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.

9. COUNCIL TO ADOPT A RESOLUTION CONSENTING TO THE PARTIAL ASSIGNMENT AND ASSUMPTION OF A FEE IN LIEU OF TAX AND INCENTIVE AGREEMENT FROM COMPOSITE RESOURCES, INC., AUTOSPORT RESOURCES, LLC AND WORKSPACE RESOURCES LLC TO BOX TURTLE HOLDINGS, LLC; AND OTHER MATTERS RELATED THERETO.

Executive Summary: Project Cornice is pursuing the purchase of a facility that will consolidate

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its headquarters and manufacturing operations under one roof. The company is currently based in Charlotte, NC, where it leases separate office and manufacturing spaces. The new facility will integrate corporate offices, an ornamental metals fabrication plant, and a design-build space for architects and engineers. This space is expected to serve as a hub for innovation, attracting architects and contractors seeking creative solutions for building cladding.

The facility under consideration is currently covered by an existing FILOT agreement. Project Cornice plans to relocate 46 existing employees and add 28 new positions, with an average wage of \$55.36 per hour. In total, the company anticipates investing \$12,250,075, which includes the purchase and upfit of the building as well as new machinery and equipment.

10. Council to suspend the rules to dispense with referral to Committee and Adopt a No Through Truck Resolution on Fire Tower Road S46-245/S46-710 in District 5.

Executive Summary: At the request of the District Five Council member, it has been determined to be advantageous to prohibit through truck traffic on Fire Tower Road, primarily a residential area, from Main Street E to Neelys Creek Road.

11. Council to approve the execution of an engineering contract with ESP Associates, Inc. of Fort Mill, SC in the amount of \$69,120.00 for materials and testing for the Catawba Bend Preserve Greenway and Dams project.

Executive Summary: As a part of York County's Capital Improvement Plan, the Catawba Bend Preserve proposes a multi-use paved trail along the Catawba River. Construction is starting on the first 1.5 miles of paved shared use trail system to connect to the trail head parking and restroom facility already under construction. Construction also includes rebuilding the dams for 3 existing ponds to preserve the natural features and safety for park visitors' enjoyment and recreation.

This contract for construction materials and testing will ensure the project is built to conformance.

12. Council to approve Council Change Order #7 from Midwest Maintenance Inc., of Piqua OH, regarding the McCelvey Center's Auditorium Structural Repairs Project, for a total cost of \$7,500.

Executive Summary: The Culture & Heritage Museums (CHM) is requesting approval of change order #7 for McCelvey Center's auditorium roof framing, as part of the Center's Auditorium Structural Repairs Project, for a total cost \$7,500.

13. Council to approve an agreement between York County and RH Price, Inc. for a not-to-exceed amount of \$7,546,657.68 to install approximately 15,400 Linear Feet of eight-inch, six-inch and two-inch waterline for Phase 1 of the Waterline Replacement Project for the River Hills Development in Lake Wylie.

Executive Summary: York County Utilities is proposing an agreement with R.H. Price Inc. (Utility Contactor) to begin the phased process of replacing the waterlines in River Hills. We will be using the "Construction Manager at Risk" (CMAR) construction delivery method for phase 1 to replace over 15,400 feet of water line, replace 16 fire hydrants and add 4 new fire hydrants to the neighborhood.

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14. Council to consider approval of an Abandonment of Easement Rights for a previously recorded sewer easement on the Stockbridge Sewer New Line Project, subject to the form of conveyance documents being acceptable to County Attorney.

Executive Summary: York County Utilities is preparing to install a new gravity sewer line that runs to the Stockbridge Regional Pump Station. This new gravity line will allow York County to remove four existing sewer pump stations. In order to avoid a future erosion problem from a manhole along an unnamed creek there, Engineering and Utilities deemed it necessary to relocate the last section of the gravity sewer and manhole away from the creek and potential erosion issues. This new route will move this proposed section of sewer away from the currently obtained project easement. At the request of the property owner, who signed the original and new route easements, we would like to abandon this easement back to the property owner since no infrastructure has been installed within this original easement.

15. Council to authorize the renewal of maintenance for an asset management platform with Trimble, Inc for the amount of \$53,876.77.

Executive Summary: This software platform is used by GIS, Public Works, Utilities and other county departments for managing infrastructure assets and related data. Keeping the maintenance current allows for software updates and support to ensure it is available for County employees, especially those in Public Works, GIS and Utilities.

16. Council to approve Amendment No.1 to the agreement for the purchase and sale of mitigation credits with Eagle House Mitigation Bank, LLC

Executive Summary: York County entered into an agreement with Eagle House Mitigation Bank in 2022 for the purchase of mitigation credits for Pennies projects. This amendment would allow the County the opportunity to purchase additional credits in the future from this bank at a potentially reduced rate.

17. Council to give authorization to declare two legacy fire apparatus as surplus.

Executive Summary:

The purpose of this request is to seek Council approval to declare two legacy fire apparatus as surplus assets. With the recent placement of new apparatus in service in the Hickory Grove and Bethel Fire Districts, the following older vehicles have been retired from active duty: **Unit #206** – 1988 Chevrolet C70 Tanker & **Unit #204** – 1987 Chevrolet C70 Tanker. County Council approval is required to proceed with the formal surplus declaration.

18. County Council to deem the current Clover FD Grass Truck as surplus property, authorize release of ownership to the Town of Clover, and further authorize county staff to take all action necessary to convey title to the Town of Clover.

Executive Summary: County Council previously approved Fire Services to procure a chassis and associated components for the purpose of building a new fire apparatus (grass truck) for Clover Fire Department. Fire Maintenance has completed the build and will be placing the new grass

truck in service upon completion of graphics and delivery to Clover Fire Department. The Town of Clover has requested to retain their current grass truck and have accepted all liability and maintenance related to the legacy unit being replaced.

19. Council to reconsider and rescind the board member appointments to the Riverview Fire Tax District Board and the Bethesda Fire Tax District Board that were approved on September 2, 2025 and thereafter refer the appointments back to the Finance & Operations Committee.

Executive Summary: The county ordinance sets forth certain policy and guidelines for the appointment to Fire Tax District Boards. Upon further discussion and information, it has been recommended by the districts and representatives that these appointments be rescinded and reconsidered at a future date by the Finance and Operations Committee.

Public Hearing(s)

1. COUNCIL TO CONDUCT A PUBLIC HEARING AND PROVIDE THIRD 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.

Old Business

1. 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

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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.

2. Rezoning Action: Consider Third 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.

New Business

1. County Council to receive a report and approve the adoption of the 10-year Fire Service Framework and Strategy as recommended by the JPS Committee.

Executive Summary:

The 10-Year Fire Service Framework and Strategy (“One York Fire”) establishes a long-term roadmap to unify service delivery, ensure equitable funding, modernize facilities, and strengthen workforce development across York County’s fire service. The Justice and Public Safety Committee voted unanimously on August 27, 2025, to recommend Council adopt the Framework and Strategy and direct staff and the Committee to finalize and implement the 3-Year Strategic Plan with milestones. Adoption of the attached Resolution and Exhibit A will provide Council with a clear framework and an implementation path toward achieving the 10-Year Strategy by July 1, 2035.

Committee and Other Reports

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1. Planning & Zoning Committee Meeting, September 10, 2025 6:00pm Chairwoman Debi Cloninger
2. Finance & Operations Committee Meeting, September 15, 2025 5:30pm Chairman Tom Audette

Citizen Concerns

Council Member New/Non-agenda Comments

Executive Session

Receipt of Legal Advice: Legal Matters/Litigation Update

Matters for consideration following Executive Session

Adjourn

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