



**York County
County Council
Agenda
October 6, 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 William "Bump" Roddey, District 4

Oath of Office for newly appointed Board and Commission Members

Appearances

Council and Staff to recognize Linda Norris for her service and retirement with York County.

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

Consent Agenda

1. Council to approve the minutes from the September 15, 2025 Council meeting.
2. Rezoning Action: Consider First Reading

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

Executive Summary: Note: The applicant has amended the application to request rezoning to LI instead of ID. The staff report has been amended to reflect that change.

The purpose of the proposed change is to utilize the existing building for a Support Operations Center that will include business support, business services, offices, dispatch, and material and

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equipment storage. The request to rezone from AGC and OI to LI is consistent with the future land use designation of *I-77 Corridor Employment*. A staff report and analysis with findings has been performed.

The motion at first reading included the PC recommendation that the applicant voluntarily record a deed restriction that limits the types of ID uses permitted on the parcels.

The Planning Commission's motion to recommend approval included the request that County Council consider adding the condition that the applicant voluntarily record a deed restriction that limits the types of ID uses permitted on the parcels.

Staff finds the Commission's request to consider a deed restriction is unnecessary in this case. Considering deed restrictions should be reserved only for niche cases to protect neighboring property interests from development impacts. This large parcel is isolated from any existing development and includes significant tree cover, so the site is almost entirely obscured from public view.

3. Rezoning Action: Consider Third 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.

4. Rezoning Action: Consider Third Reading

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

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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.

5. Rezoning Action: Consider Third 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. Consider approval of nominated applicants for service for Boards & Commissions from the Finance & Operations Committee meeting on September 15, 2025: Scott Miller, Economic Development Board (District 1), Kevin Blackwood, Economic Development Board (District 2), John Blomberg, Economic Development Board (District 3), Connie Cain, Economic Development Board (District 4), David Oxendine, Economic Development Board (District 5), David Williams, Economic Development Board (District 6), Paul Arini, Economic Development Board (District 7),

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Cheryl Sige, Board of Assessment Appeals (District 3) and Martha Kern, Stormwater Appeals Board.

7. Council to approve the second of two one year contract renewal options regarding RFP #2764, for annual services for a contract management and eProcurement software system, with Integratis Inc./Sysoft of New York NY, for a total annual cost of \$15,195.00.

Executive Summary: The Procurement Department is requesting Council's approval to exercise the option to renew a contractual agreement with Integratis Inc./Sysoft for service support and maintenance fees to host the County's eProcurement and contract management software platforms.

8. Council to approve contractual agreement regarding RFP #3004 for consulting services for the Juvenile Drug Court Program for use by the Solicitor's Office, with Three Trees Center for Change LLC of Rock Hill SC, for an annual cost of \$65,000, for an initial three year term, with the option to renew for two consecutive one year terms.

Executive Summary: The Solicitor's Office is requesting approval of a contractual agreement with Three Trees Center of Change LLC of Rock Hill SC, for a total annual cost of \$65,000, for consulting services for participants in the Juvenile Drug Court Program.

9. Council to approve Change Order #8 from Midwest Maintenance Inc., of Piqua OH, regarding the McCelvey Center's Auditorium Structural Repairs Project, for a total cost of \$9,172.00.

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 \$9,172.00.

10. Council to approve the first of two one-year renewal options and contract amendment regarding Bid #2816, for municipal solid waste disposal and transportation services by Waste Management Inc. (dba Richland County Landfill, Inc.) of Elgin SC, for a total cost of \$37.20 per ton, not to exceed \$4,529,935.00 annually.

Executive Summary: York County is in a contract agreement with Waste Management Inc./ dba Richland County Landfill, Inc. of Elgin, SC to transport and dispose of MSW from the York County Transfer Station to a Class III landfill in Richland County. The Department is requesting approval of the first of two one-year contract renewal options; including a CPI adjustment of the per ton cost

11. Council to approve the purchase of one Bomag BC873RB-5 Landfill Compactor from Linder Machinery of West Columbia SC, for the total cost of \$1,220,046.10, via cooperative purchasing as provisioned by York County's Procurement Code §35.008 (C).

Executive Summary: Public Works is requesting the replacement of a landfill compactor through Sourcewell cooperative purchasing. This compactor is used by the Solid Waste Disposal division in the operation of the construction & demolition landfill. This equipment is a replacement for a Wagner LC90 landfill compactor that was received in June of 2022.

12. Council to ratify change order #2 totaling \$19,029.80, and contract amendment for the construction of Traffic Improvements at the Baxter Collection & Recycling Center with RNF

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Construction of York SC, for a total project cost of \$1,052,940.19.

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. During construction, additional emergency stormwater protective measures were required due to significant rainfall events in August. In addition, staff identified the need for a pedestrian fence gate for access during automatic gate failures. Public Works is requesting approval of change order #2 and a contract amendment to include these additional items.

13. Council to approve the Utility Relocation Agreement with Spectrum for an estimated amount of \$305,168.45 for Pennies Project 11149-004: US 21/Hwy.51, and also request approval for the County Manager to sign the utility agreement for the County.

Executive Summary: As part of the Pennies for Progress 3 Program, US 21 and SC 51 will be widened to 5 lanes from Springfield Parkway to the NC State line. In order to widen the roads, it is necessary to relocate the existing utilities along the roadside. Spectrum has lines that are in conflict and this agreement will allow them to relocate their facilities.

14. Council to approve the Black and Veatch Corporation, Amendment 4 in a not-to-exceed amount of \$50,000.00 for Project 19298 Harper Road Waterline.

Executive Summary: This project provides a loop connection between the water lines along Highway 161 and Highway 274 via Harper Road, Paraham Road and Campbell Road. Water line loops, like this one, improve water quality, provide improved reliability along with fire protection. This last \$50,000 will cover close-out costs.

15. Council to approve Contract Amendment #2 with STV, Inc., in a not-to-exceed amount of \$384,228.35 for Project 17228-004: Sutton/Spratt/FM Parkway Widening.

Executive Summary: Council approved the original contract with STV on June 4, 2018. The project has progressed and we are currently at the final plans stage. The purpose of Amendment #2 is to provide for additional project management, right of way services, traffic analysis, and additional design services to roadway, hydrology/hydraulic, traffic signal, structures, and utility. The fee for Amendment #2 is a not to exceed amount of \$384,228.35. With Council approval, the total contract amount will be \$3,725,341.89.

16. Council to approve procurement exemption for Xylem Water Solutions USA, Inc. for the sole source replacement of two Flygt 3000 series submersible wastewater pumps for the Springfield II Lift Station, for a total cost not to exceed \$203,188.80, as provisioned by York County's Procurement Code §35.009 (G).

Executive Summary: The Springfield II Lift Station serves a large majority of customers in the Springfield and surrounding communities. This station has two pumps that are no longer manufactured and are beyond reasonable repairs. One pump has been removed due to failure, leaving one pump to operate this station.

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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 AND A SPECIAL SOURCE CREDIT AGREEMENT BY AND BETWEEN YORK COUNTY, SOUTH CAROLINA AND PRATT (ROCK HILL CORRUGATING), LLC AND/OR A RELATED ENTITY THERETO, AND ONE OR MORE SPONSOR AFFILIATES INCLUDING SP ROCK HILL LEGACY EAST #2, LLC AND/OR A RELATED ENTITY THERETO (ALL SUCH COMPANIES, COLLECTIVELY, WERE PREVIOUSLY KNOWN TO YORK COUNTY AS PROJECT QUICKSILVER) WITH RESPECT TO CERTAIN ECONOMIC DEVELOPMENT PROPERTY IN THE COUNTY, WHEREBY SUCH PROPERTY WILL BE SUBJECT TO CERTAIN PAYMENTS IN LIEU OF TAXES, INCLUDING THE PROVISION OF CERTAIN SPECIAL SOURCE CREDITS IN RESPECT OF INVESTMENT IN RELATED INFRASTRUCTURE; TO AMEND THE MULTI-COUNTY PARK AGREEMENT BETWEEN YORK COUNTY AND CHESTER COUNTY TO INCLUDE THE SITE OF THE PROJECT; AND OTHER MATTERS RELATED THERETO

Executive Summary: In December 2024, the Council was presented with an Inducement Resolution for Project Quicksilver outlining the project scope and incentive terms that would be considered for approval at a later date in 2025. The company is ready to proceed with the agreements needed to finalize the incentives that were approved in December 2024. Project Quicksilver plans to invest \$92,500,000 and create a total of 116 new jobs paying an average wage of \$30.40 per hour.

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

Case #	25-37
Tax Map #	672-00-00-063
Zoning Request:	Rezone from UD to RSF-30
Acres:	0.61
Council District:	4 - Roddey
Applicant:	Mark Lindsey
Owner:	Mark Lindsey
Location:	Porter Road, Rock Hill
Planning Commission Date:	September 8, 2025
Staff Recommendation:	Approve
PC Recommendation:	Approve (6-0)

Executive Summary: The purpose of the request is to allow for the combination of the subject parcel with the adjacent parcel (tax map number 672-053). The rezoning request is not consistent with the Future Land Use Map and Comprehensive Plan. However, both the neighboring properties, and others along Porter Road are zoned RSF-30, or otherwise residential in use and character. A staff report and analysis with findings has been performed.

Since the result of this rezoning will create a parcel with a non-conforming lot size, 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 30,000 SF minimum

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lot size. An approved subdivision plat combining the subject parcel with the adjacent lot (tax map number 672-00-00-053) shall be recorded with the York County Register of Deeds within 90 days of the rezoning approval.

Old Business

New Business

1. Council to consider First Reading of an ordinance reviewing and updating the Public Education Facilities Impact Fee ("Impact Fee") imposed on all new residential development in the Clover School District No.2 pursuant to York County Ordinance No. 3020; to revise the established impact fee on new residential development for a single family detached dwelling unit to \$15,035; to revise the established impact fee for a multi-family dwelling unit to \$7,430; and to revise the established impact fee for a manufactured home unit to \$9,842; to authorize a revised intergovernmental agreement between York County and the Clover School District No. 2, defining the respective rights, responsibilities, and obligations of the parties regarding the impact fee; to provide for a public hearing; and to provide for other matters relating thereto.

Executive Summary: Based on the findings of the updated School Development Impact Fee Study and Capital Improvement Plan, dated August 4, 2025, prepared for the District and reviewed by the Planning Commission at its August 11, 2025 and September 8, 2025 meetings, the draft ordinance revises the established impact fee on new residential development for a single family detached dwelling unit from \$4,000 to \$15,035, for a multi-family dwelling unit from \$1,976 to \$7,430, and for a manufactured home from \$2,618 to \$9,842.

Regarding the Planning Commission's concern about the manufactured home impact fee: it is, in practical terms, a discounted fee. Without analyzing student generation and establishing manufactured homes as a standalone dwelling category, manufactured home permits for vacant lots would be assessed the much higher single family detached fee.

2. Council to authorize contract negotiations regarding RFP #3012 for professional Government Relation services on behalf of York County Government.

Executive Summary: County Management is requesting the Council's authorization to enter into contract negotiations with qualified government affairs strategists firms to advocate the interests of York County to state and federal legislators.

3. Council to authorize contract negotiations regarding RFP #3011 for Capital Improvements Plan and Impact Fee Study.

Executive Summary: Initiative 3.c of the Strategic Plan's Grow Responsibly Goal requires evaluating tools to "allow growth to pay for growth", including impact fees. RFP 3011 seeks consultant services to perform an evaluation of impact fees. Planning & Development Services requests approval to enter into contract negotiations for these services.

Committee and Other Reports

1. Economic Development Committee Meeting, Tuesday, September 16, 2025, 5:00pm Chairman

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Watts Huckabee

2. Health and Environmental Protection Committee Meeting, Thursday, September 18, 2025, 5:30pm
Chairman Andy Litten
3. Justice & Public Safety Committee Meeting, Wednesday, September 24, 2025 6:00pm Chairman
Tommy Adkins

Citizen Concerns

Council Member New/Non-agenda Comments

Executive Session

Receipt of Legal Advice: Legal Matters/Litigation Update

Contractual Matter: Project Sample

Contractual Matter: Project Forge

Personnel Matter: County Manager Review

Receipt of Legal Advice: Consideration of Settlement Agreement for Project No. 17228-12, Tract No. 4
(SC 161/US 21/S-50)

Matters for consideration following Executive Session

Adjourn

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