



**York County
County Council
Agenda
October 20, 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 Christi Cox, District 5

Oath of Office for newly appointed Board and Commission Members

Scott Miller, Economic Development Board (District 1)

Kevin Blackwood, Economic Development Board (District 2)

John Blomberg, Economic Development Board (District 3)

David Oxendine, Economic Development Board (District 5)

David Williams, Economic Development Board (District 6)

Paul Arini, Economic Development Board (District 7)

Cheryl Sige, Board of Assessment Appeals (District 3)

Martha Kern, Stormwater Appeals Board

Appearances

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

Consent Agenda

1. Council to approve the minutes from the September 9, 2025 Council Workshop.
2. Council to approve the minutes from the October 6, 2025 Council meeting.
3. Rezoning Action: Consider Second 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

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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 and the readings restarted with first reading at the October 6 Council meeting. Another public hearing, also due to the change in district, will be held at third reading on November 3.

The purpose of the proposed change is to utilize the existing building for a Support Operations Center that will include business support, business services, offices, dispatch, and material and equipment storage. The request to rezone from AGC and OI to 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 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. The applicant has voluntarily changed their request to the less intensive LI district.

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

4. Rezoning Action: Consider Second 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.

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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 (which was included with the motion to approve first reading):

1. The property must be recombined so that no parcel is less than the required 30,000 SF minimum 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.

5. Council to authorize staff to apply for and to accept an estimated \$70,331, if awarded, from the 2025 Local Emergency Management Performance Grant.

Executive Summary: If approved and received, these funds are proposed to be used to hire part-time staff and to fund special projects and equipment within the department. The special projects will be determined based on guidelines provided by the South Carolina Emergency Management Division.

6. Council to authorize staff to apply for and to accept up to \$25,000, if awarded, from the U.S. Department of Transportation Hazardous Materials Preparedness Grant.

Executive Summary: If approved and received, these funds are proposed to be used to hire part-time staff for the purpose of improving and expanding hazardous materials response planning and coordination through the required Local Emergency Planning Committee. Emergency Management will spend 75% of the grant funds on a part-time hazmat planner with the goal of compliance with the federal Emergency Planning and Community Right-to-Know Act which includes the building of the LEPC, as well as 25% to offer a hazmat training class open to all responders. This grant was also received in the FY 24-25.

7. Council to approve contractual agreement with Raftelis Financial Consultants, Inc. of Charlotte NC regarding RFP #2999, for water and sewer rate study consulting services, for a total cost of \$67,625.00.

Executive Summary: On August 18, 2025, the Council authorized contract negotiations for a comprehensive Water and Sewer Rate Study. After successful negotiations with Raftelis Financial Consultants, Inc. (DBA Raftelis) of Charlotte NC, staff is returning to Council for approval of contractual agreement.

8. Council to approve contractual agreement with Pace Analytical LLC of Roseville MN, regarding RFP #2955 for surface water field sampling and analytical laboratory services for use by the Planning and Development Department, for a total cost of \$150,094.10, for an initial three year term with the option to renew for two consecutive one year terms.

Executive Summary: The Planning and Development Services Department is requesting Council's approval of a contractual agreement with PACE Analytical LLC for the collection and analysis of ambient water samples taken from designated streams and tributaries classified as having a TMDL (Total Maximum Daily Load).

9. Council to authorize the acceptance of the specified roads in the Kings Ridge project, the Stateline Baxter Lane project and the Edmunds Farm subdivision.

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Executive Summary: The specified roads constructed in the Kings Ridge project, the Stateline Baxter Lane project and the Edmunds Farm subdivision were constructed in compliance with County regulations, inspected and approved by York County.

10. Council to authorize contract negotiations regarding RFP #3014 for Consulting Services for York County's Public Safety Radio System.

Executive Summary: Public Safety Communications seeking authorization to negotiate contract terms with a communications consultant to perform an assessment of York County's need as they pertain to the County-owned two-way radio and paging networks utilized by first responders. Bids were received and requested a breakdown by project phases which will span multiple fiscal year budgets.

11. Council to approve Goodwin Mills Cawood (GMC) Amendment #3 in the amount of \$345,000.00, for construction administration, resident project representation, and final project close out associated with the River Hills Waterline Replacement Project Phase 1.

Executive Summary: York County Utilities had the initial Engineering Agreement approved on June 5, 2023, soon after the Blue Granite Water Purchase was complete. This amendment will allow for Engineering Services to be rendered during the construction phase, up to close out, of this vital water line replacement project. These services include all construction administration, which include: On site project representation, approval of all submittals, verifying inventory and stored materials, contractor pay request verifications, HOA updates and interactions, quality control of contractor work, permitting and delivery of record drawings.

12. Council to approve Change Order #1 from Midwest Maintenance Inc. of Piqua OH, regarding Historic Brattonville's Hightower Hall Gutter Replacement project, for a total cost of \$6,548.00.

Executive Summary: The Culture & Heritage Museums (CHM) is requesting approval of change order #1 for a total cost \$6,548.00, as part of the Gutter Replacement project at Historic Brattonville's Hightower Hall.

13. Council to approve award regarding Bid #3013 for annual hose testing for York County Fire Departments, to the lowest responsive and responsible bidder, Mill Dam Enterprises dba ETS/Waterway of Canton NC, for a total annual cost of \$55,800.00, for an initial three year term with the option to renew for a maximum of two consecutive one year terms.

Executive Summary: The Fire Services Department is requesting Council's approval of award regarding annual fire hose testing services.

14. Council to approve award regarding Bid #3010 for the construction of a gravity sewer line in Fort Mill SC, to the lowest responsive and responsible bidder, Prestige Land and Site Works LLC of Charlotte NC, for a total cost of \$524,908.18.

Executive Summary: York County's Water & Sewer Utilities Department is requesting approval of award for the construction of the Carolina Container Gravity Sewer project which consists of constructing approximately 1,500 linear feet of 8 inch PVC and 100 linear feet of DIP Sanitary

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Sewer from the Carolina Container Pump Station, near Republic Services off of Highway 51, to an existing gravity sewer running between Highway 51 and Flint Hill Road. This project will allow York County to retire the Carolina Container Pump Station.

15. Council to approve the Utility Relocation Agreement with Comporium an estimated amount of \$265,000.00 for Pennies Project 17228-010: Sutton Road/Harris Road intersection, 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 4 Program, the intersection of Sutton Road and Harris Road will be slightly realigned and turn lanes will be added. In order to make the improvements, it is necessary to relocate the existing utilities along the roadside. Comporium has lines that are in conflict and this agreement will allow them to relocate their facilities.

16. Council to approve Engineering Amendment #3 for the Water Master Plan for a cost not to exceed \$55,500.00.

Executive Summary: York County Utilities is proposing to complete the Water Model Study that was started with Black & Veatch in March 2022.

17. Council to reject all proposals received regarding RFP #3012 for professional Government Relation Services on behalf of York County Government.

Executive Summary: County Management is requesting Council's rejection of all proposals received from government affairs strategists to advocate the interests of York County to state and federal legislators.

Public Hearing(s)

1. COUNCIL TO CONSIDER AMENDING AND SECOND 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 RELATED THERETO.

****PUBLIC HEARING ORIGINALLY SCHEDULED FOR OCTOBER 20, 2025 HAS BEEN RESCHEDULED FOR THE NOVEMBER 17, 2025 COUNTY COUNCIL MEETING.**

Executive Summary: The motion approved at First Reading revised the impact fees to \$7,000 for single family detached dwellings, with pro-rated amounts applied to multi-family dwellings (\$3,459), and manufactured homes (\$4,582). The draft ordinance has been revised to reflect that

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motion.

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, by a vote of 5-1, the Planning Commission recommended revising 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.

Old Business

1. Council to consider amending and Second Reading of an Ordinance TO AMEND THE ZONING CODE OF THE COUNTY OF YORK BY AMENDING SUBCHAPTER C: USE REGULATIONS, PART 2, TABLE 155.271-2 IN ORDER TO CHANGE THE DESIGNATION OF 'HOTELS AND MOTELS' FROM PERMITTED USES TO CONDITIONAL USES IN ZONING DISTRICTS GC, OA, BT, MU AND UD AND TO CORRESPONDINGLY ADD NEW SECTION 3.40 IN SUBCHAPTER C: USE REGULATIONS, PART 3, CONDITIONAL AND SPECIAL EXCEPTION USES, IN ORDER TO PROVIDE REGULATIONS REGARDING EXTENDED STAYS AT HOTELS AND MOTELS, DEFINITIONS, LENGTH OF STAY REQUIREMENTS, EXCEPTIONS THERETO, ESTABLISH USE RESTRICTIONS, ESTABLISH REGISTRATION, PROPERTY MAINTENANCE, AND COMPLIANCE REQUIREMENTS, FEES AND PENALTIES, COUNTY DEPARTMENTAL COORDINATION REGARDING ENFORCEMENT, AND OTHER MATTERS RELATED THERETO.

Executive Summary: On April 3, 2025 the Justice and Public Safety Committee reviewed and recommended the creation of this ordinance seeking to regulate extended stays in hotels and motels, with input from Sheriff Tony Breeden and County staff. It seeks to prevent the use of hotels and motels as permanent residences, preserve their intended transient use, reduce nuisance complaints, and improve enforcement coordination among County departments. This ordinance proposes amendments to the York County Zoning Code (Chapter 155, Subchapter C) to regulate extended stays at hotels and motels in unincorporated areas of the County. Specifically, it reclassifies "Hotels and Motels" from permitted to conditional uses in zoning districts GC, OA, BT, MU, and UD, and creates a new Section 3.40 establishing use limitations, definitions, maintenance standards, registration requirements, and enforcement provisions.

New Business

1. Rezoning Action: Consider First Reading
Case # 25-17
Tax Map # 498-00-00-002; -003,-004, -005, -009, -011, -012, -037, -060, -074, -075
Zoning Request: Rezone from RUD, GC, and PD to PD and GC
Acres: 97.0

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Council District:	3 - Adkins
Applicant:	Rise Partners LLC, Prestige Land and Site Works LLC, Ivester Group LLC
Owner:	Rise Partners LLC, Prestige Land and Site Works LLC, Ivester Group LLC, Ark Homes
Location:	Old York Road, Rock Hill
Planning Commission Date:	October 13, 2025
Staff Recommendation:	Approve with amendments
PC Recommendation:	Approve with amendments (5-0)

Executive Summary: The purpose of the request is to amend the existing Newport Commons Planned Development to accommodate the development of a mixed-use center to include a variety of commercial and residential opportunities. This action will also amend the boundary of the existing PD by adding two parcels (TM 498-00-00-004 and 498-00-00-060) and removing one parcel (TM 498-00-00-003—proposed to be rezoned to GC). The 97-acre site consists of two separate Pods. Pod 1 will be approximately 35.1 acres, and contain commercial uses allowing up to 300,000 SF of commercial/retail uses and 95,000 SF of office space. Pod 2 will be approximately 61.9 acres, and contain a mixture of single-family detached and attached units, at a maximum of 4.0 dwelling units per acre (approximately 247 units).

The rezoning aligns with the Future Land Use Map and Comprehensive Plan. A staff report and analysis with findings has been performed.

At their meeting on October 13, 2025, the Planning Commission recommended to approve the request with the following amendments to the Development Code document:

1. Amenities – commercial – A minimum of four amenities. Stormwater ponds should not be included to serve as an amenity in the commercial area, unless designed as a centrally-located focal point to the Pod.
 2. Amenities – residential. Stormwater ponds in the residential spaces should serve as an amenity only if they include a trail, fountain, seating area. And are designed for both visibility and resident safety.
 3. Open space – usable –40% of the open space must be comprised of dry land with a slope less than 15%, as required by the code.
 4. Drive-thru queuing – one bypass lane is required when two parallel queuing lanes are provided for safe egress and movement.
 5. Grand trees – follow existing zoning code requirements for removing grand trees.
2. COUNCIL TO CONSIDER FIRST READING OF AN ORDINANCE AUTHORIZING (1) THE EXECUTION AND DELIVERY OF AN INFRASTRUCTURE CREDIT AGREEMENT BY AND BETWEEN YORK COUNTY, SOUTH CAROLINA (THE “COUNTY”) AND A COMPANY IDENTIFIED FOR THE TIME BEING AS PROJECT SAMPLE, ACTING FOR ITSELF, ONE OR MORE AFFILIATES, AND/OR OTHER PROJECT INVESTORS (COLLECTIVELY, THE “COMPANY”), TO PROVIDE FOR CERTAIN INFRASTRUCTURE CREDITS IN CONNECTION WITH THE ESTABLISHMENT AND/OR EXPANSION OF

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CERTAIN FACILITIES IN THE COUNTY (COLLECTIVELY, THE “PROJECT”); (2) THE BENEFITS OF A MULTI-COUNTY INDUSTRIAL OR BUSINESS PARK AND CERTAIN INFRASTRUCTURE CREDITS TO BE MADE AVAILABLE TO THE COMPANY AND THE PROJECT; AND (3) OTHER MATTERS RELATED THERETO.

Executive Summary: Project Sample is proposing to construct a new distribution facility in Rock Hill. The facility would serve approximately 20 retail locations throughout the Carolinas and a small portion of Georgia. Construction is anticipated to occur over the next one to two years, with operations expected to begin by mid-2027.

The company has requested consideration of an Infrastructure Credit Agreement to support off-site public infrastructure improvements associated with the project. The estimated cost of these improvements is approximately \$44 million.

The total private investment for the project is estimated at \$240,300,000. The project is expected to create 165 new jobs, with an average hourly wage of \$26.66.

Committee and Other Reports

Finance & Operations Committee Meeting, Monday, October 20, 2025 5:30pm Chairman Tom Audette

Citizen Concerns

Council Member New/Non-agenda Comments

Executive Session

Receipt of Legal Advice: Legal Matters/Litigation Update

Contractual Matter: Park IGA's

Personnel Matter/Contractual Matter: County Attorney Annual 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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