



**York County  
County Council  
Minutes  
October 20, 2025**

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**Regular Meeting**

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

**6:00 PM**

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**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

Kevin Blackwood

**Appearances**

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

(6:05pm) Kristy Spears, Chairwoman of the Fort Mill School District Board stated her support for the Clover School District Impact Fees.

(6:09pm) Jessica Cody, 1694 South Hwy 161, York, South Carolina addressed Council regarding her support for the full amount of Clover School District Impact Fees.

(6:11pm) Amanda Houser, Kingsgrove Neighborhood, Clover, South Carolina addressed Council regarding her support for the full amount of Clover School District Impact Fees.

(6:13pm) Caleb Sandifer, 158 Evening Shadow Road, Clover, South Carolina addressed Council regarding his opposition to the full amount of Clover School District Impact Fees.

(6:15pm) Jeff Ledford, 2095 Cutterpoint Drive, Lake Wylie, South Carolina addressed Council on behalf of the Lake Wylie Chamber, regarding his support for the full amount of Clover

School District Impact Fees.

(6:17pm) Matt Burris, 2221 Sussex Road, Clover, South Carolina, addressed Council regarding his support for the full amount of Clover School District Impact Fees.

(6:21pm) Kelly Clark, 3513 Aqua Pointe Road, York, South Carolina, addressed Council regarding her support for the full amount of Clover School District Impact Fees.

(6:23pm) Mark Hopkins, Chief Operations Office of Clover School District, addressed Council regarding his support for the full amount of Clover School District Impact Fees. Mr. Hopkins also clarified some financial concerns that he has been made aware of in the community.

(6:25pm) Sherri Ciurlik, 1111 Long Creek Court, Clover, South Carolina addressed Council regarding her support for the full amount of Clover School District Impact Fees.

(6:27pm) Vance Stine, 405 Brown Road, York, South Carolina addressed Council regarding his support for the full amount of Clover School District Impact Fees.

(6:30pm) Marty Cotton, 1321 Tupolo Road, Clover, South Carolina addressed Council regarding his support for the full amount of Clover School District Impact Fees.

(6:32pm) Sheila Quinn, Superintendent of Clover School District addressed Council regarding her support for the full amount of Clover School District Impact Fees. Ms. Quinn also clarified some misconceptions regarding the property that the school is being built on.

(6:34pm) Ken Love, 1442 Love Road, Clover, South Carolina and CFO for Clover School District addressed Council regarding his support for the full amount of Clover School District Impact Fees.

(6:36pm) Johnny Neelands, 3100 Filbert Hwy, Clover, South Carolina, addressed Council regarding his support for fair and reasonable impact fees for Clover School District.

(6:38pm) Michael Pruner, 841 Hollis Lakes Road, Rock Hill, South Carolina and President of the Homebuilders Association addressed Council regarding his opposition to the proposed Clover School District Impact Fees.

**Consent Agenda**

(6:41pm) Motion to approve with the removal of #9 (road acceptances) and move to #3 in New Business.

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|----------------|---|
| <b>Passed</b>  | <b>Yes 7, No 0, Abstained 0</b>   |
| <b>MOVANT:</b> | Tom Audette   |
| <b>SECOND:</b> | Andy Litten   |
| <b>AYES:</b>   | Tom Audette, Andy Litten, Tommy Adkins, William Bump Roddey, Christi Cox, Ansel Watts Huckabee Sr, Debi Cloninger |
| <b>NAYS:</b>   | None  |
| <b>ABSENT:</b> |   |

**RECUSED:** None

1. Council to approve the minutes from the September 9, 2025 Council Workshop.

**Passed** Yes 7, No 0, Abstained 0

**MOVANT:** Tom Audette

**SECOND:** Andy Litten

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

**NAYS:** None

**ABSENT:**

**RECUSED:** None

2. Council to approve the minutes from the October 6, 2025 Council meeting.

**Passed** Yes 7, No 0, Abstained 0

**MOVANT:** Tom Audette

**SECOND:** Andy Litten

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

**NAYS:** None

**ABSENT:**

**RECUSED:** None

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  
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.

|                 |   |
|-----------------|---|
| <b>Passed</b>   | <b>Yes 7, No 0, Abstained 0</b>   |
| <b>MOVANT:</b>  | Tom Audette   |
| <b>SECOND:</b>  | Andy Litten   |
| <b>AYES:</b>    | Tom Audette, Andy Litten, Tommy Adkins, William Bump Roddey, Christi Cox, Ansel Watts Huckabee Sr, Debi Cloninger |
| <b>NAYS:</b>    | None  |
| <b>ABSENT:</b>  |   |
| <b>RECUSED:</b> | None  |

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.

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.

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|-----------------|---|
| <b>Passed</b>   | <b>Yes 7, No 0, Abstained 0</b>   |
| <b>MOVANT:</b>  | Tom Audette   |
| <b>SECOND:</b>  | Andy Litten   |
| <b>AYES:</b>    | Tom Audette, Andy Litten, Tommy Adkins, William Bump Roddey, Christi Cox, Ansel Watts Huckabee Sr, Debi Cloninger |
| <b>NAYS:</b>    | None  |
| <b>ABSENT:</b>  |   |
| <b>RECUSED:</b> | None  |

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.

|                 |   |
|-----------------|---|
| <b>Passed</b>   | <b>Yes 7, No 0, Abstained 0</b>   |
| <b>MOVANT:</b>  | Tom Audette   |
| <b>SECOND:</b>  | Andy Litten   |
| <b>AYES:</b>    | Tom Audette, Andy Litten, Tommy Adkins, William Bump Roddey, Christi Cox, Ansel Watts Huckabee Sr, Debi Cloninger |
| <b>NAYS:</b>    | None  |
| <b>ABSENT:</b>  |   |
| <b>RECUSED:</b> | None  |

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.

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|----------------|---------------------------------|
| <b>Passed</b>  | <b>Yes 7, No 0, Abstained 0</b> |
| <b>MOVANT:</b> | Tom Audette                     |
| <b>SECOND:</b> | Andy Litten                     |

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

- 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.

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|-----------------|---|
| <b>Passed</b>   | <b>Yes 7, No 0, Abstained 0</b>   |
| <b>MOVANT:</b>  | Tom Audette   |
| <b>SECOND:</b>  | Andy Litten   |
| <b>AYES:</b>    | Tom Audette, Andy Litten, Tommy Adkins, William Bump Roddey, Christi Cox, Ansel Watts Huckabee Sr, Debi Cloninger |
| <b>NAYS:</b>    | None  |
| <b>ABSENT:</b>  |   |
| <b>RECUSED:</b> | None  |

- 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).

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|-----------------|---|
| <b>Passed</b>   | <b>Yes 7, No 0, Abstained 0</b>   |
| <b>MOVANT:</b>  | Tom Audette   |
| <b>SECOND:</b>  | Andy Litten   |
| <b>AYES:</b>    | Tom Audette, Andy Litten, Tommy Adkins, William Bump Roddey, Christi Cox, Ansel Watts Huckabee Sr, Debi Cloninger |
| <b>NAYS:</b>    | None  |
| <b>ABSENT:</b>  |   |
| <b>RECUSED:</b> | None  |

- 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.

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|-----------------|---|
| <b>Passed</b>   | <b>Yes 7, No 0, Abstained 0</b>   |
| <b>MOVANT:</b>  | Tom Audette   |
| <b>SECOND:</b>  | Andy Litten   |
| <b>AYES:</b>    | Tom Audette, Andy Litten, Tommy Adkins, William Bump Roddey, Christi Cox, Ansel Watts Huckabee Sr, Debi Cloninger |
| <b>NAYS:</b>    | None  |
| <b>ABSENT:</b>  |   |
| <b>RECUSED:</b> | None  |

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.

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|-----------------|---|
| <b>Passed</b>   | <b>Yes 7, No 0, Abstained 0</b>   |
| <b>MOVANT:</b>  | Tom Audette   |
| <b>SECOND:</b>  | Andy Litten   |
| <b>AYES:</b>    | Tom Audette, Andy Litten, Tommy Adkins, William Bump Roddey, Christi Cox, Ansel Watts Huckabee Sr, Debi Cloninger |
| <b>NAYS:</b>    | None  |
| <b>ABSENT:</b>  |   |
| <b>RECUSED:</b> | None  |

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.

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|----------------|---------------------------------|
| <b>Passed</b>  | <b>Yes 7, No 0, Abstained 0</b> |
| <b>MOVANT:</b> | Tom Audette                     |
| <b>SECOND:</b> | Andy Litten                     |

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

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.

**Passed** Yes 7, No 0, Abstained 0  
**MOVANT:** Tom Audette  
**SECOND:** Andy Litten  
**AYES:** Tom Audette, Andy Litten, Tommy Adkins, William Bump Roddey, Christi Cox, Ansel Watts Huckabee Sr, Debi Cloninger  
**NAYS:** None  
**ABSENT:**  
**RECUSED:** None

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 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.

**Passed** Yes 7, No 0, Abstained 0  
**MOVANT:** Tom Audette  
**SECOND:** Andy Litten  
**AYES:** Tom Audette, Andy Litten, Tommy Adkins, William Bump Roddey, Christi Cox, Ansel Watts Huckabee Sr, Debi Cloninger  
**NAYS:** None  
**ABSENT:**  
**RECUSED:** None

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.

|                 |   |
|-----------------|---|
| <b>Passed</b>   | <b>Yes 7, No 0, Abstained 0</b>   |
| <b>MOVANT:</b>  | Tom Audette   |
| <b>SECOND:</b>  | Andy Litten   |
| <b>AYES:</b>    | Tom Audette, Andy Litten, Tommy Adkins, William Bump Roddey, Christi Cox, Ansel Watts Huckabee Sr, Debi Cloninger |
| <b>NAYS:</b>    | None  |
| <b>ABSENT:</b>  |   |
| <b>RECUSED:</b> | None  |

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.

|                 |   |
|-----------------|---|
| <b>Passed</b>   | <b>Yes 7, No 0, Abstained 0</b>   |
| <b>MOVANT:</b>  | Tom Audette   |
| <b>SECOND:</b>  | Andy Litten   |
| <b>AYES:</b>    | Tom Audette, Andy Litten, Tommy Adkins, William Bump Roddey, Christi Cox, Ansel Watts Huckabee Sr, Debi Cloninger |
| <b>NAYS:</b>    | None  |
| <b>ABSENT:</b>  |   |
| <b>RECUSED:</b> | None  |

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.

|                |   |
|----------------|---|
| <b>Passed</b>  | <b>Yes 7, No 0, Abstained 0</b>   |
| <b>MOVANT:</b> | Tom Audette   |
| <b>SECOND:</b> | Andy Litten   |
| <b>AYES:</b>   | Tom Audette, Andy Litten, Tommy Adkins, William Bump Roddey, Christi Cox, Ansel Watts Huckabee Sr, Debi Cloninger |
| <b>NAYS:</b>   | None  |
| <b>ABSENT:</b> |   |

**RECUSED:** None

**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 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.

(6:42pm) Chairwoman Cox explained that the public hearing originally scheduled for tonight has been rescheduled for November 17, 2025. Individuals may speak if they choose, but the official Public Hearing will be in November.

(6:44pm) Winston Martinez, 739 Arrow Point Court, Clover, South Carolina addressed Council regarding his support for the full amount of impact fees for Clover School District.

(6:47pm) Angela Samford, 1238 Hideaway Gulch, Fort Mill, South Carolina addressed Council regarding her support for the full amount of impact fees for Clover School District.

(6:49pm) Scott Couchenour, 122 West Oak Street, Fort Mill, South Carolina addressed Council regarding his support for the full amount of impact fees for Clover School District.

(6:50pm) John Gossett, 5717 Lake Wylie Road, Lake Wylie, South Carolina addressed Council regarding his support for the full amount of impact fees for Clover School District.

(7:00pm) Stephen Halstengard, 880 Jamaica Lane, Clover, South Carolina addressed Council regarding his support for the full amount of impact fees for Clover School District.

(7:02pm) Amanda Sisco, 1414 Harpers Inlet, Lake Wylie, South Carolina addressed Council regarding her support for the full amount of impact fees for Clover School District.

(7:04pm) Jeff Kidd, 341 Gaines Road, Clover, South Carolina addressed Council regarding his support for the full amount of impact fees for Clover School District.

(7:05pm) Kyle Eller, 324 Redberry Court, York, South Carolina addressed Council regarding his support for the full amount of impact fees for Clover School District.

(7:11pm) Michael Pruner, 841 Hollis Lakes Road, Rock Hill, South Carolina, addressed Council regarding his opposition to the Clover School District Impact Fees.

(7:16pm) Mike Mallard, 115 Oak Street, Clover, South Carolina, addressed Council regarding his support for the full amount of impact fees for Clover School District.

(7:19pm) Laura Bradshaw, 512 Red Wolf Lane, Clover, South Carolina addressed Council regarding her support for the full amount of impact fees for Clover School District.

(7:20pm) Carla Pendleton, 3675 Hands Mill Highway, Clover, South Carolina addressed Council regarding her support for the full amount of impact fees for Clover School District.

(7:22pm) Motion was made by Council member Andy Litten and seconded by Council member William "Bump" Roddey to approve as approved at the last council meeting.

(7:23pm) Motion was made by Council member Andy Litten and seconded by Council member Watts Huckabee to amend the main motion to include an impact fee exemption for one new or additional residential structure on lots that were platted 20 years before the effective date of this ordinance in accordance with the same statutory justification used to exempt the impact fees in the 2008 development agreements.

(7:28pm) Motion was made by Council member William "Bump" Roddey and seconded by Council member Tom Audette to go into Executive Session for Receipt of Legal Advice on this matter.

## **Matters for Consideration Following Executive Session**

(7:38pm) Council member Andy Litten withdrew his previous motions.

(7:39pm) A motion was made by Council member Andy Litten and seconded by Council member Tom Audette to defer the 2nd reading until the next meeting.

|                 |   |
|-----------------|---|
| <b>Passed</b>   | <b>Yes 7, No 0, Abstained 0</b>   |
| <b>MOVANT:</b>  | Andy Litten   |
| <b>SECOND:</b>  | Tom Audette   |
| <b>AYES:</b>    | Tom Audette, Andy Litten, Tommy Adkins, William Bump Roddey, Christi Cox, Ansel Watts Huckabee Sr, Debi Cloninger |
| <b>NAYS:</b>    | None  |
| <b>ABSENT:</b>  |   |
| <b>RECUSED:</b> | None  |

Council members have the following questions for staff. Council requested answers prior to the next Council meeting.

1. Clarification regarding exemptions.
2. Exemptions v. Exceptions?
3. What is the Data Center going to provide as an offset to the taxes in the Clover School District?
4. What specifically will the money for the impact fees be allowed to be spent on? What exactly are the eligible expenses?
5. What is the total amount of funding that is being requested and what is it specifically for?
6. Of the 2,336 new homes on the books that still have to have the impact fee, how many of them are inside the Urban Services Boundary?
7. A legal opinion on the Daimler exemption? Is there a legal way to address it? Explain why they are exempted.
8. Look into an exemption for people over 55 that are not in a development. Would like to look into an exemption for teachers, first responders, fire, and police as well.

The following questions were for the Clover School District:

1. Is there no new construction in this request?
2. Was it defined in the first request that a stadium was going to be built?
3. Were the school buses in the first request?
4. Defined cost of the stadium built into the CIP?
5. Was there an original ask for buses at \$90,000-\$95,000 and, because of the impact fee, did the cost of the buses increase?
6. How much is QTS going to be sending to the schools?

**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 hotels, 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.

(8:13pm)

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

**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  |
| 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.

(8:23pm) Diane Dil, Planning Manager, presented information on the proposed rezoning.

Motion to approve with the conditions as noted.

|                 |   |
|-----------------|---|
| <b>Passed</b>   | <b>Yes 7, No 0, Abstained 0</b>   |
| <b>MOVANT:</b>  | Tommy Adkins  |
| <b>SECOND:</b>  | Ansel Watts Huckabee Sr   |
| <b>AYES:</b>    | Tom Audette, Andy Litten, Tommy Adkins, William Bump Roddey, Christi Cox, Ansel Watts Huckabee Sr, Debi Cloninger |
| <b>NAYS:</b>    | None  |
| <b>ABSENT:</b>  |   |
| <b>RECUSED:</b> | None  |

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 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.

(8:52pm) Motion to approve

|                 |   |
|-----------------|---|
| <b>Passed</b>   | <b>Yes 6, No 1, Abstained 0</b>   |
| <b>MOVANT:</b>  | Ansel Watts Huckabee  |
| <b>SECOND:</b>  | Tom Audette   |
| <b>AYES:</b>    | Tom Audette, Andy Litten, Tommy Adkins, William Bump Roddey, Ansel Watts Huckabee, Debi Cloninger |
| <b>NAYS:</b>    | Christi Cox   |
| <b>ABSENT:</b>  |   |
| <b>RECUSED:</b> | None  |

Motion was made to defer to the next council meeting.

|                 |   |
|-----------------|---|
| <b>Failed</b>   | <b>Yes 3, No 4, Abstained 0</b>                                   |
| <b>MOVANT:</b>  | William Bump Roddey   |
| <b>SECOND:</b>  | Tommy Adkins  |
| <b>AYES:</b>    | Tommy Adkins, William Bump Roddey, Christi Cox                    |
| <b>NAYS:</b>    | Tom Audette, Andy Litten, Ansel Watts Huckabee Sr, Debi Cloninger |
| <b>ABSENT:</b>  |   |
| <b>RECUSED:</b> | None  |

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.

**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.

(9:14pm) Motion to approve

|                 |   |
|-----------------|---|
| <b>Passed</b>   | <b>Yes 7, No 0, Abstained 0</b>   |
| <b>MOVANT:</b>  | Andy Litten   |
| <b>SECOND:</b>  | Ansel Watts Huckabee Sr   |
| <b>AYES:</b>    | Tom Audette, Andy Litten, Tommy Adkins, William Bump Roddey, Christi Cox, Ansel Watts Huckabee Sr, Debi Cloninger |
| <b>NAYS:</b>    | None  |
| <b>ABSENT:</b>  |   |
| <b>RECUSED:</b> | None  |

### **Committee and Other Reports**

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

(9:17pm) Chairman Tom Audette provided a report from the Finance & Operations Committee meeting.

### **Citizen Concerns**

### **Council Member New/Non-agenda Comments**

(9:19pm) Council member Tom Audette requested that golf carts within Baxter Village be referred to the Planning & Zoning Committee for discussion.  
Chairwoman Christi Cox approved the referral.

(9:20pm) Council member Watts Huckabee requested that the Council find a better way to address Executive Session matters earlier in the meeting.

(9:21pm) Council member William "Bump" Roddey reminded everyone that we have a Public Works Committee meeting on the 22nd.

(9:21pm) Chairwoman Christi Cox stated that she will begin requesting citizens to disclose any

financial interest they may have in the topic they are speaking on.

**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)

(9:23pm) Motion to go into Executive Session.

|                 |   |
|-----------------|---|
| <b>Passed</b>   | <b>Yes 7, No 0, Abstained 0</b>   |
| <b>MOVANT:</b>  | Tom Audette   |
| <b>SECOND:</b>  | William Bump Roddey   |
| <b>AYES:</b>    | Tom Audette, Andy Litten, Tommy Adkins, William Bump Roddey, Christi Cox, Ansel Watts Huckabee Sr, Debi Cloninger |
| <b>NAYS:</b>    | None  |
| <b>ABSENT:</b>  |   |
| <b>RECUSED:</b> | None  |

**Matters for consideration following Executive Session**

(9:59pm) Motion to approve settlement agreement for Project No. 17228-12, Tract No. 4 (SC 161/US 21/S-50)

|                 |   |
|-----------------|---|
| <b>Passed</b>   | <b>Yes 7, No 0, Abstained 0</b>   |
| <b>MOVANT:</b>  | Tom Audette   |
| <b>SECOND:</b>  | Ansel Watts Huckabee Sr   |
| <b>AYES:</b>    | Tom Audette, Andy Litten, Tommy Adkins, William Bump Roddey, Christi Cox, Ansel Watts Huckabee Sr, Debi Cloninger |
| <b>NAYS:</b>    | None  |
| <b>ABSENT:</b>  |   |
| <b>RECUSED:</b> | None  |

**Adjourn**

(9:59pm) Motion to adjourn

|                |   |
|----------------|---|
| <b>Passed</b>  | <b>Yes 7, No 0, Abstained 0</b>   |
| <b>MOVANT:</b> | Tom Audette   |
| <b>SECOND:</b> | Ansel Watts Huckabee Sr   |
| <b>AYES:</b>   | Tom Audette, Andy Litten, Tommy Adkins, William Bump Roddey, Christi Cox, Ansel Watts Huckabee Sr, Debi Cloninger |
| <b>NAYS:</b>   | None  |
| <b>ABSENT:</b> |   |

**RECUSED:** None

Karen M. Brogdon, Clerk to Council