



**York County
County Council
Agenda
November 3, 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 Watts Huckabee, District 6

Oath of Office for newly appointed Board and Commission Members

Appearances

1. Council and Staff to recognize the First Responders who assisted with the Horry County Wildland Fires, March 1, 2025.

Executive Summary: Horry County extends its deepest gratitude to the first responders who courageously assisted during the Wildland Fires on March 1, 2025. Their dedication, bravery, and swift actions protected lives, property, and our community during a time of great need.

In acknowledgment of their service, Horry County has formally adopted a resolution and presented a plaque in honor of these individuals. This recognition reflects not only their heroic efforts during the incident, but also their continued commitment to the safety and well-being of our citizens.

2. Council to recognize York County 4-H Legislative Day

York County 4-H Pledge

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

Consent Agenda

1. Council to approve the minutes from the October 14, 2025 Council workshop.
2. Council to approve the minutes from the October 20, 2025 Council meeting.
3. Rezoning Action: Consider Third Reading
Case # 25-37
Tax Map # 672-00-00-063
Zoning Request: Rezone from UD to RSF-30

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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.

4. Council to receive the FY 2024-2025 Annual Development Report as information.

Executive Summary: The Planning & Development Services Department presents the second Annual Development Report, as implementation of the Grow Responsibly initiative 1.d of the Strategic Plan.

5. County Council to receive the 2024 Annual Land Use Codes Report as information.

Executive Summary: The Planning & Development Services Department presents the 2024 Annual Land Use Codes Report, as implementation of the Grow Responsibly initiative 1.c of the Strategic Plan.

6. Council to approve change order #1 for the construction of two custom Pierce Pumpers with cab and chassis for use by the Riverview and McConnells Fire Departments, to Spartan Fire and Emergency Apparatus Inc., of Roebuck SC, for a total cost of \$9,105.28.

Executive Summary: The Department of Fire Services is requesting approval of change order #1 for vehicle modifications prior to construction.

7. Council to approve the Vehicle Replacement Committee's recommendation for vehicle replacements for FY 2026, and to authorize staff to seek procurement of replacement vehicles, as part of the County's Vehicle Replacement Program.

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Executive Summary: The County's Vehicle Replacement Committee meets annually to consider various vehicles and equipment that are eligible for replacement through the vehicle replacement fund. In FY 2026, the committee is requesting approval to replace 39 vehicles, remove 2 vehicles from the fund and declare one additional police interceptor SUV as surplus and replace it due to hail damage.

8. Council to approve the commitment to abandon a segment of RPC Road in Fort Mill upon the completion of the I-77/SC 160 Interchange project.

Executive Summary: RCP Road (County owned) is being realigned by SCDOT with the Hwy. 160 widening and Exit 85 interchange project. SCDOT is currently working through the condemnation process with the adjacent property owner to settle the acquisition needed for the project. The property owner has requested the old right of way for RPC Road be abandoned to them once the project is complete. If the County is able to commit to the abandonment, it would allow SCDOT to settle this acquisition and move forward on the project.

9. Consider approval of nominated applicants for service for Boards & Commissions from the Finance & Operations Committee meeting on October 20, 2025: Paul Wise, Bethesda Fire Tax District Board, Harold Barfield, Riverview Fire Tax District Board, Justin Laroche, Riverview Fire Tax District Board, Marty Cotton, York County Forever(District 2), Robert Carter, York County Forever (District 4), Ron Parks, York County Forever (District 6), Zack Williams, Catawba Regional Workforce Investment Board, Gordon Burnette, Board of Disabilities and Special Needs (District 7).

Public Hearing(s)

1. Rezoning Action: Hold a Public Hearing and Consider Second 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: Council approved first reading with the Planning Commission recommended conditions.

The purpose of the request is to amend the existing Newport Commons Planned Development to

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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.

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

Case #	25-26
Tax Map #	262-00-00-024
Zoning Request:	Rezone from AGC and RUD
Acres:	2.87
Council District:	3 - Adkins
Applicant:	Jay Cleveland Wilson
Owner:	Jay Cleveland Wilson
Location:	1723 Beamguard Road, Clover
Planning Commission Date:	October 13, 2025
Staff Recommendation:	Approve
PC Recommendation:	Approve (4-1)

Executive Summary: The purpose of the request to rezone is to subdivide the property and place a manufactured home on the new lot. The request to rezone from AGC to RUD is not consistent with the future land use designation of *Agriculture*. However, this property is currently non-conforming, as the lot size does not meet the 5-acre minimum required by the AGC district. Additionally, there are other properties along Beamguard Road that are currently zoned RUD, or are otherwise rural residential in character and scale, further supporting this request. A staff report and analysis with findings has been performed.

3. Rezoning Action: Hold a Public Hearing and Consider Third 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

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PC Recommendation: Approve (6-0)

Executive Summary: Note: The Planning Commission's motion to recommend approval of ID included the request that County Council consider adding the condition that the applicant voluntarily record a deed restriction that limits the types of uses permitted on the parcels. As an alternative, the applicant has voluntarily changed their request to the less intensive LI district. The staff report has been amended to reflect the change and Council readings restarted with first reading at the October 6 Council meeting. The change also necessitates a second public hearing.

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.

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

Case #	25-38
Tax Map #	658-00-00-035; -036; -037; -038; -039; -040
Zoning Request:	Rezone from RSF-30 to NC
Acres:	1.74
Council District:	1 - Audette
Applicant:	Sunbelt Development Properties LLC
Owner:	Sunbelt Development Properties LLC
Location:	231, 237, 245 Sutton Road and 220, 228, 234 Essie Circle
Planning Commission Date:	October 13, 2025
Staff Recommendation:	Approve
PC Recommendation:	Approve (5-0)

Executive Summary: The purpose of the request is to consolidate the properties and construct a single multi-tenant mixed-use building with the potential for office uses, retail uses, and up to 11 *Upper-Story Dwellings*. The request to rezone from RSF-30 to NC is consistent with the future land use designation of *Transitional Area*. A staff report and analysis with findings has been performed.

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

Case #	25-39
Tax Map #	716-00-00-054
Zoning Request:	Rezone from UD to GC
Acres:	9.99
Council District:	7 - Cloninger
Applicant:	Matthew "Coan" McAlpine
Owner:	Demon Development LLC
Location:	2203 Deerfield Drive, Fort Mill
Planning Commission Date:	October 13, 2025

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Staff Recommendation: Approve
PC Recommendation: Approve (5-0)

Executive Summary: The purpose of the request is to allow a proposed upfit to the existing building, and a proposed field house expansion onto the vacant space behind the building. The intended use of the site is the operation of a *Health Club and Fitness Center* that provides professional sports-related science and medical educational services. While the requested zoning district does not align with York County's York Forward 2035 Future Land Use Map and Comprehensive Plan, the intended use supports the future development of the surrounding area. The subject parcel is located amongst—but not included within—the Southbridge PD; a mixed-use district that emphasizes office, personal, and professional services. A staff report and analysis with findings has been performed.

Old Business

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.

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.

New Business

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1. Discuss and recommend Piedmont Medical Center Board nominees.

Executive Summary: Pursuant to the sixth and tenth addendums of the County contract, the County Council will need to identify three nominees from the Western portion of the County and three from the County (at large), to present to the Piedmont Medical Center Governing Board nominating committee to be considered for the two upcoming vacant positions.

Committee and Other Reports

Public Works Committee Meeting, Wednesday, October 22, 2025, 6:00pm Chairman William "Bump" Roddey

Citizen Concerns

Council Member New/Non-agenda Comments

Executive Session

Receipt of Legal Advice: Legal Matters/Litigation Update

Contractual Matter: Project Sample

Receipt of Legal Advice/Contractual Matter: Interstate Exchanges

Receipt of Legal Advice: Impact Fees

Matters for consideration following Executive Session

Adjourn

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