



**York County
County Council
Agenda
November 17, 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 Debi Cloninger, District 7

Oath of Office for newly appointed Board and Commission Members

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)

Appearances

Recognition of the York County 101 Citizen's Academy graduates.

Charles Gunning with Craig, Gaulden, Davis to recognize Ebenezer Park.

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

Consent Agenda

1. Council to approve the minutes from the November 3, 2025 Council meeting.
2. Rezoning Action: Consider Second 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

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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: Consider Second 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.

4. Rezoning Action: Consider Second 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
Staff Recommendation: Approve
PC Recommendation: Approve (5-0)

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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.

5. Council to approve the execution of Change Order 3 with JNB Contracting, LLC in the amount of \$86,250.00 to reconstruct the parking lot as part of the renovation for the Sheriff's District 3 office located at 236 NorthPark Drive in Rock Hill.

Executive Summary: As a part of York County's Capital Improvement Plan, the District 3 Sheriffs Office will relocate from the Cherry Road facility to 236 NorthPark Drive in Rock Hill. The renovation of the 11,800 SF two-level facility is under construction and was scheduled for completion in December 2025. With this change, the new completion date is January 2026.

6. Council to approve contract amendment #2 with Mosely Architects P.C. in a not-to-exceed amount of \$7,500.00 to provide a feasibility study for a proposed Opioid Abatement Programs Center at the Moss Justice Detention Center.

Executive Summary: The Sheriff's Office applied for and received grant funding to have a building addition feasibility study for an Opioid Abatement Programs Center at the Detention Facility.

7. Council to approve the execution of an agreement with Ace Place Design, LLC of Rock Hill SC in the amount of \$400,000.00 to design and construct an 18-hole championship disc golf course, 9-hole beginners disc golf course, a practice / warm-up area for Catawba Bend Preserve park.

Executive Summary: As a part of York County's Capital Improvement Plan and Catawba Bend Preserve's masterplan, the County intends to design and construct an 18-hole championship disc golf course, 9-hole beginners disc golf course and a practice / warm-up area for Catawba Bend Preserve park. Council approved the selection of Ace Place Design LLC on June 16th 2025 with RFP 2988.

8. Council to approve a change order in the amount of \$58,351.52 for Pennies Project 11149-009: SC 557 for the construction of a gravel parking lot at Woodend Park.

Executive Summary: Pennies Project 11149-009: SC 557 is currently under construction with Blythe Development as the contractor. Parks is wanting to add a gravel parking lot to Woodend Park, which is within the limits of the SC 557 project limits. Blythe Development has provided a cost of \$58,351.51 to construct the parking lot, which would be the total cost in the change order. The change order would be paid by the Bethel Lake Wylie Park District Fund with approved funds to cover this expense as part of the minimal access to Woodend Park.

9. Consider approval to proceed with applying for, and accepting if awarded, the 2026 Land and

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Water Conservation Fund Grant to assist with design and construction of the Greenway Trail at Catawba Bend Preserve and committing to 50% of local investment and any costs that exceed the grant funding to complete the project.

Executive Summary: This request is to apply for the 2026 Land and Water Conservation Fund (LWCF) Grant to design and construct the southern portion of the Greenway Trail (approximately at Catawba Bend Preserve. The South Carolina Department of Parks, Recreation and Tourism (SCPRT) administers the LWCF Grant under the approval of the National Park Service (NPS). York County will apply for the maximum request of \$1,000,000, and York County's obligation will be \$1,000,000 (50% match). This grant is a reimbursement grant program. Projects funded through this program must be restricted in perpetuity to outdoor recreation use. The County will pay for expenses the grant does not cover to complete the trail project.

10. Council to approve the authorization of staff to apply for and accept, if awarded, the 2026 Keep South Carolina Beautiful Support Grant in the amount up to \$10,000.

Executive Summary: The Public Works/Solid Waste Collection & Recycling Department (SWCR) is requesting approval to apply for, and accept if awarded, the 2026 Keep South Carolina Beautiful (KSCB) Support Grant. This grant will enable the KYCB board, along with the SWCR department, to educate and engage citizens in litter prevention, beautification, recycling and waste reduction efforts.

11. Consider First Reading by Title Only of an Ordinance TO AMEND THE EXISTING AGREEMENT GOVERNING THE YORK-CHESTER INDUSTRIAL PARK IN ORDER TO ADD PARCELS WITHIN THE GEOGRAPHICAL BOUNDARIES OF YORK COUNTY TO THE MULTI-COUNTY PARK; TO ADJUST AND/OR REMOVE ANY PARCELS, AS MAY BE NECESSARY; TO PROVIDE AND/OR REMOVE CORRESPONDING TAX MAP NUMBERS, COMPANY NAMES, OR PROPERTY OWNERS ASSOCIATED WITH THE ADDED AND ADJUSTED/REMOVED PARCELS; TO PROVIDE FOR A PUBLIC HEARING; AND TO PROVIDE FOR OTHER MATTERS RELATING THERETO.
12. Council to authorize York County Government to observe an additional Christmas Holiday for employees on Friday, December 26, 2025.

Executive Summary: The request is to approve an additional paid Christmas Holiday for York County Employees for 2025.

13. Council to approve the purchase of one Kubota SSV75PHC Skid Steer from Comer Equipment Company, Inc of York, SC, for the total cost of \$54,645.44, via cooperative purchasing as provisioned by York County's Procurement Code §35.008 (C).

Executive Summary: Public Works is requesting the purchase of a skid steer through Sourcewell cooperative purchasing. This skid steer will be used by the Solid Waste Collection & Recycling division for operations of the Material Recovery Facility (MRF) as well as property maintenance on and around the MRF and sixteen Collection & Recycling Centers.

14. Council to approve contract amendment #5 with Bennett Preservation Engineering of Charleston SC, regarding additional design services for the McCelvey Center's Auditorium Structural Repairs

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project, for a total cost of \$16,470.00.

Executive Summary: The Culture & Heritage Museums (CHM) is requesting approval of amendment #5 for additional design services, as part of the McCelvey Center's Auditorium Structural Repairs Project, for a total cost of \$16,470.00.

15. Council to authorize the Sheriff's Office to accept, if awarded, the FY 2025 DNA Capacity Enhancement for Backlog Reduction (CEBR) Program (formula grant) in the amount of \$67,316.

Executive Summary: Council to authorize the Sheriff's Office to accept, if awarded, the FY 2025 DNA Capacity Enhancement for Backlog Reduction (CEBR) Program (formula grant) in the amount of \$67,316.

16. Council to authorize the Sheriff's office to accept, if awarded, the FY 2025 DNA Capacity Enhancement for Backlog Reduction (CEBR) Program (competitive grant) in the amount of \$225,000.

Executive Summary: Council to authorize the Sheriff's office to accept, if awarded, the FY 2025 DNA Capacity Enhancement for Backlog Reduction (CEBR) Program (formula grant) in the amount of \$225,000.

17. Council to authorize the Sheriff's Office to accept the FY 2026 Highway Safety Grant — Police Traffic Services — in the amount of \$195,351.

Executive Summary: Council to authorize the Sheriff's Office to accept the FY 2026 Highway Safety Grant — Police Traffic Services — in the amount of \$195,351.

18. Council to authorize the Sheriff's Office to accept the FY 2026 Highway Safety Grant Program — Alcohol-Impaired Driving Enforcement in the amount of \$102,906.

Executive Summary: Council to authorize the Sheriff's Office to accept the FY 2026 Highway Safety Grant Program — Alcohol-Impaired Driving Enforcement in the amount of \$102,906.

19. Council to approve the installation of additional door access and data cabling for the District 3 Sheriffs' Office at NorthPark, by Performance Link Technologies at an additional cost of \$2,540.08.

Executive Summary: During the June 2, 2025, council meeting, it was approved to install door access, cameras and data cabling in the amount of \$122,862.89. A change was made by the Sheriff's office to install a vehicle access gate, and it requires additional door access and data cabling. We request an additional \$2,540.08 be approved to complete the installation process.

20. Council to authorize the purchase of one new, unused, stock fire engine and associated equipment from Spartan Fire and Emergency Apparatus of Wellford SC, for a total cost not to exceed \$900,000.00, in accordance to the Cooperative Purchase provision as defined in section §35.008 (C)(2) of the York County Procurement Code.

Executive Summary: York County Fire Services recommends the purchase of one (1) Pierce Enforcer Custom Pumper for the Hickory Grove Fire Department through Spartan Fire and

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Emergency Apparatus utilizing Sourcewell Cooperative Purchasing Contract #113021. The base unit cost is \$819,436, with \$48,638.35 in approved modifications, for a total not to exceed \$900,000 which includes an allotment for additional loose equipment. Funding is available through the Fire Service's apparatus replacement allocation. This purchase supports York County's Fire Apparatus Replacement Plan and the One York Fire strategic objectives to standardize and modernize the County's fleet.

Public Hearing(s)

1. COUNCIL TO HOLD A PUBLIC HEARING AND CONSIDER FIRST READING OF AN ORDINANCE TO AMEND CHAPTER 155: ZONING CODE, SUBCHAPTER D: *DEVELOPMENT AND DESIGN STANDARDS*, TO ELIMINATE THE MAXIMUM NUMBER OF SIGNS PER WALL, TO ADD AN ALTERNATIVE SIGN AREA ALLOWANCE, AND TO INCREASE THE MAXIMUM SIGN AREA ALLOWED PER WALL; TO PROVIDE FOR A PUBLIC HEARING; AND TO PROVIDE FOR OTHER MATTERS RELATING THERETO.

Executive Summary: The recommended amendment allows for a reasonable amount of signage that is in proportion to building length and size. The change adequately caps the maximum sign area that would apply to the largest of structures, preventing oversized signs. Allowing the maximum sign area to be divided among multiple signs gives businesses flexibility to allow for advertising products and services in appropriate locations and context.

2. COUNCIL TO HOLD A PUBLIC HEARING AND CONSIDER FIRST READING OF ORDINANCE TO AMEND CHAPTER 155: ZONING CODE, SUBCHAPTER B: *ZONING DISTRICTS*, SUBPART 2.2: *BASE DISTRICT DIMENSIONAL STANDARDS*, TO INCREASE THE MAXIMUM HEIGHT IN THE GENERAL COMMERCIAL DISTRICT WHEN A SETBACK FROM RESIDENTIAL LOTS IS PROVIDED; TO AMEND SUBCHAPTER I: RULES OF INTERPRETATION AND MEASUREMENT, TO ADD CERTAIN ROOFTOP AMENITIES OR OCCUPIABLE ACCESSORY STRUCTURES AS EXCEPTIONS TO MAXIMUM HEIGHT; TO PROVIDE FOR A PUBLIC HEARING; AND TO PROVIDE FOR OTHER MATTERS RELATING THERETO.

Executive Summary: The proposed change will allow a maximum building height up to 60 feet to accommodate an additional story for hotels, offices, hospitals, or other such properties in the GC zoning district. An additional 200 setback should help to protect residential lots adjacent to such properties. The proposed change also exempts habitable rooftop amenities from the calculation for maximum building height, but includes limitations to the potential bulk of these features.

3. COUNCIL TO HOLD A PUBLIC HEARING AND CONSIDER AMENDING 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

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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). Second reading was deferred at the October 20 and November 3 meetings.

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.

If an increase to the existing fee is adopted, Planning & Development Services staff recommend the ordinance be amended to become effective on December 15, 2025, to allow a brief grace period for developers and builders working in the Clover School District Area to factor an increase into their project plans.

Old Business

1. Rezoning Action: Consider Third 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: At their first reading, Council approved the Planning Commission's recommended amendments to the Development Code document as listed below. These amendments were carried forward at Council's second reading.

1. Amenities – commercial – A minimum of four amenities. Stormwater ponds should not be

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- 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.

At second reading, the Applicants requested the below three additional amendments to what was approved at first reading. If Council is amenable to the requests, the amendments would need to be captured in a motion to approve third reading.

- A. There shall be a 0’ subplot separation requirement, townhouse buildings shall have a minimum 20’ building separation.
- B. Guest parking requirement for townhomes may be satisfied by both distinguished on-street and off-street parking space.
- C. The amenitized stormwater pond behind the anchor tenant shall be considered one of the four amenities in the commercial area. [*this modifies Planning Commission condition #1*].

- 2. COUNCIL TO CONSIDER SECOND 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.

New Business

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1. Council to Provide First Reading of AN ORDINANCE AUTHORIZING THE EXECUTION AND DELIVERY OF (A) AN ASSIGNMENT AND ASSUMPTION AGREEMENT (“THE ASSIGNMENT”) BY AND BETWEEN CERTAIN PARTIES INCLUDING YORK COUNTY, SOUTH CAROLINA AND A COMPANY IDENTIFIED FOR THE TIME BEING AS PROJECT FORGE (THE “COMPANY”) APPROVING THE TRANSFER AND ASSIGNMENT TO THE COMPANY OF CERTAIN RIGHTS, INTERESTS, AND OBLIGATIONS UNDER AN EXISTING FEE IN LIEU OF TAX AND INCENTIVE AGREEMENT (“FEE AGREEMENT”), (B) A SECOND AMENDMENT TO THE FEE AGREEMENT, AND (C) A FIRST AMENDMENT TO AN ADDITIONAL EXISTING FEE IN LIEU OF TAX AGREEMENT BY AND BETWEEN THE COUNTY AND THE COMPANY, ALL IN CONNECTION WITH THE ASSIGNMENT AND THE ESTABLISHMENT AND/OR EXPANSION OF CERTAIN FACILITIES BY THE COMPANY IN THE COUNTY; AND PROVIDING FOR OTHER MATTERS RELATED THERETO.

Executive Summary: Project Forge manufactures preinsulated copper pipes for the HVAC/R industry. The company is growing rapidly and desires to expand its production capacity by adding additional manufacturing equipment at a second location within York County. New jobs will be created with this expansion at both the existing location and the new location. The projected time for this project is startup within the next 18 months and an elapsed project timeframe of up to 5 years.

The Company is looking to purchase a 130,000 sq ft facility located at 2225 Williams Industrial Blvd in Rock Hill and create 42 new jobs paying \$31.50 annually.

2. COUNCIL TO CONSIDER FIRST READING OF AN ORDINANCE AUTHORIZING THE EXECUTION AND DELIVERY OF A SPECIAL SOURCE CREDIT AGREEMENT BY AND BETWEEN YORK COUNTY, SOUTH CAROLINA AND [PROJECT DINGER], WITH RESPECT TO CERTAIN ECONOMIC DEVELOPMENT PROPERTY IN THE COUNTY, WHEREBY SUCH PROPERTY WILL RECEIVE CERTAIN SPECIAL SOURCE CREDITS; AND OTHER MATTERS RELATED THERETO.

Executive Summary: Project Dinger provides a global training service for baseball clients that includes both digital and in-person experiences. This service includes customized training programs (biomechanics, throwing, strength & conditioning, nutrition, medical) using cutting-edge techniques. They are considered the world's foremost experts on pitching skills — with thousands of active athletes in all 50 US States and over 25 different countries active today.

The project will include a relocation of their headquarters to Fort Mill and a corresponding expansion to support our growing appetite for scaling their services. The timeline for the company to open operations is scheduled for the summer of 2026.

The total investment for the project is estimated at \$10,000,000. The project is expected to produce 71 jobs, with an average hourly wage of \$34.05 annually.

Committee and Other Reports

Finance & Operations Committee Meeting, Monday, November 17, 2025 5:30pm Chairman Tom Audette

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Citizen Concerns

Omme-Salma Rahemtullah, Executive Director, and Kimberly Hollins, Program Manager of the American Heart Association to provide an overview of the program that operates in York County.

Cyndi Helms, to address Council regarding Project Sample.

Council Member New/Non-agenda Comments**Executive Session**

Receipt of Legal Advice: Legal Matters/Litigation Update

Receipt of Legal Advice/ Contractual Matter: EMS Contract

Receipt of Legal Advice: Impact Fees

Matters for consideration following Executive Session**Adjourn**

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