



**York County  
County Council  
Agenda  
December 1, 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 Tom Audette, District 1

**Oath of Office for newly appointed Board and Commission Members**

Zack Williams, Catawba Regional Workforce Investment Board

**Appearances**

Government Finance Officers Association Distinguished Budget Presentation Award

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

**Consent Agenda**

1. Council to approve the minutes from the November 17, 2025 Council meeting.
2. Rezoning Action: Consider Third 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.

"York County is committed to assuring accessibility with reasonable accommodation, of county services, facilities, employment and programs for all individuals, in compliance with federal law. Please contact the County Manager's Office at 803-684-8511 if you need assistance."

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 Third 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 Third 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)

**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

"York County is committed to assuring accessibility with reasonable accommodation, of county services, facilities, employment and programs for all individuals, in compliance with federal law. Please contact the County Manager's Office at 803-684-8511 if you need assistance."

district that emphasizes office, personal, and professional services. A staff report and analysis with findings has been performed.

5. COUNCIL TO CONSIDER SECOND 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.

6. COUNCIL TO CONSIDER SECOND 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.

7. COUNCIL TO CONSIDER SECOND 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

"York County is committed to assuring accessibility with reasonable accommodation, of county services, facilities, employment and programs for all individuals, in compliance with federal law. Please contact the County Manager's Office at 803-684-8511 if you need assistance."

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.

8. COUNCIL TO CONSIDER SECOND 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.

9. Council to Provide Second Reading 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 MULTICOUNTY 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.

**Executive Summary:** This Ordinance is an annual update to our Multi-County Industrial Park Agreement with Chester County updating our Master List of Properties given MCIP designation through Council legislative action during calendar year 2025. Moreover, the list assists the Auditor and SCDOR in tracking County MCIP properties.

10. Council to approve the execution of an agreement with Faulkner Development and Engineering, LLC of Hickory Grove SC in the amount of \$715,000.00 for design and construction of a gravel parking area and 10 miles of natural trails for pedestrian hiking and equestrian use.

**Executive Summary:** As a part of York County's Capital Improvement Plan and Worth

"York County is committed to assuring accessibility with reasonable accommodation, of county services, facilities, employment and programs for all individuals, in compliance with federal law. Please contact the County Manager's Office at 803-684-8511 if you need assistance."

Mountain's masterplan, the County intends to design and construct 10 miles of equestrian and pedestrian trails, and gravel parking at Worth Mountain.

11. Council to approve entering into an agreement with AT&T to receive Utility Tax Credit funding in the amount of \$100,000 for road improvements associated with Project Unagi at Lazy Hawk Road in Rock Hill, SC.

**Executive Summary:** AT&T has awarded York County \$100,000 of Utility Tax Credit funding associated with Project Unagi for road improvements on Lazy Hawk Rd.

12. Council to approve FY 2025-2026 insurance premium services for the administration of York County's Culture and Heritage Museum's Worker's Compensation Insurance program by the South Carolina State Accident Fund, for a total cost of \$55,814.00.

**Executive Summary:** Risk Management is requesting Council's approval for the annual coverage in the administration of York County's Culture and Heritage Museums' Worker Compensation Program.

13. Council to approve a preliminary engineering agreement with Norfolk Southern Railway Company in the amount of \$58,733.33 for Pennies Project 03020-012: Mount Gallant Road.

**Executive Summary:** The Mount Gallant Road widening project between Dave Lyle Blvd. and Anderson Road has an at-grade railroad crossing with Norfolk Southern Railway. It is normal road design procedure for Norfolk Southern to review any road project plans in the vicinity of their crossing in order to ensure the design is in conformance with the railway's policies, and the project owner must be responsible for reimbursing the railroad for their review services. Reimbursement is made on an hourly basis through a standard railroad agreement for engineering services.

14. Council to approve RFQ #3008 regarding On Call/Prequalified Architecture and Landscape Architecture Services for a three year term.

**Executive Summary:** The objective of this Request for Qualifications (RFQ) is to solicit interest and credentials from qualified firms, or individuals, licensed in the State of South Carolina to provide professional services to create a three year on-call list of Architectural and Landscape Architectural Services.

15. Council to authorize contract negotiations regarding RFQ #3015 for engineering services for the Highway 557 Sewer Upgrade Design Project.

**Executive Summary:** The objective of this Request for Qualifications (RFQ) is to solicit interest and credentials from qualified firms, or individuals, licensed in the State of South Carolina to provide professional services associated with the Highway 557 Sewer Upgrade Project.

16. Consider approval of nominated applicants for service for Boards & Commissions from the Finance & Operations Committee meeting on November 17, 2025: James Smith, Board of Disabilities and Special Needs, Kyla Hayden, Building Board of Appeals, Jack Allen, Oakdale Fire Tax District Board, Maria Duncan, Culture and Heritage Commission (District 3), James Fitzpatrick, Culture and Heritage Commission (District 7), Edward Stewart, Culture and Heritage

**"York County is committed to assuring accessibility with reasonable accommodation, of county services, facilities, employment and programs for all individuals, in compliance with federal law. Please contact the County Manager's Office at 803-684-8511 if you need assistance."**

Commission (Ex Officio), John Pannell, Catawba Mental Health Board, Jannell Stevens, Catawba Mental Health Board, and John Gregory, Catawba Mental Health Board.

17. Council to approve the 2026 County Council meeting dates calendar.
18. Council to approve purchase order increase of \$40,000.00 to Life Technologies Corporation of Chicago IL, for a total purchase order amount of \$80,000.00 for FY 25/26, for the purchase of DNA supplies and equipment for use by the Sheriff's Office.

**Executive Summary:** The York County Sheriff's Office is requesting approval for an increase of \$40,000.00 to an existing purchase order, for a total amount of \$80,000.00 for FY 25/26.

19. Request authorization to apply and to accept if awarded, a South Carolina Coordinating Council Economic Development Setaside Grant C-25-4140 for Project Cornice in the amount of \$200,000. No local match is required.

**Executive Summary:** On September 15, 2025, County Council approved an Assignment and Assumption Agreement for the existing FILOT associated with the property located at 438 Lakeshore Parkway in Rock Hill. This state grant helps support York County's partnership with Project Cornice, the prospective purchaser of the facility, by providing assistance for necessary building improvements.

Project Cornice is seeking to acquire the property in order to consolidate its headquarters and manufacturing operations into a single, modern facility. The company currently operates out of leased office and manufacturing spaces in Charlotte, North Carolina. The proposed Rock Hill facility will integrate corporate offices, an ornamental metals fabrication plant, and a design-build space for architects and engineers. This consolidated campus is expected to serve as a regional hub for innovation, drawing architects, contractors, and other partners seeking creative and technical solutions for building cladding.

The facility is presently covered by an existing FILOT agreement, which Project Cornice intends to assume as part of the transaction. The company plans to relocate 46 employees from North Carolina and create 28 new positions, with an average hourly wage of \$55.36. Project Cornice anticipates a total capital investment of \$12,250,075, inclusive of the building purchase, upfit, and the acquisition of new machinery and equipment.

### **Public Hearing(s)**

1. COUNCIL TO CONDUCT A PUBLIC HEARING AND PROVIDE THIRD 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 COSTCO WHOLESALE CORPORATION, A COMPANY PREVIOUSLY IDENTIFIED 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 BUSINESS PARK AND CERTAIN

"York County is committed to assuring accessibility with reasonable accommodation, of county services, facilities, employment and programs for all individuals, in compliance with federal law. Please contact the County Manager's Office at 803-684-8511 if you need assistance."

INFRASTRUCTURE CREDITS TO BE MADE AVAILABLE TO THE COMPANY AND THE PROJECT; AND (3) OTHER MATTERS RELATED THERETO.

**Executive Summary:** Costco Wholesale Corporation 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 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.

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

|                           |                              |
|---------------------------|------------------------------|
| Case #                    | 25-40                        |
| Tax Map #                 | 571-00-00-006                |
| Zoning Request:           | Rezone from RMX-10 to RUD    |
| Acres:                    | 2.81                         |
| Council District:         | 2 - Litten                   |
| Applicant:                | Christopher Mills            |
| Owner:                    | William and Karen Mills      |
| Location:                 | 991 Pole Branch Road, Clover |
| Planning Commission Date: | November 10, 2025            |
| Staff Recommendation:     | Approve                      |
| PC Recommendation:        | Approve (7-0)                |

**Executive Summary:** The purpose of the request is to allow the temporary use, *Seasonal Sales - Roadside Agricultural and Produce Stand*. The request to rezone from RMX-10 to RUD is consistent with the future land use map as it abuts the *Rural Residential* designation. The single-family rural homestead, with a sizable garden and open space is closer aligned to the RUD district. A staff report and analysis with findings has been performed.

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

|                           |                            |
|---------------------------|----------------------------|
| Case #                    | 25-41                      |
| Tax Map #                 | 484-00-00-003              |
| Zoning Request:           | Rezone from PD to GC       |
| Acres:                    | 0.14                       |
| Council District:         | 2 - Litten                 |
| Applicant:                | ARIC Lake Wylie LLC        |
| Owner:                    | ARIC Lake Wylie LLC        |
| Location:                 | 5356 Highway 55 E., Clover |
| Planning Commission Date: | November 10, 2025          |

"York County is committed to assuring accessibility with reasonable accommodation, of county services, facilities, employment and programs for all individuals, in compliance with federal law. Please contact the County Manager's Office at 803-684-8511 if you need assistance."

Staff Recommendation: Approve  
PC Recommendation: Approve (7-0)

**Executive Summary:** The purpose of the request is to incorporate the parcel into the Westlake Village Shopping Center, which is currently being developed. The request to rezone from PD to GC is consistent with the future land use map designation of *Neighborhood Center*. A staff report and analysis with findings has been performed.

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

Case # 25-42  
Tax Map # 164-00-00-009  
Zoning Request: Rezone from AGC to RUD  
Acres: 4.43  
Council District: 3 - Adkins  
Applicant: Justin and Ashley Messer  
Owner: John McCarter  
Location: 1285 Whitewolf Road, Blacksburg  
Planning Commission Date: November 10, 2025  
Staff Recommendation: Approve  
PC Recommendation: Approve (7-0)

**Executive Summary:** The purpose of the request is to subdivide the property and build a single-family residence on the newly created lot. The rezoning request is consistent with the abutting future land use designation, *Rural Residential* and the other parcels zoned RUD in the general vicinity. The rezoning will remove the parcel's current non-conforming lot size.

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

Case # 25-43  
Tax Map # 673-00-00-119; -120; -155  
Zoning Request: Rezone from UD to ID  
Acres: 26.57  
Council District: 5 - Cox  
Applicant: Forsberg, LLC  
Owner: Daniel Smith  
Location: Lesslie Highway and Hepp Lane, Rock Hill  
Planning Commission Date: November 10, 2025  
Staff Recommendation: Deny  
PC Recommendation: Deny (7-0)

**Executive Summary:** The purpose of this rezoning request is to construct an approximately 11,200-sf warehouse building and potentially utilize the remaining 17-acre area for gravel truck parking or industrial outdoor storage. Parcel 673-155 (existing residential uses) will be reserved

"York County is committed to assuring accessibility with reasonable accommodation, of county services, facilities, employment and programs for all individuals, in compliance with federal law. Please contact the County Manager's Office at 803-684-8511 if you need assistance."



for future development. The applicant has submitted deed restrictions to screen the entire parcel with an 8' opaque fence, as well as prohibit specific ID uses (see staff report for complete list) from all three parcels. The request to rezone from UD to ID is not consistent with the future land use designation of *Neighborhood Residential*. This area transitions away from the *I-77 Corridor* future land use designation, as it is adjacent to Rock Hill High School and residential uses. A staff report and analysis with findings has been performed.

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

|                           |                              |
|---------------------------|------------------------------|
| Case #                    | 25-44                        |
| Tax Map #                 | 666-01-03-009                |
| Zoning Request:           | Rezone from UD to ID         |
| Acres:                    | 1.66                         |
| Council District:         | 5 - Cox                      |
| Applicant:                | Forsberg, LLC                |
| Owner:                    | Linkwood Properties, LLC     |
| Location:                 | 583 Linkwood Road, Rock Hill |
| Planning Commission Date: | November 10, 2025            |
| Staff Recommendation:     | Deny                         |
| PC Recommendation:        | Deny (7-0)                   |

**Executive Summary:** The purpose of the request is to utilize the existing building for a potential industrial, warehousing, or light manufacturing use, with the potential for industrial outside storage. The final future tenant has not been determined. While the ID zoning district can align with York County's *Municipal Infill* and Rock Hill's *Employment Center* future land use designations, the more intensive ID would not be compatible with the adjacent multifamily residential complex or the nearby regional park. A staff report and analysis with findings has been performed.

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

|                           |                                    |
|---------------------------|------------------------------------|
| Case #                    | 25-45                              |
| Tax Map #                 | 656-00-00-022                      |
| Zoning Request:           | Rezone from RSF-40 to RSF-30       |
| Acres:                    | 1.9                                |
| Council District:         | 1 - Audette                        |
| Applicant:                | Jonathan Kidd                      |
| Owner:                    | Robert and Georgia Kidd            |
| Location:                 | 1976 New Gray Rock Road, Fort Mill |
| Planning Commission Date: | November 10, 2025                  |
| Staff Recommendation:     | Approve                            |
| PC Recommendation:        | Approve (7-0)                      |

**Executive Summary:** The purpose of the request is to subdivide the parcel and build an additional dwelling for a family member. The rezoning request is consistent with the future land use

designation of *Single Family Residential*. A staff report and analysis with findings has been performed.

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

|                           |                             |
|---------------------------|-----------------------------|
| Case #                    | 25-47                       |
| Tax Map #                 | 576-00-00-162               |
| Zoning Request:           | Rezone from UD to RMX-10    |
| Acres:                    | 0.32                        |
| Council District:         | 2 - Litten                  |
| Applicant:                | Eric and Kristin Hunsberger |
| Owner:                    | Eric and Kristen Hunsberger |
| Location:                 | Ridge Reserve Dr, Clover    |
| Planning Commission Date: | November 10, 2025           |
| Staff Recommendation:     | Approve                     |
| PC Recommendation:        | Approve (7-0)               |

**Executive Summary:** The purpose of the rezoning is to construct a detached single family home on the 14,000-sf vacant parcel. The request is not consistent with the future land use designation of *Single Family Residential*. However, this zoning district is necessary to meet the required minimum lot size of this existing platted parcel. The uses allowed in the requested zoning district are more compatible than the existing zoning district. A staff report and analysis with findings has been performed.

9. Council to Conduct a Public Hearing and Provide Third 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,

"York County is committed to assuring accessibility with reasonable accommodation, of county services, facilities, employment and programs for all individuals, in compliance with federal law. Please contact the County Manager's Office at 803-684-8511 if you need assistance."

maintenance standards, registration requirements, and enforcement provisions.

## **Old Business**

## **New Business**

## **Committee and Other Reports**

Planning & Zoning Committee Meeting, Monday, November 24, 2025, Chairwoman Debi Cloninger

Justice & Public Safety Committee Meeting, Tuesday, November 25, 2025, Chairman Tommy Adkins

## **Citizen Concerns**

Omme-Salma Rahemtullah, Executive Director of FoodShare South Carolina to address Council regarding their program opportunities.

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

## **Executive Session**

Receipt of Legal Advice: Legal Matters/Litigation Update

Receipt of Legal Advice/Contractual Matter: Interstate Exchanges

## **Matters for consideration following Executive Session**

## **Adjourn**

"York County is committed to assuring accessibility with reasonable accommodation, of county services, facilities, employment and programs for all individuals, in compliance with federal law. Please contact the County Manager's Office at 803-684-8511 if you need assistance."