



**York County
County Council
Minutes
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

Mr. Williams rescheduled to another date.

Appearances

Government Finance Officers Association Distinguished Budget Presentation Award

(6:04pm) A motion was made to authorize the movement of item #9 in public hearings to be moved to item #1 in public hearings.

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

MOVANT: Andy Litten

SECOND: Ansel Watts Huckabee Sr

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

NAYS: None

ABSENT:

RECUSED: None

(6:05pm) County Manager, Josh Edwards, recognized staff on the Government Finance Officers Association Distinguished Budget Presentation Award.

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

(6:11pm) Brian Gracon, 370 Mount Side Way, Fort Mill, South Carolina, addressed Council regarding his opposition to Silfab operating in Fort Mill.

(6:13pm) Scott Couchenour, 722 West Oak Street, Fort Mill, South Carolina, addressed Council regarding his concerns regarding golf cart use in York County and requested that the Sheriff's Department be involved in the decision-making.

(6:15pm) Valdimir Drabot, 463 Cranborne Circle, Fort Mill, South Carolina, addressed Council regarding his opposition to Silfab operating in Fort Mill.

Consent Agenda

(6:18pm) Motion to approve

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

1. Council to approve the minutes from the November 17, 2025 Council meeting.

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

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. 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.

Passed	Yes 7, No 0, Abstained 0
MOVANT:	Andy Litten
SECOND:	Tom Audette
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 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.

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

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

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

- 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.

Passed Yes 7, No 0, Abstained 0
MOVANT: Andy Litten
SECOND: Tom Audette

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

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.

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

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 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.

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

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.

Passed	Yes 7, No 0, Abstained 0
MOVANT:	Andy Litten
SECOND:	Tom Audette
AYES:	Tom Audette, Andy Litten, Tommy Adkins, William Bump Roddey, Christi

	Cox, Ansel Watts Huckabee Sr, Debi Cloninger
NAYS:	None
ABSENT:	
RECUSED:	None

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.

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

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

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

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.

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

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.

Passed	Yes 7, No 0, Abstained 0
MOVANT:	Andy Litten
SECOND:	Tom Audette
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 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.

Passed	Yes 7, No 0, Abstained 0
MOVANT:	Andy Litten

SECOND: Tom Audette
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 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.

Passed Yes 7, No 0, Abstained 0
MOVANT: Andy Litten
SECOND: Tom Audette
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 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.

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

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

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

17. Council to approve the 2026 County Council meeting dates calendar.

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

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.

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

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.

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

Public Hearing(s)

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 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.

(6:19pm)

(6:20pm) There being no one interested in speaking for or against the proposed ordinance, a motion was made to close the public hearing.

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

(6:20pm) Motion to approve.

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

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 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.

(6:22pm) The following individuals spoke in opposition to the proposed ordinance:

(6:23pm) Tim Steele, 2575 Catawba Church Road, Rock Hill, South Carolina addressed Council regarding his opposition to the fee incentive proposed for Costco.

(6:25pm) Harry Johnson, 3591 Enterprise Drive, Rock Hill, South Carolina, addressed Council regarding his opposition to Costco operating in Rock Hill due to the increased traffic in the area.

(6:28pm) Jessica Beck, 840 Puddin's Place, Edgemore, South Carolina addressed Council regarding her opposition to Costco operating in Rock Hill due to the increased traffic in the area.

(6:32pm) Jeff Blair, 299 Southside Road, Rock Hill, South Carolina, addressed Council regarding his opposition to Costco operating in Rock Hill.

(6:34pm) Cyndi Helms, 2276 Williford Road, Rock Hill, South Carolina addressed Council regarding her opposition to Costco operating in Rock Hill.

(6:37pm) Bill Dunlap, Chief of Oakdale Fire Department, addressed Council regarding his opposition to Costco operating in Rock Hill due to the increased traffic and safety concerns.

The following individuals spoke in favor of the proposed ordinance:

(6:39pm) Tim Heggerty, 4747 Birchway Drive, Fort Mill, South Carolina, addressed Council regarding his support for Costco operating in Rock Hill.

(6:41pm) Russ Elliott, President of XL Truck Group, addressed the Council regarding his support for Costco operating in Rock Hill.

(6:43pm) Seth Katz, Assistant Vice President of Real Estate of Costco addressed Council regarding his support for Costco operating in Rock Hill. Mr. Katz proposed a reduction to \$25M from \$30M which will go to off-site infrastructure improvements.

(6:47pm) There being no one else interested in speaking for or against the proposed ordinance, a motion was made to close the public hearing.

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

(6:48pm) Motion was made to approve with an amendment to reduce the infrastructure credit to \$25M.

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

(8:21pm) Main motion passed.

(7:11pm) Motion was made to approve third reading conditioned upon the 50 percent SSRC against the fees in lieu of taxes being met through an annual allocation of 75% of the City of Rock Hill millage, a 50% allocation of the County millage, and an adjusted variable allocation of the RHSD3 millage to address any shortfall in the annual fee/credit calculation and that Taylors Creek Road not be connected to the industrial park from Firetower Road.

Passed	Yes 4, No 3, Abstained 0
MOVANT:	William Bump Roddey
SECOND:	Tommy Adkins
AYES:	Tommy Adkins, William Bump Roddey, Christi Cox, Debi Cloninger
NAYS:	Tom Audette, Andy Litten, Ansel Watts Huckabee Sr.
ABSENT:	
RECUSED:	None

(8:21pm) Motion passed. Back to the main motion

(7:19pm) Motion was made to go into Executive Session for Receipt of Legal Advice

Passed	Yes 5, No 2, Abstained 0
MOVANT:	Andy Litten
SECOND:	William Bump Roddey
AYES:	Andy Litten, Tommy Adkins, William Bump Roddey, Christi Cox, Debi Cloninger

NAYS: Tom Audette, Ansel Watts Huckabee Sr.

ABSENT:

RECUSED: None

(7:48pm) **Matters for Consideration Following Executive Session**, Council member William "Bump" Roddey withdrew the portion of the motion "with Rock Hill's approval."

(8:01pm) Motion to defer to a special called meeting held prior to December 12th.

Failed Yes 4, No 3, Abstained 0

MOVANT: Andy Litten

SECOND: Christi Cox

AYES: Andy Litten, Tommy Adkins, Christi Cox

NAYS: Tom Audette, William Bump Roddey, Ansel Watts Huckabee Sr., Debi Cloninger

ABSENT:

RECUSED: None

(8:16pm) Motion fails. Back to the amended motion.

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.

(8:25pm) Thomas Newlin, Long Range Planner, presented information regarding the proposed rezoning.

(8:27pm) There being no one interested in speaking for or against the proposed ordinance, a motion was made to close the public hearing.

Passed Yes 7, No 0, Abstained 0

MOVANT: William Bump Roddey

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

(8:27pm) Motion to approve

Passed Yes 7, No 0, Abstained 0
MOVANT: Andy Litten
SECOND: Ansel Watts Huckabee Sr
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: 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
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.

(8:27pm) Thomas Newlin, Long Range Planner presented information regarding the proposed rezoning.

(8:29pm) There being no one interested in speaking for or against the proposed ordinance, a motion was made to close the public hearing.

Passed Yes 7, No 0, Abstained 0
MOVANT: Ansel Watts Huckabee Sr
SECOND: Tom Audette
AYES: Tom Audette, Andy Litten, Tommy Adkins, William Bump Roddey, Christi

	Cox, Ansel Watts Huckabee Sr, Debi Cloninger
NAYS:	None
ABSENT:	
RECUSED:	None

(8:29pm) Motion to approve

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

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.

(8:29pm) Thomas Newlin, Long Range Planner, presented information regarding the proposed rezoning.

(8:30pm) There being no one interested in speaking for or against the proposed ordinance, a motion was made to close the public hearing.

Passed	Yes 7, No 0, Abstained 0
MOVANT:	Ansel Watts Huckabee Sr
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

(8:30pm) Motion to approve

Passed Yes 7, No 0, Abstained 0

MOVANT: Tommy Adkins

SECOND: Ansel Watts Huckabee Sr

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

NAYS: None

ABSENT:

RECUSED: None

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 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.

THIS APPLICATION WAS WITHDRAWN BY THE APPLICANT

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.

THIS APPLICATION WAS WITHDRAWN BY THE APPLICANT

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.

(8:31pm) Thomas Newlin, Long Range Planner presented information regarding the proposed rezoning.

(8:33pm) There being no one interested in speaking for or against the proposed ordinance, a motion was made to close the public hearing.

Passed Yes 7, No 0, Abstained 0
MOVANT: Ansel Watts Huckabee Sr

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

(8:33pm) Motion to approve

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

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.

(8:33pm) Thomas Newlin, Long Range Planner presented information regarding the proposed rezoning.

The following individual spoke in favor of the proposed rezoning:

(8:35pm) Kristin Hunsberger, property owner, addressed Council regarding her support for the proposed rezoning.

(8:37pm) There being no one else interested in speaking for or against the proposed ordinance, a motion was made to close the public hearing.

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

(8:37pm) Motion to approve

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

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

(8:37pm) Planning & Zoning Chairwoman Debi Cloninger provided a report from the committee meeting on November 24, 2025.

(8:40pm) Justice & Public Safety Chairman Tommy Adkins provided a report from the committee meeting on November 25, 2025.

Citizen Concerns

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

(8:42pm) Omme-Salma Rahemtullah presented information on the Foodshare program opportunities.

Council Member New/Non-agenda Comments

(8:52pm) Council member Tom Audette requested that the golf cart ordinance for Baxter

Village be added to the next agenda for consideration.

(8:52pm) Council member Debi Cloninger recognized several Public Works employees that met at a convenience center on their day off and searched through the dumpster to locate a valuable item that was mistakenly thrown away by a citizen. Ms. Cloninger was very appreciative of their assistance. Ms. Cloninger also recognized Catawba Ridge High School Band for their appearance in the Macy's Day Thanksgiving Parade.

(8:54pm) Council member Watts Huckabee congratulated Northwestern High School Football team on their upperstate

Executive Session

Receipt of Legal Advice: Legal Matters/Litigation Update

Receipt of Legal Advice/Contractual Matter: Interstate Exchanges

(8:55pm) Motion to go into Executive Session for Receipt of Legal Advice: Legal Matters/Litigation Update, Receipt of Legal Advice/Contractual Matter: Interstate Exchanges and Personnel Matters.

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

Matters for consideration following Executive Session

Adjourn

(9:51pm) Motion to adjourn

Passed Yes 7, No 0, Abstained 0

MOVANT: Andy Litten

SECOND: Tom Audette

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

NAYS: None

ABSENT:

RECUSED: None

Draft

Karen M. Brogdon, Clerk to Council