



**York County  
County Council  
Agenda  
December 15, 2025**

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**Regular Meeting**

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

**6:00 PM**

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**Call to Order**

Christi Cox, Chairwoman

**Invocation and Pledge of Allegiance**

Council member Andy Litten, District 2

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

Andy Jones, Board of Disabilities and Special Needs (District 1)

Glen Burnette, Board of Disabilities and Special Needs (District 7)

Kylia Jamrok, Building Board of Appeals

Jack Allen, Oakdale Fire Tax District Board

James Fitzpatrick, Culture and Heritage Commission (District 7)

Edward Stewart, Culture and Heritage Commission (Ex Officio)

Zack Williams, Catawba Regional Workforce Investment Board

**Appearances**

Council and staff to recognize Allan Horton for his service and retirement with York County.

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

**Consent Agenda**

1. Council to approve the minutes from the December 1, 2025 Transportation Committee meeting.
2. Council to approve the minutes from the December 1, 2025 Council meeting.
3. COUNCIL TO CONSIDER THIRD 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

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advertising products and services in appropriate locations and context.

4. COUNCIL TO CONSIDER THIRD 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.

5. Rezoning Action: Consider Second 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.

6. Rezoning Action: Consider Second 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  |

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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.

7. Rezoning Action: Consider Second 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. Rezoning Action: Consider Second 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)

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**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.

9. Rezoning Action: Consider Second 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.

10. Council to approve the FY 2026-2027 Budget Calendar.
11. Council to authorize annual payment for the Microsoft Enterprise Agreement to SHI, in the amount of \$146,508.62.

**Executive Summary:** Council to authorize annual payment to SHI for the third installment of the Microsoft Enterprise Agreement in the amount of \$146,508.62. Every three years, the county renews their agreement with Microsoft for the licensing of their products. We are in the final year of the agreement approved by council during the January 2, 2024 meeting.

12. Council to approve award regarding Bid #3017 for the York County Government Center Renovations Project, to the lowest responsive and responsible bidder, Pinnix Inc. of Gastonia, NC, for a total cost of \$734,000.00.

**Executive Summary:** York County Public Works Department/Facilities Maintenance was tasked with adding additional office spaces for several departments in the York County Government Center. Public Works worked with SSOE Group to develop plans and specifications for this renovation project. After advertising for bid, the department is requesting approval of award to Pinnix Inc. of Gastonia NC, for a total cost of \$734,000.00.

13. Council to authorize the purchase of one new, unused, stock fire engine and associated equipment

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from Spartan Fire and Emergency Apparatus of Wellford SC, for a total cost not to exceed \$990,000.00, 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 is requesting Council's authorization to purchase a stock fire engine and associated equipment as part of the County's Ten Year Apparatus and Equipment Purchasing Plan.

14. Council to approve an amendment to an existing three-year planned service contract for HVAC Preventative Maintenance and Repair services with National Mechanical Experts, Inc., formerly Naylor Building Partnerships Inc., to include additional facilities for an amended total first year cost of \$497,430.00.

**Executive Summary:** York County Public Works is in an existing three-year planned service contract for HVAC Preventative Maintenance and Repair services with Naylor Building Partnerships approved by Council on April 7, 2025. The Department is requesting an Amendment to the contract to reflect a legal business name change to National Mechanical Experts, Inc. and to include HVAC services for the Moss Justice Center, Animal Shelter, and Allison Creek Park facilities due to the expiration of those facilities' current HVAC services contract and a reduction in HVAC services costs if the facilities are included in the National Mechanical Experts, Inc. agreement.

15. Council to approve award of RFP #2990 regarding photocopier/multifunctional services to Toshiba Business Solutions of Mt. Gilead, NC. for the cost of \$0.0259 per mono copy and \$0.0497 per color copy, for an estimated total annual cost of \$158,988.00, for an initial three year period with an option to renew for a maximum of two consecutive one year periods.

**Executive Summary:** The Information Technology Department is requesting Council's approval of a contractual agreement with Toshiba Business Solutions for countywide photocopier/multifunctional services (approximately 150 copiers) for an estimated cost of \$158,988.00 annually.

16. Council to approve a request for Easement at Catawba Bend Preserve with Comporium Communications to install fiberoptic cable to supply internet to the facilities.

**Executive Summary:** Installing Fiberoptic Cable for use in the operation of Catawba Bend Preserve. Installation requires an easement for Comporium to install underground equipment and have access to maintain that equipment in the future.

17. Council to approve contractual agreement with Motorola Solutions Inc., of Chicago IL, for 800MHz public safety communications network services, for use by first responders, for an estimated total cost of \$25,830,837.90 for a seven year term, as provisioned by York County's Procurement Code § 35.009 (G) (1)(w).

**Executive Summary:** Public Safety Communications is requesting Council's approval of a contractual agreement with Motorola Solutions Inc., of Chicago IL, for continued maintenance and purchase of equipment for York County's 800MHz public safety communications network.

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18. Council to approve Contract Amendment #3 with Kimley-Horn and Associates, Inc., in a not-to-exceed amount of \$160,299.19 for Project 17228-007: Hwy. 49/274/557 Intersection.

**Executive Summary:** Council approved the original contract with Kimley-Horn on June 4, 2018. The project has progressed and we are currently at the final plans stage. The purpose of Amendment #3 is to provide for additional project management, roadway design and plan development, and water and sewer design. The fee for Amendment #3 is a not to exceed amount of \$160,299.19. With Council approval, the total contract amount will be \$1,153,945.97.

19. Council to authorize contract negotiations regarding RFP #3016 for Construction Manager at Risk (CMAR) services, for the Moss Justice Booking Renovation project.

**Executive Summary:** As a part of York County's Capital Improvement Plan, the Moss Justice Booking Center will be demolished and replaced with a new booking area and renovation of an older booking area to medical housing. With approval of the selection of a Construction Manager at Risk (CMAR), pre-construction services for the Moss Justice Booking Renovation project can be provided during design of the facility.

20. Council to approve an Intergovernmental Agreement Between York County and Town of Clover for Supplemental Funding of Municipal Recreation Programs and Facilities.

**Executive Summary:** On September 9, 2025 York Council adopted a Resolution authorizing intergovernmental agreements between the County and various municipalities within the county regarding the funding and provision of recreation services. The attached agreement provides terms and conditions for annual funding over a three-year period from July 1, 2025 through June 30, 2028. The County Manager is explicitly authorized to expend Tourism Revenues, in addition to other lawfully appropriated funds, in furtherance of the financing obligations of the County under an IGA to the extent such IGA contemplates Tourism Purposes.

21. Council to approve an Intergovernmental Agreement Between York County and City of York for Supplemental Funding of Municipal Recreation Programs and Facilities

**Executive Summary:** On September 9, 2025 York Council adopted a Resolution authorizing intergovernmental agreements between the County and various municipalities within the county regarding the funding and provision of recreation services. The attached agreement provides terms and conditions for annual funding over a three-year period from July 1, 2025 through June 30, 2028. The County Manager is explicitly authorized to expend Tourism Revenues, in addition to other lawfully appropriated funds, in furtherance of the financing obligations of the County under an IGA to the extent such IGA contemplates Tourism Purposes.

22. Council to approve an Intergovernmental Agreement Between York County and Town of Hickory Grove for Supplemental Funding of Municipal Recreation Programs and Facilities

**Executive Summary:** On September 9, 2025 York Council adopted a Resolution authorizing intergovernmental agreements between the County and various municipalities within the county regarding the funding and provision of recreation services. The attached agreement provides terms and conditions for annual funding over a three-year period from July 1, 2025 through June 30, 2028. The County Manager is explicitly authorized to expend Tourism Revenues, in addition

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to other lawfully appropriated funds, in furtherance of the financing obligations of the County under an IGA to the extent such IGA contemplates Tourism Purposes.

23. Council to approve an Intergovernmental Agreement Between York County and the Town of Sharon for Supplemental Funding of Municipal Recreation Programs and Facilities

**Executive Summary:** On September 9, 2025 York Council adopted a Resolution authorizing intergovernmental agreements between the County and various municipalities within the county regarding the funding and provision of recreation services. The attached agreement provides terms and conditions for annual funding over a three-year period from July 1, 2025 through June 30, 2028. The County Manager is explicitly authorized to expend Tourism Revenues, in addition to other lawfully appropriated funds, in furtherance of the financing obligations of the County under an IGA to the extent such IGA contemplates Tourism Purposes.

24. Council to approve an Intergovernmental Agreement Between York County and the Town of McConnells for Supplemental Funding of Municipal Recreation Programs and Facilities

**Executive Summary:** On September 9, 2025 York Council adopted a Resolution authorizing intergovernmental agreements between the County and various municipalities within the county regarding the funding and provision of recreation services. The attached agreement provides terms and conditions for annual funding over a three-year period from July 1, 2025 through June 30, 2028. The County Manager is explicitly authorized to expend Tourism Revenues, in addition to other lawfully appropriated funds, in furtherance of the financing obligations of the County under an IGA to the extent such IGA contemplates Tourism Purposes.

25. Council to Approve an Intergovernmental Agreement Between York County and Town of Smyrna for Supplemental Funding of Municipal Recreation Programs and Facilities

**Executive Summary:** On September 9, 2025, York Council adopted a Resolution authorizing intergovernmental agreements between the County and various municipalities within the county regarding the funding and provision of recreation services. The attached agreement provides terms and conditions for annual funding over a three-year period from July 1, 2025, through June 30, 2028. The County Manager is explicitly authorized to expend Tourism Revenues, in addition to other lawfully appropriated funds, in furtherance of the financing obligations of the County under an IGA to the extent such IGA contemplates Tourism Purposes.

26. Council to Provide First Reading by Title Only of AN ORDINANCE AUTHORIZING THE ASSIGNMENT OF THE EXISTING AGREEMENT BETWEEN YORK COUNTY AND RIVER HILLS RESCUE REGARDING THE PROVISION OF EMS SERVICES WITHIN THE COUNTY TO AMISUB OF SOUTH CAROLINA, INC. (AMISUB) AND FURTHER AUTHORIZING THE EXECUTION OF THE EMERGENCY SYSTEM PARTICIPATION AGREEMENT ADDRESSING, INTER ALIA, AMISUB'S MEETING AND MAINTAINING THE REQUIREMENTS IN STATE REGULATION 60-7 REGARDING EMERGENCY MEDICAL SERVICES, TERMS AND CONDITIONS PERTAINING TO AMISUB'S PARTICIPATION AS AN EMS PROVIDER OPERATING WITHIN YORK COUNTY AND AS PART OF YORK COUNTY'S 9-1-1 DISPATCH SYSTEM; PROVIDING DISPATCH, RESPONSE, AND DRIVE TIME STANDARDS AND REQUIREMENTS FOR AMISUB; ESTABLISHING STAFFING MINIMUM LEVELS FOR RESCUE UNITS; SETTING

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INSURANCE COVERAGE REQUIREMENTS FOR AMISUB; AND PROVIDING FOR OTHER MATTERS RELATED THERETO.

**Executive Summary:**

27. Council to approve the execution of an agreement with Nature Trails LLC. of Pittsboro NC in the amount of \$1,022,100.00 to design and construct a gravel parking area and 10 miles of premier mountain bike trails within Catawba Bend Preserve Park, in substantial form as before Council.

**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 10 miles of a premier single-track mountain bike course and gravel parking at Catawba Bend Preserve.

28. Council to approve award regarding RFP #3014 for Consulting Services for York County's Public Safety Radio System, to Mission Critical Partners LLC, of Port Matilda PA, for a total cost of \$86,065.00.

**Executive Summary:** Public Safety Communications is requesting Council's approval of a contractual agreement with Mission Critical Partners LLC of Port Matilda, PA to perform an assessment of York County's need as they pertain to the County-owned two-way radio and paging networks utilized by first responders.

**Public Hearing(s)**

1. Council to Hold a Public Hearing and Consider Third 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 (THE "COUNTY") AND PDM REAL ESTATE II, LLC, A COMPANY PREVIOUSLY 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 PDM US, LLC, AN AFFILIATE OF 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

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Blvd in Rock Hill and create 42 new jobs paying \$31.50 annually.

2. Council to Conduct a Public Hearing and Consider Third Reading of AN ORDINANCE AUTHORIZING THE EXECUTION AND DELIVERY OF A SPECIAL SOURCE CREDIT AGREEMENT BY AND BETWEEN YORK COUNTY, SOUTH CAROLINA AND TREAD ATHLETICS, LLC, AND DEMON DEVELOPMENT LLC (F/K/A 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.

3. Council to Hold a Public Hearing and Provide Third 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.

## **Old Business**

1. COUNCIL TO CONSIDER THIRD READING OF AN ORDINANCE REVIEWING AND UPDATING THE PUBLIC EDUCATION FACILITIES IMPACT FEE ("IMPACT FEE") IMPOSED ON ALL NEW RESIDENTIAL DEVELOPMENT IN THE CLOVER SCHOOL DISTRICT NO. 2 PURSUANT TO YORK COUNTY ORDINANCE NO. 3020; TO REVISE THE ESTABLISHED IMPACT FEE ON NEW RESIDENTIAL DEVELOPMENT FOR A SINGLE FAMILY DETACHED DWELLING UNIT TO \$15,035; TO REVISE THE ESTABLISHED IMPACT FEE FOR A MULTI-FAMILY DWELLING UNIT TO \$7,430; AND TO REVISE THE ESTABLISHED IMPACT FEE FOR A MANUFACTURED HOME UNIT TO \$9,842; TO AUTHORIZE A REVISED INTERGOVERNMENTAL AGREEMENT BETWEEN YORK COUNTY AND THE CLOVER SCHOOL DISTRICT NO. 2, DEFINING THE RESPECTIVE RIGHTS, RESPONSIBILITIES, AND OBLIGATIONS OF THE PARTIES REGARDING THE IMPACT FEE; TO PROVIDE FOR A PUBLIC HEARING; AND TO PROVIDE FOR OTHER MATTERS RELATED THERETO.

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**Executive Summary:** The motion approved at Second Reading set the impact fees to \$15,035 for single family detached dwellings, \$7,430 for multi-family dwellings, and \$9,842 for manufactured homes, and also set the applicable geographic area to within both the Urban Services Boundary and the Clover School District, subject to the receipt of analysis from TischlerBise, Inc. regarding any effect the Urban Service Boundary has on the impact fee calculation.

If the applicable area of the fee is changed from the existing extent of the Clover School District, Planning & Development Services staff recommend the ordinance be amended to become effective on February 2, 2025, to accommodate corresponding changes to processes and information systems, and to allow a brief grace period for developers, builders, and property owners working in the Clover School District Area to factor any increase into their project plans.

## **New Business**

### **Committee and Other Reports**

Health and Environmental Protection Committee meeting, Monday, December 8, 2025 Chairman Andy Litten

### **Citizen Concerns**

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

### **Executive Session**

Receipt of Legal Advice: Legal Matters/Litigation Update

Personnel Matter/Contractual Matter: County Attorney Review

Contractual Matter: Interstate Exchanges

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

### **Adjourn**