



**York County
County Council
Agenda
January 5, 2026**

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 Tommy Adkins, District 3

Oath of Office for newly appointed Board and Commission Members

Appearances

Council and Staff to recognize Tamyra Hogg for her service and retirement with the York County Sheriff's Department.

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

Consent Agenda

1. Council to approve the minutes from the November 10, 2025 Council Workshop.

2. Council to approve the minutes from the December 15, 2025 Council meeting.

3. Rezoning Action: Consider Third 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

"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."

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.

4. Rezoning Action: Consider Third 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.

5. Rezoning Action: Consider Third 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.

6. Rezoning Action: Consider Third Reading

Case # 25-45
Tax Map # 656-00-00-022

"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."

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.

7. Rezoning Action: Consider Third 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. COUNCIL TO CONSIDER FIRST READING OF AN ORDINANCE TO AMEND CHAPTER 70, BY ADDING NEW SECTION 70.11 OF THE YORK COUNTY CODE OF ORDINANCES, AS IT RELATES TO THE REGULATION OF GOLF CARTS OPERATING ON AND WITHIN THE COUNTY PUBLIC ROADWAYS WITHIN THE BAXTER VILLAGE TRADITIONAL NEIGHBORHOOD DISTRICT AND TO PROVIDE FOR OTHER MATTERS RELATED THERETO.
9. Council to Consider RATIFYING THAT CERTAIN ASSIGNMENT AND ASSUMPTION OF PILOT AGREEMENT BY AND BETWEEN 194 SPRINGHILL FARMS ROAD LLC AND SL8

"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."

INDUSTRIAL ACQUISITION, LP; AND OTHER MATTERS RELATED THERETO.

Executive Summary: On August 18, 2025 Council approved the Assignment and assumption of FILOT agreement by and between 194 Springhill Farms Road LLC and SL8 Industrial Acquisition, LP, a Texas limited partnership.

As part of that agreement, the Assignor previously presented a request to transfer its rights and responsibilities under the FILOT Agreement for the portion of the property being sold (the "Property for Sale") to the Assignee. By this resolution, County Council is being asked to confirm and approve that transfer. The Assignee will assume all obligations and benefits under the FILOT Agreement related only to the Property for Sale.

The Assignor and Assignee are requesting that the County authorize and consent to the property transfer and the assignment of the FILOT Agreement, in accordance with Section 12-44-120 of state law and the terms of the existing FILOT Agreement.

10. Council to approve an increase to Purchase Order 160512 in the amount of \$55,800 to \$56,443.25, due to the final invoice being over the initial PO amount.

Executive Summary: York County Fire is responsible for obtaining a vendor to conduct annual fire hose tests for all fire hoses utilized by the York County Fire Service. The initial PO amount of \$55,800.00 was gone over by the vendor due to additional fire hose footage being tested over the initial estimated amount. An approved and updated PO in the amount of \$56,443.25 is required to account for the overage.

11. Council to authorize the purchase of body armor vests and related accessories for use by the Sheriff's Office, from Lawmen's Safety Supply Inc. of Charlotte NC, via SC Contract #4400038432, for a total cost not to exceed \$125,000.00.

Executive Summary: The Sheriff's Office is requesting Council's approval to purchase multiple body armor vests and related accessories from Lawmen's Safety Supply Inc. of Charlotte NC, via SC Contract #4400038432, for a total cost not to exceed \$125,000.00.

12. Council to approve memorandum of understanding with the Catawba Regional Council of Government, to participate in and provide cost-share funding of \$91,765 for a Regional Workforce Housing Study.

Executive Summary: The Catawba Regional Workforce Housing Study directly implements initiatives 2.a and 2.c of the Grow Responsibly strategic plan goal, to partner with regional stakeholders to analyze housing affordability and hurdles to more attainable workforce housing. The MOU confirms the County proportionate share of funding the study, \$91,765, previously budgeted.

13. 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

"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."

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.

14. Council to approve contract Amendment #1, with Sossamon Construction Co., Inc for a not-to-exceed amount of \$174,025.00 for the Bethel Lake Wylie Preservation Park District — Woodend Park for park programming, conceptual site design and 2 miles of natural trail construction.

Executive Summary: Approval of this amendment will enable construction of 2 miles of natural trails and the completion of a park programming study, conceptual site design and a phasing plan with cost estimates. The Parks Department is already underway with improvements to open Woodend Park to the public in 2026. — demolition of the structures is complete and the construction of a gravel parking area is underway. This amendment will construct 2 miles of natural trails for use by park visitors. The programming, conceptual plan and phasing/cost estimates will guide the Park's department as they develop Woodend Park over the years.

15. Council to approve award regarding Bid #3021 for the purchase of six stationary compactors and nine compactor receivers for use by York County Solid Waste Collection and Recycling, to the lowest responsive and responsible bidder, FleetGenius LLC of Lenoir NC, for a total cost of \$199,730.07.

Executive Summary: The Public Works Collection and Recycling Department has a waste compaction equipment and container replacement plan for the equipment at the sixteen Collection & Recycling Centers used by the citizens of York County for the safe and proper disposal of solid waste and recycling. The Department is requesting to replace six compactor units nine aging octagon receiver boxes used for the compaction and hauling of solid waste and recycling.

Public Hearing(s)

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

Case #	25-49
Tax Map #	670-00-00-059; -060
Zoning Request:	Rezone from UD to RMX-6
Acres:	0.34
Council District:	4- Roddey
Applicant:	Latif Taheri-Azar
Owner:	Latif Taheri-Azar
Location:	211, 217 Ridley Street, Rock Hill
Planning Commission Date:	December 8, 2025
Staff Recommendation:	Approve
PC Recommendation:	Approve (7-0)

Executive Summary: The purpose of the request is to build a single family home on each of the existing lots. The request to rezone from UD to RMX-6 does not align with the future land 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."

designation of *Municipal Infill*, as the City of Rock Hill's future land use map recommends *Interstate Employment* for this area. However, the subject parcels are part of an established neighborhood and a residential zoning district is the appropriate option. A staff report and analysis with findings has been performed.

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

Case #	25-51
Tax Map #	395-00-00-010; -011
Zoning Request:	Rezone from RSF-40 and NC to GC
Acres:	2.55
Council District:	3 - Adkins
Applicant:	Old York Road, LLC
Owner:	Old York Road, LLC
Location:	Alexander Love Highway, York
Planning Commission Date:	December 8, 2025
Staff Recommendation:	Approve
PC Recommendation:	Approve (7-0)

Executive Summary: The purpose of the request is to build a parking area as an accessory use to the adjoining automobile dealership. The request to rezone from RSF-40 and NC to GC does not align with the future land use designation of *Transitional Area*, as the GC zone allows for more intensive commercial uses than expected within this designation. However, allowing the expansion of the existing automobile dealership requires the GC zoning district. The request is also supported by the other commercial uses in both the City of York and the unincorporated properties in the general vicinity. A staff report and analysis with findings has been performed.

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

Case #	25-52
Tax Map #	738-00-00-046
Zoning Request:	Rezone from RMX-10 to RUD
Acres:	20.18
Council District:	7 - Cloninger
Applicant:	Chris Goodwin
Owner:	Haven Home Investments
Location:	Haire Road, Fort Mill
Planning Commission Date:	December 8, 2025
Staff Recommendation:	Approve
PC Recommendation:	Approve (7-0)

Executive Summary: The purpose of the request is to create a major subdivision of detached single-family residences whose lot sizes average from 1–2 acres. The request to rezone from

RMX-10 to RUD does not align with the future land use designation of *Single Family Residential*, as the proposed zoning district is less intense than expected within the FLU designation. However, the existing zoning district is more intense than expected and allows housing types (duplex, triplex, quadplex) that are not appropriate for the area. Further, there are many other parcels zoned RUD in the general vicinity. A staff report and analysis with findings has been performed.

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

Case #	25-53
Tax Map #	514-00-00-077
Zoning Request:	Rezone from AGC to RUD
Acres:	5.89
Council District:	5 - Cox
Applicant:	JD Renovations
Owner:	JD Renovations
Location:	Mobley Store Road, Rock Hill
Planning Commission Date:	December 8, 2025
Staff Recommendation:	Approve
PC Recommendation:	Approve (7-0)

Executive Summary: The purpose of the request is to subdivide the parcel into three lots and build three new homes. The request to rezone from AGC to RUD does not align with the future land use designation of *Agriculture*. However, the *Rural Residential* designation is just to the northeast along Ogden Road and the subject parcel abuts parcels that are already zoned RUD. A staff report and analysis with findings has been performed.

Old Business

New Business

1. Council to Suspend the Rules in order to adopt, without referral to a Committee, the Resolution Approving the Intergovernmental Agreement by, between, and among the South Carolina Transportation Infrastructure Bank, the South Carolina Department of Transportation, and York County, entitled "Term Sheet for York County Projects - Exits 82 and 90," Authorizing its Execution, and Providing for such further actions as necessary to perfect the County's obligations thereunder and as are related thereto.
2. Council to authorize contract negotiations regarding RFQ #3019 for Professional Architectural and Engineering Design Services for the Expansion/Construction of York County's Animal Services Facility.

Executive Summary: As a part of York County's Capital Improvement Plan, the County intends to renovate and/or construct a new Animal Services facility. Public Works is requesting to interview four qualified, responding firms and to enter into contract negotiations with the selected firm for architectural and engineering design services for this project.

"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."

Committee and Other Reports

Finance & Operations Committee Meeting, Monday, December 15, 2025, 5:30pm Chairman Tom Audette

Economic Development Committee Meeting, Tuesday, December 16, 2025, 5:30pm Chairman Watts Huckabee

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

Receipt of Legal Advice: Legal Matters/Litigation Update

Receipt of Legal Advice: Consideration of Mediated Settlement Agreement, Project No. 11149-004, Project US 21/SC51 Tract 55

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."