



**York County
County Council
Minutes
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.

(6:01pm) Chief John Hicks and Sheriff Tony Breeden recognized Captain Tamyra Hogg on her service and retirement from the York County Detention Center.

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

(6:12pm) Ashley Horne, Regent Park Neighborhood, addressed Council regarding her opposition to Silfab Solar operating in Fort Mill and requested that Council move Silfab to another location.

(6:14pm) John Worth, Amberley Crossing, Fort Mill, South Carolina addressed Council regarding his opposition to Silfab Solar operating in Fort Mill and requested that Council move Silfab to another location.

(6:16pm) Brandon Langford, Hawks Creek Parkway, Fort Mill, South Carolina addressed Council regarding his opposition to Silfab Solar operating in Fort Mill and requested that Council move Silfab to another location.

(6:19pm) Frank Jurnak, 2591 Lower Assembly Road, Fort Mill, South Carolina addressed Council regarding his opposition to Silfab Solar operating in Fort Mill and requested that Council move Silfab to another location.

(6:21pm) Kris Thompson, 345 Vander Lakes Drive, York, South Carolina, addressed the Council regarding her concerns with the QTS Data Center operating in York County.

(6:23pm) Scott Couchenour, 122 West Oak Street, Fort Mill, South Carolina, addressed the Council regarding item #8 in the Consent Agenda and his support for allowing golf carts in Baxter Village but requested that the ordinance be changed to not only allow crossings at traffic lights.

Consent Agenda

(6:26pm) Motion was made to approve the Consent Agenda with the removal of item #8 (golf carts in Baxter Village) to #3 in New Business.

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

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

Motion to approve

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

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

Motion to approve

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

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 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.

Motion to approve

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

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.

Motion to approve

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

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.

Motion to approve

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

6. Rezoning Action: Consider Third 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.

Motion to approve

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

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.

Motion to approve

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

9. Council to Consider RATIFYING THAT CERTAIN ASSIGNMENT AND ASSUMPTION OF FILOT AGREEMENT BY AND BETWEEN 194 SPRINGHILL FARMS ROAD LLC AND SL8 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.

Motion to approve

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

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.

Motion to approve

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

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.

Motion to approve

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

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.

Motion to approve

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

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 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.

Motion to approve

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

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.

Motion to approve

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

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.

Motion to approve

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

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 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.

(6:26pm) Thomas Newlin, Long Range Planner, presented information on the proposed rezoning.

(6:28pm) 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:	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

(6:28pm) Motion to approve

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

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.

(6:29pm) Thomas Newlin, Long Range Planner, presented information on the proposed rezoning.

(6:31pm) 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

(6:31pm) 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

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.

(6:31pm) Thomas Newlin, Long Range Planner, presented information on the proposed rezoning.

(6:33pm) The following individuals spoke in favor of the proposed ordinance: Scott Couchenour, 122 West Oak Street, Fort Mill, South Carolina addressed Council regarding his support for the proposed rezoning.

(6:34pm) 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:	William Bump Roddey
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

(6:34pm) Motion to approve

Passed	Yes 7, No 0, Abstained 0
MOVANT:	Debi Cloninger
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 #	25-53
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.

(6:34pm) Thomas Newlin, Long Range Planner, presented information on the proposed rezoning.

The following individuals spoke in opposition to the proposed rezoning:

(6:44pm) Ken Scoggins, 750 Anglewood Road, Rock Hill, South Carolina, addressed Council regarding his opposition to the proposed rezoning.

(6:50pm) James Currence, Anglewood Road, Rock Hill, South Carolina, addressed Council regarding his opposition to the proposed rezoning.

(6:53pm) Wade Fairey, 4151 Booney Road, Rock Hill, South Carolina, addressed Council regarding his opposition to the proposed rezoning.

(6:54pm) Kayden (last name unknown), addressed Council regarding his opposition to the proposed rezoning.

(6:57pm) Dan Scoggins, former County employee, addressed Council regarding his opposition to the proposed rezoning.

(6:59pm) Matthew Pierpoint, 3915 Mobley Store Road, Rock Hill, South Carolina, addressed Council regarding his opposition to the proposed rezoning.

(7:01pm) Jonathan Nazeer, addressed Council regarding his opposition to the proposed rezoning.

(7:03pm) Nancy Manning, 4078 Booney Road, Rock Hill, South Carolina, addressed Council regarding her opposition to the proposed rezoning.

The following individuals spoke in favor of the proposed rezoning:

(7:06pm) A representative from JD Renovations, which is the property owner, addressed Council regarding his support for the proposed rezoning. It was stated that their intention is to only put 2 homes on the property.

(7:08pm) 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:	Tom Audette
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

(7:08pm) Motion to deny

Passed	Yes 5, No 2, Abstained 0
MOVANT:	Tom Audette
SECOND:	Tommy Adkins
AYES:	Tom Audette, Andy Litten, Tommy Adkins, Christi Cox, Debi Cloninger
NAYS:	William Bump Roddey, Ansel Watts Huckabee Sr.
ABSENT:	
RECUSED:	None

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.

(7:32pm) Motion to approve

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

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.

(7:35pm) Jim Britton of Leitner Management Group presented an update on the Animal Services Facility. Mr. Britton reported that the project parameters are to renovate and expand the existing animal services facility or develop a new animal services facility on a new county-owned site. Mr. Britton reviewed the project timeline and budget. Finally, Mr. Britton stated that the next steps were for council action to allow staff to conduct interviews and subsequent negotiations in January, bring the architectural award recommendation to Council on February 2, 2026, conduct due diligence on an existing facility vs. new facility in February, establish a formal development budget based on options, bring recommendation to council in March 2026 and initiate design phase in March 2026.

Motion to approve

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

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.

(7:48pm) Council member Andy Litten made a motion to approve with an amendment to strike the sentence that applies to the Baxter Village Traditional Neighborhood District. Motion fails for lack of a second.

(7:49pm) Motion to approve

Passed	Yes 6, No 1, Abstained 0
MOVANT:	William Bump Roddey
SECOND:	Tom Audette
AYES:	Tom Audette, Tommy Adkins, William Bump Roddey, Christi Cox, Ansel

	Watts Huckabee Sr, Debi Cloninger
NAYS:	Andy Litten
ABSENT:	
RECUSED:	None

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

(7:56pm) Council member Tom Audette provided a report from the Finance & Operations Committee meeting on December 15, 2025.

(7:57pm) Council member Watts Huckabee provided a report from the Economic Development Committee meeting on December 16, 2025.

Citizen Concerns

Council Member New/Non-agenda Comments

(8:02pm) Council member William "Bump" Roddey congratulated the Carolina Panthers on winning the AFC South Championship.

(8:03pm) Council member Tom Audette requested that staff and the County Attorney's Office research the USC study and the Attorney General's ruling regarding Silfab Solar and determine how to move forward.

(8:04pm) Council member Debi Cloninger also requested that the County Attorney's Office research the USC study and the Attorney General's ruling regarding Silfab Solar and determine how to move forward.

(8:06pm) Council member Tommy Adkins stated, as a follow-up to a previous agenda item, that when zoning went into place in 1987, many properties were placed in RUD.

(8:07pm) Council member Watts Huckabee requested that staff develop a spreadsheet of any Economic Development incentives that are currently pending so that all parties involved are aware of incentive packages. Mr. Huckabee also requested that the Council look at Economic Development and set a goal on how much Economic Development businesses they want to bring in the year, in order to help alleviate tax increases on the citizens.

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

(8:41pm) Motion to adjourn

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

MOVANT: Tom Audette

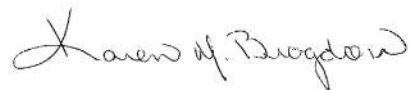
SECOND: Andy Litten

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

NAYS: None

ABSENT: Ansel Watts Huckabee Sr

RECUSED: None



Karen M. Brogdon, Clerk to Council