



**York County
County Council
Agenda
January 20, 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 William "Bump" Roddey, District 4

Oath of Office for newly appointed Board and Commission Members

Appearances

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

Consent Agenda

1. Council to approve the minutes from the January 5, 2026 County Council meeting.
2. Council to approve the minutes from the January 13, 2026 County Council Workshop.
3. Rezoning Action: Consider Second 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

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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.

4. Rezoning Action: Consider Second 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.

5. Rezoning Action: Consider Second 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*,

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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. Council to Provide Second Reading 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 INSURANCE COVERAGE REQUIREMENTS FOR AMISUB; AND PROVIDING FOR OTHER MATTERS RELATED THERETO.

Executive Summary: River Hills Rescue and AMISUB (Piedmont Medical Center) have entered into negotiations for AMISUB to procure all assets and operations currently held by River Hills Rescue. The successful closing of the transaction requires County Council authorization and the negotiation of an agreement with York County for the provision of Emergency Medical Services. All parties have negotiated and agreed to a contract for service with AMISUB for Emergency Medical Services currently covered by River Hills Rescue.

7. Council to approve a request from Sheriff Breeden to allow retiring Captain Tamyra Hogg to retain her service weapon.

Executive Summary: Sheriff Breeden and County Management recommend approval of request allowing Captain Tamyra Hogg to receive her service weapon upon her retirement.

Captain Hogg officially retired on January 1, 2026, after more than 27 years of service to York County. Traditionally, the county has allowed the Sheriff's Office to present all retirees with their service weapon upon their retirement.

The following is the information regarding the service weapon for Captain Hogg:

Glock 45

Serial #: CGCF751

Replacement Cost: \$500.00

8. Council to approve a request from Sheriff Breeden to allow retiring Lieutenant Alex Wallace to retain his service weapon.

Executive Summary: Lieutenant Wallace officially retired January 2, 2026, after 26 years of service to York County. Traditionally, the county has allowed the Sheriff's Office to present all retirees with their service weapon upon their retirement.

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The following is the information regarding the service weapon for Lieutenant Alex Wallace:
Glock 45
Serial #: CGCE338
Replacement Cost: \$500.00

9. Consider approval of nominated applicants for service for Boards & Commissions from the Finance & Operations Committee meeting on December 15, 2025: Rob Masone, Rock Hill/York County Convention and Visitor's Bureau (At Large), George Tolson, Rock Hill/York County Convention and Visitor's Bureau (At Large), John Segura, Planning Commission (District 2), Michael Peek, Catawba Regional Workforce Investment Board, Sandra Goodman, Catawba Regional Workforce Investment Board, and Ashley Hamilton, Catawba Regional Workforce Investment Board.
10. Council to accept the FY24 DHS Urban Area Security Initiative Grant

Executive Summary: Council to approve and accept the FY2024 Department of Homeland Security Urban Areas Security Initiative Grant for the purpose of improving and upgrading hazardous materials response resources, improving community preparedness and election security. The FY2024 allocation for York County is \$40,500 with no required match.

11. Council to Provide First Reading by Title Only of An Ordinance Authorizing and Approving a Major Modification to the "Development Agreement between York County and Crescent Creek, LLC, as Master Developer, and the Parcel Developers Party Hereto" as modified, recorded in the Office of the Register of Deeds for York County, South Carolina, June 27, 2008; to modify and amend the permitted uses applicable to certain real property bearing York County Parcel Number 4880000126, owned by Duke Energy Carolinas LLC, as successor in interest to Daimler Trucks North America, LLC, to allow for placement of a substation, approving the location and development of a substation on the property, and providing for other matters related thereto.
12. Council to approve Contract Amendment #7 with STV, Inc. in a not-to-exceed amount of 59,431.50 for Project 11149-004: US 21/51

Executive Summary: Council approved the original contract with STV, Inc. on August 12, 2012. The project is currently under construction. The purpose of Amendment #7 is to provide for additional design services to relocate a section of York County water and sewer lines. The fee for Amendment #7 is a not to exceed amount of \$59,431.50. With Council approval, the total contract amount will be \$4,145,845.60.

13. Council to approve a Mitigation Agreement with VK Handsmill LLC for road improvements identified within the TIA for the development of a single-family residential neighborhood along Pinnacle Way in the Lake Wylie area, referenced as Tax Map number 556-00-00-036.

Executive Summary: The Traffic Impact Analysis approved on July 5, 2024 identified road improvements at the intersection of Hands Mill Highway and Pinnacle Way in the Lake Wylie area that are necessary to mitigate the increase in traffic as a result of the development of a single-family residential neighborhood in this location. The applicant's proportionate share of the probable cost of this infrastructure improvement is \$92,240.

14. Council to approve the purchase of furniture for the York County Government Center Renovation

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Project from F3 Space Concepts of Irmo SC, via state contract for a total cost of \$164,445.41, as provisioned by York County's Procurement Code §35.010 (D) (3).

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. These new office spaces will require the purchase of furniture. Public Works worked with SSOE Group to develop furniture plans and specifications for these new office spaces. After receiving a State Contract quote, the department is requesting approval of award to F3 Space Concepts of Irmo, SC, for a total cost of \$164,445.41.

15. Council to approve the purchase of technology equipment via state contract #4400032694, for use by the Sheriff's Office, from Dell Inc. of Round Rock TX, for a total cost of \$75,111.82.

Executive Summary: The Sheriff's Office is requesting approval to purchase equipment from Dell Technologies as part of its Technology Replacement program.

16. Council to approve contractual agreement with the South Carolina Department of Behavioral Health and Developmental Disabilities Office of Mental Health/Catawba Community Mental Health Center of Rock Hill SC, for inmate mental health services at York County's Moss Justice/Detention Center, for an annual estimated cost of \$185,000.00 for a maximum of four additional one year terms, and to further authorize execution of the agreement by the York County Sheriff.

Executive Summary: The Sheriff's Office is requesting Council's approval of contractual agreement with the South Carolina Department of Behavioral Health and Developmental Disabilities Office of Mental Health/Catawba Community Mental Health Center of Rock Hill SC, to provide mental health services to inmates at York County's Detention Center.

17. Council to authorize contract negotiations regarding RFP #3023 for inmate health care services at York County's Moss Justice Detention Center.

Executive Summary: The Sheriff's Office is requesting to enter into contract negotiations for health care services for inmates at York County's Moss Justice Detention Center.

18. Council to approve a Purchase Order in the amount of \$52,688 for the annual accident and health policy renewal for the 16 fire departments of the York County Fire Service.

Executive Summary: Annually, York County Fire holds the umbrella policy covering paid and volunteer firefighters of the 16 fire departments in the York County Fire Service. This policy is the supplemental policy to the worker's compensation insurance policy we hold.

19. Council to Approve the Addendum to Intergovernmental Agreements between York County, South Carolina and Clover District No. 2 of York County and Town of Clover, as it pertains to the collection and administration of the Clover School District impact fees, in substantially the same form as presented to Council.

Executive Summary: The proposed Addendum to the IGA's with the Clover School District and with the Town of Clover serves to clarify that the existing IGAs regarding the collection of school

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impact fees apply to the recently passed Impact Fee Ordinance for the Clover School District. The Addendum straightforwardly captures the increased fee set out in Ordinance No. 7625 within the existing impact fee collection and administrative framework addressed in the IGAs with the Town and District.

Public Hearing(s)

1. COUNCIL TO HOLD A PUBLIC HEARING AND CONSIDER FIRST READING OF AN ORDINANCE TO AMEND CHAPTER 154: LAND DEVELOPMENT CODE, SUBCHAPTER D: *GREEN INFRASTRUTURE STANDARDS*, PART 4: *TREE CONSERVATION*, TO INCREASE THE RADIUS OF PROTECTIVE FENCING AROUND GRAND TREES DURING CONSTRUCTION; TO PROVIDE FOR A PUBLIC HEARING; AND TO PROVIDE FOR OTHER MATTERS RELATING THERETO.

Executive Summary: Given that grand trees are inherently older trees, and tend to be species that are sensitive to disturbance, one tool to increase a tree's chance of survival during on-site construction activity, is to increase the protection radius area. The proposed amendment modifies § 154.202(A)(1)(b) to expand the tree protection radius for grand trees from one foot of radius per inch of DBH to one and a half feet of radius per inch of DBH.

2. Council to Hold a Public Hearing 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.

Old Business

New Business

1. Council to authorize a Proclamation recognizing January 25–31, 2026 as Medicolegal Death Investigation Professionals Week.

Committee and Other Reports

Health and Environmental Protection Committee Meeting, Tuesday, January 20, 2026, 4:30pm
Chairman Andy Litten

Finance & Operations Committee Meeting, Tuesday, January 20, 2026, 5:30pm Chairman Tom Audette

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

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Personnel Matter/Contractual Matter: County Attorney Annual Review

Receipt of Legal Advice/Contractual Matter: County Housing of Inmates IGA's

Matters for consideration following Executive Session

Adjourn

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