



**York County
County Council
Agenda
February 2, 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

Chairwoman Christi Cox, District 5

Oath of Office for newly appointed Board and Commission Members

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

Ashley Hamilton, Catawba Regional Workforce Investment Board

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 20, 2026 County Council meeting.
2. Rezoning Action: Consider Third 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)

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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.

3. Rezoning Action: Consider Third 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.

4. Rezoning Action: Consider Third 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)

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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.

5. COUNCIL TO CONSIDER SECOND 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.

6. Consider approval of nominated applicants for service for Boards & Commissions from the Finance & Operations Committee meeting on January 20, 2026: Celeste Tiller, Catawba Regional Workforce Investment Board, Ty Hensley, Rock Hill/York County Airport Commission, Elizabeth Bowers, Rock Hill/York County Convention and Visitor's Bureau (District 7), Harry Johnson, Board of Assessment Appeals (District 5), Vickie Smith, Board of Assessment Appeals (District 7), David Wilburn, Board of Zoning Appeals (District 6), Charles Parmenter, Bethel Fire Tax District Board, and Gerald Rumierz, Lake Wylie Marine Commission.
7. Council to approve the execution of Change Order 5 with JNB Contracting, LLC in the amount of \$86,455.00 to rebuild the parking lot base surface as part of the renovation for the Sheriff's District 3 project and permission for the County Engineer to sign and execute the change order.

Executive Summary:

As a part of York County's Capital Improvement Plan, the District 3 Sheriffs' Office will relocate from the Cherry Road facility to 236 North Park Drive in Rock Hill. The renovation of the 11,800 SF two-level facility is under construction and was scheduled for completion in December 2025. With this change order, the new completion date is February 6, 2026.

8. Council to authorize contract negotiations regarding RFP #3009 for York County Water Tank Maintenance.

Executive Summary: York County Utilities has ten (10) water storage tanks in the water distribution system. To ensure safe, clean drinking water and to maintain regulatory compliance, the Utilities Department advertised a Request for Proposals from qualified vendors to provide routine inspection, evaluation, and maintenance services of the tanks. The Utilities Department

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requests approval to enter into contract negotiations for these services.

9. Council to authorize contract negotiations regarding RFP #3020 for the development of a countywide bicycle and pedestrian trail master plan.

Executive Summary: The York County Planning and Development Services Department is seeking to develop a countywide Trail Master Plan and is requesting Council's authorization to enter into contract negotiations.

10. Council to authorize contract negotiations regarding RFP #3024 for short term lease of Field Day Park's Baseball/Softball Fields at Lake Wylie, and to further authorize execution of the agreement by the County Manager.

Executive Summary: The Parks and Recreation Department is requesting Council's authorization to enter into contract negotiations for the short term lease of Field Day Park's Baseball/Softball Fields at Lake Wylie. Additionally, staff recommends that the County Council authorize the County Manager to execute an agreement with the organization upon mutual consent. The contract term is for one year with the option to renew for an additional one-year period.

11. Council to approve the purchase of one new, unused 2026 Ford F350 4x4 crew cab truck for use by the Lesslie Fire Tax District, from Beach Automotive Group Inc. of Myrtle Beach SC, via SC State Contract #44000 for a total cost of \$69,720.00, as provisioned by York County's Procurement Code §35.010 (D)(3).

Executive Summary: This equipment is a replacement for a 2016 Ford Transport Van. Fire Services is recommending the purchase of this Ford F350 Crew Cab pick-up truck to be used by the Lesslie Fire Department.

12. Council to Authorize the annual Purchase of Property and Liability Insurance for the Culture and Heritage Museums of York County from the State Fiscal Accountability Authority Insurance Reserve Fund in the amount of \$77,158.74.

Executive Summary: This item addresses the real property and structures liability, automobile and vehicle comp and collision, heavy equipment, data processing protection, and general tort liability insurance coverages for the museum properties, assets, and functions undertaken in its daily scope of duties. Approval is recommended to maintain existing coverage levels for another year of CHM assets and liability protection.

13. Council to approve the purchase of one (1) each, new, unused, 9,900# gvwr, 2026 Ford F250 extended cab animal transport truck with a SWAB ARF95 body for use by Animal Services, from Santee Automotive of Manning SC, via SC State Contract #4400035151, for a total cost of \$73,579.00, as provisioned by York County's Procurement Code §35.010 (D)(3).

Executive Summary: This equipment is a replacement for a 2017 Ford F-250 animal transport. Public Works is recommending the purchase of this Ford F-250 extended cab animal transport truck used by the Animal Services division of Public Works.

14. Council to approve declaration of a wrecked 2015 Chevrolet Impala as York County salvage, and approve acceptance of an insurance settlement from Sedgwick Claims Management of

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Washington DC, for a total amount of \$6,130.00.

Executive Summary: A York County 2015 Chevrolet Impala was involved in a motor vehicle accident and was deemed a total loss by the insurance adjuster. The insurance company presented the settlement for the total claim. The item is before Council for formal acceptance.

15. Council to approve the Utility Relocation Agreements with AT&T, York Electric, and York County Natural Gas Authority for an estimated amount of \$379,509.70 for Pennies Project 17228-010: Sutton Road/Harris Road intersection, and also request approval for the County Manager to sign the utility agreements for the County.

Executive Summary: As part of the Pennies for Progress 4 Program, the intersection of Sutton Road and Harris Road will be slightly realigned and turn lanes will be added. In order to make the improvements, it is necessary to relocate the existing utilities along the roadside. AT&T, York Electric, and York County Natural Gas Authority have lines that are in conflict and these agreements will allow them to relocate their facilities.

Public Hearing(s)

1. Rezoning Action: Hold a Public Hearing and Consider First Reading
Case # 25-54
Tax Map # 655-00-00-025; 027; 058
Zoning Request: Rezone from UD and RMX-10 to GC
Acres: 6.89
Council District: 1 - Audette
Applicant: Vanasse Hangen Brustlin
Owner: PGM Properties LLC
Location: RPC Road, Fort Mill
Planning Commission Date: January 12, 2026
Staff Recommendation: Approve
PC Recommendation: Approve (7-0)

Executive Summary: The purpose of the request is to develop the site with a self-storage facility. The request to rezone from RMX-10 and UD to GC does not align with the future land use map designation of *I-77 Corridor Employment*. However, the general vicinity already contains a significant presence of parcels that are either zoned GC, or have general commercial uses. Given the site's limited access and visibility, and the existing development pattern, a self-storage facility is an appropriate use at this location. A staff report and analysis with findings has been performed.

The Planning Commission's motion to approve included a recommendation that Council considered limiting the allowed uses through deed restrictions, but did not provide any guidance as to which uses to include. The applicant has not offered to voluntarily restrict the uses, and staff does not support use-specific deed restrictions for this rezoning request.

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

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Case #	25-56
Tax Map #	547-00-00-261
Zoning Request:	Rezone from RSF-40 to RSF-30
Acres:	1.86
Council District:	6 - Huckabee
Applicant:	Alyssa Hudspeth
Owner:	Phillip Long
Location:	1483 Springpoint Road, Rock Hill
Planning Commission Date:	January 12, 2026
Staff Recommendation:	Approve
PC Recommendation:	Approve (7-0)

Executive Summary: The purpose of the request is to place a manufactured home on the subject parcel. This residential use is not allowed in RSF-40, but is allowed in RSF-30. The request is consistent with the future land use designation *Single Family Residential*, as both zoning districts are at a density and intensity expected within this designation. A staff report and analysis with findings has been performed.

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

Old Business

1. Council to Amend and Provide Second Reading of AN ORDINANCE AUTHORIZING AND APPROVING THE EXECUTION AND DELIVERY OF A THIRD MODIFICATION TO A DEVELOPMENT AGREEMENT BETWEEN YORK COUNTY AND CRESCENT ALLISON

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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 ON JUNE 27, 2008; TO MODIFY AND AMEND THE PERMITTED USES APPLICABLE TO CERTAIN REAL PROPERTY LOCATED IN POD 1, BEARING YORK COUNTY TAX MAP NUMBER 488-00-00-126, OWNED BY DUKE ENERGY CAROLINAS, LLC, AS SUCCESSOR IN INTEREST TO DAIMLER TRUCKS NORTH AMERICA, LLC; TO ALLOW. AS A MAJOR MODIFICATION, FOR THE PLACEMENT, LOCATION, AND DEVELOPMENT OF AN ELECTRICAL SUBSTATION ON THE PROPERTY; AND TO PROVIDE FOR OTHER MATTERS RELATED THERETO.

Executive Summary: This item provided for the permissible use of a Electric Substation as a permitted use upon one 10 acre parcel within POD 1 of the Allison Creek DA. As a successor in title to Daimler, Duke has requested this modification that allows for the execution of an agreement allowing for the placement and construction of the Substation upon the parcel to serve nearby existing and future development.

New Business

Committee and Other Reports

Justice & Public Safety Committee Meeting, Wednesday, January 28, 2026, 6:00pm Chairman Tommy Adkins

Citizen Concerns

Council Member New/Non-agenda Comments

Executive Session

Receipt of Legal Advice: Legal Matters/Litigation Update

Proposed Contractual Matter: Pennies Program Audit

Personnel Matter: Treasurer

Personnel Matter: County Attorney

Receipt of Legal Advice/Contractual Matter: Retention of Special Legal Counsel/Advice Counsel

Matters for consideration/actions following Executive Session

Adjourn

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