



**York County
County Council
Minutes
February 6, 2026**

**Special Called
Meeting**

**York County Heckle Complex
Large Conference Room
1070 Heckle Boulevard
Rock Hill, SC 29730**

4:00 PM

Call to Order

Christi Cox, Chairwoman

Council members Christi Cox, Tom Audette, Tommy Adkins, Watts Huckabee and Debi Cloninger were in attendance.

Council members Andy Litten and William "Bump" Roddey were absent.

County Manager, Josh Edwards, Assistant County Manager, Tom Couch, County Attorney, Michael Kendree, Planning & Development Director, Jonathan Buono, and Planning Manager, Josh Reinhardt were also in attendance.

New Business

1. COUNCIL TO CONSIDER FIRST READING OF AN ORDINANCE TO AMEND CHAPTER 155: ZONING CODE, SUBCHAPTER C: *USE REGULATIONS* TO REQUIRE A SPECIAL EXCEPTION FOR DATA CENTER USES IN THE LIGHT INDUSTRIAL AND INDUSTRIAL DEVELOPMENT ZONING DISTRICTS; TO APPLY CERTAIN CONDITIONS TO SUCH USES WHEN APPROVED AS A SPECIAL EXCEPTION OR AS A CONDITIONAL USE IN THE BUSINESS AND TECHNOLOGY DISTRICT, INCLUDING, BUT NOT LIMITED TO, CONDITIONS RELATED TO SETBACKS, BUFFERYARDS, EQUIPMENT SCREENING, BUILDING FACADES, SOUND AND VIBRATION MITIGATION, AND COOLING SYSTEMS; TO INVOKE THE PENDING ORDINANCE DOCTRINE PURSUANT TO § 155.964; TO PROVIDE FOR A PUBLIC HEARING; AND TO PROVIDE FOR OTHER MATTERS RELATING THERETO.

Executive Summary: Based on a review of the existing County regulations pertaining to the development of Data Centers and considering certain concerns expressed to County Council regarding Data Centers and Data Center development, Council is asked to consider requiring a special exception and applying development standards for new data center developments in York County.

(4:01pm) Motion to approve

Jonathan Buono, Planning & Development Director, provided information on the proposed

changes to the ordinance that will apply to data centers that are not yet permitted.

Chairwoman Cox explained that this ordinance will require 3 readings and a public hearing. Currently, this public hearing is scheduled for March 16, 2026, and Council welcomes citizens and stakeholder comments.

Council member Tom Audette would like staff to research isolating ID for data centers.

Council member Watts Huckabee has the following concerns that he would like staff to research:

- Understanding the grid capacity, now and in the future;
- Actual power source
- Carbon imprint
- Water usage/cooling systems/avoiding wells being dug/recycling water
- Air quality
- Light and noise
- Exit/decommissioning strategy
- General uses of the building

Chairwoman Christi Cox has the following concerns that she would like staff to research:

- Ensure infrastructure costs are not passed on to the taxpayer
- Need to get utility provider support letters to ensure no cost to taxpayers or rate increases
- Never allow facilities to be on groundwater wells.

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

Executive Session

Matters for consideration/action following Executive Session

Adjourn

(4:37pm) Motion to adjourn

Passed	Yes 5, No 0, Abstained 0
MOVANT:	Tom Audette

SECOND:	Ansel Watts Huckabee Sr
AYES:	Tom Audette, Tommy Adkins, Christi Cox, Ansel Watts Huckabee Sr, Debi Cloninger
NAYS:	None
ABSENT:	Andy Litten, William Bump Roddey
RECUSED:	None



Karen M. Brogdon, Clerk to Council