



**York County
County Council
Minutes
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

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

Council member William "Bump" Roddey was absent.

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

(6:02pm) Michael Peek and Sandra Goodman of the Catawba Regional Workforce Investment Board were in attendance.

Appearances

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

(6:04pm) Jen Williams, Saddlegate Neighborhood, Fort Mill, South Carolina requested that the Council add the Silfab permit revocation for consideration to the next agenda.

(6:06pm) Amy Myers, 928 Wood Apple, Fort Mill, South Carolina requested that the Council add the Silfab permit revocation for consideration to the next agenda.

(6:08pm) Jamie Johns, 1066 Archibald Avenue, Fort Mill, South Carolina requested that the Council add the Silfab permit revocation for consideration to the next agenda.

(6:10p) Luke Gildner, 1130 Gold Rush Court, Fort Mill, South Carolina requested that the Council add the Silfab permit revocation for consideration to the next agenda.

(6:11pm) Brandon Langford, Hawks Creek Parkway, Fort Mill, South Carolina requested that the Council add the Silfab permit revocation for consideration to the next agenda.

(6:13pm) Kate Hanover, 596 Cranborne Chase, Fort Mill, South Carolina requested that the Council add the Silfab permit revocation for consideration to the next agenda.

(6:14pm) Michelle Fowler, Knightsbridge Subdivision, Fort Mill, South Carolina requested that the Council add the Silfab permit revocation for consideration to the next agenda.

(6:16pm) Steve Penland, 6457 Campbell Road, York, South Carolina addressed Council regarding his opposition to QTS operating on Hwy. 49.

(6:19pm) Kris Thompson, Vanderlakes Subdivision, York, South Carolina addressed Council regarding her opposition to QTS operating on Hwy 49.

(6:21pm) Rebecca Cichy, Allison Acres, York, South Carolina addressed Council regarding her opposition to QTS operating on Hwy. 49.

(6:24pm) Scott Couchenour, 122 West Oak Street, Fort Mill, South Carolina requested that Council remove item #5 (Grand Tree Ordinance) from the Consent Agenda and include the County in the ordinance and requested that staff report how much the County has spent in legal fees on the Silfab matter. Mr. Couchenour also requested that the Pennies Audit item for Executive Session be discussed in public and not in Executive Session.

Consent Agenda

(6:26pm) Motion to approve and remove item #5 (Amending Land Development Code) to #1 in New Business.

Passed	Yes 6, No 0, Abstained 0
MOVANT:	Tom Audette
SECOND:	Ansel Watts Huckabee Sr
AYES:	Tom Audette, Andy Litten, Tommy Adkins, Christi Cox, Ansel Watts Huckabee Sr, Debi Cloninger
NAYS:	None
ABSENT:	William Bump Roddey
RECUSED:	None

1. Council to approve the minutes from the January 20, 2026 County Council meeting.

Passed	Yes 6, No 0, Abstained 0
MOVANT:	Tom Audette
SECOND:	Ansel Watts Huckabee Sr
AYES:	Tom Audette, Andy Litten, Tommy Adkins, Christi Cox, Ansel Watts Huckabee Sr, Debi Cloninger
NAYS:	None
ABSENT:	William Bump Roddey

RECUSED: None

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)

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.

Passed Yes 6, No 0, Abstained 0

MOVANT: Tom Audette

SECOND: Ansel Watts Huckabee Sr

AYES: Tom Audette, Andy Litten, Tommy Adkins, Christi Cox, Ansel Watts Huckabee Sr, Debi Cloninger

NAYS: None

ABSENT: William Bump Roddey

RECUSED: None

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.

Passed	Yes 6, No 0, Abstained 0
MOVANT:	Tom Audette
SECOND:	Ansel Watts Huckabee Sr
AYES:	Tom Audette, Andy Litten, Tommy Adkins, Christi Cox, Ansel Watts Huckabee Sr, Debi Cloninger
NAYS:	None
ABSENT:	William Bump Roddey
RECUSED:	None

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) |

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.

Passed	Yes 6, No 0, Abstained 0
MOVANT:	Tom Audette
SECOND:	Ansel Watts Huckabee Sr
AYES:	Tom Audette, Andy Litten, Tommy Adkins, Christi Cox, Ansel Watts Huckabee Sr, Debi Cloninger
NAYS:	None
ABSENT:	William Bump Roddey
RECUSED:	None

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.

Passed	Yes 6, No 0, Abstained 0
MOVANT:	Tom Audette
SECOND:	Ansel Watts Huckabee Sr
AYES:	Tom Audette, Andy Litten, Tommy Adkins, Christi Cox, Ansel Watts Huckabee Sr, Debi Cloninger
NAYS:	None
ABSENT:	William Bump Roddey
RECUSED:	None

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.

Passed	Yes 6, No 0, Abstained 0
MOVANT:	Tom Audette
SECOND:	Ansel Watts Huckabee Sr
AYES:	Tom Audette, Andy Litten, Tommy Adkins, Christi Cox, Ansel Watts Huckabee Sr, Debi Cloninger
NAYS:	None
ABSENT:	William Bump Roddey
RECUSED:	None

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 requests approval to enter into contract negotiations for these services.

Passed	Yes 6, No 0, Abstained 0
MOVANT:	Tom Audette
SECOND:	Ansel Watts Huckabee Sr
AYES:	Tom Audette, Andy Litten, Tommy Adkins, Christi Cox, Ansel Watts Huckabee Sr, Debi Cloninger
NAYS:	None
ABSENT:	William Bump Roddey
RECUSED:	None

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.

Passed	Yes 6, No 0, Abstained 0
MOVANT:	Tom Audette
SECOND:	Ansel Watts Huckabee Sr
AYES:	Tom Audette, Andy Litten, Tommy Adkins, Christi Cox, Ansel Watts Huckabee Sr, Debi Cloninger
NAYS:	None
ABSENT:	William Bump Roddey
RECUSED:	None

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.

Passed	Yes 6, No 0, Abstained 0
---------------	---------------------------------

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

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.

Passed	Yes 6, No 0, Abstained 0
MOVANT:	Tom Audette
SECOND:	Ansel Watts Huckabee Sr
AYES:	Tom Audette, Andy Litten, Tommy Adkins, Christi Cox, Ansel Watts Huckabee Sr, Debi Cloninger
NAYS:	None
ABSENT:	William Bump Roddey
RECUSED:	None

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.

Passed	Yes 6, No 0, Abstained 0
MOVANT:	Tom Audette
SECOND:	Ansel Watts Huckabee Sr
AYES:	Tom Audette, Andy Litten, Tommy Adkins, Christi Cox, Ansel Watts Huckabee Sr, Debi Cloninger
NAYS:	None
ABSENT:	William Bump Roddey
RECUSED:	None

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.

Passed	Yes 6, No 0, Abstained 0
MOVANT:	Tom Audette
SECOND:	Ansel Watts Huckabee Sr
AYES:	Tom Audette, Andy Litten, Tommy Adkins, Christi Cox, Ansel Watts Huckabee Sr, Debi Cloninger
NAYS:	None
ABSENT:	William Bump Roddey
RECUSED:	None

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 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.

Passed	Yes 6, No 0, Abstained 0
MOVANT:	Tom Audette
SECOND:	Ansel Watts Huckabee Sr
AYES:	Tom Audette, Andy Litten, Tommy Adkins, Christi Cox, Ansel Watts Huckabee Sr, Debi Cloninger
NAYS:	None
ABSENT:	William Bump Roddey
RECUSED:	None

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.

Passed	Yes 6, No 0, Abstained 0
MOVANT:	Tom Audette
SECOND:	Ansel Watts Huckabee Sr
AYES:	Tom Audette, Andy Litten, Tommy Adkins, Christi Cox, Ansel Watts Huckabee Sr, Debi Cloninger
NAYS:	None
ABSENT:	William Bump Roddey
RECUSED:	None

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.

(6:27pm) Thomas Newlin, Long Range Planner, presented information on the proposed rezoning.

The following individuals spoke in opposition of the proposed rezoning:

(6:29pm) Scott Couchenour, 122 West Oak Street, Fort Mill, South Carolina addressed Council regarding his opposition to the proposed rezoning.

The following individual spoke in favor of the proposed rezoning:

(6:30pm) Matt Barek, 121 West Trade Street, Charlotte, North Carolina, Applicant, addressed Council regarding his support for the proposed rezoning.

(6:32pm) Motion to Close the public hearing.

Passed	Yes 6, No 0, Abstained 0
MOVANT:	Tom Audette
SECOND:	Andy Litten
AYES:	Tom Audette, Andy Litten, Tommy Adkins, Christi Cox, Ansel Watts Huckabee Sr, Debi Cloninger
NAYS:	None
ABSENT:	William Bump Roddey
RECUSED:	None

(6:32pm) Motion to approve

Passed	Yes 6, No 0, Abstained 0
MOVANT:	Tom Audette
SECOND:	Andy Litten
AYES:	Tom Audette, Andy Litten, Tommy Adkins, Christi Cox, Ansel Watts Huckabee Sr, Debi Cloninger
NAYS:	None
ABSENT:	William Bump Roddey
RECUSED:	None

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

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.

(6:32pm) Thomas Newlin, Long Range Planner, presented information on the proposed rezoning.

(6:34pm) There being no one interested in speaking for or against the proposed ordinance, a motion was made to close the public hearing.

Passed	Yes 6, No 0, Abstained 0
MOVANT:	Andy Litten
SECOND:	Ansel Watts Huckabee Sr
AYES:	Tom Audette, Andy Litten, Tommy Adkins, Christi Cox, Ansel Watts Huckabee Sr, Debi Cloninger
NAYS:	None
ABSENT:	William Bump Roddey
RECUSED:	None

(6:34pm) Motion to approve

Passed	Yes 6, No 0, Abstained 0
MOVANT:	Ansel Watts Huckabee Sr
SECOND:	Tom Audette
AYES:	Tom Audette, Andy Litten, Tommy Adkins, Christi Cox, Ansel Watts Huckabee Sr, Debi Cloninger
NAYS:	None
ABSENT:	William Bump Roddey
RECUSED:	None

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.

(6:35pm)

The following individuals spoke in favor of the proposed ordinance:

(6:38pm) Michael Neal, President and Chief of Riverhills EMS, addressed Council regarding his support for the proposed ordinance.

(6:41pm) Jeff Ledford, 2095 Cutterpoint Drive, Lake Wylie, South Carolina, addressed Council on behalf of the Lake Wylie Chamber of Commerce, regarding his support for the proposed ordinance.

(6:43pm) Teresa Erkhardt, CEO of Piedmont Medical Center, addressed Council regarding her support for the proposed ordinance.

(6:46pm) 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 6, No 0, Abstained 0
MOVANT:	Andy Litten
SECOND:	Tom Audette
AYES:	Tom Audette, Andy Litten, Tommy Adkins, Christi Cox, Ansel Watts Huckabee Sr, Debi Cloninger
NAYS:	None
ABSENT:	William Bump Roddey
RECUSED:	None

(6:46pm) Motion to approve third reading, with one change, that paragraph 1.5 in the legislative findings be amended to replace the reference to SCDHEC and address the Department of Public Health, as follows: With regard to the provision of ambulance services, any EMT responder in the County must comply with the regulatory provisions of the South Carolina Department of Public Health.

Passed	Yes 6, No 0, Abstained 0
MOVANT:	Ansel Watts Huckabee Sr.
SECOND:	Andy Litten
AYES:	Tom Audette, Andy Litten, Tommy Adkins, Christi Cox, Ansel Watts Huckabee Sr, Debi Cloninger
NAYS:	None
ABSENT:	William Bump Roddey
RECUSED:	None

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 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.

(6:47pm) Motion to approve

Passed	Yes 6, No 0, Abstained 0
MOVANT:	Andy Litten
SECOND:	Tom Audette
AYES:	Tom Audette, Andy Litten, Tommy Adkins, Christi Cox, Ansel Watts Huckabee Sr, Debi Cloninger
NAYS:	None
ABSENT:	William Bump Roddey
RECUSED:	None

New Business

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.

(6:48pm) Motion to approve

Passed **Yes 6, No 0, Abstained 0**

MOVANT: Tom Audette

SECOND: Ansel Watts Huckabee Sr

AYES: Tom Audette, Andy Litten, Tommy Adkins, Christi Cox, Ansel Watts Huckabee Sr, Debi Cloninger

NAYS: None

ABSENT: William Bump Roddey

RECUSED: None

Committee and Other Reports

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

(6:53pm) Chairman Tommy Adkins reported on the Justice and Public Safety Committee meeting, Wednesday, January 28, 2026.

Citizen Concerns

Council Member New/Non-agenda Comments

(6:54pm) Council member Andy Litten thanked County staff and the Sheriff's Department for all their hard work during the winter weather we have had recently.

(6:54pm) Council member Debi Cloninger requested that the County Attorney provide a report on the legal fees that have been spent on the Silfab lawsuit. Ms. Cloninger also requested that Council members do additional research on major projects that come to York County prior to approving.

(6:57pm) Council member Tom Audette stated that he would like to refer the noise violations/dog barking to the Justice and Public Safety Committee for review by the Sheriff's Department and Animal Control Department.

Council Chair, Christi Cox agreed with the referral. However, County Manager Josh Edwards requested that staff and Management have the opportunity to review this item prior to referring to a committee.

Mr. Audette also requested that Council members be given the authority to respond to their constituents on matters.

(7:00pm) Council Chair, Christi Cox requested that rezoning notification guidelines be reviewed again to make sure that citizens are being notified appropriately. Along with Economic Development projects in the County. Ms. Cox requested that this be discussed at the upcoming Council retreat.

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

(10:11pm) Motion to direct the County Manager to identify an Engineer to review design, bidding, construction, efficiencies, and related Pennies for Progress practices for purposes of advising the County Transportation Committee once retained.

Passed **Yes 6, No 0, Abstained 0**
MOVANT: Tom Audette
SECOND: Ansel Watts Huckabee Sr
AYES: Tom Audette, Andy Litten, Tommy Adkins, Christi Cox, Ansel Watts Huckabee Sr
NAYS: None
ABSENT: William Bump Roddey, Debi Cloninger
RECUSED: None

(10:11pm) Motion to authorize the Council Chair to identify special advice counsel regarding ongoing litigation and returning the special advice counsel for consideration to be approved by County Council.

Passed **Yes 6, No 0, Abstained 0**
MOVANT: Tom Audette
SECOND: Ansel Watts Huckabee Sr
AYES: Tom Audette, Andy Litten, Tommy Adkins, Christi Cox, Ansel Watts Huckabee Sr
NAYS: None
ABSENT: William Bump Roddey, Debi Cloninger
RECUSED: None

Adjourn

(10:12pm) Meeting Adjourned



Karen M. Brogdon, Clerk to Council