



**York County
County Council
Agenda
March 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

Council member Debi Cloninger, District 7

Oath of Office for newly appointed Board and Commission Members

Matthew Smith, Board of Disabilities and Special Needs (At Large)

Appearances

Catherine White, Chairperson of the York Soil and Water Conservation District to provide Council with an annual update.

Carol Herring with the York County Library Board to address Council regarding a survey to gather the public's feedback on the Library's strategic planning efforts.

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

Consent Agenda

1. Council to approve the minutes of the February 16, 2026 Council meeting.
2. Rezoning Action: Consider Third 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)

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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.

3. Rezoning Action: Consider Third 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.

4. Council to approve and accept a South Carolina Department of Public Health EMS Grant-in-Aid in the amount of \$20,689.34 with a required match of 5.5% being achieved from the receiving EMS providers.

Executive Summary: Council to approve and accept York County's Emergency Medical Services Grant In Aid annual allocation from the South Carolina Department of Public Health. These funds are passed through to contracted ambulance service providers for the purpose of improving or upgrading the EMS system.

5. Council to approve the purchase of 23 sets of firefighting gear for Bethel Fire Department in the amount of \$102,722.14.

Executive Summary: The Bethel Fire Department respectfully requests approval, with County

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Fire Services approval, to purchase twenty-three (23) sets of structural firefighting turnout gear to replace gear that is approaching its expiration date in the total amount of \$102,722.14. The acquisition will be completed through the South Carolina state contract procurement process to ensure competitive pricing, compliance with procurement regulations, and fiscal responsibility.

This purchase directly supports the County's Safe Communities initiative by ensuring that our firefighters are equipped with compliant, safe, and reliable protective equipment necessary to effectively serve and protect the public. This purchase follows the state bid process.

6. Council to approve the Solicitor's Office purchase order for Karpel Solutions to fund annual maintenance and hosting for our case management system, Prosecutor by Karpel in the amount of \$131,665.

Executive Summary: The Solicitor's Office began using Prosecutor by Karpel (PbK) in 2014 as their case management software. The Solicitor is well satisfied with this product and the support provided by Karpel. PbK is the office case management system and data collection source. All case files dating back to 1992 are now contained in the system.

7. Council to approve the purchase of one (1) each, new, unused, Kubota SVL97-3 track skid loader for use by Public Works from Comer Equipment of York, SC via SC Sourcewell cooperative purchasing for the total cost of \$91,458.40, as provisioned by York County's Procurement Code §35.008 (C).

Executive Summary: This Kubota SVL9703 track skid loader is a replacement for a 2015 Caterpillar 259D track skid loader in the Solid Waste Disposal division of Public Works.

8. Council to approve the purchase of two (2) each, new, unused, 9,000# mini-excavators for use by the Utilities Department from Bobcat of Rock Hill of Rock Hill, SC via Cooperative Purchasing for the total cost of \$134,855.88, as provisioned by York County's Procurement Code §35.008 (C).

Executive Summary: One of these 9,000# mini-excavators replaces a 2007 Yanmar ViO35-5 mini-excavator with nearly 2,500 hours. The second mini-excavator is an approved capital addition in the FY25/26 budget of the Utilities department. Both machines are operated by the Utilities department.

9. Council to approve the purchase of one (1) each, new, unused, 16,500# gvwr, Ford F-450 4x2, crew cab truck with a 12' dump body for use by Public Works from Dick Smith Ford of Columbia, SC via State Contract for the total cost of \$86,857.00, as provisioned by York County's Procurement Code §35.010 (D)(3).

Executive Summary: This 2026 Ford F-450 4x2 crew cab truck with dump body replaces a 2012 Ford F-450 4x2, crew cab truck with a 12' dump body in the Solid Waste Recycling division.

10. Council to approve the purchase of one (1) each, new, unused, trailer mounted vacuum excavator for use by the Utilities Department from Vermeer All Roads of Charlotte, NC via Sourcewell cooperative purchasing for a total cost of \$66,963.00, as provisioned by York County's Procurement Code §35.008 (C).

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Executive Summary: This vacuum excavator is a FY25/26 capital approved purchase for use by the Utilities department.

11. Council to approve the purchase of one (1) each, new, unused, current production model Energreen Alpha Eagle 33' boom mower for use by Public Works from Energreen Professional Machines of Aiken, SC via SC State Contract for the total cost of \$331,812.00, as provisioned by York County's Procurement Code §35.010 (D)(3).

Executive Summary: This machine is replacing a 2017 John Deere 6120E tractor with a 23' Alamo boom mower that has 6,446 hours. The machine is operated by the Road Maintenance division of Public Works and utilized to cut overhanging limbs and brush from the rights-of-way of York County maintained roads.

12. Council to ratify change orders #1 through #4 totaling \$34,939.00, and contract amendment for the construction of site improvements at the McConnell's Collection & Recycling Center with Pinnix Inc. of Gastonia NC, for the total project cost of \$624,789.00.

Executive Summary: On August 18, 2025, Council approved the award regarding Bid #2995 for the construction of site improvements at the McConnell's Collection & Recycling Center with Pinnix Inc. of Gastonia NC. During construction of the project, several unforeseen conditions were encountered that required change orders to ensure the work met design intent, safety standards, and regulatory requirements. The change orders were necessary to address field conditions identified in a timely manner to allow the project to proceed to completion in compliance with applicable standards and regulations.

13. Council to approve a Subrecipient Agreement between the County of York and Keystone Substance Abuse, LLC, in regards to sub-recipient auditing with regard to South Carolina Opioid Recovery Funding.

Executive Summary: Per SC Opioid Funding guidelines, York County is responsible for auditing subrecipients of the county's allocated opioid funding.

14. Council to approve the purchase of three (3) each, new, unused, 22-ton tilt trailers for use by Public Works from Lee Transport of Columbia, SC via SC State Contract for the total cost of \$96,285.00, as provisioned by York County's Procurement Code §35.010 (D)(3).

Executive Summary: These trailers are replacements for three (3) 22-ton trailers that are used to haul equipment such as backhoes, asphalt pavers, etc. Public Works is recommending the purchase of these trailers used by the Road Maintenance division of Public Works.

15. Council to approve the purchase of two (2) each, new, unused, 2026 Freightliner M2-106 26' stake trucks for use by the Public Works Department, from Excel Truck Group of Columbia, SC via SC State Contract for the total cost of \$290,404.00, as provisioned by York County's Procurement Code §35.010 (D)(3).

Executive Summary: These 26' stake trucks are replacements for two (2) cleanup trucks that are used to haul materials from the York County Collection & Recycling Centers. Public Works is recommending the purchase of these 26' stake trucks used by the Solid Waste Collections division

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of Public Works.

16. Council to approve contractual agreement regarding RFP #3009 for York County Water Tank Maintenance for use by the Utilities Department, with Southern Corrosion Inc., of Roanoke Rapids NC, for a total cost of \$317,340.00 annually for an initial three year term with the option to renew for a maximum of two consecutive one year terms.

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 contract approval for these services.

17. Requesting council approval for the purchase of annual maintenance for Email Filter in the amount of \$52,533.00 from SHI.

Executive Summary: Requesting council approval for the purchase of Email Filter annual maintenance—The email filter protects York County from email-based threats, such as phishing, malware, and business email compromise.

18. Council to reject all proposals received regarding RFP #3023 for inmate health services at York County's Moss Justice Detention Center.

Executive Summary: The Sheriff's Office is requesting the Council's rejection of all proposals received for health care services for inmates at York County's Moss Justice Detention Center.

19. Council to approve award regarding Bid #3025 for the York County 2024-2026 Paving Project #23353, including Alternates A & B, to the lowest responsive and responsible bidder, Blythe Brothers Asphalt Co., LLC, of Charlotte NC, for a total annual cost of \$4,571,662.81.

Executive Summary: The Transportation Committee selected these county and municipal roads during the 2024/2025 C-Fund Selection Cycle and the County Paving roads were selected based on strategies in the strategic plan. The project involves repairing and repaving the selected roadways and installing speed tables. The Engineering Department, in order to provide a marketable bid package, combined the two projects, C-Funds and County Paving, in order to receive competitive bids and successfully receive competitive unit prices.

20. Council to receive the 2025 Annual Impact Fee Report as information.

Executive Summary: South Carolina statute and York County ordinance require an annual impact fee report be provided to County Council at their first meeting in March.

Public Hearing(s)

1. Rezoning Action: Hold a Public Hearing and Consider First Reading
Case # 25-48
Tax Map # 652-00-00-006; -022
Zoning Request: Rezone from RUD to GC

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Acres:	0.611
Council District:	1 - Audette
Applicant:	Trey Eakin
Owner:	Springland Inc, New Horizon Electric Cooperative Inc
Location:	2389 Highway 160 W. Fort Mill
Planning Commission Date:	February 9, 2026
Staff Recommendation:	Approve
PC Recommendation:	Approve (6-0)

Executive Summary: The purpose of the request is to develop the site with a *Gasoline Sales* use. The additional land area is to improve the functionality of the site and to meet the requirements of the land development ordinances. The request to rezone from RUD to GC is consistent with the Future Land Use Map and the Comprehensive Plan. Non-residential uses, including businesses such as those requested, align with the FLU designation when located at major intersections, such as that at Highway 160 W and Dam Road. Further, several other commercial, office, and civic uses line Highway 160 W that are of the same scale as that requested. A staff report and analysis with findings has been performed.

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

Case #	26-01
Tax Map #	528-00-00-047
Zoning Request:	Rezone from AGC to NC
Acres:	2.2
Council District:	5 - Cox
Applicant:	CDP Rock Hill, LLC
Owner:	Edward Calvin Craig
Location:	Saluda Road, Rock Hill
Planning Commission Date:	February 9, 2026
Staff Recommendation:	Deny
PC Recommendation:	Deny (6-0)

Executive Summary: The purpose of the request is to develop the site with a commercial retail store. The request to rezone from AGC to NC does not align with the future land use map designation of *Rural Residential*. The predominant land use expected in this future land use designation is single-family homes on parcels of one acre or more, which may also contain active farming. Some low-intensity commercial developments centered on intersections, such as agri-business services that support farming operations, may also be appropriate. The proposed development does not abut an intersection, or contiguous with other commercial property, and will not provide ag-supportive uses. Therefore, it is not consistent with the expectations of the Comprehensive Plan. While there is a parcel zoned NC at the intersection of Saluda Road and Highway 324, a 4.0-acre RUD parcel separates it from the subject parcel. A staff report and analysis with findings has been performed.

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

Case # 26-02
Tax Map # 543-00-00-004; -005; -018
Zoning Request: Rezone from UD to GC
Acres: 7.0
Council District: 6 - Huckabee
Applicant: Charles Burnette
Owner: Charles Burnette
Location: Hands Mill Highway
Planning Commission Date: February 9, 2026
Staff Recommendation: Approve
PC Recommendation: Approve (6-0)

Executive Summary: The purpose of the request is to develop the site as a commercial development to include a retail/grocery store and outparcels. The request to rezone from UD to GC aligns with the future land use map designation of *Community Center* node. A staff report and analysis with findings has been performed.

Old Business

New Business

1. Council to consider initiating a rezoning pursuant to York County Code of Ordinances §155.1137(A)(1), to rezone 184 parcels located within three existing townhome communities within Council District 7, as listed in Exhibit A, from the Residential Mixed-20 (RMX-20) to the Residential Mixed 6 (RMX-6) zoning district, in order to eliminate their existing use nonconformity.

Executive Summary: The Planning and Development Services department requests that, pursuant to the York County Code of Ordinances Section 155.1137(A)(1), County Council initiates the process to rezone certain properties into the Residential Mixed 6 (RMX-6) zoning district to remove the current nonconforming status of these parcels. This action will have no affect on the manner in which these properties are currently used. However, it will allow the application of appropriate use, dimensional, and development standards for any future land improvements or expansions.

2. COUNCIL TO CONSIDER FIRST READING OF AN ORDINANCE AUTHORIZING THE EXECUTION AND DELIVERY OF A DEVELOPMENT AGREEMENT BY AND BETWEEN YORK COUNTY, SOUTH CAROLINA AND CLOVER SCHOOL DISTRICT NO.2, BOTH POLITICAL SUBDIVISIONS OF THE STATE OF SOUTH CAROLINA, FOR THE DEVELOPMENT OF TWO SCHOOLS AND APPURTENANT FACILITIES, AND FOR MITIGATION OF TRAFFIC IMPACTS DERIVED THEREFROM, ON TAX MAP PARCEL 4880000011, COMPRISED OF 172.42 ACRES ON CANNONBALL RUN AND LIBERTY HILL ROAD WEST, PURSUANT TO THE SOUTH CAROLINA LOCAL GOVERNMENT DEVELOPMENT AGREEMENT ACT; TO PROVIDE FOR PUBLIC HEARINGS; AND TO

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PROVIDE FOR OTHER MATTERS RELATING THERETO.

Executive Summary: The proposed development agreement allows the Clover School District to mitigate the traffic impacts of Lake Wylie High School and Liberty Hill Elementary School.

Committee and Other Reports

Justice & Public Safety Committee Meeting, Wednesday, February 25, 2026, 6:00pm Chairman Tommy Adkins

Citizen Concerns

Council Member New/Non-agenda Comments

Executive Session

Receipt of Legal Advice: Legal Matters/Litigation Update

Personnel Matter: Chief Financial Officer

Personnel Matter/Contractual Matter: County Attorney

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

Matters for consideration following Executive Session

Adjourn

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