



**York County
County Council
Minutes
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.

(6:03pm) Catherine White appeared and provided the annual report of the York Soil and Water Conservation District and provided a report on the Rock Hill Blackjacks Heritage Preserve and thanked Council for the increased budget.

(6:04pm) Carol Herring explained that the board will be distributing a survey to gather the public's feedback on the Library's strategic planning effort after the March 12th board meeting and welcomed all to participate.

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

(6:07pm) Jamie Costea, 774 Gates Mill Drive, Fort Mill, South Carolina addressed Council regarding her opposition to Silfab Solar operating in Fort Mill.

(6:09pm) Tim Hegarty, 747 Birchway Drive, Fort Mill, South Carolina addressed Council regarding his opposition to Silfab Solar operating in Fort Mill.

(6:11pm) Eleanor Wirth, Baileywick Community, Fort Mill, South Carolina addressed Council regarding her opposition to Silfab Solar operating in Fort Mill.

(6:14pm) Frank Jurnak, 2591 Lower Assembly Drive, Fort Mill, South Carolina, addressed

Council regarding his opposition to Silfab Solar operating in Fort Mill.

(6:16pm) Chuck Greene, 1746 Wedgefield Drive, Rock Hill, South Carolina addressed Council regarding his opposition to QTS operating in Rock Hill.

(6:18pm) Steve Penland, 6457 Campbell Road, Rock Hill, South Carolina addressed Council regarding his opposition to QTS operating in Rock Hill.

(6:20pm) Shawn Donahue, 1542 Farmstead Road, Rock Hill, South Carolina, addressed Council regarding his opposition to QTS operating in Rock Hill.

(6:23pm) Rebecca Cichy, Allison Acres Community, Rock Hill, South Carolina addressed Council regarding her opposition to QTS operating in Rock Hill.

(6:25pm) Julie Ferrero, Vanderlakes, Rock Hill, South Carolina addressed Council regarding her opposition to QTS operating in Rock Hill.

(6:28pm) Scott Couchenour, 122 West Oak Street, Fort Mill, South Carolina, addressed Council regarding his request for a library in District 7 and requested that Council review the stormwater in Fort Mill.

(6:30pm) Shirley Oates, 291 South Paraham Road, Rock Hill, South Carolina addressed Council regarding her opposition to QTS operating in Rock Hill.

(6:32pm) Kerri Bishop, Bon Rea Drive, Rock Hill, South Carolina addressed Council regarding her opposition to QTS operating in Rock Hill.

(6:33pm) Jerry Wojt, 301 Kentmere Lane, Clover, South Carolina addressed Council regarding his opposition to QTS operating in Rock Hill.

Consent Agenda

(6:35pm) Motion to approve the Consent Agenda

Passed **Yes 7, No 0, Abstained 0**

MOVANT: Tom Audette

SECOND: Ansel Watts Huckabee Sr

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

NAYS: None

ABSENT:

RECUSED: None

1. Council to approve the minutes of the February 16, 2026 Council meeting.

Motion to approve

Passed **Yes 7, No 0, Abstained 0**

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

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) |

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.

Motion to approve

| | |
|----------------|---|
| Passed | Yes 7, No 0, Abstained 0 |
| MOVANT: | Tom Audette |
| SECOND: | Ansel Watts Huckabee Sr |
| AYES: | Tom Audette, Andy Litten, Tommy Adkins, William Bump Roddey, Christi Cox, Ansel Watts Huckabee Sr, Debi Cloninger |
| NAYS: | None |
| ABSENT: | |

RECUSED: None

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.

Motion to approve

| | |
|-----------------|---|
| Passed | Yes 7, No 0, Abstained 0 |
| MOVANT: | Tom Audette |
| SECOND: | Ansel Watts Huckabee Sr |
| AYES: | Tom Audette, Andy Litten, Tommy Adkins, William Bump Roddey, Christi Cox, Ansel Watts Huckabee Sr, Debi Cloninger |
| NAYS: | None |
| ABSENT: | |
| RECUSED: | None |

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.

Motion to approve

| | |
|----------------|---------------------------------|
| Passed | Yes 7, No 0, Abstained 0 |
| MOVANT: | Tom Audette |
| SECOND: | Ansel Watts Huckabee Sr |

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

- 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 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.

Motion to approve

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|-----------------|---|
| Passed | Yes 7, No 0, Abstained 0 |
| MOVANT: | Tom Audette |
| SECOND: | Ansel Watts Huckabee Sr |
| AYES: | Tom Audette, Andy Litten, Tommy Adkins, William Bump Roddey, Christi Cox, Ansel Watts Huckabee Sr, Debi Cloninger |
| NAYS: | None |
| ABSENT: | |
| RECUSED: | None |

- 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.

Motion to approve

| | |
|----------------|---|
| Passed | Yes 7, No 0, Abstained 0 |
| MOVANT: | Tom Audette |
| SECOND: | Ansel Watts Huckabee Sr |
| AYES: | Tom Audette, Andy Litten, Tommy Adkins, William Bump Roddey, Christi Cox, Ansel Watts Huckabee Sr, Debi Cloninger |
| NAYS: | None |

ABSENT:

RECUSED: None

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.

Motion to approve

Passed Yes 7, No 0, Abstained 0

MOVANT: Tom Audette

SECOND: Ansel Watts Huckabee Sr

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

NAYS: None

ABSENT:

RECUSED: None

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.

Motion to approve

Passed Yes 7, No 0, Abstained 0

MOVANT: Tom Audette

SECOND: Ansel Watts Huckabee Sr

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

NAYS: None

ABSENT:

RECUSED: None

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.

Motion to approve

| | |
|-----------------|---|
| Passed | Yes 7, No 0, Abstained 0 |
| MOVANT: | Tom Audette |
| SECOND: | Ansel Watts Huckabee Sr |
| AYES: | Tom Audette, Andy Litten, Tommy Adkins, William Bump Roddey, Christi Cox, Ansel Watts Huckabee Sr, Debi Cloninger |
| NAYS: | None |
| ABSENT: | |
| RECUSED: | None |

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).

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

Motion to approve

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|-----------------|---|
| Passed | Yes 7, No 0, Abstained 0 |
| MOVANT: | Tom Audette |
| SECOND: | Ansel Watts Huckabee Sr |
| AYES: | Tom Audette, Andy Litten, Tommy Adkins, William Bump Roddey, Christi Cox, Ansel Watts Huckabee Sr, Debi Cloninger |
| NAYS: | None |
| ABSENT: | |
| RECUSED: | None |

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.

Motion to approve

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|----------------|---|
| Passed | Yes 7, No 0, Abstained 0 |
| MOVANT: | Tom Audette |
| SECOND: | Ansel Watts Huckabee Sr |
| AYES: | Tom Audette, Andy Litten, Tommy Adkins, William Bump Roddey, Christi Cox, Ansel Watts Huckabee Sr, Debi Cloninger |

NAYS: None

ABSENT:

RECUSED: None

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.

Motion to approve

Passed Yes 7, No 0, Abstained 0

MOVANT: Tom Audette

SECOND: Ansel Watts Huckabee Sr

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

NAYS: None

ABSENT:

RECUSED: None

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.

Motion to approve

Passed Yes 7, No 0, Abstained 0

MOVANT: Tom Audette

SECOND: Ansel Watts Huckabee Sr

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

NAYS: None

ABSENT:

RECUSED: None

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.

Motion to approve

| | |
|-----------------|---|
| Passed | Yes 7, No 0, Abstained 0 |
| MOVANT: | Tom Audette |
| SECOND: | Ansel Watts Huckabee Sr |
| AYES: | Tom Audette, Andy Litten, Tommy Adkins, William Bump Roddey, Christi Cox, Ansel Watts Huckabee Sr, Debi Cloninger |
| NAYS: | None |
| ABSENT: | |
| RECUSED: | None |

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 of Public Works.

Motion to approve

| | |
|-----------------|---|
| Passed | Yes 7, No 0, Abstained 0 |
| MOVANT: | Tom Audette |
| SECOND: | Ansel Watts Huckabee Sr |
| AYES: | Tom Audette, Andy Litten, Tommy Adkins, William Bump Roddey, Christi Cox, Ansel Watts Huckabee Sr, Debi Cloninger |
| NAYS: | None |
| ABSENT: | |
| RECUSED: | None |

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.

Motion to approve

| | |
|-----------------|---|
| Passed | Yes 7, No 0, Abstained 0 |
| MOVANT: | Tom Audette |
| SECOND: | Ansel Watts Huckabee Sr |
| AYES: | Tom Audette, Andy Litten, Tommy Adkins, William Bump Roddey, Christi Cox, Ansel Watts Huckabee Sr, Debi Cloninger |
| NAYS: | None |
| ABSENT: | |
| RECUSED: | None |

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.

Motion to approve

| | |
|-----------------|---|
| Passed | Yes 7, No 0, Abstained 0 |
| MOVANT: | Tom Audette |
| SECOND: | Ansel Watts Huckabee Sr |
| AYES: | Tom Audette, Andy Litten, Tommy Adkins, William Bump Roddey, Christi Cox, Ansel Watts Huckabee Sr, Debi Cloninger |
| NAYS: | None |
| ABSENT: | |
| RECUSED: | None |

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.

Motion to approve

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|-----------------|---|
| Passed | Yes 7, No 0, Abstained 0 |
| MOVANT: | Tom Audette |
| SECOND: | Ansel Watts Huckabee Sr |
| AYES: | Tom Audette, Andy Litten, Tommy Adkins, William Bump Roddey, Christi Cox, Ansel Watts Huckabee Sr, Debi Cloninger |
| NAYS: | None |
| ABSENT: | |
| RECUSED: | None |

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.

Motion to approve

| | |
|-----------------|---|
| Passed | Yes 7, No 0, Abstained 0 |
| MOVANT: | Tom Audette |
| SECOND: | Ansel Watts Huckabee Sr |
| AYES: | Tom Audette, Andy Litten, Tommy Adkins, William Bump Roddey, Christi Cox, Ansel Watts Huckabee Sr, Debi Cloninger |
| NAYS: | None |
| ABSENT: | |
| RECUSED: | None |

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.

Motion to approve

| | |
|-----------------|---|
| Passed | Yes 7, No 0, Abstained 0 |
| MOVANT: | Tom Audette |
| SECOND: | Ansel Watts Huckabee Sr |
| AYES: | Tom Audette, Andy Litten, Tommy Adkins, William Bump Roddey, Christi Cox, Ansel Watts Huckabee Sr, Debi Cloninger |
| NAYS: | None |
| ABSENT: | |
| RECUSED: | None |

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 |
| 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.

(6:36pm) Thomas Newlin, Long Range Planner provided an overview of the proposed rezoning.

(6:39pm) There being no one interested in speaking for or against the proposed rezoning, a motion was made to close the public hearing.

| | |
|-----------------|---|
| Passed | Yes 7, No 0, Abstained 0 |
| MOVANT: | William Bump Roddey |
| SECOND: | Tom Audette |
| AYES: | Tom Audette, Andy Litten, Tommy Adkins, William Bump Roddey, Christi Cox, Ansel Watts Huckabee Sr, Debi Cloninger |
| NAYS: | None |
| ABSENT: | |
| RECUSED: | None |

(6:39pm) Motion to approve with the following conditions:

The property must be subdivided so that no more than one zoning district is applied to each parcel. An approved subdivision plat encompassing the ports of the properties rezoned must be recorded within 90 days of approval.

| | |
|-----------------|---|
| Passed | Yes 7, No 0, Abstained 0 |
| MOVANT: | Tom Audette |
| SECOND: | Andy Litten |
| AYES: | Tom Audette, Andy Litten, Tommy Adkins, William Bump Roddey, Christi Cox, Ansel Watts Huckabee Sr, Debi Cloninger |
| NAYS: | None |
| ABSENT: | |
| RECUSED: | None |

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.

(6:40pm) Thomas Newlin, Long Range Planner provided an overview of the proposed rezoning.

The following individuals spoke in opposition to the proposed rezoning:

(6:44pm) John Craig, 316 East Hwy 324, Rock Hill, South Carolina addressed Council regarding his opposition to the proposed rezoning.

(6:46pm) Peter Schontz, who lives directly next door to the proposed property, addressed Council regarding his opposition to the proposed rezoning.

(6:50pm) Jonathan Williams, 283 East Hwy 324, Rock Hill, South Carolina addressed Council regarding his opposition to the proposed rezoning.

The following individuals spoke in favor of the proposed rezoning:

(6:51pm) Greg (last name unknown) with CDP Rock Hill, LLC, applicant for the proposed rezoning, addressed Council regarding his support for the proposed rezoning.

(6:57pm) Amy Craig, 22 Southbrook Drive, York, South Carolina addressed Council regarding her support for the proposed rezoning.

(6:58pm) Allison Ziegler, West Columbia, South Carolina addressed Council regarding her

support for the proposed rezoning.

(7:00pm) Bryan Craig, 22 Southbrook Drive, York, South Carolina, addressed Council regarding his support for the proposed rezoning.

(7:01pm) Name Unknown, 312 Hwy 324, Rock Hill, South Carolina addressed Council regarding his opposition to the proposed rezoning.

(7:02pm) There being no one else interested in speaking for or against the proposed rezoning, a motion was made by Council member Tom Audette and seconded by Council member Andy Litten to close the public hearing.

(7:03pm) Additional speakers identified themselves as wanting to speak, so a motion was made by Council member Tom Audette and seconded by Council member Andy Litten to reopen the public hearing.

(7:03pm) Mr. Craig, who owns the property next to the proposed property in question, addressed Council regarding his opposition to the proposed rezoning.

(7:06pm) There being no one else interested in speaking for or against the proposed rezoning, a motion was made to close the public hearing.

| | |
|-----------------|---|
| Passed | Yes 7, No 0, Abstained 0 |
| MOVANT: | Tom Audette |
| SECOND: | William Bump Roddey |
| AYES: | Tom Audette, Andy Litten, Tommy Adkins, William Bump Roddey, Christi Cox, Ansel Watts Huckabee Sr, Debi Cloninger |
| NAYS: | None |
| ABSENT: | |
| RECUSED: | None |

(7:06pm) Motion to deny

| | |
|-----------------|---|
| Passed | Yes 5, No 2, Abstained 0 |
| MOVANT: | Tom Audette |
| SECOND: | Tommy Adkins |
| AYES: | Tom Audette, Tommy Adkins, Christi Cox, Ansel Watts Huckabee Sr, Debi Cloninger |
| NAYS: | Andy Litten, William Bump Roddey |
| ABSENT: | |
| RECUSED: | None |

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.

(7:19pm) Thomas Newlin, Long Range Planner, provided an overview of the proposed rezoning.

(7:21pm) There being no one interested in speaking for or against the proposed rezoning, a motion was made to close the public hearing.

| | |
|-----------------|---|
| Passed | Yes 7, No 0, Abstained 0 |
| MOVANT: | Andy Litten |
| SECOND: | Tom Audette |
| AYES: | Tom Audette, Andy Litten, Tommy Adkins, William Bump Roddey, Christi Cox, Ansel Watts Huckabee Sr, Debi Cloninger |
| NAYS: | None |
| ABSENT: | |
| RECUSED: | None |

(7:21pm) Motion to approve

| | |
|-----------------|---|
| Passed | Yes 7, No 0, Abstained 0 |
| MOVANT: | Ansel Watts Huckabee Sr |
| SECOND: | Tom Audette |
| AYES: | Tom Audette, Andy Litten, Tommy Adkins, William Bump Roddey, Christi Cox, Ansel Watts Huckabee Sr, Debi Cloninger |
| NAYS: | None |
| ABSENT: | |
| RECUSED: | None |

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.

(7:25pm) Motion to approve

| | |
|-----------------|---|
| Passed | Yes 7, No 0, Abstained 0 |
| MOVANT: | Ansel Watts Huckabee Sr |
| SECOND: | Tom Audette |
| AYES: | Tom Audette, Andy Litten, Tommy Adkins, William Bump Roddey, Christi Cox, Ansel Watts Huckabee Sr, Debi Cloninger |
| NAYS: | None |
| ABSENT: | |
| RECUSED: | None |

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 488000011, 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 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.

(7:29pm) Motion to approve

| | |
|----------------|---|
| Passed | Yes 7, No 0, Abstained 0 |
| MOVANT: | Andy Litten |
| SECOND: | Ansel Watts Huckabee Sr |
| AYES: | Tom Audette, Andy Litten, Tommy Adkins, William Bump Roddey, Christi Cox, Ansel Watts Huckabee Sr, Debi Cloninger |
| NAYS: | None |

ABSENT:

RECUSED: None

Committee and Other Reports

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

(7:31pm) Council member Tommy Adkins provided a report.

Citizen Concerns

Council Member New/Non-agenda Comments

(7:32pm) Council member William "Bump" Roddey congratulated South Pointe High School basketball team on their win in the Upstate Championship last weekend against Lancaster High School.

(7:33pm) Council member Watts Huckabee thanked staff for putting out the Q&A for QTS and encouraged the public to go to the County's website and read what has been posted.

(7:33pm) Council member Andy Litten thanked the convenience center employees for the great job that they do every day.

(7:34pm) Council member Tom Audette stated that safety should come first when new businesses come into the County and thanked our military men and women.

(7:35pm) Council member Debi Cloninger made the following statement regarding the water concerns in Regent Park: There was a power failure that impacted the York County server that controls the flow of water at a booster station. This caused a water tank to empty in the Regent Park neighborhood of unincorporated Fort Mill. Once the server resumed communication to the booster station, the issue was resolved. The water quality and safety were never impacted and so no boil water advisory was needed. Ms. Cloninger stated that staff reacted quickly and did a great job at getting this resolved. The County is actively working to replace the communication system that notifies customers of outages and water issues. The new system, which will have improved capabilities, should be operational by the end of the month.

(7:37pm) Council member Tommy Adkins stated that no matter what stress we are under, there is always someone that is a lot worse off, and we should be praying for everyone.

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

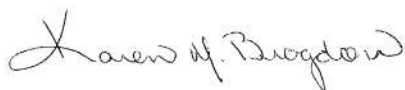
(9:21pm) Motion to create and fund a full-time employee position, entitled Chief Financial Officer/Finance Director as discussed in Executive Session.

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

Adjourn

(9:21pm) Motion to adjourn

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



Karen M. Brogdon, Clerk to Council