



**York County
Economic Development Committee
Minutes
December 16, 2025**

Regular Meeting

**York County Government Center
6 South Congress Street
York, SC 29745**

5:30 PM

Call to Order

Chairman Watts Huckabee

Order of Business

1. Committee to approve the minutes from the September 16, 2025 Economic Development Committee meeting.

Motion to approve.

Passed	Yes 3, No 0, Abstained 0
MOVANT:	Tom Audette
SECOND:	Christi Cox
AYES:	Ansel Watts Huckabee Sr, Christi Cox, Tom Audette
NAYS:	None
ABSENT:	
RECUSED:	None

Motion to go into Executive Session for Contractual Matter: Project Palmetto Rock

Passed	Yes 3, No 0, Abstained 0
MOVANT:	Tom Audette
SECOND:	Christi Cox
AYES:	Ansel Watts Huckabee Sr, Christi Cox, Tom Audette
NAYS:	None
ABSENT:	
RECUSED:	None

2. Discussion regarding Economic Development Board project and focus.

Economic Development Director, Mitch Miller presented information on the direction of the Economic Development Board.

- Advisory only
- Provides input, perspective, and community insight
- Serve as ambassadors for initiatives like:

- Project Trailmix
- NextCrop York
- Digital Main Street
- Identify/work on underutilized sites and corridors

3. Bailey Bill discussion.

Mitch Miller, Economic Development Director, presented an overview of the Bailey Bill. A state-authorized historic rehabilitation incentive that freezes property tax assessment at pre-rehab value and the local government must adopt an ordinance.

- Property must qualify as historic.
- The owner invests in the minimum required rehabilitation amount.
- Adopting an ordinance.

Mr. Miller suggested that the County consider the following:

- Definition of eligible historic properties
- Minimum investment thresholds
- Length of assessment freeze
- Certification and oversight process
- Coordination with municipalities

Town of Clover Manager, Zack Lester addressed the committee and expressed his support for the program.

The Committee directed staff to do additional research and communicate with the towns that have already adopted the ordinance and bring back a recommendation to the Committee.

4. Newport Small Area/Corridor Plan: Tentative Scope of Work

Assistant County Manager, Tom Couch provided an overview and update of the Newport Small Area & Corridor Plan.

Mr. Couch reported that this will have to take place during the budget process and encompassed with the Comprehensive Plan in 2026.

The committee members requested that this item be referred to the Planning and Zoning Committee as well as the Economic Development committee for review and discussion. Staff will present this information to the Planning & Zoning Committee for their input.

Council member Huckabee would like staff to create a list of incentives to provide for the school districts on a regular basis.

Executive Session

1. Contractual Matter: Project Palmetto Rock

Matters for consideration following Executive Session

Adjourn

Motion to adjourn

Passed **Yes 3, No 0, Abstained 0**

MOVANT: Tom Audette

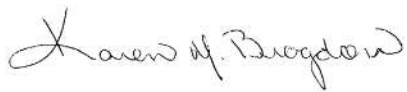
SECOND: Christi Cox

AYES: Ansel Watts Huckabee Sr, Christi Cox, Tom Audette

NAYS: None

ABSENT:

RECUSED: None



Karen M. Brogdon, Clerk to Council