



**York County
County Council
Agenda
March 16, 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 Tom Audette, District 1

Oath of Office for newly appointed Board and Commission Members

Appearances

Stacey Moore, President of York Technical College to provide an update on current initiatives and developments at the college.

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

Consent Agenda

1. Council to approve the minutes of the March 2, 2026 Council meeting.
2. Council to approve the minutes of the March 6, 2026 Special Called County Council meeting.
3. Council to approve the minutes of the March 10, 2026 Council Workshop.
4. Rezoning Action: Consider Second 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)

"York County is committed to assuring accessibility with reasonable accommodation, of county services, facilities, employment and programs for all individuals, in compliance with federal law. Please contact the County Manager's Office at 803-684-8511 if you need assistance."

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.

5. Rezoning Action: Consider Second 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.

6. Council to authorize the Sheriff's Office to accept, if awarded, FY 2026-2027 State-Funded School Resource Officer Program from the S.C. Dept. of Public Safety.

Executive Summary: The Sheriff's Office requests approval to accept if awarded funds from the FY 2026-2027 State-Funded School Resource Officer Program from the S.C. Dept. of Public Safety. Funds have been requested in the amount of \$2,790,548.

7. Council to approve the pre-construction agreement with MB Kahn Construction, LLC, in a not-to-exceed amount of \$50,000.00 to provide pre-construction services for the Moss Justice Booking Renovations and Waterline Replacement project, and permission for the County Engineer to sign.

Executive Summary: Pre-construction services is the first phase of Construction Manager At-Risk (CMAR). The contractor will assist during design and will provide up-to-date construction estimates, value engineering and constructability advice.

8. Council to approve payment of an estimated \$171,000 for photocopier/multifunctional services to Toshiba Business Solutions of Mt. Gilead, NC. for the cost of \$0.0259 per mono copy and

"York County is committed to assuring accessibility with reasonable accommodation, of county services, facilities, employment and programs for all individuals, in compliance with federal law. Please contact the County Manager's Office at 803-684-8511 if you need assistance."

\$0.0497 per color copy.

Executive Summary: The Information Technology Department is requesting Council's approval of payment to Toshiba Business Solutions for countywide photocopier/multifunctional services (approximately 150 copiers) for an estimated cost of \$180,000.00 annually.

9. Council to approve a contract amendment for Professional Mechanical Engineering Services with DeVita and Associates Inc. of Greenville SC, regarding additional mechanical, electrical, plumbing design and engineering services for the HVAC Replacement at the York County Historic Courthouse, for a total contract cost of \$467,400.00.

Executive Summary: The Historic Courthouse's HVAC system was identified and budgeted for replacement. The project engineer, DeVita, provided a proposal for additional scope and changes to the original design that supports this project. Public Works is requesting approval of a contract amendment for additional services for the required changes.

10. Council to approve an interlocal cooperative purchasing contractual agreement with Houston Galveston Area Council (H-GAC) of Houston TX.

Executive Summary: The Procurement Department is requesting Council's approval to enter into a contractual agreement with Houston Galveston Area Council (H-GAC) of Houston TX, as an alternative sourcing option for the procurement of goods and services.

11. Council to declare 43 vehicles as surplus property and authorize the disposition of items through the most beneficial process.

Executive Summary: The Public Works Department is requesting Council's declaration of 43 vehicles as surplus property as part of the County's annual vehicle replacement program.

12. Council to approve the purchase of one (1), new, unused, 2026 Ram 2500, 4x4, crew cab SSV for use by Emergency Management, from Team Dodge Ram of Myrtle Beach SC, via SC State Contract, for the total cost of \$53,595.00 as provisioned by York County's Procurement Code §35.010 (D)(3).

Executive Summary: The Public Works Department is requesting Council's approval to purchase a SSV truck as part of the vehicle replacement program. This Ram 2500 4x4, crew cab, SSV truck is a FY25/26 replacement in the Emergency Management Department.

13. Council to declare four wrecked vehicles as surplus property and authorize replacement through the vehicle replacement fund.

Executive Summary: The Public Works Department is requesting Council's declaration of the following four wrecked vehicles as surplus property and authorize replacement through the vehicle replacement fund: One 2020 Ford Police Interceptor, one 2021 Ford Police Interceptor, and two 2023 Nissan Rogues.

Public Hearing(s)

1. COUNCIL TO HOLD A PUBLIC HEARING AND CONSIDER SECOND READING OF AN

"York County is committed to assuring accessibility with reasonable accommodation, of county services, facilities, employment and programs for all individuals, in compliance with federal law. Please contact the County Manager's Office at 803-684-8511 if you need assistance."

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 currently considering requiring a special exception and applying development standards for new data center developments in York County. Pending ordinance doctrine was applied on the approval of first reading.

2. COUNCIL TO HOLD A FIRST PUBLIC HEARING AND CONSIDER SECOND 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 PROVIDE FOR OTHER MATTERS RELATING THERETO. [COUNCIL TO HOLD A SECOND PUBLIC HEARING ON APRIL 6, 2026]

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.

Old Business

New Business

1. CONSIDER FIRST READING OF AN ORDINANCE BY TITLE ONLY OF YORK COUNTY, SOUTH CAROLINA, TO REGULATE AMBULANCE SERVICES, ESTABLISH FRANCHISE REQUIREMENTS, AND PROVIDE FOR COLLABORATIVE SERVICE QUALITY REVIEW AND PROGRAM OVERSIGHT, AND TO PROVIDE FOR OTHER MATTERS RELATED THERETO.

Executive Summary: The proposed York County Ambulance Service Franchise Ordinance establishes a formal regulatory and oversight framework for the County's 911 EMS System. The ordinance creates a structured franchise requirement for ambulance providers operating within the County and establishes a collaborative review and operational oversight mechanism to guide system performance, modernization, and expansion. The Justice and Public Safety (JPS)

"York County is committed to assuring accessibility with reasonable accommodation, of county services, facilities, employment and programs for all individuals, in compliance with federal law. Please contact the County Manager's Office at 803-684-8511 if you need assistance."

Committee voted 2–0 on February 25, 2026, to refer this ordinance to full County Council for consideration. Meetings have been conducted with leadership from Atrium Health and Piedmont Medical Center to review the ordinance’s purpose, operational impact, and implementation framework, and both organizations have expressed support. Adoption of this ordinance will formalize County oversight, enhance accountability, and position York County to strategically manage growth and service quality within the 911 EMS System.

2. Request for approval to implement a 10% across-the-board pay increase for all sworn personnel at the Sheriff's Office; this includes deputies, detention officers, and other sworn personnel (200 Grade level pay bands).

Executive Summary: Sheriff Breeden has requested this increase to allow the York County Sheriff's Office to remain competitive with surrounding agencies with regard to compensation. Funds are available in the Sheriff's Office budget to pay for the increase for the remainder of FY '25-'26 and the increase will be budgeted for in FY '26-'27.

Committee and Other Reports

Economic Development Committee Meeting, Thursday, March 12, 2026, 6:00pm Chairman Watts Huckabee

Finance & Operations Committee Meeting, Monday, March 16, 2026, 5:30pm Chairman Tom Audette

Citizen Concerns

Council Member New/Non-agenda Comments

Executive Session

Receipt of Legal Advice: General Legal Matters/General Litigation Update/Specific Legal Advice Regarding Silfab Site and Pending Litigation, and Other Matters Related Thereto

Personnel Matter/Contractual Matter: County Attorney

Personnel Matters: 1) Special Advice Counsel/Staff Attorney and 2) Additional Attorney Positions for County Attorney's Office

Matters for consideration/action following Executive Session

Adjourn

"York County is committed to assuring accessibility with reasonable accommodation, of county services, facilities, employment and programs for all individuals, in compliance with federal law. Please contact the County Manager's Office at 803-684-8511 if you need assistance."