



**York County
County Council
Agenda
April 6, 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 Andy Litten, District 2

Council to Recognize the Life and Service of County Attorney, Michael Kendree

Oath of Office for newly appointed Board and Commission Members

Appearances

Kathleen Evans with AT&T to present to York County a check for \$100,000 for improvements to Lazy Hawk Road.

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

Consent Agenda

1. Council to approve the minutes of the March 16, 2026 Council meeting.
2. Council to approve the minutes from the March 16, 2026 Transportation Committee meeting.
3. Council to approve the minutes from the March 25, 2026 Special Called meeting.
4. Consider approval of nominated applicants for service for Boards & Commissions from the Finance & Operations Committee meeting on March 16, 2026: Faadia Rahaman Estes, Bethel-Lake Wylie Land Acquisition and Preservation Parks District Board, Tom Simms, Bethel-Lake Wylie Land Acquisition and Preservation Parks District Board, Nikita Jackson, Catawba Regional Council of Governments, Carmen Miller, Catawba Regional Council of Governments, Andrew Steers, Keep York County Beautiful (District 7), John Lowman, Veterans Memorial Park Advisory Committee, Jim Underwood, Board of Disabilities and Special Needs (At Large), Ashley Schemine, Board of Zoning Appeals (District 7), and Christopher Stephenson, York County Natural Gas Board.
5. Council to approve the Community Development Block Grant 2026 Needs Assessment listing for York County.

Executive Summary: The needs assessment process is a requirement of the SC Department of

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Commerce, which oversees the CDBG program in South Carolina, and Housing and Urban Development, which funds CDBG projects. A needs assessment hearing and completion of a Needs Assessment for each of the four counties (Chester, Lancaster, Union, and York) are required for the Catawba Region Planning Grant application.

6. Council to provide estoppel certification of Fee in Lieu of Tax Agreement between York County and Mountain SC LLC, a Delaware limited liability company (formerly, MREIC South Carolina LLC, a South Carolina limited liability company).

Executive Summary:

York County previously entered into a Fee-in-Lieu of Tax and Incentive Agreement dated December 6, 2010, with Mountain SC LLC (Owner) and Federal Express Corporation (Tenant) for property located at 3058 Lakemont Blvd and 2966 Lakemont Blvd in Fort Mill.

The property owner is currently seeking financing through a lender, Wells Fargo Bank, National Association. As part of this financing process, the lender has requested that York County execute an Estoppel Certificate to confirm the status of the existing incentive agreement.

The Estoppel Certificate does not modify the existing agreement or create any new financial obligations for York County.

7. Council to authorize staff to apply for and to accept up to \$25,000, if awarded, from the FY 26-27 U.S. Department of Transportation Hazardous Materials Emergency Preparedness Grant.

Executive Summary: If approved and received, these funds are proposed to be used to hire part-time staff to improve and expand hazardous materials response planning and coordination through the required Local Emergency Planning Committee. Emergency Management will spend 75% of the grant funds on a part-time hazmat planner with the goal of compliance with the federal Emergency Planning and Community Right-to-Know Act, which includes the building of the LEPC, as well as 25% to offer a hazmat training class open to all responders.

8. Council to authorize contract negotiations regarding RFP #3022 for a comprehensive Parks and Recreation Management software system for use by the Parks and Recreation Department.

Executive Summary: The Parks and Recreation Department is requesting Council's authorization to enter into contract negotiations for the purchase of a Recreation Management Software solution in its efforts to streamline the various business process workflows throughout the Parks and Recreation Department.

9. Council to approve reimbursement to DR Horton per terms of the approved Phase 1 Reimbursement Agreement in the amount of \$2,102,641.00, for the installation of sewer infrastructure associated with the Westport Residential Community Development.

Executive Summary: Reimbursement to DR Horton per terms of the approved Phase 1 Reimbursement Agreement for the installation of sewer infrastructure associated with the

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Westport Residential Community Development.

10. Council to approve a contract amendment for Professional Mechanical Engineering Services with CPL Architects and Engineers P.C. of Charlotte NC, regarding additional mechanical scope, design and engineering services and to accommodate updated billing rates for the HVAC Renovation at the Fort Mill Magistrate Facility, for a total contract cost of \$68,980.00.

Executive Summary: In 2023, the Fort Mill Magistrate Facility was experiencing exceptionally high humidity conditions. York County Public Works contracted CPL to conduct an engineered study of the existing HVAC system to determine measures to address these concerns. The study determined that the cause of the high humidity is due to improperly conditioned outdoor air. The recommendation was to eliminate the existing outdoor air intakes and provide a new ducted dedicated outdoor air system (DOAS). Public Works is requesting approval of a contract amendment for additional service and for the updated billing rates changes.

11. Requesting council approval for the purchase of Microsoft Office licenses (Standard and Pro), from SHI of Somerset NJ in the amount of \$89,419.51.

Executive Summary: Requesting council approval for the purchase of Microsoft Office licenses (Standard and Professional), from SHI of Somerset, NJ in the amount of \$89,419.51. When Microsoft Office licenses are purchased, they are for a specific release. Microsoft Office 2016 was purchased previously and has now reached the end of support. We need to purchase the latest version, Microsoft Office 2024, to replace the unsupported version. Microsoft Office includes Outlook, used for email, Word for document creation and editing and Excel for spreadsheet creation and editing.

12. Council to authorize contract negotiations regarding RFP #3026 for Emergency Fuel Services.

Executive Summary: Council to approve entering into contract negotiations regarding emergency fuel services. Emergency fuel services would be activated in the event of a local, state, or federally declared emergency event during which the normal supply of fuel to the County is interrupted and significantly impacting County operations and response.

13. Council to approve an increase of \$60,000.00 to an existing purchase order with TriCounty Upfitters, for the purchase and upfit of new police responder vehicles, for a total amount of \$105,000.00 for FY 2025/2026.

Executive Summary: The York County Sheriff's Office is requesting approval for a \$60,000.00 increase to an existing purchase order for a total amount of \$105,000.00 for FY 2025/2026.

14. Council to approve an amendment to an existing three-year contractual agreement with Verizon Connect Fleet regarding vehicle tracking devices for York County's fleet of vehicles and motorized and non motorized equipment.

Executive Summary: Council to approve an amendment to an existing three-year contract with Verizon Connect Fleet to establish permanent pricing for vehicle tracking devices for the duration of the agreement as well as any future amendments or renewals. Additionally, the County intends to procure additional types of devices including heavy equipment, non-motorized equipment, and

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tracking of portable generators through a 12-month initial agreement followed by month-to-month terms through the duration of the initial agreement.

15. Council to authorize the Sheriff's Office to accept, if awarded, funds from the 2027 Highway Safety Grant Program from the S.C. Dept. of Public Safety.

Executive Summary: Council to authorize the Sheriff's Office to accept, if awarded, funds from the 2027 Highway Safety Grant Program from the S.C. Dept. of Public Safety. Funds have been requested in the amount of \$481,110 and will pay for deputies to conduct dedicated traffic enforcement in York County.

16. Council to authorize the Sheriff's Office to accept, if awarded, the 2027 Highway Safety Grant Program – Impaired Driving Countermeasures from the S.C. Dept. of Public Safety.

Executive Summary: Council to authorize the Sheriff's Office to accept, if awarded, the 2027 Highway Safety Grant Program – Impaired Driving Countermeasures from the S.C. Dept. of Public Safety. Funds have been requested in the amount of \$319,459 and will pay for deputies to conduct dedicated impaired driving enforcement in York County.

17. Consider approval to proceed with applying for, and accepting if awarded, the Duke Energy H.E.R.O. (Helping Emergency Response Organizations) Grant to assist with the purchase of weather stations at all open Parks and committing to any costs that exceed the grant funding to complete the project.

Executive Summary: Consider approval to proceed with applying for, and accepting if awarded, the Duke Energy H.E.R.O. (Helping Emergency Response Organizations) Grant to assist with the purchase of weather stations at all open Parks and committing to any costs that exceed the grant funding to complete the project.

Public Hearing(s)

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

Case #	26-04
Tax Map #	581-00-00-068
Zoning Request:	Rezone from RMX-10 to RUD
Acres:	8.38
Council District:	2 - Litten
Applicant:	Geoffrey Martin
Owner:	Brandon Eaton
Location:	Sand Tar Road, York
Planning Commission Date:	March 9, 2026
Staff Recommendation:	Approve
PC Recommendation:	Approve (6-1)

Executive Summary: The purpose of this request is to facilitate the division of the lot into six

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total lots, each of at least one acre. The request aligns with York County's York Forward 2035 Future Land Use Map designation of Rural Residential land use. The proposed subdivision will create lots similar in scale to adjacent properties that are also used for detached single-family homes as is appropriate within the future land use designation. The intended single-family homes are permitted in both the current and proposed zones, but rezoning to RUD will remove the open space requirements associated with a major subdivision. A staff report and analysis with findings has been performed.

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

Case #	26-06
Tax Map #	650-00-00-336
Zoning Request:	Rezone from PD to GC
Acres:	1.776
Council District:	1 - Audette
Applicant:	TWP Ft Mill Retail, LLC
Owner:	2648 Highway 160 RE, LLC
Location:	Highway 160 W. Fort Mill
Planning Commission Date:	March 9, 2026
Staff Recommendation:	Approve
PC Recommendation:	Approve (7-0)

Executive Summary: The request is to facilitate two drive-through businesses with contemporary development standards, as opposed to those in place in 2008, which are bound to this site by an older Planned Development District. The rezoning request is not consistent with the York Forward 2035 Future Land Use Map designation of Neighborhood Residential. However, the subject property has frontage on Highway 160, abuts another parcel zoned GC, and the proposed uses are consistent with those in the existing PD. A staff report and analysis with findings has been performed.

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

Case #	26-07
Tax Map #	719-00-00-100
Zoning Request:	Rezone from LI to GC
Acres:	50.803
Council District:	7 - Cloninger
Applicant:	Stephen McCrae
Owner:	The Eubanks Family Limited Partnership
Location:	Gold Hill Road and Highway 21, Fort Mill
Planning Commission Date:	March 9, 2026
Staff Recommendation:	Approve
PC Recommendation:	Approve (7-0)

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Executive Summary: The request is to facilitate future commercial development. The rezoning request is consistent with York County's York Forward 2035 Future Land Use Map and Comprehensive Plan. The requested GC zone allows for land uses that befit the I-77 Corridor future land use designation, including hotels, offices, and restaurants. Also, the requested zone for a property of this scale provides the opportunity to develop a cohesive business park or commercial center within an urbanized area of the county. A staff report and analysis with findings has been performed.

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

Case #	26-08
Tax Map #	648-00-00-009, 010, 022, 026, 030, 033, 038, 041
Zoning Request:	Amend the conditions from previous rezoning case
Acres:	14.06
Council District:	1 - Audette
Applicant:	Lawrence Shaheen
Owner:	Ron Perry, Dorothy Perry, Norvell Pettus, Debra Shannon, Glenda Fox, Karlton Pettus, Doretha R Pettus life Estate
Location:	Highway 160, Fort Mill
Planning Commission Date:	March 9, 2026
Staff Recommendation:	Approve
PC Recommendation:	Approve (7-0)

Executive Summary: The request amends a condition applied to rezoning case 25-09, that restricts use of the property to age-restricted townhomes. As the applicant moves forward on site design, they have reconsidered townhomes due to spacing requirements, and now pursue multi-family buildings of 4-5 dwellings each instead. The layout, look, and function of the development will remain the same, but the units will be condos instead of townhomes. Due to the condition placed on the property at the time of rezoning, the condition must be amended before the project can move forward. A staff report and analysis with findings has been performed.

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

Case #	26-09
Tax Map #	576-00-00-007
Zoning Request:	Rezone from UD to GC
Acres:	0.81
Council District:	2 - Litten
Applicant:	Mariah Corkhill
Owner:	Corks Properties of the Carolinas, LLC
Location:	4070 Charlotte Highway, Clover
Planning Commission Date:	March 9, 2026
Staff Recommendation:	Approve
PC Recommendation:	Approve (7-0)

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Executive Summary: The request would allow a greater potential commercial tenant mix. The rezoning request is not consistent with York County's York Forward 2035 Future Land Use Map designation of Village Center. However, the general area is predominated by business operations, and nearby properties have been rezoned to GC for similar purposes. Further, the intent of the request will not change the function of the site, and will remove another instance of the legacy UD district. A staff report and analysis with findings has been performed.

6. COUNCIL TO HOLD A PUBLIC HEARING AND CONSIDER THIRD 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.

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. Update on Land Use Code diagnostics and revisions.

Committee and Other Reports

Citizen Concerns

Scott Couchenour to address Council regarding good things happening in District 7 and the Town of Fort Mill and the process when signing up to speak for the Public Forum Session.

Council Member New/Non-agenda Comments

Executive Session

Receipt of Legal Advice: General Litigation Updates

Receipt of Legal Advice/Contractual Matter: Interim County Attorney

Receipt of Legal Advice: Consider settlement in Project No. 17228-003, Tract 97

Matters for consideration following Executive Session

Adjourn

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