



**York County
County Council
Minutes
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

Chairwoman Cox called the meeting to order.

Council members Tom Audette, Tommy Adkins, William "Bump" Roddey, Christi Cox, Watts Huckabee, and Debi Cloninger were present.

Council member Andy Litten was absent.

Invocation and Pledge of Allegiance

Council member Andy Litten, District 2

Council member Andy Litten was absent from the meeting. Council member Tommy Adkins provided the Invocation and Pledge of Allegiance.

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

Council Chair Christi Cox recognized Michael Kendree's family in attendance and read a Proclamation in memorium of Mr. 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.

(6:07pm)

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

(6:12pm) Kate Hanauer, 596 Cranborne Chase, Fort Mill, South Carolina addressed Council regarding her opposition to Silfab Solar operating in Fort Mill, South Carolina.

(6:13pm) Nesh Patel, 268 Miraman Drive, York, South Carolina addressed Council regarding her opposition to QTS operating in York County, South Carolina.

(6:16pm) Steve Penland, 6457 Campbell Road, addressed Council regarding his opposition to QTS operating in York County, South Carolina.

(6:17pm) Kris Thompson, Vanderlakes Subdivision, York, South Carolina addressed the Council regarding her opposition to QTS operating in York County, South Carolina.

(6:20pm) Stacey Armstrong, 1705 Wedgefield Drive, York, South Carolina addressed the Council regarding her opposition to QTS operating in York County, South Carolina.

(6:22pm) Larke Wells, 3657 Henry's Knob, Clover, South Carolina addressed Council regarding her opposition to QTS operating in York County, South Carolina.

(6:25pm) Tammy Norkett, 1432 Dove Landing Road, York, South Carolina addressed Council regarding her opposition to QTS operating in York County, South Carolina.

(6:27pm) Rebecca Cichy, Allison Acres Community, Rock Hill, South Carolina addressed Council regarding her opposition to QTS operating in York County, South Carolina.

(6:29pm) Scott Couchenour, 122 West Oak Street, Fort Mill, South Carolina addressed Council regarding events in Fort Mill and requested that Council and staff look into ways to resolve the sign-in sheet issues.

(6:31pm) Ken Cichy, 1923 Hands Mill Highway, Rock Hill, South Carolina, addressed Council regarding his opposition to QTS operating in York County, South Carolina.

Consent Agenda

(6:35pm) Motion to approve the Consent Agenda with the removal of item #6 (Estoppel Certification) to item #2 in new business.

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

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

Motion to approve

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

- Council to approve the minutes from the March 16, 2026 Transportation Committee meeting.

Motion to approve

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

- Council to approve the minutes from the March 25, 2026 Special Called meeting.

Motion to approve

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

- 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.

Motion to approve

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

- 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 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.

Motion to approve

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

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.

Motion to approve

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

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.

Motion to approve

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

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 Westport Residential Community Development.

Motion to approve

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

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.

Motion to approve

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

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.

Motion to approve

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

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.

Motion to approve

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

ABSENT: Andy Litten
RECUSED: None

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.

Motion to approve

Passed Yes 6, No 0, Abstained 0

MOVANT: Tom Audette

SECOND: Tommy Adkins

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

NAYS: None

ABSENT: Andy Litten

RECUSED: None

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

Motion to approve

Passed Yes 6, No 0, Abstained 0

MOVANT: Tom Audette

SECOND: Tommy Adkins

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

NAYS: None

ABSENT: Andy Litten

RECUSED: None

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.

Motion to approve

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

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.

Motion to approve

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

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.

Motion to approve

Passed	Yes 6, No 0, Abstained 0
MOVANT:	Tom Audette
SECOND:	Tommy Adkins
AYES:	Tom Audette, Tommy Adkins, William Bump Roddey, Christi Cox, Ansel Watts Huckabee Sr, Debi Cloninger

NAYS: None
ABSENT: Andy Litten
RECUSED: None

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 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.

(6:35pm) Thomas Newlin, Long Range Planner, presented an overview of the proposed rezoning.

The following individuals spoke in opposition to the proposed rezoning:

(6:37pm) William Bergin, 2224 Duck Cove Lane, York, South Carolina addressed Council regarding his opposition to the proposed rezoning.

(6:40pm) 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 6, No 0, Abstained 0
MOVANT: William Bump Roddey
SECOND: Ansel Watts Huckabee Sr
AYES: Tom Audette, Tommy Adkins, William Bump Roddey, Christi Cox, Ansel Watts Huckabee Sr, Debi Cloninger
NAYS: None

ABSENT: Andy Litten
RECUSED: None

(6:40pm) Motion to approve

Passed Yes 6, No 0, Abstained 0

MOVANT: Ansel Watts Huckabee Sr

SECOND: Tom Audette

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

NAYS: None

ABSENT: Andy Litten

RECUSED: None

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.

(6:43pm) Thomas Newlin, Long Range Planner, provided an overview of the proposed rezoning.

The following individual spoke in opposition of the proposed rezoning:

(6:48pm) Jacquelyn Allbee, 848 Gentlewinds Court, Fort Mill, South Carolina addressed Council regarding her opposition to the proposed rezoning.

(6:52pm) Justin Murray, 845 Gentlewinds Court, Fort Mill, South Carolina addressed Council regarding his opposition to the proposed rezoning.

The following individual spoke in favor of the proposed rezoning:

(6:50pm) Ms. Patrick, representing the applicant for the property, addressed Council regarding her support for the proposed rezoning.

(6:53pm) 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 6, No 0, Abstained 0
MOVANT:	William Bump Roddey
SECOND:	Tom Audette
AYES:	Tom Audette, Tommy Adkins, William Bump Roddey, Christi Cox, Ansel Watts Huckabee Sr, Debi Cloninger
NAYS:	None
ABSENT:	Andy Litten
RECUSED:	None

(6:53pm) Motion to approve

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

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)

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 benefit 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.

(7:06pm) Thomas Newlin, Long Range Planner, provided an overview of the proposed rezoning.

The following individuals spoke in favor of the proposed rezoning:

(7:08pm) Scott Couchenour, 122 West Oak Street, Fort Mill, South Carolina addressed Council regarding his support for the proposed rezoning.

(7:09pm) Steve McCrae, Applicant, 112 East Liberty Street, York, South Carolina, addressed Council regarding his support for the proposed rezoning.

(7:17pm) 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 6, No 0, Abstained 0
MOVANT:	William Bump Roddey
SECOND:	Tom Audette
AYES:	Tom Audette, Tommy Adkins, William Bump Roddey, Christi Cox, Ansel Watts Huckabee Sr, Debi Cloninger
NAYS:	None
ABSENT:	Andy Litten
RECUSED:	None

(7:17pm) Motion to approve

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

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,

Location: Glenda Fox, Karlton Pettus, Doretha R Pettus life Estate
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.

(7:18pm) Thomas Newlin, Long Range Planner, provided an overview of the proposed rezoning.

The following individuals spoke in favor of the proposed rezoning:

(7:24pm) Sarah Shirley with Kimley Horne, addressed Council regarding her support for the proposed amendment of conditions from the previous rezoning case.

(7:27pm) Scott Couchenour, 122 West Oak Street, Fort Mill, South Carolina addressed Council regarding his support for the proposed amendment of conditions from the previous rezoning case.

(7:28pm) 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 6, No 0, Abstained 0
MOVANT:	Tom Audette
SECOND:	William Bump Roddey
AYES:	Tom Audette, Tommy Adkins, William Bump Roddey, Christi Cox, Ansel Watts Huckabee Sr, Debi Cloninger
NAYS:	None
ABSENT:	Andy Litten
RECUSED:	None

(7:28pm) Motion to approve

Passed	Yes 6, No 0, Abstained 0
MOVANT:	Tom Audette
SECOND:	William Bump Roddey
AYES:	Tom Audette, Tommy Adkins, William Bump Roddey, Christi Cox, Ansel Watts Huckabee Sr, Debi Cloninger

NAYS: None
ABSENT: Andy Litten
RECUSED: None

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)

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.

(7:28pm) Thomas Newlin, Long Range Planner, provided an overview of the proposed rezoning.

(7:33pm) There being no one interested in speaking for or against the proposed rezoning, a motion was made to close the public hearing.

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

(7:34pm) Motion to approve

Passed Yes 6, No 0, Abstained 0
MOVANT: Ansel Watts Huckabee Sr
SECOND: Tom Audette

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

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.

(7:34pm) There being no one interested in speaking for or against the proposed ordinance, a motion was made to close the public hearing.

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

(7:35pm) Motion to approve

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

Old Business

New Business

1. Update on Land Use Code diagnostics and revisions.

(7:35pm) Assistant County Manager, Tom Couch, provided Council with an update on the Land Use Code.

Mr. Couch reported that improvements have been made internally and now staff will begin working on making modifications to the Land Use Code to align with Council priorities. Mr. Couch reported that Management will require Council's feedback on priorities, rigidity, permissive, etc. Therefore, Management will send a survey to all Council members to obtain their priorities.

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.

(7:45pm) Motion to approve

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

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.

Mr. Couchenour chose not to speak at this time.

Council Member New/Non-agenda Comments

(7:49pm) Council member Tom Audette thanked the citizens for speaking about Silfab and QTS. Mr. Audette also requested that the Planning and Zoning Committee consider issuing a moratorium on data centers.

(7:50pm) Council member Watts Huckabee clarified that the property that QTS is building on was purchased by-right. Mr. Huckabee also explained that the Council suggested 80ft as opposed to expanding out for a smaller footprint and that the noise from construction is just part of the construction and will end at some point. Mr. Huckabee also suggested that large landowners could put their land in a deed restriction or conservation easement if you are concerned about what will happen with the land. Finally, Mr. Huckabee requested that the Planning & Zoning Committee consider applying the proposed modifications to all industries, not just data centers.

(7:55pm) Council member Tommy Adkins stated that people are posting incorrect information on social media, and it is getting out of control.

(7:56pm) Council member Debi Cloninger thanked the Eubanks Family for rezoning the property in Fort Mill and stated that the comments made by the Silfab group are very valid, and she hopes that results will be shared following an investigation.

(7:57pm) Council member William "Bump" Roddey stated that some people forget about the good things in life and their purpose in life. Mr. Roddey reminded everyone that life is short, and please stop the fighting and mend fences with those you love.

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

(8:06pm) Motion to go into Executive Session

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

Matters for consideration following Executive Session

(10:06pm) Motion to approve amendment to 2024-CP-46-04301, a mediated settlement agreement.

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

(10:06pm) Motion to approve an extension to a building permit application deadline by 30 days so that the deadline is May 24, 2026.

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

Adjourn

(10:07pm) Motion to adjourn

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



Karen M. Brogdon, Clerk to Council