



**York County
County Council
Agenda
April 20, 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 Tommy Adkins, District 3

Oath of Office for newly appointed Board and Commission Members

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

John Lowman, Veterans Memorial Park Advisory Committee

Ashley Schemine, Board of Zoning Appeals (District 7)

Appearances

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

Consent Agenda

1. Council to approve the minutes from the April 6, 2026 Transportation Committee meeting.
2. Council to approve the minutes of the April 6, 2026 Council meeting.
3. Council to approve the minutes from the April 14, 2026 Council Workshop.
4. Rezoning Action: Consider Third 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)

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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 Third 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. Rezoning Action: Consider Second 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)

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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.

7. Rezoning Action: Consider Second 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.

8. Rezoning Action: Consider Second 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

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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 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.

9. Rezoning Action: Consider Second 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.

10. Rezoning Action: Consider Second 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

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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.

11. Council to approve contract Amendment #2 with JD Goodrum Inc. for a not-to-exceed amount of \$325,996.00 for the Catawba Bend Preserve Greenway and Dams construction project.

Executive Summary: Approval of this amendment is necessary due to the unanticipated high volume of unsuitable material below the Dams key ways. The material will need to be removed and replaced with suitable compatible material to prevent water seepage from the ponds under the dams.

12. Council to consider declaring a 1988 Ford C8000 KME Fire Pumper truck apparatus and associated equipment as surplus and donate the truck and equipment to Cherokee Kings Creek Volunteer Fire Department.

Executive Summary: The purpose of this request is to seek Council approval to declare one legacy fire apparatus as surplus assets and donate it to a neighboring volunteer fire department. With the recent placement of new apparatus in service in the Riverview Fire District, the following vehicle has been retired from active duty:

1988 Ford C8000 KME Fire Pumper
Asset #03823
VIN: 1FDYD80U8JVA36379
Fire Asset #112

In addition to meeting established replacement criteria, the apparatus has been evaluated by Equipment Maintenance staff for operational effectiveness and safety concerns. Based on this assessment, it has been determined that the vehicle should be declared surplus.

13. Council to authorize the expenditure of \$48,905 in York County Forever Commission funds to the Nation Ford Land Trust for expenses related to a Conservation Easement on approximately 53.4 acres in the Burris Road/Little Turkey Creek area between Sharon and McConnells (TMs 214-00-00-003 & 039) Project 25-05.

Executive Summary: The York County Forever Commission requests the York County Council approve their recommendation of a \$48,905 expenditure of YCF Commission funds to place a Conservation Easement on a 53.4-acre parcel located in the Burris Road/Little Turkey Creek area between Sharon and McConnells.

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14. Council to authorize the expenditure of \$98,610 in York County Forever Commission funds to the Nation Ford Land Trust for expenses related to a Conservation Easement on approximately 98.6 acres adjacent to Catawba Bend Preserve (TMs 749-00-00-034, 035, & 037). Project 25-06

Executive Summary: The York County Forever Commission requests the York County Council approve their recommendation of a \$98,610 expenditure of YCF Commission funds to place a Conservation Easement on approximately 98.6 acres adjacent to Catawba Bend Preserve.

15. Council to approve award regarding Bid #3030 for the construction of the Pennies for Progress Project 17228-009: US 21/Springdale Road to the lowest responsive and responsible bidder, Blythe Construction, Inc. of Charlotte, NC, for a total cost of \$7,958,375.51.

Executive Summary: As part of the Pennies for Progress 4 Program, the US 21/Springdale Road intersection will be improved. This intersection is in a growing industrial area that has seen a large increase in truck traffic. With over 11,000 vehicles per day on Springdale Road and 24,000 vehicles per day on US 21, this project will provide safety improvements and allow this intersection to function more efficiently.

16. Council to authorize annual maintenance and support from Catalis Tax & CAMA, formerly Patriot Properties, Inc. for the County CAMA software, for a total cost of \$112,782.76.

Executive Summary: Council to authorize annual maintenance and support from Catalis Tax & CAMA, formerly Patriot Properties, Inc. for the County CAMA software, for a total cost of \$112,782.76. On June 4, 2018, Council approved the purchase of Patriot Properties software. Since that time, the Assessor's Office has been using the product and is satisfied with the capabilities.

17. Council to authorize the Sheriff's Office to accept, if awarded, the SFY 2027 Body-Worn Camera (BWC) Grant Program from the S.C. Dept. of Public Safety.

Executive Summary: Council to authorize the Sheriff's Office to accept, if awarded, the SFY 2027 Body-Worn Camera (BWC) Grant Program from the S.C. Dept. of Public Safety in the amount of \$254,308.04.

18. Council to authorize the Sheriff's Office to accept, if awarded, the SFY 2027 In-Car Video Camera (ICVC) Grant Program from the S.C. Dept. of Public Safety.

Executive Summary: Council to authorize the Sheriff's Office to accept, if awarded, the SFY 2027 In-Car Video Camera (ICVC) Grant Program from the S.C. Dept. of Public Safety in the amount of \$162,784.16.

19. Council to authorize the Sheriff's Office to accept, if awarded, the 2027 Justice Assistance Grant Program from the S.C. Dept. of Public Safety.

Executive Summary: Council to authorize the Sheriff's Office to accept, if awarded, the 2027 Justice Assistance Grant Program from the S.C. Dept. of Public Safety. Grant funds will be used to purchase a mass spectrometer for the YCSO Controlled Substances Laboratory. The amount requested is \$148,455; there is a 10% match for this grant. Matching funds will come from the

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Sheriff's fund balance or asset forfeiture funds.

20. Council to approve the authorization of staff to apply for and accept, if awarded, fiscal year 2027 Solid Waste Grants in the total amount of \$58,475.00 with no matching funds required.

Executive Summary: The Public Works/Solid Waste Collection & Recycling Department is requesting approval to apply for Solid Waste Grants offered by the South Carolina Department of Environmental Services. The grants are offered to local governments aimed at increasing awareness, improving programs, and educating the public about recycling opportunities that are available to the public.

21. Council to authorize the Solicitor's Office request to accept if awarded a FY 26/27 Victims of Crime Act Continuation Grant in the amount of \$97,632.

Executive Summary: The Solicitor's Office seeks renewal of funding for a VOCA grant which is currently managed at a state level by the SC Attorney General's office. Funds are distributed through the Office of Attorney General — Department of Crime Victim Assistance grants.

22. Council to authorize the Solicitor's Office request for a purchase order for Axon Enterprise to fund annual licensing for evidence.com software in the amount of \$50,550.72.

Executive Summary: The Solicitor's Office began using Evidence.com a product of Axon in 2024. Axon required a 5-year contract which is attached with the memo. This is the 3rd year of the contract. Body Worn Camera grant funding will be utilized to pay the cost of the contract.

23. Council to authorize the purchase of technology equipment from Dell Marketing, LP of Round Rock, TX., for use by multiple York County departments at a total cost of \$162,118.34.

Executive Summary: Purchase of equipment including computers, monitors, laptops and keyboard/mouse pairs for use by multiple York County Departments. The total cost is \$162,118.34. The IT department replaces computers every 5 years with some exceptions. Keeping our user's computers up-to-date helps keep York County efficient, but it also allows us to update the operating system when necessary without the need to replace computers because the hardware is too old to support the newer version of the operating system.

24. Council to approve a \$75,000.00 increase regarding Purchase Order #159960 to Cardinal Health Pharmacy Distribution of Atlanta GA, for inmate medical services for use by the York County Detention Center, for a total purchasing amount of \$200,000.00 for FY 2025/2026.

Executive Summary: During its July 21, 2025, Council meeting, the Council approved a purchase order request of \$125,000.00 from the Sheriff's Office Detention Division to Cardinal Health Pharmacy of Atlanta GA, for the treatment of inmate health care. The current request is for an additional \$75,000.00 to the existing purchase order, for a total cost of \$200,000.00 for FY 2025-2026, due to an increase in inmate population.

25. CONSIDER SECOND READING OF AN ORDINANCE TO AMEND THE YORK COUNTY CODE OF ORDINANCES BY ADDING CHAPTER 37, ENTITLED "AMBULANCE SERVICE FRANCHISES" IN ORDER TO ESTABLISH A FRANCHISE REQUIREMENT FOR AMBULANCE SERVICE PROVIDERS OPERATING WITHIN YORK COUNTY FOR

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EMERGENCY PATIENT TRANSPORT; TO ESTABLISH THE TERMS AND CONDITIONS UPON WHICH NON-EXCLUSIVE FRANCHISES MAY BE GRANTED TO PRIVATE AMBULANCE SERVICES; TO ESTABLISH PROCEDURES FOR FRANCHISE APPLICATIONS, THE PAYMENT OF FRANCHISE FEES, THE PERIOD OF OPERATION GRANTED BY SUCH FRANCHISE, RENEWAL PROCEDURES, AND THE STANDARDS APPLICABLE TO SUCH FRANCHISES; TO ESTABLISH APPEAL PROCEDURES FOR DENIAL OF AN INITIAL OR RENEWAL APPLICATION, OR THE TERMINATION OR RESTRICTION OF A FRANCHISE; TO ESTABLISH PENALTIES FOR VIOLATION OF THIS ORDINANCE; TO HOLD A PUBLIC HEARING; 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. 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. County Council passed first reading on March 16, 2026.

Public Hearing(s)

Old Business

1. Council to give second reading of AN ORDINANCE TO AMEND CHAPTER 70, BY ADDING NEW SECTION 70.11 OF THE YORK COUNTY CODE OF ORDINANCES, AS IT RELATES TO THE REGULATION OF GOLF CARTS OPERATING ON AND WITHIN THE COUNTY PUBLIC ROADWAYS WITHIN THE BAXTER VILLAGE TRADITIONAL NEIGHBORHOOD DISTRICT; TO HOLD A PUBLIC HEARING; AND TO PROVIDE FOR OTHER MATTERS RELATED THERETO.

Executive Summary: Following state enabling legislation, the proposed ordinance would allow golf carts to operate on public streets within the Baxter community, as delineated by the Baxter Village Traditional Neighborhood District. The ordinance establishes basic safety rules for the use of golf carts on local roads in the community.

New Business

1. FY 27 County Manager Budget Presentation

Executive Summary: The York County Manager will provide Council with an overview of the recommended FY 27 budget.

Committee and Other Reports

Citizen Concerns

Council Member New/Non-agenda Comments

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Executive Session

Receipt of Legal Advice: General Litigation Updates

Personnel Matter/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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