



**York County  
County Council  
Agenda  
June 1, 2026**

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**Regular Meeting**

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

**6:00 PM**

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**Call to Order**

Christi Cox, Chairwoman

**Invocation and Pledge of Allegiance**

Council member Watts Huckabee, District 6

**Oath of Office for newly appointed Board and Commission Members**

**Appearances**

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

**Consent Agenda**

1. Council to approve the minutes from the May 18, 2026 Council meeting.
2. Rezoning Action: Consider Second Reading

|                           |                          |
|---------------------------|--------------------------|
| Case #                    | 26-03                    |
| Tax Map #                 | 292-00-00-010            |
| Zoning Request:           | Rezone from GC to RMX-20 |
| Acres:                    | 12.80                    |
| Council District:         | 3 - Adkins               |
| Applicant:                | Daniel Baker             |
| Owner:                    | Joyce and Daniel Baker   |
| Location:                 | Blessed Hope Road, York  |
| Planning Commission Date: | April 13, 2026           |
| Staff Recommendation:     | Approve                  |
| PC Recommendation:        | Approve (7-0)            |

**Executive Summary:** The purpose of the request is to subdivide the property to allow three large residential lots. The request to rezone from GC to RMX-20 aligns with the City of York's Future Land Use map and therefore is consistent with York County's York Forward 2035 Comprehensive Plan. The request would allow the housing types and density as expected in the FLU designation. A staff report and analysis with findings has been performed.

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3. Rezoning Action: Consider Third Reading

Case # 26-10  
Tax Map # Glen Ridge, Steele Meadows, and Sheffield Point communities  
(see TM# Exhibit)  
Zoning Request: Rezone from RMX-20 to RMX-6  
Acres:  
Council District: 7 - Cloninger  
Applicant: York County Council  
Owner: See Exhibit  
  
Location: Fort Mill area  
Planning Commission Date: April 13, 2026  
Staff Recommendation: Approve  
PC Recommendation: Approve (7-0)

**Executive Summary:** This item is a council-initiated request to rezone 184 parcels from RMX-20 to RMX-6. The parcels are within three existing townhome communities within the Fort Mill area, specifically Glen Ridge, Steele Meadows, and Sheffield Point. Staff sent certified letters to all property owners notifying them of the action. This action will have no effect on the manner in which the properties are currently used. However, it will remove their existing nonconforming status. A staff report and analysis with findings has been performed.

4. Rezoning Action: Consider Third Reading

Case # 26-12  
Tax Map # 544-00-00-210  
Zoning Request: Rezone from UD to LI  
Acres: 0.99  
Council District: 6 - Huckabee  
Applicant: Ciara Britney Fenton, Kelly Faile  
Owner: Zane Allen Fenton  
Location: Grayson Road, Rock Hill  
Planning Commission Date: April 13, 2026  
Staff Recommendation: Approve  
PC Recommendation: Approve (7-0)

**Executive Summary:** The purpose of the request is to build and operate a Machine Shop. The request to rezone from UD to LI is not consistent with the future land use map designation of *Single Family Residential*. However, residential development as indicated by the FLU designation would not be appropriate for this property given its position at the center of a light industrial area. A staff report and analysis with findings has been performed.

5. Rezoning Action: Consider Third Reading

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|                           |                           |
|---------------------------|---------------------------|
| Case #                    | 26-13                     |
| Tax Map #                 | 313-00-00-002             |
| Zoning Request:           | Rezone from RSF-40 to AGC |
| Acres:                    | 43.18                     |
| Council District:         | 3 - Adkins                |
| Applicant:                | Michael and Susan Deckert |
| Owner:                    | Michael and Susan Deckert |
| Location:                 | True Road, McConnells     |
| Planning Commission Date: | April 13, 2026            |
| Staff Recommendation:     | Approve                   |
| PC Recommendation:        | Approve (7-0)             |

**Executive Summary:** The purpose of the request is to permit the construction of a barn to facilitate the use of the property for timberland. The request to rezone from RSF-40 to AGC is consistent with the future land use map designation of Agriculture. The proposed AGC zone will permit the expected land uses, scale, and character of the Agriculture FLU designation. A staff report and analysis with findings has been performed.

6. Council to approve the renewal of tax software through PubliQ Software, of Spartanburg, SC, in the amount of \$167,600.83.

**Executive Summary:** The PubliQ Software is used by our Auditors and Finance Department for the billing and collection of taxes. This software is used to calculate the tax roll for real estate, vehicles, watercraft, manufacturing, and FILOT billing. We depend on this software to create these bills for us. We run monthly and quarterly reports, that are based off the generation of tax bills, to report all assessment numbers for all of the entities (municipalities, school districts, fire districts, etc.) in York County. We generate the monthly vehicle and watercraft renewal files, which are sent to us by the DNR and DMV. We use the tax software to generate all walk-in bills for taxpayers. We conduct all “changes” to real estate tax bills that come from the Assessor’s office. These are due to proof of legal residency, exemptions from DOR, appeals, etc. We use the software to create a refund for any tax bill that had any changes, which then allows the Treasurer’s office to cut a check.

7. Council to authorize contract negotiations regarding RFP #3031 for the purchase of a comprehensive eProcurement and Contract Management software solution for use by the Procurement Department.

**Executive Summary:** The Procurement Department is requesting Council’s authorization to enter into contract negotiations for the purchase of software for Contract Management and eProcurement solution in its efforts to streamline the various business process workflows throughout the life cycle of bids and contracts.

8. Council to authorize negotiations with Liollo Architecture PC, of Charleston SC, regarding Phase II architectural and engineering services (RFQ #2587) for the creation of the Educational Center at Historic Brattonsville.

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**Executive Summary:** The Cultural and Heritage Museums is requesting Council's approval to enter into negotiations with Liollo Architects of Charleston SC, for Phase II professional architectural and engineering services for the creation of the Education Programming Area at Historic Brattonsville.

9. Council to authorize negotiations with Liollo Architecture PC, of Charleston SC, regarding Phase II architectural and engineering services (RFQ #2588) for the creation of the 1780 Farmstead at Historic Brattonsville.

**Executive Summary:** The Cultural and Heritage Museums is requesting Council's approval to enter into negotiations with Liollo Architects of Charleston SC, for Phase II professional architectural and engineering services for the creation of the 1780 Farmstead at Historic Brattonsville.

10. Council to approve purchase order increase of \$65,000 to Trinity Food Services for a total cost of \$965,000 for inmate food services.

**Executive Summary:** The Sheriff's Office is requesting approval of a \$65,000 increase to an existing purchase order due to the increase of inmate population. A purchase order of \$900,000 was originally established for costs associated with inmate food services.

11. Council to approve purchase order increase of \$30,000.00 to the South Carolina of Juvenile Justice for a total cost of \$75,000.00, for juvenile housing.

**Executive Summary:** The Sheriff's Office is requesting approval of a \$30,000 increase to an existing purchase order due to cost increase for juvenile housing.

12. Council to approve renewal of maintenance for the agenda and minutes software through CivicPlus in the amount of \$55,839.45

**Executive Summary:** Renewal of software maintenance and support for agendas and minutes, workflows and forms. This software is used for creating agendas for County Council as well as Boards and Commissions. This software also allows us to create forms, workflows and some process automation.

13. Council to approve a construction easement with the City of Rock Hill to expand existing sidewalks at the York County Office of Emergency Management, located at 149 W. Black Street in Rock Hill.

**Executive Summary:** The City of Rock Hill is constructing a linear outdoor park across the city's downtown, connecting Winthrop University to Fountain Park. This includes the construction of a 10-foot wide concrete sidewalk adjacent to the office of Emergency Management and Public Safety Communications located at 149 W. Black Street in Rock Hill, requiring a temporary construction easement and future easement for the City to maintain the sidewalks.

14. Authorized a maintenance agreement with Performance Link Technologies, of Fort Mill SC, for camera licensing in the amount of \$71,712.97.

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**Executive Summary:** The current camera systems supports public safety and facility security across multiple county locations. The cameras are used daily by all departments to monitor interactions, facilities, parking lots, entrances and help law enforcement respond quickly to events.

15. Council to approve Change Order #1 with Blythe Development Company in the amount of \$866,058.57 on Pennies Project 11149-014: Hwy. 72.

**Executive Summary:** Through the TIA (Traffic Impact Analysis) process, road improvements to Lazy Hawk Road have been identified. The County is currently under contract with Blythe Development for the Pennies Project to widen Hwy. 72. Blythe has provided a change order price of \$866,058.57 to complete these improvements. This change order will be funded outside of Pennies and made up of developer funds, grants, and C-Funds. If approved, the new contract with Blythe Development will total \$30,425,414.59.

16. Council to approve a procurement exemption for the disposal of municipal solid waste at Republic Services Fort Mill Transfer Station, for an amount not to exceed \$650,000.00, pending approval of the FY 2027 budget.

**Executive Summary:** Republic Services offers the only other municipal solid waste transfer station location in York County other than the York County Transfer Station. Due to its proximity to 4 of the 16 Collection & Recycling Centers, the Public Works Department is requesting approval to use this location through a procurement exemption. The use of this transfer station allows the department to service the citizens of York County in a timely and efficient manner.

Approving this item in June, affords legal staff the opportunity to make any necessary revisions to the contract.

17. Council to approve a procurement exemption for veterinary medical supplies for the Animal Services department for an amount not to exceed \$325,000, pending approval of the FY 2027 budget.

**Executive Summary:** Council to approve a procurement exemption for veterinary medical supplies for the Animal Services department for an amount not to exceed \$325,000 in FY 2027 due to medicine and drugs being exempt from competitive procurement. Approving this item in June, affords legal staff the opportunity to make any necessary revisions to the contract.

18. Council to approve a sole source procurement exemption for outsourced veterinary services for the Animal Services department for an amount not to exceed \$150,000, pending approval of the FY 2027 budget.

**Executive Summary:** Council to approve a sole source procurement exemption due to lack of competition for outsourced veterinary services for the Animal Services department for an amount not to exceed \$150,000 in FY 2027. Approving this item in June, affords legal staff the opportunity to make any necessary revisions to the contract.

19. Council to approve a procurement exemption for the purchase of asphalt products for use by the Public Works, Utilities, and Engineering Departments to Blythe Brothers Asphalt of Charlotte, NC, King Asphalt Company of McConnell's & Rock Hill, SC and Ferebee Asphalt of Charlotte, pending approval of the FY 2027 budget.

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**Executive Summary:** Public Works, Utilities, and Engineering utilize asphalt to maintain the County's road and utility infrastructure. The departments are requesting to procure asphalt with the local asphalt vendors through a procurement exemption in an effort to ensure availability to maintain the safety of York County Infrastructure. Approving this item in June, affords legal staff the opportunity to make any necessary revisions to the contract.

20. Council to approve a procurement exemption for the purchase of culvert pipe by multiple vendors for use by the Public Works Departments for Fiscal Year 2027 for a total cost not to exceed \$180,000.00, pending approval of the FY 2027 budget.

**Executive Summary:** The Public Works Department utilizes various culvert pipe materials to maintain the County's roadway and storm drainage infrastructure. The department is requesting to procure culvert pipe materials with multiple vendors through a procurement exemption in an effort to ensure availability to maintain the safety and function of York County Infrastructure. Approving this item in June, affords legal staff the opportunity to make any necessary revisions to the contract.

21. Council to approve a procurement exemption for multiple vendors for stone and asphalt hauling for the Public Works Department in an amount not to exceed \$255,000 in Fiscal Year 2026 - 2027.

**Executive Summary:** The Public Works Department supplements the in-house hauling of stone and asphalt with contracted hauling companies for the maintenance of County roads. The department is requesting to procure the hauling services with multiple local hauling vendors through a procurement exemption in an effort to ensure availability to maintain the safety and function of York County Infrastructure.

22. Council to approve renewal of subscription computer software with the South Carolina Judicial Department in the amount of \$75,000.

**Executive Summary:** Renewal of subscription with South Carolina Judicial Department for the Court Management System software. This statewide system is used by the Clerk of Court to manage and track court cases and related information.

23. Council to approve the purchase of four each, new, unused, 2027 Ford Police Interceptor SUV marked police vehicles for use by the Sheriff's Office from Santee Automotive LLC of Manning SC, via SC State Contract #4400035151 for a total cost of \$195,512.00.00, as provisioned by York County's Procurement Code §35.010 (D)(3).

**Executive Summary:** The Sheriff's Office is requesting Council's approval to purchase four police pursuit vehicles to serve as dedicated spare vehicles for use by Sheriff's Deputies.

24. Council to approve a sole source FY 2026-2027 purchase of body-worn and dash cameras for use by the Sheriff's Office, from Axon Enterprise Inc. of Scottsdale AZ, for a total cost of \$470,107.19, pending approval of the FY 2027 budget.

**Executive Summary:** The York County Sheriff's Office seeks to fund the annual payment in year five of a five-year contract agreement with Axon Enterprises, Inc., for in-dash cameras, body-

worn cameras, and tasers in the amount of \$470,107.19. Approving this item in June, affords legal staff the opportunity to make any necessary revisions to the contract.

25. Council to approve the sole source purchase of one Lifepak 35 medical monitor device for use by the Fire Services Department, from Stryker Medical of Chicago, IL, for a total cost of \$59,211.47, as provisioned by York County's Procurement Code §35.009 (G).

**Executive Summary:** The Fire Services Department is requesting Council's approval to purchase one new medical monitor device for a total cost of \$59,211.47.

26. Consider approval of nominated applicants for service for Boards & Commissions from the Finance & Operations Committee meeting on May 18, 2026: Juan Abendano, Stormwater Appeals Board, Candace Pixley, Keep York County Beautiful (District 1), Jay Fuss, Board of Assessment Appeals (District 1), Tabitha Dellinger, Employee Grievance Committee, Stephanie Johnson, Employee Grievance Committee.

### **Public Hearing(s)**

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

|                           |                                    |
|---------------------------|------------------------------------|
| Case #                    | 26-16                              |
| Tax Map #                 | 138-00-00-006                      |
| Zoning Request:           | Rezone from RUD to AGC             |
| Acres:                    | 73.73 acres                        |
| Council District:         | 3 - Adkins                         |
| Applicant:                | Steven Moss                        |
| Owner:                    | Sherer Family LLC of the Carolinas |
| Location:                 | Lockart Road, Sharon               |
| Planning Commission Date: | May 11, 2026                       |
| Staff Recommendation:     | Approve                            |
| PC Recommendation:        | Approve (6-0)                      |

**Executive Summary:** The purpose of the request is to preserve the allowed agricultural uses and restrict the property from subdividing into lots that are smaller than five acres. The request to rezone from RUD to AGC aligns with the future land use map designation of *Agriculture*. A staff report and analysis with findings has been performed.

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

|                   |                             |
|-------------------|-----------------------------|
| Case #            | 26-17                       |
| Tax Map #         | 739-00-00-011               |
| Zoning Request:   | Rezone from OI to NC        |
| Acres:            | 3.01 acres                  |
| Council District: | 7 - Cloninger               |
| Applicant:        | David Hudspeth              |
| Owner:            | Williams Road Holdings, LLC |

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Location: 1545 Williams Road, Fort Mill  
Planning Commission Date: May 11, 2026  
Staff Recommendation: Approve  
PC Recommendation: Approve (6-0)

**Executive Summary:** The purpose of the request is to develop one or two multi-tenant buildings. Future uses could include the existing property owner's office, small-scale medical offices, artisan studios, neighborhood scale retail, or other personal services. The request to rezone from OI to NC is consistent with the future land use map designation of *Single Family Residential*. Since the parcel is located adjacent to a parcel zoned GC, it meets the adjacency tenet of the *Single Family Residential* land use designation. The lesser intensive NC zone will limit the potential building footprint of a non-residential development to what is appropriate for an area with suburban residences nearby. A staff report and analysis with findings has been performed.

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

Case # 26-18  
Tax Map # 571-00-00-001  
Zoning Request: Rezone from RMX-10 to RUD  
Acres: 33.95  
Council District: 2 - Litten  
Applicant: James Britt and Amy D Springs  
Owner: WF Papke III Income/Expense LLC  
Location: 5082 Windmill Lane, Clover  
Planning Commission Date: May 11, 2026  
Staff Recommendation: Approve  
PC Recommendation: Approve (6-0)

**Executive Summary:** The purpose of the request is to construct a homestead and barn for livestock and general agricultural use. The request to rezone from RMX-10 to RUD does not align with the future land use map designation of *Single Family Residential*. However, the property abuts the *Rural Residential* future land use designation, as well as other RUD properties. Further, the current RMX-10 zone allows a housing density that is not appropriate for the area or expected within the FLU. A staff report and analysis with findings has been performed.

## Old Business

1. Council to Consider THIRD READING OF AN ORDINANCE TO ESTABLISH THE OPERATING AND CAPITAL BUDGETS FOR THE OPERATION OF THE COUNTY GOVERNMENT OF YORK COUNTY FOR THE FISCAL YEAR COMMENCING JULY 1, 2026; TO PROVIDE FOR THE LEVY OF TAXES FOR YORK COUNTY FOR THE FISCAL YEAR COMMENCING JULY 1, 2026; TO PROVIDE FOR THE EXPENDITURE OF TAX REVENUES AND OTHER COUNTY FUNDS; TO ESTABLISH A CONSOLIDATED FEE

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SCHEDULE FOR ALL EXISTING COUNTY FEES RELATIVE TO THE OPERATION OF COUNTY GOVERNMENT, ITS BOARDS, AGENCIES, AND DEPARTMENTS, AND TO PROVIDE FOR OTHER MATTERS RELATED THERETO.

**Executive Summary:** The FY 27 budget is a financial plan that aligns available resources with strategic priorities. It reflects a balanced approach to maintaining fiscal responsibility by ensuring expenditures do not exceed revenues while investing in long-term sustainability and quality of life for residents.

**New Business**

1. Council to consider authorization to apply and to accept, if awarded, a South Carolina Coordinating Council Economic Development Setaside Grant C-26-4185 for Project Brisk. No local match is required.

**Executive Summary:** This grant request is to assist Project Brisk with building up-fits and equipment installation within an existing facility in Rock Hill. Project Brisk plans to invest approximately \$9.35 million and create 80 new jobs over a five-year period. The company is requesting a \$125,000 Coordinating Council for Economic Development (CCED) Set-Aside Grant for eligible project-related improvements. No local incentives are being requested or considered as part of this project.

**Committee and Other Reports**

Planning & Zoning Committee Meeting, Tuesday, May 26, 2026, Chairwoman Debi Cloninger

**Citizen Concerns**

**Council Member New/Non-agenda Comments**

**Executive Session**

Receipt of Legal Advice: Litigation Updates

Personnel Matter/Contractual Matter: County Manager

Personnel Matter: Clerk to Council

**Matters for consideration following Executive Session**

**Adjourn**

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