



**York County
County Council
Minutes
June 29, 2026**

**Special Called
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

Public Hearing(s)

1. COUNCIL TO CONDUCT A PUBLIC HEARING AND PROVIDE SECOND READING AUTHORIZING THE EXECUTION AND DELIVERY OF A FEE-IN-LIEU OF AD VALOREM TAX AND INCENTIVE AGREEMENT BY AND BETWEEN YORK COUNTY AND AN ENTITY OR ENTITIES IDENTIFIED BY THE COUNTY AS PROJECT PALMETTO ROCK AND ITS AFFILIATED AND RELATED ENTITIES WHEREBY YORK COUNTY WILL PROVIDE FOR PAYMENT OF CERTAIN FEES-IN-LIEU OF AD VALOREM TAXES AND PROVIDE CERTAIN SPECIAL SOURCE REVENUE CREDITS; THE ALLOCATION OF FEES-IN-LIEU OF AD VALOREM TAXES PAYABLE UNDER SUCH AGREEMENTS; THE ESTABLISHMENT OR MAINTENANCE OF A MULTI-COUNTY INDUSTRIAL/BUSINESS PARK; AND OTHER MATTERS RELATING THERETO.

Executive Summary: Project Palmetto Rock is a proposal by a global biopharmaceutical company to establish a corporate headquarters and develop a state of the art manufacturing facility, representing an estimated \$1.5 billion investment and projected to create over 1,200 new high wage jobs.

(6:05pm) Mitch Miller, Economic Development Director, introduced Barry Pomoroy and Alice Stewart who would present for the company involved with Project Palmetto Rock.

(6:06pm) Alice Stewart, Chief Operating Officer of Octapharma, and Barry Pomeroy, Vice President of Finance for Octapharma, made a presentation to County Council about the company behind Project Palmetto Rock and answered questions posed by County Council.

The following individuals spoke in opposition of the proposed ordinance:

(6:44pm) Steve Penland, Campbell Road, York, spoke in opposition to Project Palmetto Rock FILOT.

The following individuals spoke in favor of the proposed ordinance:

(6:48pm) Stacy Moore, 1931 Hayes Drive, President of York Technical College, spoke in favor of Project Palmetto Rock.

(6:53pm) James Chapel, Greenville, SC, President and CEI of SCBIO, the South Carolina Life Sciences and Trade Association, spoke in favor of Project Palmetto Rock.

(6:56pm) Robert Alexander, 1818 Bonita Road, York, Chair of the Board of Rock Hill Economic Development Corporation and retired Managing Director Coroplast Tape Corporation, spoke in favor of Project Palmetto Rock.

(7:00pm) Dugan Meredith, representative of Palmetto Cabling Solutions, 649 Cel-River Road, Rock Hill, spoke in favor of Project Palmetto Rock.

(7:02pm) Chip Hutchison, Rock Hill, spoke in favor of Project Palmetto Rock.

(7:06pm) Dean Faile, President of the York County Regional Chamber and Chairman and CEO of the York County Chamber Foundation, spoke in favor of Project Palmetto Rock.

(7:08pm) Councilmember Roddey made a Motion to close the Public Hearing, with Councilmember Audette seconding the Motion. However, a request was made by Barry Pomoroy with Octapharma to speak again, and he was allowed to do so.

(7:11pm) There being no one else interested in speaking for or against the proposed ordinance, a motion was made to close the public hearing.

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

(7:11pm) Motion to approve Second Reading of Project Palmetto Rock and its affiliated and related entities as presented and to approve the FILOT incentive in full as recommended by the Economic Development Committee in terms of the total numbers.

Passed	Yes 7, No 0, Abstained 0
MOVANT:	Ansel Watts Huckabee Sr
SECOND:	Tom Audette
AYES:	Tom Audette, Andy Litten, Tommy Adkins, William Bump Roddey, Christi Cox, Ansel Watts Huckabee Sr, Debi Cloninger
NAYS:	None
ABSENT:	

RECUSED: None

(7:17pm) Amendment to the original motion to reduce the Rock Hill School District's portion of the FILOT from 50% to 31.9%, remain at 50% for York County, and from 50% to 100% for the City of Rock Hill.

Passed Yes 5, No 2, Abstained 0

MOVANT: William Bump Roddey

SECOND: Tommy Adkins

AYES: Tom Audette, Tommy Adkins, William Bump Roddey, Christi Cox, Debi Cloninger

NAYS: Andy Litten, Ansel Watts Huckabee Sr

ABSENT:

RECUSED: None

(7:44pm) County Council took a short recess.

Old Business

1. Council to Consider Amending and Second Reading of AN ORDINANCE ESTABLISHING A TEMPORARY MORATORIUM FOR A PERIOD OF NINE (9) MONTHS ON THE CONSIDERATION OR ISSUANCE OF SPECIAL EXCEPTIONS OR CONDITIONAL USE APPROVALS, ON THE ACCEPTANCE OF SITE PLANS, AND ON ALL OTHER LAND USE OR DEVELOPMENT APPROVALS FOR DATA CENTERS WITHIN THE UNINCORPORATED AREAS OF YORK COUNTY IN ORDER TO PROVIDE AN OPPORTUNITY FOR THE COUNTY TO STUDY AND EXAMINE THE IMPACT OF DATA CENTERS ON CRITICAL RESOURCES, ADJACENT AND NEARBY PROPERTIES, AND/OR INFRASTRUCTURE, THEREBY ENABLING THE COUNTY TO PROPERLY AMEND THE YORK COUNTY ZONING AND LAND USE ORDINANCES WITH REGARD TO DATA CENTERS; TO PROVIDE FOR AN EXTENSION OF TIME BY FURTHER RESOLUTION OF COUNTY COUNCIL IF AFTER PROPER NOTIFICATION TO COUNCIL, IT DETERMINES THAT THE EXTENSION IS NECESSARY TO COMPLETE THE STUDIES OR EXAMINATIONS CONTEMPLATED HEREIN; TO PROVIDE FOR A PUBLIC HEARING; AND TO PROVIDE FOR OTHER MATTERS RELATED THERETO.

(7:54pm) Motion to approve.

Passed Yes 7, No 0, Abstained 0

MOVANT: Tom Audette

SECOND: Tommy Adkins

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

NAYS: None

ABSENT:

RECUSED: None

New Business

1. Council to consider approving the collection of cash surety bonds in order to complete the necessary road repair improvements associated with Bailey's Run subdivision, Phases 4, 5, & 6

Executive Summary: The County Manager's Office and the Engineering Department recommend collection of the Improvement Bonds and acceptance of the roadways so that the roads can be repaired and completed to York County Standards. The developer defaulted on the final roadway construction improvement bond conditions, requiring York County to access the deposited cash bonds to protect the interest of our constituents and complete the roadway construction.

(8:16pm) Motion to approve.

Passed Yes 7, No 0, Abstained 0

MOVANT: Ansel Watts Huckabee Sr

SECOND: Tom Audette

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

NAYS: None

ABSENT:

RECUSED: None

Committee and Other Reports

Finance & Operations Committee meeting, Monday, June 15, 2026, 5:30pm Chairman Tom Audette

(8:18pm) Council member Audette provided a report.

Executive Session

Receipt of Legal Advice: Legal Matters/Litigation Update

Receipt of Legal Advice: Consideration of Settlement Agreement for Project No. 11149-014, Tract 97

(8:19pm) Motion to enter Executive Session.

Passed Yes 7, No 0, Abstained 0

MOVANT: Tom Audette

SECOND: Andy Litten

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

NAYS: None

ABSENT:

RECUSED: None

Matters for consideration/actions following Executive Session

(9:01pm) Return from Executive Session. No action was taken.

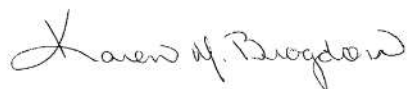
(9:01pm) Motion to authorize settlement agreement for Project Number 11149-014, Tract 97 as discussed in Executive Session.

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

(9:01pm) Motion to adjourn.

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

Adjourn



Karen M. Brogdon, Clerk to Council