



**York County
County Council
Minutes
July 13, 2026**

Regular Meeting	York County Government Center 6 South Congress Street York, SC 29745	6:00 PM
------------------------	---	----------------

Call to Order

Christi Cox, Chairwoman

Vice-Chairman Tom Audette opened the meeting as the Chair was late arriving.

Invocation and Pledge of Allegiance

Council member Tom Audette, District 1

Oath of Office for newly appointed Board and Commission Members

Appearances

Sheriff Breeden and the Council to recognize Lt. Nathan Clark on his service and retirement with the York County Sheriff's Department

Council to recognize the York County 101 graduates.

Keep York County Beautiful to present their annual report

Council and Captain Grady Gonzalez recognized Lieutenant Nathan Clark for his service and retirement with the York County Sheriff's Office.

Council and Management recognized the York County 101 graduates.

Stephen Ballenger, on behalf of Keep York County Beautiful, presented their annual report. Mr. Ballenger reported that for FY 2026, for board/committee members only, 412 hours of direct board volunteer time were \$14,889.68 and \$13,500 in grants plus in-kind supplies. The value of all reported citizen volunteer hours and KYCB grants for FY26 is \$69,929.68. Recently, Keep York County Beautiful was recognized as the Keep South Carolina Beautiful Program of the Year and Keep America Beautiful President's Circle Award.

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

(6:20pm) Steven Penland, York, SC, addressed Council regarding his concerns with the increase in traffic on Campbell Road.

(6:23pm) Frank Jurnak, Fort Mill, SC, addressed Council regarding his opposition to Silfab Solar operating in Fort Mill.

(6:25pm) Shawn Donahue, Allison Acres Subdivision, addressed Council regarding false information presented by Council members and requested that it be clarified.

(6:27pm) Barbara Shaver, 2081 North Main Street, Smyrna, South Carolina addressed Council regarding her opposition to data centers in York County.

(6:30pm) Gabby Gann, 1169 Bate Harvey Road, Clover, South Carolina, addressed Council regarding her concerns about home occupations being allowed in private homes, specifically on Bate Harvey Road.

(6:32pm) Shirley Oates, 291 South Paraham Road, York, South Carolina, addressed Council regarding her support for the moratorium on data centers.

(6:35pm) Barry Pomeroy, addressed Council on behalf of Octapharma regarding his support of the Octapharma project and requested Council to focus on the full economic impact.

(6:37pm) Rebecca Cichy, Allison Acres Subdivision addressed Council regarding her opposition to data centers and requested that staff update the project summary list to list the project name and make sure that all departments, including the Sheriff's Department, are prepared to implement zoning ordinances, such as the noise ordinance. Ms. Cichy also requested that plan submittals require projects to list hazardous chemicals that are on site.

(6:40pm) John Sain, 1141 Bate Harvey Road, Clover, South Carolina, addressed Council regarding his concerns about home occupations being allowed in private homes, specifically on Bate Harvey Road.

(6:42pm) Lark Wells, 3657 Henry's Knob Road, Clover, South Carolina addressed regarding her support for conservation easements and encouraged everyone that has large tracts of land to place it in a conservation easement.

(6:44pm) Peter Martinez, Hwy 327, Lake Wylie, South Carolina, addressed Council regarding his support for good growth in the County.

Consent Agenda

(6:44pm) Motion to approve

Passed **Yes 6, No 0, Abstained 0**

MOVANT: Ansel Watts Huckabee Sr

SECOND: Tom Audette

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

NAYS: None

ABSENT: William Bump Roddey

RECUSED: None

1. Council to approve the minutes from June 15, 2026 Council meeting.

Motion to approve

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

2. Council to approve the minutes from June 29, 2026 Special Called Council meeting.

Motion to approve

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

3. Council to approve the minutes from July 8, 2026 Special Called Council meeting.

Motion to approve

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

4. Rezoning Action: Consider Third 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.

Motion to approve

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

5. Rezoning Action: Consider Third 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
 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.

Motion to approve

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

6. Rezoning Action: Consider Third 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.

Motion to approve

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

ABSENT:	William Bump Roddey
RECUSED:	None

7. Council to approve amending the existing deed to add language restricting the use of lands on certain identified parcels (Tax Map Numbers 7720000001 and 7730000001) at Catawba Bend Preserve, as required by the previously approved acceptance of the Land and Water Conservation Fund grant for the Mountain Bike Trail Project.

Executive Summary: One of the requirements for accepting funds from the Land and Water Conservation Fund is that of restricting the use of the lands on which funds are expended to public outdoor recreation uses. To ensure that the property is protected from future encroachment the following statement is to be incorporated either into the body of the recorded deed or recorded as an addendum to the deed.

Motion to approve

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

8. Council to authorize Parks and Recreation to apply for and accept, if awarded, a Catawba-Wateree Habitat Enhancement (CWHEP) Grant in the amount of \$11,700 to install osprey nesting platforms at Catawba Bend Preserve.

Executive Summary: Council to authorize the Parks and Recreation Department to apply for and accept, if awarded, a Duke Energy Catawba-Wateree Habitat Enhancement Program grant in the amount of \$11,700. Catawba Bend Preserve is proposing to partner with York County Electric Coop to install 3 Osprey nesting platforms.

Motion to approve

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

9. Council to authorize Parks and Recreation to apply for and accept, if awarded, a Catawba-Wateree Habitat Enhancement (CWHEP) Grant in the amount of \$10,266.20 to conduct piedmont prairie restoration at Catawba Bend Preserve.

Executive Summary: Council to authorize the Parks and Recreation Department to apply for and accept, if awarded, a Duke Energy Catawba-Wateree Habitat Enhancement Program grant in the amount of \$10,266.20. Catawba Bend Preserve is proposing to partner with York County Electric Coop to restore power-line right-of-ways within the park to piedmont prairie.

Motion to approve

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

10. Council to consider approving an agreement with Clover School District for the use of Allison Creek Park by the Lake Wylie High School cross country team for practice and meets.

Executive Summary: The Parks and Recreation Staff developed a memorandum of understanding that describes the roles and responsibilities of each organization for the use of Allison Creek Park and its trails for Lake Wylie High School's Cross Country Team practices and meets. As part of that MOU, both parties have agreed upon practice and meet schedules so that it will not interfere with normal park operations.

Motion to approve

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

11. Council to authorize procurement of an Eventide logging recorder system for York County's Public Safety Radio System and 911 services from Carolina Recording Systems of Charlotte NC, for a total cost not to exceed \$1,057,000.00, as provisioned by York County's Procurement Code §35.009 (G) (1) (w).

Executive Summary: Public Safety Communications is requesting Council's approval to purchase logging recorder system, and maintenance services, that will record the County's 911 and radio systems.

Motion to approve

Passed	Yes 6, No 0, Abstained 0
---------------	---------------------------------

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

12. Council to approve the purchase of replacement firewalls for the county and a license from Mainline Information Systems, LLC, to cover all firewalls for cloud management in the amount of \$97,015.50, as provisioned by York County's Procurement Code §35.009 (G)(1)(w).

Executive Summary: This is a request to approve the purchase of firewalls used to protect York County's network that will replace firewalls that are approaching their end of life. The new firewalls are a more current version of what we currently use and come with additional functionality. The new devices scan traffic with AI to instantly block new threats, block phishing sites that are created to look identical to real sites, like banks, scan faster to prevent bottlenecks and slow internet speeds, improved algorithms for encryption protect against quantum computing decryption, even for legacy applications that do not have modern security built in, and allows us to create virtual firewalls from a single hardware device saving funds on hardware and power in the future. These devices meet and often exceed industry standards for enterprise security. We are replacing all the County's firewalls over the next three years. This project will replace one third of our production firewalls.

Motion to approve

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

13. Council to approve an additional \$5,286.54 in maintenance and support for the County's Firewalls and antivirus solution from Mainline Information Systems, LLC. for a total cost of \$166,389.31.

Executive Summary: The IT department requests approval for an additional \$5,286.54 for the renewal of maintenance for the county's firewalls and county-wide antivirus solution. This amount is to cover taxes on a component of the maintenance that is considered Software as a Service, \$75,522, which is taxable. The remaining \$85,580.77 for the maintenance is not taxable. This maintenance cost is for existing Firewalls that are not being replaced this fiscal year. Council approved the purchase of \$161,102.77 on June 15,

2026, but this quote did not include taxes. Taxes should have been included with the antivirus solution because it is hosted. No taxes are due on the maintenance of the hardware we own.

Motion to approve

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

14. Council to approve the purchase of a backup solution from Katalyst Network Group of Charlotte NC, via SC contract #4400036955, for a total cost of \$577,346.33

Executive Summary: Maintaining a backup system helps to prevent permanent data loss by providing a safety net to recover crucial information in case of hardware failures, software crashes, accidental deletions, cyberattacks, natural disasters, etc. This minimizes downtime and ensures business continuity. This purchase is a second cluster and will allow us to back up local systems in Rock Hill to a device that is immutable and air-gapped. This will also allow cross replication of our backup from the current cluster in York and will increase our backup storage capacity as county systems continue to grow. This agreement is to purchase the hardware and 3 years of licensing and support consolidated into a one time payment.

Motion to approve

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

15. Council to approve a request from Sheriff Breeden to allow retiring Lieutenant Nathan Clark to retain his service weapon.

Executive Summary: Sheriff Breeden and County Management recommend approval of the request allowing Lieutenant Nathan Clark to receive his service weapon upon his retirement. Lieutenant Clark will officially retire on June 19, 2026, after 21 years of service to York County.

The following is the information regarding the service weapon for Lt. Nathan Clark:

Glock 45

Serial #: CGCE327

Replacement Cost: \$475.00

Motion to approve

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

16. Council to approve FY 2027 purchase order request for annual inmate food services at York County's Detention Center, to Trinity Food Services Group Inc. of Oldsmar FL, for a total cost not to exceed \$1,000,000.00.

Executive Summary: The York County Sheriff's Office is requesting approval of a purchase order for FY 2026-2027 for food cost for inmate food services.

Motion to approve

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

17. Council to approve purchase order regarding medical services for use by the York County Detention Center, to Cardinal Health Pharmacy Distribution of Atlanta GA, for a total cost of \$140,000.00 for FY 2026-2027.

Executive Summary: The York County Sheriff's Office is requesting approval of a purchase order for FY 2026-2027 for inmate medical services.

Motion to approve

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

RECUSED:	None
-----------------	------

18. Council to approve FY 2027 purchase order for use by the Sheriff's Office for juvenile housing, to the South Carolina of Juvenile Justice for a total cost of \$80,000.00.

Executive Summary: The Sheriff's Office is requesting approval of a purchase order of \$80,000.00 for annual juvenile housing.

Motion to approve

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

19. Council to declare two units of Qiagen EZ1 Robotic Extraction Platforms and one Qiagen QIAcube Robotic Extraction Platform, previously used by the Sheriff's Office, as county surplus and to authorize the disposition of equipment by the most beneficial process.

Executive Summary: The Sheriff's Office is requesting Council's declaration of forensic lab equipment as surplus and to authorize disposal thereof by most beneficial process.

Motion to approve

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

20. Council to approve a sole source purchase of 120 anti-splash food frames/tray assemblies for use by the Sheriff's Office Detention Center, to Millenium Access Control Technology Inc. of Huntington Station NY, for a total estimated cost of \$423,479.25, as provisioned by York County's Procurement Code §35.009 (G) (4) (c) (1).

Executive Summary: The Sheriff's Office is requesting Council's approval to purchase 120 anti-splash frames/tray assemblies for use by the Sheriff's Office Detention Center.

Motion to approve

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

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

21. Council to approve FY 2026-2027 insurance premium services for the administration of York County's Worker's Compensation Insurance program by USI Insurance Services, for a total cost of \$688,235.00.

Executive Summary: Risk Management is requesting Council's approval for the annual coverage in the administration of York County's Worker's Compensation Program.

Motion to approve

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

22. Council to approve York County's annual insurance coverage by the State Fiscal Accountability Insurance Reserve Fund, for a total cost of \$2,401,863.65 for fiscal year 2026-2027.

Executive Summary: Risk Management is requesting the Council's approval to purchase annual insurance premiums via the State Fiscal Accountability Authority Insurance Reserve Fund, for a total cost of \$2,401,863.65, for fiscal year 2026-2027.

Motion to approve

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

23. Council to authorize the procurement of maintenance services for the 9-1-1 phone system from Motorola Solutions Inc., for a total cost of \$179,041.86, for FY 2026/2027.

Executive Summary: Public Safety Communications is requesting Council's approval to purchase maintenance services for the Motorola Solutions Vesta 9-1-1 telephone system operated by Public Safety Communications. Total cost is \$179,041.86.

Motion to approve

Passed **Yes 6, No 0, Abstained 0**

MOVANT: Ansel Watts Huckabee Sr

SECOND: Tom Audette

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

NAYS: None

ABSENT: William Bump Roddey

RECUSED: None

24. Council to approve the Utility Relocation Agreement with York Electric Cooperative for an estimated amount of \$18,169.29 for Pennies Project 24341-014 Hwy. 55/Maynard Grayson Road Intersection, and to authorize the County Manager to sign the utility agreement on behalf of the County.

Executive Summary: As part of the Pennies for Progress 5 Program, Hwy. 55 and Maynard Grayson Road intersection will be realigned and improved. In order to improve the intersection, it is necessary to relocate the existing utilities along the roadside. York Electric has lines that are in conflict and this agreement will allow them to relocate their facilities.

Motion to approve

Passed **Yes 6, No 0, Abstained 0**

MOVANT: Ansel Watts Huckabee Sr

SECOND: Tom Audette

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

NAYS: None

ABSENT: William Bump Roddey

RECUSED: None

25. Council to authorize the expenditure of \$133,393 in York County Forever Commission funds to the Nation Ford Land Trust for expenses related to a Conservation Easement and the purchase of development rights on approximately 555.94 acres along Highway 97 and Saw Mill Road in the Hickory Grove area (TM 053-00-00-001, 002, 007, 008, 009; 109-00-00-002, 003; 055-00-00-012, 022; 057-00-00-004, 019, 035). Project 26-05. Council District 3 - Adkins.

Executive Summary: The York County Forever Commission requests the York County Council approve their recommendation of a \$133,393 expenditure of YCF Commission funds to place a Conservation Easement and to purchase the development rights on 12 parcels that total 555.94 acres. The parcels are located along both sides of Highway 97 between Beaverdam Road and Lockhart Road and along Saw Mill Road north of the intersection of Highway 97.

Motion to approve

Passed **Yes 6, No 0, Abstained 0**

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

26. Council to authorize the expenditure of \$61,898 in York County Forever Commission funds to the Nation Ford Land Trust for expenses related to a Conservation Easement and the purchase of development rights on approximately 154 acres along Lockart Road and Blanton Road in the Sharon area (TM 134-00-00-001, 003, 004, 012; 133-00-00-004). Project 26-07. Council District 3 - Adkins.

Executive Summary: The York County Forever Commission requests the York County Council approve their recommendation of a \$61,898 expenditure of YCF Commission funds to place a Conservation Easement and to purchase the development rights on five parcels that total 154 acres. The parcels are located at the intersection of Lockhart Road and Blanton Road.

Motion to approve

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

27. Council to approve a Mitigation Agreement with EAV HighPoint Main, LLC for road improvements identified within the TIA for the development of a *Gasoline Sales* use at the intersection of Highway 160 W and Dam Road in the Fort Mill area, referenced as Tax Map numbers 652-00-00-006, 012, 022; 644-01-01-414. Council District 1 - Audette.

Executive Summary: The Traffic Impact Analysis approved on July 10, 2025, identified a needed westbound right-turn lane at the intersection of Highway 160 W and Dave Gibson Road in the Fort Mill area as necessary to mitigate the increase in traffic as a result of the development of a gas station at the intersection of Highway 160 W and Dam Road. The applicant's proportionate share of the probable cost of this infrastructure improvement is \$58,589. The site was previously rezoned to be developed as proposed (Case 25-48).

Motion to approve

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

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

28. Council to approve a \$25,000 funding increase to an existing purchase order to NMS Labs for toxicology services, for a total cost not to exceed \$87,500 for FY 2026.

Executive Summary: The Coroner is requesting Council's approval of a \$25,000.00 increase to the current NMS Labs purchase order to pay existing invoices for decedents toxicology testing.

Motion to approve

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

29. Council to authorize a 3-year lease agreement extension with Rinehart Property Management to lease space for the Sheriff's District Office located at 1474 Hwy. 55 East, Suite 200 in Clover.

Executive Summary:

Motion to approve

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

30. Council to approve a request from the York County Detention Center to apply for, and to accept if awarded, SC Opioid Recovery Fund (SCORF) grant funding in an amount of approximately \$581,000 to use towards essential operations regarding approved SCORF opioid abatement strategies.

Executive Summary: The York County Detention Center is seeking to apply for continuation funding, and accept, if awarded, SCORF funding to continue its opioid abatement strategies that were initiated with SCORF funding during the project phase of

October 2026–September 2027.

Motion to approve

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

31. Council to approve a request from Keystone Substance Abuse Services to apply for, and to accept if awarded, carry forward funds from previously awarded SC Opioid Recovery Fund (SCORF) grant funding to Keystone in an amount not to exceed \$68,498.48 to use during the next grant funding cycle beginning approximately October 2027. Additionally, Council to approve a request from Keystone Substance Abuse Services to apply for, and to accept if awarded, new funds in an amount not to exceed \$150,000 to use during the next grant funding cycle beginning approximately October 2027.

Executive Summary: Keystone Substance Abuse Services is seeking utilization of carry forward SCORF funding in an amount not to exceed \$68,498.48, as well as new funds in the amount of \$150,000. All funds are to be used in the upcoming project period October 2026–September 2027.

Motion to approve

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

Public Hearing(s)

1. Rezoning Action: Hold a Public Hearing and Consider First Reading
Case # 15-38A
Tax Map # 655-00-00-005; 653-00-00-214
Zoning Request: Amend conditions of previous GC rezoning
Acres: 7.34

Council District: 1 - Audette

Applicant: Mike McLeod; Solara Investments LLC

Owner: The Church of Jesus Christ of Latter-day Saints; Solara Investments
Location: 1740 Pleasant Road; 1842 Coltharp Road
Planning Commission Date: June 8, 2026
Staff Recommendation: Approve
PC Recommendation: Approve

Executive Summary: The purpose of the request is to amend the conditions of a previous rezoning to General Commercial. The conditions were intended to enforce transportation improvements and pedestrian facilities appropriate for a large-scale grocery store development that aggregated the six lots at the corner of Hwy 160 and Pleasant Rd. Since that project never commenced, and ownership has changed, the current applicants seek to have these conditions removed, to instead develop these properties for other commercial and civic uses, including a church and religious institution, and apply traffic mitigation as required by the new intended scale and intensity. No change from the current GC zoning district is sought with this request. A staff report and analysis with findings has been performed.

(6:45pm) Thomas Newlin, Long Range Planner, presented information on the proposed rezoning.

The following individuals spoke in favor of the proposed rezoning:

(6:50pm) Brandon Pridemore, addressed Council regarding his support for the proposed rezoning.

(6:52pm) 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:	Ansel Watts Huckabee Sr
AYES:	Tom Audette, Andy Litten, Tommy Adkins, Christi Cox, Ansel Watts Huckabee Sr, Debi Cloninger
NAYS:	None
ABSENT:	William Bump Roddey
RECUSED:	None

(6:52pm) Motion to approve

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

ABSENT:	William Bump Roddey
RECUSED:	None
2. Rezoning Action: Hold a Public Hearing and Consider First Reading	
Case #	26-21
Tax Map #	379-00-00-029
Zoning Request:	Rezone from RUD to GC
Acres:	3.06-acres of a 10.10-acre parcel
Council District:	2 - Litten
Applicant:	James McDowell Moss
Owner:	James McDowell Moss
Location:	1090 Moss Lake Drive, Clover
Planning Commission Date:	June 8, 2026
Staff Recommendation:	Approval
PC Recommendation:	Approval

Executive Summary: The purpose of the request is to allow the continued operation of the existing vehicle, service, repair and customization (with overnight outdoor storage) business after the property is subdivided and sold to a new owner. The request to rezone from RUD to GC is consistent with York County's York Forward 2035 Future Land Use Map and Comprehensive Plan. The subject parcel is adjacent to other parcels zoned GC, and is therefore expected in the Single Family Residential designated space under the adjacency tenet. The requested zone will reflect the property's established use as a vehicle service, repair, and customization (w/overnight outdoor storage), which is currently a legal non-conforming use in the RUD district. A staff report and analysis with findings has been performed.

(6:52pm) Thomas Newlin, Long Range Planner, presented information on the proposed rezoning.

(6:54pm) 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, Andy Litten, Tommy Adkins, Christi Cox, Ansel Watts Huckabee Sr, Debi Cloninger
NAYS:	None
ABSENT:	William Bump Roddey
RECUSED:	None

(6:54pm) Motion to approve with the presented conditions.

1. The property must be subdivided so that no more than one zoning district is applied to a parcel. An approved subdivision plat encompassing the portion of the property zoned GC and the portion zoned RUD shall be recorded with the York County Register of Deeds within 90 days of the rezoning approval.

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

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

Case #	26-22
Tax Map #	456-00-00-013
Zoning Request:	Rezone from AGC to RC
Acres:	5.01
Council District:	2 - Litten
Applicant:	David Pinti
Owner:	David Pinti
Location:	1788 S. Paraham Road, York
Planning Commission Date:	June 8, 2026
Staff Recommendation:	Approve
PC Recommendation:	Deny (5-1)

Executive Summary: The purpose of the request is to subdivide the property and create two commercial lots; one to continue operating the existing landscape supply facility, but at a small scale, and the other for a new retail sales use. The rezoning request is consistent with York County's York Forward 2035 Future Land Use Map and Comprehensive Plan. The character of the Single Family Residential designation expects non-residential, community-serving uses at major intersections. Further, there is another non-residential property at the Charlotte Hwy and S Paraham Rd intersection. The requested RC zone restricts the maximum commercial building size to a scale appropriate for operations in a rural residential area and is appropriate for areas outside the Urban Services Boundary. A staff report and analysis with findings has been performed.

During the discussion, the Planning Commission found that the request to rezone the subject parcel from AGC to RC does not implement the recommendations of the Future Land Use Map and the Comprehensive Plan, as the immediate vicinity consists mostly of single-family homes on large lots, there is limited retail uses along this portion of Charlotte

Highway, and the request is generally out of character for the area.

(6:54pm) Chairwoman Cox stated that the applicant has withdrawn their application and no action is needed by Council.

4. Council to Conduct a Public Hearing and Consider Third 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.

(6:55pm)

The following individuals spoke regarding the proposed ordinance:

(6:56pm) Tom Plant, 2330 Vale Lake Road, York, South Carolina, addressed Council regarding his support for the moratorium. However, Mr. Plant supports large companies coming to the County for revenues coming to the County and the school districts.

(6:59pm) Shawn Donahue, 1542 Farmstead Road, Rock Hill, South Carolina, addressed Council regarding his support for the proposed moratorium on data centers.

(7:05pm) Charles V, 2065 Cutter Point Drive, Lake Wylie, South Carolina addressed Council regarding his support for the proposed moratorium on data centers.

(7:07pm) Steve Penland, Campbell Road, Clover, South Carolina, addressed Council regarding his support for the proposed moratorium on data centers.

(7:09pm) Sara Wineland, 2085 Cutter Point Drive, Lake Wylie, South Carolina addressed Council regarding her support for the proposed moratorium on data centers.

(7:10pm) Ginger Harper Thompson, 1049 S. Paraham Road, Clover, South Carolina, addressed Council regarding her support for the proposed moratorium on data centers.

(7:11pm) Debbie Zaborowski, 2023 Skyhawk Drive, York, South Carolina, addressed Council regarding her support for the proposed moratorium on data centers.

- (7:16pm) Joe Green, Allison Acres Subdivision, addressed Council regarding his support for the proposed moratorium on data centers.
- (7:23pm) Ken Cichy, Allison Acres Subdivision, addressed Council regarding his support for the proposed moratorium on data centers.
- (7:26pm) Ron Wathan, 1692 Wedgefield Drive, Clover, South Carolina addressed Council regarding his support for the proposed moratorium on data centers.
- (7:27pm) Krishna Patel, Anvil Draw Place, addressed Council regarding her support for the proposed moratorium on data centers.
- (7:29pm) West Point Community resident (name and address unknown) addressed Council regarding her support for the proposed moratorium on data centers.
- (7:33pm) Linda (last name unknown), Rock Hill, South Carolina addressed Council regarding her support for the proposed moratorium on data centers.
- (7:35pm) Sophia Randall, (address unknown) addressed Council regarding her support for the proposed moratorium on data centers.
- (7:37pm) Pete Martinez, 327 Currence Road, Clover, South Carolina addressed Council regarding his support for the proposed moratorium on data centers.
- (7:38pm) Anita Green, Allison Acres Subdivision, addressed Council regarding her support for the proposed moratorium on data centers.
- (7:39pm) Zack Wilson, The Pines at Campbell Crossing, addressed Council regarding his support for the proposed moratorium on data centers.
- (7:42pm) Dean Faile, President and CEO of the York County Chamber of Commerce, addressed Council regarding his support for the moratorium on data centers. However, Mr. Faile stated that QTS has attempted to be a good neighbor to the surrounding citizens and that QTS will create a large economic impact for the County.
- (7:45pm) Brian McManus, 1075 Labrador Lane, Lake Wylie, South Carolina, a business owner that employs local citizens that are currently working on the QTS project, addressed Council regarding his support for the data center as this company will create a large tax base for the County.
- (7:49pm) Julie Ferraro, Vanderlakes Subdivision, addressed Council regarding her support for the proposed moratorium on data centers.
- (7:52pm) Stacey Armstrong, addressed Council regarding her support for the proposed moratorium on data centers.

(8:04pm) Barbara Shaver, Smyrna, South Carolina addressed Council regarding her support for the proposed moratorium on data centers.

(8:05pm) Ms. Sims, (address unknown) addressed Council regarding her support for the proposed moratorium on data centers.

(8:10pm) Cole Price, on behalf of York Electric Cooperative, addressed the Council regarding misunderstandings he has heard tonight about QTS.

(8:14pm) 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 6, No 0, Abstained 0
MOVANT:	Andy Litten
SECOND:	Tom Audette
AYES:	Tom Audette, Andy Litten, Tommy Adkins, Christi Cox, Ansel Watts
NAYS:	Huckabee Sr, Debi Cloninger
ABSENT:	None
RECUSED:	William Bump Roddey
	None

(8:14pm) Motion to approve

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

(8:16pm) Council members took a brief recess

5. COUNCIL TO HOLD A PUBLIC HEARING AND CONSIDER FIRST READING OF AN ORDINANCE TO AMEND CHAPTER 155: *ZONING CODE*, SUBCHAPTER C: *USE REGULATIONS*, TO ADD MANUFACTURED HOMES AS A CONDITIONAL *USE WITHIN THE RESIDENTIAL SINGLE FAMILY 40 (RSF-40) ZONING DISTRICT*, AND TO APPLY EXISTING DESIGN STANDARDS; TO PROVIDE FOR A PUBLIC HEARING; AND TO PROVIDE FOR OTHER MATTERS RELATING THERETO.

Executive Summary: This amendment will modify the Use Table by making *Manufactured Homes* a conditional use in the RSF-40 Zoning District. Additionally, based on the Planning Commission’s direction, the design standards for the RSF-30 district, as listed in §154.458, will also apply to the RSF-40 district. The hierarchical organization of the zoning districts makes the prohibition of manufactured homes in RSF-40, while

allowing them in the RUD and RSF-30 districts appears inconsistent. Further support of the Planning Commission's recommendation is the similarity of the two zoning districts, their alignment within the Comprehensive Plan, the low number of vacant RSF-40 properties, and the equitable opportunities for traditionally less expensive homeownership, while providing aesthetic safeguards for surrounding neighbors.

(8:32pm) Jonathan Buono, Planning Director, provided an overview of the proposed ordinance.

The following individuals spoke in favor of the proposed ordinance:

(8:36pm) Barbara Shaver, Smyrna, South Carolina addressed Council regarding her support for the proposed ordinance.

(8:37pm) 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 6, No 0, Abstained 0
MOVANT:	Ansel Watts Huckabee Sr
SECOND:	Tom Audette
AYES:	Tom Audette, Andy Litten, Tommy Adkins, Christi Cox, Ansel Watts Huckabee Sr, Debi Cloninger
NAYS:	None
ABSENT:	William Bump Roddey
RECUSED:	None

(8:37pm) Motion to approve

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

6. COUNCIL TO HOLD A PUBLIC HEARING AND CONSIDER FIRST READING OF AN ORDINANCE TO AMEND CHAPTER 155: *ZONING CODE*, §155.1195: *REPLACEMENT OF NONCONFORMING MANUFACTURED HOMES*, TO PERMIT NONCONFORMING MANUFACTURED HOMES TO BE REPLACED WITH ANOTHER MANUFACTURED HOME REGARDLESS OF DIMENSIONS, IF ALL OTHER APPLICABLE REQUIREMENTS ARE MET; TO PROVIDE FOR A PUBLIC HEARING; AND TO PROVIDE FOR OTHER MATTERS RELATING THERETO.

Executive Summary: Currently, a nonconforming manufactured home may only be replaced with one of the same size or less, as to not increase a nonconformity. This amendment will allow the replacement of existing nonconforming manufactured homes with units that have larger dimensions. Allowing the replacement of potentially aging

nonconforming manufactured homes with larger ones helps ensure that quality housing is available for people at every income level, without materially impacting neighboring properties.

(8:37pm) Jonathan Buono, Planning Director, provided an overview of the proposed ordinance.

(8:40pm) 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:	Ansel Watts Huckabee Sr
SECOND:	Tom Audette
AYES:	Tom Audette, Andy Litten, Tommy Adkins, Christi Cox, Ansel Watts Huckabee Sr, Debi Cloninger
NAYS:	None
ABSENT:	William Bump Roddey
RECUSED:	None

(8:40pm) Motion to approve

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

Old Business

New Business

1. Council to consider approving a request by Shea Homes to extend of York County water and sewer utilities beyond the established Urban Services Boundary, pursuant to Land Development Code § 154.132(C)(1).

Executive Summary: Staff received a request to authorize the extension of York County utilities outside the established USB, for the purpose of developing two parcels (tax map numbers 460-00-00-002 and 460-00-00-003) as a neighborhood of approximately 100 single family detached homes over approximately 170 acres. Both parcels straddle portions of Kingsbury Road near the intersection of Baird Road. They are currently zoned RUD. The eastern parcel (TM 460-002) includes eight acres that are within the USB, but will not be included within the development. The other parcel, (TM 460-003) is less than 600’ from the USB, at its nearest point. **Council approval of this request does not authorize development, but would allow any future applications for development to include**

utility extensions.

(8:40pm) Jonathan Buono, Planning Director, provided an overview of the proposed item.

Motion to approve

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

2. Council to consider approval of intergovernmental agreements (IGAs) between York County, York County Sheriff/Detention Center, and each of the following jurisdictions: the Town of Clover, the Town of Fort Mill, the City of York, the City of Rock Hill, the City of Tega Cay, and the Catawba Indian Nation, addressing the associated per diem rate for inmate housing at the York County Detention Center.

Executive Summary: Staff requests County Council approval of Intergovernmental Agreements (IGAs) between York County, the York County Sheriff, and the municipalities of York, Clover, Tega Cay, Rock Hill, Fort Mill, and the Catawba Indian Nation for the housing of municipal inmates at the York County Detention Center (YCDC). These agreements establish a per diem reimbursement rate of \$90.38 per prisoner day for Per Diem Inmates housed at YCDC on behalf of each municipality, effective July 1, 2026, through June 30, 2027, with automatic annual renewal. Approval ensures the County recovers its operational costs for detaining municipal inmates as authorized under South Carolina law, while providing municipalities a cost-effective alternative to operating their own jail facilities. The agreements are substantially uniform across all participating jurisdictions to ensure consistent and equitable treatment.

(8:55pm) Motion to approve

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

3. COUNCIL TO CONSIDER FIRST READING OF AN ORDINANCE TO AMEND CHAPTER 155: *ZONING CODE*, §155.1246: *INTERPRETATION OF ZONING MAP*, TO PERMIT A PARCEL WITH MORE THAN ONE DISTRICT BOUNDARY TO BE GOVERNED BY THE DEVELOPMENT REGULATIONS OF DISTRICT MAKING UP

THE GREATEST AREA AND CHAPTER 154: *LAND DEVELOPMENT CODE*, §154.004: *INDIVIDUAL PLATS FOR LAND DIVISIONS*, TO ALLOW COMBINATIONS OR RECOMBINATIONS OF LOTS COMPRISED OF MORE THAN ONE RESIDENTIAL ZONING DISTRICT; TO PROVIDE FOR A PUBLIC HEARING; AND TO PROVIDE FOR OTHER MATTERS RELATING THERETO.

Executive Summary: The proposed amendment is driven by a public necessity to provide a predictable hierarchy of standards to apply to a given lot located in multiple zoning districts, and removes impediments to dividing or combining existing split-zoned parcels in districts that are residential.

(8:55pm) Jonathan Buono, Planning Director, provided an overview of the proposed item.

Motion to approve first reading with the following amendments:

1. Section 155.1246(A)(6) shall be deleted and instead be replaced with a new paragraph (E), which shall read:

(E) Split-Zoned Lots

- (1) for a lot divided by multiple residential zoning district boundaries, the district governing the greater portion of the parcel shall apply to the remainder of the parcel for the purposes of applications for new development.
- (2) For a lot divided by multiple zoning district boundaries, which includes at least one non-residential district, each portion of the lot shall be subject only to the regulations and standards of the district as applied by the Official Zoning Map (e.g., a portion of a split-zoned lot in the ID District could not be improved with a single-family dwelling, and another portion in RUD District could not be improved with a manufacturing plant).

Passed **Yes 6, No 0, Abstained 0**

MOVANT: Tommy Adkins

SECOND: Tom Audette

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

NAYS: None

ABSENT: William Bump Roddey

RECUSED: None

Committee and Other Reports

Public Works Committee Meeting, Wednesday, July 8, 2026, 7:00pm, Chairman William "Bump" Roddey

Finance & Operations Committee Meeting, Monday, July 13, 2026, 5:30pm, Chairman Tom Audette

(9:06pm) Council member William "Bump" Roddey was absent, so the report for the Public Works Committee meeting will be given at the next meeting.

(9:06pm) Council member Tom Audette provided a report on the Finance & Operations Committee meeting.

Citizen Concerns

Council Member New/Non-agenda Comments

Executive Session

Receipt of Legal Advice: Litigation Updates

Personnel Matter: Clerk to Council

(9:08pm) Motion to go into Executive Session for Receipt of Legal Advice: Litigation Updates and Personnel Matter: Clerk to Council.

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

Matters for consideration following Executive Session

(9:47pm) Motion to approve a salary increase for the Clerk to Council, with an effective date of May 18, 2026, as discussed in Executive Session.

Passed	Yes 5, No 0, Abstained 0
MOVANT:	Andy Litten
SECOND:	Ansel Watts Huckabee Sr
AYES:	Tom Audette, Andy Litten, Tommy Adkins, Ansel Watts Huckabee Sr, Debi Cloninger
NAYS:	None
ABSENT:	William Bump Roddey, Christi Cox
RECUSED:	None

Adjourn

(9:47pm) Motion to adjourn

Passed	Yes 5, No 0, Abstained 0
MOVANT:	Andy Litten
SECOND:	Tom Audette
AYES:	Tom Audette, Andy Litten, Tommy Adkins, Ansel Watts Huckabee Sr, Debi Cloninger
NAYS:	None
ABSENT:	William Bump Roddey, Christi Cox
RECUSED:	None

A handwritten signature in black ink, reading "Karen M. Brogdon". The signature is written in a cursive style with a large initial 'K' and a stylized 'B'.

Karen M. Brogdon, Clerk to Council