



**York County
County Council
Agenda
August 17, 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 Andy Litten, District 2

Oath of Office for newly appointed Board and Commission Members

Christopher Stephenson, York County Natural Gas Board

Appearances

Sheriff Breeden and Council to recognize James Lingerfelt for his service and retirement with the York County Sheriff's Department.

Council and Management to recognize Emergency Management staff in recognition of Emergency Management Awareness Month

Pierre Langevin, Chairman of the York County Forever Commission, to present YCF history, accomplishments, activities and funding options.

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

Consent Agenda

1. Council to approve the minutes from the May 12, 2026 Special Called meeting.
2. Council to approve the minutes from the May 12, 2026 Council Workshop.
3. Council to approve the minutes from the July 13, 2026 Transportation Committee meeting.
4. Council to approve the minutes from the July 13, 2026 Council meeting.
5. Council to approve the minutes from the July 20, 2026 Special Called meeting.
6. Council to approve the minutes from the July 30, 2026 Special Called meeting.
7. Council to consider approving a Proclamation recognizing August 2026 as Emergency Management Awareness Month.

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8. Consider approval of nominated applicants for service for Boards & Commissions from the Finance & Operations Committee meeting on July 13, 2026: Jeffrey Lyon, Culture and Heritage Commission (District 4), Kim Oxendine, Culture and Heritage Commission (District 5), Charles Wimmer, Catawba Mental Health Board, April Hershey, Keep York County Beautiful (At Large), and Christopher Fetting, Board of Zoning Appeals (District 1).
9. Rezoning Action: Consider Second 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.

10. Rezoning Action: Consider Second 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 |

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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.

11. COUNCIL TO CONSIDER SECOND 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.

12. COUNCIL TO CONSIDER SECOND 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.

13. Council to authorize staff to apply for and to accept an estimated \$75,237, if awarded, from the 2026 Local Emergency Management Performance Grant.

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Executive Summary: If approved and received, these funds are proposed to be used to hire part-time staff and to fund special projects and equipment within the department. The special projects will be determined based on guidelines provided by the South Carolina Emergency Management Division.

14. Council to consider approving the Title to Real Estate and Easement Agreements for a portion of Woodend Park associated with improvements to Glenn Brandon Road by DR Horton for the Meriway Pointe Development

Executive Summary: DR Horton proposes to develop a new subdivision in Lake Wylie named Meriway Pointe. Main access to the development is Glenn Brandon Road, which abuts the County's Woodend Park. DR Horton will improve Glenn Brandon Road with paving, curb, sidewalk and turn lanes. DR Horton is seeking to purchase right-of way and easements from the County in order to make these road improvements

15. Council to consider approving a Construction Manager at Risk (CMAR) Agreement with M.B. Kahn Construction, LLC in a not-to-exceed Guaranteed Maximum Price (GMP) of \$29,551,810.00 for the Moss Justice Center Booking and Renovation Project.

Executive Summary: This project is included in York County's Capital Improvement Plan. The project scope includes expansion and renovation at the York County Moss Justice Center. Expansion will include a new booking and intake area (Building 5) with associated site work. Renovation includes converting the existing booking area into medical and mental health housing (Building 3). The waterline replacement project includes full waterline replacement for Buildings 3, 4, and 5.

16. Council to consider awarding Bid #3033 for the construction of the Bullocks Creek Volunteer Fire Department building addition, to the lowest responsive and responsible bidder, Salem Builders of York SC, for a total cost of \$102,000.00, which includes the base bid of \$99,000.00 plus a \$3,000.00 Owner Allowance, contingent upon County Attorney review and approval.

Executive Summary: As part of York County's Capital Improvement Plan, the County intends to construct a building addition and associated site improvements for the Bullocks Creek Volunteer Fire Department. The project will add an additional apparatus bay to provide secure storage for fire equipment and vehicles, improving operational readiness and protecting County assets. Execution and delivery of services will be contingent upon review and approval of County Attorney.

17. Council to approve a 3-year maintenance renewal of Varonis by Presidio in Columbia, SC in the amount of \$285,912.45.

Executive Summary: Varonis was purchased in 2024 through the Coronavirus State and Local Fiscal Recovery Funds. This software is a data security platform that helps York County protect sensitive information by focusing on the data itself rather than just the network.

18. Council to approve a contractual agreement regarding RFP #3026 for emergency fuel services as needed in a declared emergency, with SLSCO, LTD. of Galveston TX, for an initial three year term with the option to renew for a maximum of two consecutive one year terms.

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Executive Summary: On April 6th, 2026, County Council authorized the selection of SLSCO LTD. of Galveston, TX per RFP 3026 and authorized staff to enter into contract negotiations for emergency fuel services. Following the successful completion of negotiations, County Management, Procurement, Emergency Management, and Public Works recommend Council authorization to approve the contract. The contract is no cost until activation; emergency fuel services would be activated in the event of a local, state, or federally declared emergency event during which the normal supply of fuel to the County is interrupted and significantly impacting County operations and response.

19. Council to authorize the renewal of Trimble, Inc., hosting and support for asset management and work order systems in the amount of \$55,924.09

Executive Summary: Trimble, Inc. is used by GIS, Public Works, Utilities and other county departments for work orders and managing inventory and related data. The company is moving to a hosted platform so this is no longer just maintenance. This will include hosting and support fees.

20. Council to authorize the acceptance of the specified roads in the McCullough subdivision.

Executive Summary: The developer of McCullough has completed all construction and repairs required, they have reached the point where they are prepared to turn the project over to the HOA and the roads to York County.

21. Council to approve renewal of hosting and services for websites that include York County, York County Sheriff and Pennies for Progress through CivicPlus in the amount of \$71,825.13.

Executive Summary: CivicPlus currently powers five critical county functions. The platform hosts the Main County Website, serving as the centralized digital hub for all public information, online services, and citizen access points. The software provides a dedicated, secure portal for the York County Sheriff's Office, enabling law enforcement communications, public safety alerts, and community resource distribution. The platform also manages the Pennies for Progress program, delivering detailed project information, road improvement schedules, and interactive project mapping to taxpayers. Additionally, CivicEngage operates the county's mass notification system, which enables critical emergency communications, safety alerts, and broad community outreach. Finally, the software automates continuous website auditing and remediation to maintain strict ADA compliance standards across all county digital properties.

22. Council to approve the second of two one-year renewal options with Palmetto Posting Inc., of Spartanburg SC, for the posting of levy sheets on designated parcels throughout York County on behalf of York County's Tax Collection Office, for approximately 1,500 +/- parcels, for a total cost not to exceed \$30.00 per parcel.

Executive Summary: This request will authorize the second of two one year renewal options with Palmetto Posting Inc., for the posting of tax levy sheets on designated property, on behalf of York County.

23. Council to approve the purchase and installation of five Caterpillar D60LC-2 Diesel Generators for York County's Public Safety Radio System, from Blanchard Energy of Rock Hill SC, for a

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total cost of \$620,012.50 via cooperative purchasing, as provisioned by York County's Procurement Code §35.008 (C).

Executive Summary: Public Safety Communications is requesting Council's approval to purchase (5) diesel powered generators, installation services, alternate power connections, and maintenance services for radio system tower sites.

24. Council to approve a sole source contractual agreement for the leasing of seven on-site weather and alerting stations for use at York County Parks, from Perry Weather Inc., of Dallas Texas, for an annual cost not to exceed \$42,543.20, for a five year period.

Executive Summary: The Parks and Recreation Department is requesting Council's approval to enter into a five year contractual agreement with Perry Weather Inc. as sole source provider for the leasing of seven weather and alerting stations, for use by York County's Parks.

25. Council to approve an increased purchase order amount with Mansfield Oil for the purchase of gasoline made through the use of the South Carolina State Fuel Card Program for York County vehicles, for a total amount not to exceed \$213,329.00 in FY 2026.

Executive Summary: The York County Sheriff's Office, Utilities Department, Parks & Recreation, Collection & Recycling, Fire Safety, and Clerk of Court utilize fuel cards for the purchase of gasoline and diesel for their county vehicles. In FY 2026, \$13,329 in additional fuel expenses were incurred above the originally approved \$200,000. The departments are requesting an increase in the purchase order to pay the final invoice for FY 2026.

26. Council to approve award regarding Bid #3044 for the purchase and installation of two (2) VSD Drives for the York Magnetic Bearing Chillers at the Moss Justice Center, to the lowest responsive and responsible bidder, National Mechanical of Cornelius NC, for a total cost of \$71,013.00.

Executive Summary: York County Public Works Department/Facility Maintenance needed to extend the Preventive Maintenance Contract which required the purchase and installation of upgrades for two VSD Drives on York Magnetic Bearing Chillers at the Moss Justice Center.

27. Council to approve award regarding Bid #3046 for the York County Planning Building Lobby Renovation Project, to the lowest responsive and responsible bidder, H&C Contracting, Inc. of Charlotte NC, for a total cost of \$472,997.00.

Executive Summary: York County Public Works Department/Facilities Maintenance was tasked with renovating the Planning Building lobby to enhance the public's experience and improvement of existing office areas for better utilization of the space. Public Works worked with DP3 Architects to develop plans and specifications for this renovation project. After advertising for bid, the department is requesting approval of award to H&C Contracting, Inc., of Charlotte, NC, for a total cost of \$472,997.00.

28. Council to approve a procurement exemption for toxicology services by National Medical Services (NMS Labs), for a total cost not to exceed \$62,500.00 for FY 26-27.

Executive Summary: NMS is one of the few forensic toxicology labs in South Carolina. NMS is

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a trusted lab that provides quick turnaround times when results are needed to determine the cause and manner of death.

29. Council to approve a procurement exemption for toxicology testing by Forensic Science Network, for a total cost not to exceed \$62,500.00 for FY 26-27.

Executive Summary: Forensic Science Network (FSN) provides forensic testing services, education, training and consultation to healthcare, legal and law enforcement communities.

30. Council to approve a procurement exemption for pathology services by York Pathology Associates LLC, of Rock Hill SC, for a total cost not to exceed \$225,000.00 for FY 26-27.

Executive Summary: York Pathology is the local pathologist that the York County Coroner currently uses to conduct all autopsies for York County decedents that do not require a forensic autopsy. York Pathology is the only pathologist group in York County and they operate out of Piedmont Medical Center.

31. Council to approve a procurement exemption for forensic autopsy services provided by the University Medical Associates of South Carolina, for a total cost not to exceed \$125,000.00 for FY 26-27.

Executive Summary: The Coroner's Office is requesting Council's approval of a procurement exemption for forensic autopsy services by the University Medical Associates of South Carolina for FY 26-27.

32. Authorize the Solicitor's request for permission to apply and accept if awarded a FY 2026 Violence Against Women Local Law Enforcement Grant for Enforcement of Cybercrimes Program

Executive Summary: Solicitor is preparing an application under the FY 2026 Enforcement of Cybercrimes program for grant funding which will be used to purchase Cellebrite software. This dynamic software allows for the collection, analysis, storage and review of digital evidence.

33. Council to approve contractual agreement regarding RFP #3029 for inmate telephone services at the Detention Center, with Smart Communications Holding Inc. of Seminole FL, for an initial contract term of three years with the option to renew for two consecutive one year terms.

Executive Summary: The Sheriff's Office is requesting Council's approval of a contractual agreement with Smart Communications Holding of Seminole FL, for a contract term of three years with the option to renew for two consecutive one year periods. Services are revenue generated and are at no cost to York County.

34. Council to approve the fire services annual agreed value and equipment replacement insurance policy for 2026-27.

Executive Summary: York County Fire Services requests authorization to renew its agreed-value and equipment-replacement insurance coverage for all County fire service vehicles and equipment. The policy will be issued through Correll Insurance Group-Gaffney by National Union Fire Insurance Company of Pittsburgh for the period of July 1, 2026, through July 1, 2027. The total

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annual premium is \$175,905. This coverage helps protect the County's investment in essential emergency-response assets and supports the timely repair or replacement of insured property following a covered loss.

35. Council to approve the purchase of one new, unused, Caterpillar C9 Diesel Generator for use by the York County Fire Training Facility, from Blanchard Energy of Columbia SC, via Sourcewell Cooperative Contract #092222-CAT, for a total cost of \$387,453.00, as provisioned by York County's Procurement Code Section 35.010 (D)(3).

Executive Summary: The York County Public Works Department/Facilities Maintenance is requesting Council's approval to purchase a Caterpillar C9 Diesel Generator Set via Cooperative Purchase to supply emergency power for the Fire Training Facility.

36. Council to approve the first of two one-year agreement renewal options regarding RFP #2847 for Debris Management services with Southern Disaster Recovery of Greenville, SC.

Executive Summary: York County is currently in a contract agreement with Southern Disaster Recovery of Greenville, South Carolina to provide Debris Management services in the event of a local, state, or federally declared emergency requiring the removal and disposal of large quantities of disaster-generated debris from public property and public rights of way. The Departments are requesting approval of the first of two one-year contract renewal options.

37. Council to approve the first of two one-year agreement renewal options regarding RFP #2848 for Debris Monitoring services with Thompson Consulting Services of Maitland, FL.

Executive Summary: York County is currently in a contract agreement with Thompson Consulting Services of Maitland, Florida to provide Debris Monitoring services in the event of a local, state, or federally declared emergency requiring the removal and disposal of large quantities of disaster-generated debris from public property and public rights of way. The Departments are requesting approval of the first of two one-year contract renewal options.

38. Council to approve award regarding Bid #3045 for the purchase of two new, unused, Poly Body Apparatus for use by the Department of Fire Safety, to the lowest responsive and responsible bidder, Lesslie Welding and Fabrication Inc. of Rock Hill SC, for a total cost of \$551,255.46.

Executive Summary: York County issued Invitation for Bids No. 3045 for the purchase and installation of two poly-body fire apparatus on County-provided chassis. Lesslie Welding and Fabrication, Inc., submitted a bid with no stated exceptions to the specifications, identifying a total price of \$530,277.54 for two apparatus plus tax and delivery fee, subject to verification against the original bid form due to OCR formatting irregularities. Council approval is requested to award the bid and authorize issuance of a purchase order to Lesslie Welding and Fabrication, Inc., contingent upon completion of the County's final responsiveness, responsibility, funding, and contract review requirements.

39. Council to rescind authorization for the purchase of one new, unused, stock fire engine and associated equipment from Spartan Fire and Emergency Apparatus of Wellford SC, for a total cost not to exceed \$990,000.00.

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Executive Summary: The Department of Fire Safety is requesting Council to rescind authorization to purchase one new, unused, stock fire engine and associated equipment from Spartan Fire and Emergency Apparatus of Wellford SC, for a total cost not to exceed \$990,000.00.

40. Council to authorize the purchase of one new, unused, 2026 US Fire Apparatus Custom Rescue Pumper and associated equipment, for use by the Oakdale Fire Department, from US Fire Pump LLC of Albany LA, for a total cost not to exceed \$1,095,750, via HGAC Cooperative Purchase Contract #FS12-23, as provisioned in section §35.008 (C)(2) of the York County Procurement Code.

Executive Summary: The Department of Fire Safety is requesting Council's approval to purchase a 2026 US Fire Apparatus Custom Rescue Pumper and associated equipment, for use by the Oakdale Fire Department, from US Fire Pump LLC of Albany LA, for a total cost not to exceed \$1,095,750, via HGAC Cooperative Purchase.

41. Council to approve a procurement ratification for Southern Environmental Systems for the purchase of Calcium Nitrate for odor and corrosion control for the York County Wastewater System, for a total amount of \$331,551.00

Executive Summary: The York County Water and Sewer Division is requesting ratification of the procurement code for a total of \$20,511.90 in exceedance of the previously approved amount of \$311,040. The department has taken measures to ensure the proper due diligence is performed in the procurement of good and services and will continue to review its operational processes in adherence with policies and procedures. The current calcium nitrate usage data from the former Blue Granite system will be used to evaluate projections of future product usage. An increase to the FY 26-27 Purchase Order will be requested to account for system demand.

42. Council to approve an increased purchase order amount with Xylem Water Solutions USA, Inc. for the sole source replacement of two Flygt 3000 series submersible wastewater pumps for the Springfield II Lift Station, for a total cost not to exceed \$216,780.34, as provisioned by York County's Procurement Code §35.009 (G).

Executive Summary: Council previously approved the sole source purchase of two (2) Flygt series 3000 pumps for replacement at the Springfield II Lift Station in the amount of \$203,188.80. Taxes were originally excluded from this approved amount; therefore, the Department is requesting approval of an increased purchase order amount of \$216,780.34 to cover the full purchase cost, including taxes.

43. Council to approve a Venue Agreement with the City of York for the utilization of County properties for staging of Summerfest activities.

Executive Summary: The City of York is requesting the use of the McCelvey Center parking lot and the Government Center parking lot for the staging of Summerfest activities.

44. Council to award the purchase of three new, unused, 2027 Ford Police Interceptor Utility AWD Vehicles from Santee Automotive of Manning SC, via SC State Contract (#4400035151) for use by the Sheriff's School Resource Officers, as part of the grant awarded SFY 26-27 School

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Resource Officer Program, for a total cost of \$148,419.00.

Executive Summary: The Sheriff's Office is requesting Council's approval for the purchase of three 2027 Ford Police Interceptor Utility AWD Vehicles for use by the school resource officers, for a total cost of \$148,419.00.

45. Council to consider authorizing the expenditure of \$90,260 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 300 acres along West McConnells Highway, just west of Parson Road (TM 311-00-00-003 and 313-00-00-005). Project 26-03. Council District 3 - Adkins.

Executive Summary: The York County Forever Commission requests the York County Council approve their recommendation of a \$90,260 expenditure of YCF Commission funds to place a conservation easement and to purchase the development rights on two parcels that total 300 acres. The parcels are located along West McConnells Hwy west of US 321.

46. Council to consider authorizing the expenditure of \$156,407 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 129 acres along Whitworth Road in the Bethany Community (TM 269-00-00-105, 046, 095, 030-033, 014, 022, 073, 092, 010, 102-104). Project 26-06. Council District 2 - Litten.

Executive Summary: The York County Forever Commission requests the York County Council approve their recommendation of a \$156,407 expenditure of YCF Commission funds to place a Conservation Easement and to purchase the development rights on 14 parcels that total 128.58 acres. The parcels are located along Whitworth Road just south of the Gaston County line.

47. Council to approve a sole source purchase of emergency medical dispatch software from Priority Dispatch Corporation for use by York County's Public Safety 9-1-1 Dispatch Center, for a total cost not to exceed \$180,942.35 for a five year period, as provisioned by York County's Procurement Code §35.009 (G) (4).

Executive Summary: Public Safety Communications is seeking authorization to procure emergency medical dispatch software, including implementation and training services, for use in the 9-1-1 call taking process from Priority Dispatch Corporation of Salt Lake City, UT. Priority Dispatch Corporation is the developer of the software and is the sole source from which to purchase the software.

48. Council to award the purchase of three new handheld radios and three new in-car radios from Motorola Solutions via SC State Contract #4400021163, for use by the Sheriff's School Resource Officers, as part of the grant awarded SFY 26-27 School Resource Officer Program, for a total cost of \$50,611.97.

Executive Summary: The Sheriff's Office is requesting Council's approval for the purchase of six new radios for use by the school resource officers, for a total cost of \$50,611.97.

49. Council to approve FY 2027 purchase order to Allied Universal Security Services of Columbia

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SC, for uniformed armed security services, for a total cost of \$415,000.00.

Executive Summary: The Sheriff's Office seeks to continue armed security services for fiscal year 2026-2027 with Allied Universal Security. The security contract was originally approved by council in FY25-26 and runs through 6.30.2028. The open PO will be for up to \$415,000.00 which was included in this year's budget.

50. Council to approve a sole source purchase of two sets of battery-powered extrication tools from Victory Steel, LLC of Lamar SC, for use by the Flint Hill Fire Tax District, for a total cost of \$78,952.80, as provisioned by York County's Procurement Code §35 009 (G) (4).

Executive Summary: Flint Hill Fire Tax District requests authorization to purchase two sets of battery-powered extrication tools from Victory Steel, LLC, at a total cost of \$78,952.80, including shipping and applicable taxes. The equipment includes two cutters, two spreaders, and two telescoping rams, along with batteries and chargers. Victory Steel is the sole and exclusive authorized distributor of TNT Rescue Systems products in North Carolina and South Carolina, supporting a procurement exemption based on exclusive territorial distribution rights. Because the purchase exceeds \$50,000, County Council approval is required under the York County Procurement Ordinance.

Public Hearing(s)

1. COUNCIL TO HOLD A PUBLIC HEARING AND CONSIDER SECOND 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.

2. 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 TRADE SERVICES TO THE GENERAL COMMERCIAL (GC) ZONING DISTRICT, AS WELL AS ADDING BUILDING MATERIAL & SUPPLY STORES, FARM AND GARDEN SUPPLY WITH EQUIPMENT SALES AND SERVICE, VEHICLE SERVICE, REPAIR, AND CUSTOMIZATION (W/O OVERNIGHT OUTDOOR STORAGE), PARKING AREAS, AND MOTOR VEHICLE, RECREATIONAL VEHICLE, OR BOAT STORAGE TO THE INDUSTRIAL (ID) ZONING DESIGNATION; TO PROVIDE FOR A PUBLIC HEARING; AND TO PROVIDE FOR OTHER MATTERS RELATING THERETO.

Executive Summary: The addition of a limited selection of service and commercial usages

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expanded outside their current zoning designations will allow property owners additional use options to develop on their non-residential land. Specifically, this amendment modifies Table 155.271-1: *Use Table* by placing a “P” in the GC Zoning District for the *Trade Services* use, placing a "P" in the ID Zoning District for *Building Material and Supply Store, Farm and Garden Supply with Equipment Sales and Services*, and *Parking Area*, and placing a "C” in the ID Zoning District for *Motor Vehicle, Recreational Vehicle, or Boat Storage*, denoting the use is allowed conditionally, with the existing conditions listed in the Zoning Ordinance.

3. Rezoning Action: Council to Hold a Public Hearing and Consider First Reading
Case # 26-15

Tax Map # Ashe Downs, Cole Creek, Pikeview Place, and Town Square communities (see TM# Exhibit)
Zoning Request: Rezone from RMX-10, RMX-20, GC, UD, and PD to RMX-6
Acres:
Council District: 7 - Cloninger
Applicant: York County Council
Owner: See Exhibit
Location: Fort Mill area
Planning Commission Date: July 13, 2026
Staff Recommendation: Approve
PC Recommendation: Approve (5-0)

Executive Summary: This item is a council-initiated request to rezone 367 parcels from RMX-10, RMX-20, GC, UD, and PD to RMX-6. The parcels are within four existing townhome communities within the Fort Mill area, specifically Ashe Downs, Cole Creek, Pikeview Place, and Town Square. 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: Hold a Public Hearing and Consider First Reading *****NOTE: THIS REQUEST HAS BEEN WITHDRAWN BY THE APPLICANT*****

Case # 26-19
Tax Map # 282-00-00-010
Zoning Request: Rezone from AGC to RUD
Acres: 95.8
Council District: 3 - Adkins
Applicant: MJ Rooster Investments, LLC
Owner: Lloyd H Quinn
Location: 1696 Lawrence Road, Clover
Planning Commission Date: July 13, 2026
Staff Recommendation: Deny

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Executive Summary: The purpose of the request is to develop the site with 60 single-family detached homes. The request to rezone from AGC to RUD does not align with the future land use map designation of *Agriculture*. This property is used for significant agricultural purposes, and while it is adjacent to other RUD properties, the intended subdivision would produce lots smaller than those in the vicinity. The Future Land Use map expresses the county's policy to maintain areas designated for *Agriculture*, which the property's current AGC zoning district achieves. Further, as expressed by Goal L.U-1.2A of the Comprehensive Plan, it is an objective of the county to limit increases in residential density outside the established Urban Services Boundary. A staff report and analysis with findings has been performed.

Old Business

New Business

1. Council to adopt a Resolution directing the York County Planning Commission to conduct the studies related to the imposition of a development impact fee applicable within the geographic area of the York School District and associated with the public education facilities for grades K-12 considered necessary for the proper education of children within the School District in accordance with the South Carolina Development Impact Fee Act, to recommend a capital improvements plan, and to recommend a resulting impact fee ordinance related thereto.

Executive Summary: The York School District requested consideration of an impact fee for new development in the geographic area of the district. The adoption of a resolution is the first step of the process to establish a new impact fee, as set out in state statute. The resolution directs the Planning Commission to commence the required study and capital improvements plan, in coordination with the York School District. The matter would return to County Council for readings of a new ordinance, after the Planning Commission supplies a recommendation.

2. Council to consider authorizing the South Carolina Department of Natural Resources (SCDNR) to explore and begin due diligence regarding potential construction of a public shooting range at Worth Mountain Park within the established Wildlife Management Area (WMA) of the property.

Executive Summary: The South Carolina Department of Natural Resources (SCDNR) is seeking approval to construct and operate a public shooting range at Worth Mountain Park. The project is being funded by SCDNR and a federal grant they have received. SCDNR already leases and manages the property as a Wildlife Management Area (WMA), providing public hunting access and making it well-suited for expanding outdoor recreational opportunities. SCDNR currently manages and operates seven public shooting ranges across South Carolina. Worth Mountain Park is an ideal location for a future public shooting range. This project would increase safe, accessible recreational opportunities for York County residents while attracting visitors from surrounding counties, supporting local businesses, and strengthening outdoor recreation and conservation education throughout the region. Public shooting ranges provide significant recreational, educational, and economic benefits to local communities. SCDNR's public shooting range facilities collectively serve more than 50,000 visitors each year.

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3. Council to consider authorizing the additional expenditure of \$1,055,000 in York County Forever Commission funds to the Nation Ford Land Trust for expenses related to the purchase of development rights on approximately 120 acres along Kings Mountain Street, York (TM 070-02-10-001 and 070-18-01-012), contingent upon completion of the currently anticipated sale of the parcels and upon contemporaneous recordation of a conservation easement. Project 25-03. Council District 3 - Adkins.

Executive Summary: The York County Forever Commission requests the York County Council approve their recommendation of the additional \$1,055,000 expenditure of YCF Commission funds to purchase the development rights on two parcels that total 120 acres. The parcels are located along Kings Mountain Street, York. The Commission motion to recommend approval stated that the funding is contingent upon closing the sale of the property from the Episcopal Church to Yorkville Agricultural and Education Society, and recording the conservation easement at the same time.

4. Council to Provide First Reading by Title Only of AN ORDINANCE AUTHORIZING THE FIRST AMENDMENT OF THAT CERTAIN FEE-IN-LIEU-OF-TAXES AGREEMENT BY AND BETWEEN YORK COUNTY, SOUTH CAROLINA, AND BAC/CALARE ROCK HILL, LLC AND PALLIDUS, INC., RELATING TO, WITHOUT LIMITATION, (1) UPDATING THE FEE AGREEMENT TO REFLECT AN ASSESSMENT RATIO OF 6% INSTEAD OF 4% AND (2) TO REMOVE PALLIDUS, INC., AS A PARTY TO THE AGREEMENT; AND OTHER MATTERS RELATED THERETO.

Executive Summary: This is a proposed amendment to the existing Fee in Lieu of Tax (FILOT) Agreement between York County and BAC/Calare Rock Hill LLC.

The amendment updates the existing FILOT Agreement following Pallidus' decision not to move forward with the project. The revisions remove Pallidus from the agreement, establish BAC/Calare Rock Hill LLC as the remaining company under the FILOT Agreement, and revise the agreement to reflect the project's current status. The amendment does not create a new incentive agreement but modifies the existing agreement to align with the property's current ownership and use.

5. Council to Consider Adopting A RESOLUTION AUTHORIZING THE EXECUTION AND DELIVERY OF AN AMENDMENT TO AN EXISTING FEE-IN-LIEU OF TAX AGREEMENT BETWEEN YORK COUNTY AND PRATT (ROCK HILL CORRUGATING), LLC AND SP ROCK HILL LEGACY EAST #2, LLC (THE "FEE AGREEMENT") TO PROVIDE FOR CERTAIN CLARIFICATIONS REGARDING THE ROLES AND RESPONSIBILITIES OF PRATT, LLC, AND THE PROPERTY OWNER, TO ADD THE PROPERTY'S LEGAL DESCRIPTION, TO ADD CLARIFYING PROVISIONS INADVERTENTLY OMITTED FROM THE FEE AGREEMENT; AND TO PROVIDE FOR OTHER MATTERS RELATED THERETO.

Executive Summary: This is a minor amendment to the Fee in Lieu of Tax and Special Source Credit Agreement between York County, Pratt (Rock Hill Corrugating), LLC, and SP Rock Hill Legacy East #2, LLC for Project Quicksilver.

The proposed revisions clarify the roles and responsibilities of Pratt and the property owner, update filing and administrative responsibilities, add the property's legal description, and

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incorporate other clarifying edits throughout the agreement. These revisions do not change the approved incentive terms, including the investment commitment, job commitment, FILOT term, assessment ratio, or Special Source Revenue Credit structure.

6. Council to Consider Adopting a Resolution AUTHORIZING THE EXECUTION AND DELIVERY OF AN AMENDMENT TO AN EXISTING FEE-IN-LIEU-OF-TAX AGREEMENT BY AND BETWEEN YORK COUNTY, SOUTH CAROLINA, SL8 INDUSTRIAL ACQUISITION, LP, TO PROVIDE FOR THE ASSIGNMENT AND ASSUMPTION OF THE FILOT AGREEMENT TO SL8 CLASS A INDUSTRIAL, LP, TO CLARIFY THE LEGAL DESCRIPTION OF THE PROPERTY, AND TO PROVIDE FOR OTHER MATTERS RELATED THERETO.

Executive Summary: An assignment and assumption of the existing Fee in Lieu of Tax (FILOT) Agreement has been requested in connection with the transfer of the property from SL8 Industrial Acquisition, LP to its affiliated entity, SL8 Class A Industrial, LP.

The proposed assignment transfers the rights and obligations of the existing FILOT Agreement to the new owner of the property, subject to County Council approval as required by the terms of the FILOT Agreement. The transfer does not modify the existing incentive agreement or the project's obligations and benefits.

7. Council to consider authorizing staff to apply and to accept, if awarded, a South Carolina Coordinating Council Economic Set-Aside Grant, C-26-4230 for Project Blue Mako. No local match is required.

Executive Summary: This grant request is to assist Project Blue Mako with property and building improvements associated with the reuse of an existing industrial facility in Rock Hill. Project Blue Mako plans to invest approximately \$22.6 million and create 59 new jobs. The company is requesting a \$200,000 Coordinating Council for Economic Development (CCED) Set-Aside Grant to assist with eligible project-related improvements. No local match is required for the grant.

8. Council to consider authorizing staff to apply and to accept, if awarded, a South Carolina Coordinating Council Economic Set-Aside Grant, C-26-4219 for Project Bolt. No local match is required.

Executive Summary: This grant request is to assist Project Bolt with interior building improvements. Project Bolt plans to invest approximately \$33.9 million and create 70 new jobs. The company is requesting a \$200,000 Coordinating Council for Economic Development (CCED) Set-Aside Grant to assist with eligible building improvements. No local match is required for the grant.

9. Council to consider the creation of an Ad Hoc Agriculture Committee.

Committee and Other Reports

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

Finance & Operations Committee Meeting, Monday, August 17, 2026, 5:30pm, Chairman Tom Audette

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Citizen Concerns

Council Member New/Non-agenda Comments

Executive Session

Receipt of Legal Advice: Litigation Updates

Contractual Matter/Personnel Matter: County Manager

Contractual Matter/Personnel Matter: County Attorney

Matters for consideration following Executive Session

Adjourn

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