



**York County
County Council
Agenda
September 8, 2026**

Regular Meeting

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

6:00 PM

Call to Order

Christi Cox, Chairwoman

Invocation and Pledge of Allegiance

Council member Tommy Adkins, District 3

Oath of Office for newly appointed Board and Commission Members

Tom Simms, Bethel Lake Wylie Land Acquisition and Preservation Parks District Board

Jeffrey Lyon, Culture and Heritage Commission (District 4)

Kim Oxendine, Culture and Heritage Commission (District 5)

April Hershey, Keep York County Beautiful (At Large)

Christopher Fetting, Board of Zoning Appeals (District 1)

Sherri Wisher, Agricultural Ad-Hoc Advisory Board

Bailey Westbrook, Agricultural Ad-Hoc Advisory Board

Catherine D'Amore, Agricultural Ad-Hoc Advisory Board

Beth White, Agricultural Ad-Hoc Advisory Board

Dickie Harper, Agricultural Ad-Hoc Advisory Board

DeQuanta McKnight Stowers, Agricultural Ad-Hoc Advisory Board

John Gordon, Agricultural Ad-Hoc Advisory Board

Appearances

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

Consent Agenda

1. Council to approve the minutes from the August 17, 2026 Council meeting.
2. Council to approve the minutes from the August 26, 2026 Council workshop.
3. Council to approve the minutes from the August 27, 2026 Council workshop.
4. Consider approval of nominated applicants for service for Boards & Commissions from the Finance & Operations Committee meeting on August 17, 2026: William Johnston, Lake Wylie Marine Commission, Thomas Dubrouillet, Rock Hill/York County Airport Commission, and Thomas Monroe, Keep York County Beautiful (At Large).
5. Rezoning Action: Consider Third Reading

"York County is committed to assuring accessibility with reasonable accommodation, of county services, facilities, employment and programs for all individuals, in compliance with federal law. Please contact the County Manager's Office at 803-684-8511 if you need assistance."

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. Rezoning Action: Council to Consider Second 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

"York County is committed to assuring accessibility with reasonable accommodation, of county services, facilities, employment and programs for all individuals, in compliance with federal law. Please contact the County Manager's Office at 803-684-8511 if you need assistance."

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.

7. Rezoning Action: Consider Third 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:	Approve
PC Recommendation:	Approve

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.

8. Council to Consider Third 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.

"York County is committed to assuring accessibility with reasonable accommodation, of county services, facilities, employment and programs for all individuals, in compliance with federal law. Please contact the County Manager's Office at 803-684-8511 if you need assistance."

9. Council To Consider Third 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.

10. COUNCIL TO CONSIDER SECOND 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 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.

11. Council to Consider Second Reading 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

"York County is committed to assuring accessibility with reasonable accommodation, of county services, facilities, employment and programs for all individuals, in compliance with federal law. Please contact the County Manager's Office at 803-684-8511 if you need assistance."

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.

12. Council to approve the grant purchase of one new, unused, Multiquip DCA400 trailer-mounted generator for use by Emergency Management, from Multiquip Inc., Cypress, CA, via Sourcewell Cooperative Contract #020923-MTQ, for a total cost of \$242,526.75, as provisioned by York County's Procurement Code Section 35.010 (D)(3).

Executive Summary: The York County Office of Emergency Management is requesting Council's approval to purchase, using allocated grant funds, a Multiquip DCA400 trailer-mounted generator for use by Emergency Management, via Cooperative Purchase, to supply emergency power to critical facilities and ensure the continuity of emergency and disaster services.

13. Council to approve contractual agreement with Securitas Technology Corporation of Palatine IL, for the maintenance and services of security equipment at York County's Detention Center and Prison, for an initial three year term, for a total estimated annual cost of \$144,052.47, with an option to renew for two one-year consecutive terms, as provisioned by York County's Procurement Code §35.009 (G)(2).

Executive Summary: The York County Sheriff's Office is recommending the York County Council to approve the adoption of a maintenance contract with Securitas Technology Corporation for the maintenance and repair of the security electronic equipment previously installed by the vendor and that is still utilized by the agency.

14. Council to approve the second of two one-year renewal options and contract amendment regarding Bid #2816 for municipal solid waste disposal and transportation services by Waste Management Inc. (dba Richland County Landfill, Inc.) of Elgin SC, for a total cost of \$38.95 per ton, not to exceed \$4,694,640.00 annually.

Executive Summary: York County is in a contract agreement with Waste Management Inc./ dba Richland County Landfill, Inc. of Elgin, SC to transport and disposal of MSW from the York County Transfer Station to a Class III landfill in Richland County. The Department is requesting approval of the second of two one-year contract renewal options; including a CPI adjustment of the per ton cost.

15. Council to approve award regarding Bid #3049 for the purchase and installation of two Stationary Solid Waste Knuckle-Boom Loaders and one new Concrete Crane Base Pad, for use at the Solid Waste Transfer Station, to the lowest responsive and responsible bidder, Bullock Brothers Equipment Company of Smithfield, NC for a total cost of \$762,447.86.

Executive Summary: The Public Works Department is requesting that County Council approve the award of Bid #3049 for two (2) stationary solid waste knuckle-boom loaders and one (1) new concrete crane base pad to Bullock Brothers Equipment Company of Smithfield, NC. The existing loaders have exceeded useful service life and one concrete base pad must be replaced before a new loader can be installed. The total cost of the equipment, concrete pad, and installation is \$762,447.86.

16. Council to authorize contract negotiations regarding RFQ #3048 for Special Inspections,

"York County is committed to assuring accessibility with reasonable accommodation, of county services, facilities, employment and programs for all individuals, in compliance with federal law. Please contact the County Manager's Office at 803-684-8511 if you need assistance."

Construction Materials Testing, and Construction Observation Services for the Moss Justice Booking Renovations and Water Line Replacement Project.

Executive Summary: The Engineering Department is requesting Council's authorization to begin contract negotiations for Special Inspections, Construction Materials Testing, and Construction Observation Services for the Moss Justice Booking Renovations and Water Line Replacement Project.

17. Council to approve the declaration of a 1998 Chevrolet C6500 Service Truck, VIN# 1GBJ7H1J3WJ101983, as surplus property and to donate the surplus vehicle to the Rock Hill Fire Department in Rock Hill, SC.

Executive Summary: The Fire Services Department and Lesslie Fire Department request that a 1998 Chevrolet C6500 Service Truck, VIN# 1GBJ7H1J3WJ101983, with current mileage of 67,146 miles, be declared as county surplus by County Council. Upon approval, staff recommends that the vehicle be donated to the Rock Hill Fire Department in Rock Hill, South Carolina.

18. Council to approve the declaration of a 1990 Ford C8000 KME Pumper VIN# 1FDYD80U6LVA32754, as surplus property and to authorize the Hickory Grove Fire Department to maintain the apparatus in its fleet for continued service.

Executive Summary: The Hickory Grove Fire Department is requesting Council's declaration of 1990 Ford C8000 KME Pumper VIN# 1FDYD80U6LVA32754, as surplus property and to authorize the Hickory Grove Fire Department to maintain the apparatus in its fleet for continued service. If approved, the apparatus will replace a 1986 Chevrolet C-70 pumper (VIN# 1GBL7D1G9GV119677) currently in its fleet owned by Hickory Grove.

19. Council to consider approving acceptance and receipt of a truck donation from Daimler Truck North America for training purposes in Fire Safety.

Executive Summary: Daimler Truck North America has contacted York County Fire Safety for the purpose of offering the donation of a 2010 Freightliner Coronado as a training tool. If approved, the truck would be utilized only in training scenarios to educate firefighters and other public safety organizations. The truck may not be operated on any roadway or otherwise disposed of except to be scrapped/parted out when York County ceases to use the truck.

20. Council to approve the purchase of 1,200 water meters (3/4-inch) and 2,400 meter gaskets from Fortiline Waterworks Inc. of Concord NC, for a total cost not to exceed \$411,175.32, as provisioned by York County's Procurement Code §35.009 (G)(4).

Executive Summary: The Utilities Department is requesting Council's approval to purchase 1,200 water meters (3/4-inch) and 2,400 meter gaskets as a sole source purchase. The purchase of new 3/4-inch water meters is required to provide utility services to new residential and commercial developments as well as the maintenance of the existing system.

21. Council to approve the execution of Change Order 1 with Whitesell Trucking, Inc., of Rock Hill, SC, in the amount of \$11,610.29 for the removal of silt fence along Regent Parkway and replacement with wire-backed silt fence to withstand traffic as part of the Regent Parkway Sewer

"York County is committed to assuring accessibility with reasonable accommodation, of county services, facilities, employment and programs for all individuals, in compliance with federal law. Please contact the County Manager's Office at 803-684-8511 if you need assistance."

Bypass Project, and to authorize the Utilities Program Manager to sign and execute the change order.

Executive Summary: This request asks County Council to retroactively approve the execution of Change Order 1 with Whitesell Trucking, Inc., of Rock Hill, SC, in the amount of \$11,610.29 for the removal of silt fence along Regent Parkway and replacement with wire-backed silt fence to withstand traffic as part of the Regent Parkway Sewer Bypass Project. This project is partially being funded by the South Carolina Rural Infrastructure Authority (RIA) for a total reimbursable amount of \$1,000,000.

22. Council to consider approving Contract Amendment #3 with STV, Inc., in a not-to-exceed amount of \$67,956.01 for Project 17228-004: Sutton/Spratt/FM Parkway Widening.

Executive Summary: Council approved the original contract with STV on June 4, 2018. The project has progressed and we are currently at the final plans and permitting stage. The Town of Fort Mill is wanting to upsize their waterline along the Fort Mill Parkway. The purpose of Amendment #3 is to provide for additional project management, utility coordination, and waterline design. The fee for Amendment #3 is a not to exceed amount of \$67,956.01. As this is for a betterment, the County will ultimately be reimbursed by the Town of Fort Mill for these charges. With Council approval, the total contract amount will be \$3,793,297.90.

23. Council to approve annual Worker's Compensation insurance premium for use by York County's Volunteer Firefighters, with Liberty Mutual Insurance Corporation of New York NY, for a total cost of \$52,100.00, for 2026-2027.

Executive Summary: York County Fire Service is requesting County Council approval to renew its workers' compensation insurance policy through LM Insurance Corporation (Liberty Mutual) for the policy period of October 1, 2026, through October 1, 2027. The total premium and surcharges for the annual policy amount to \$52,100, which requires an initial renewal deposit of \$26,065 due by September 30, 2026, with the balance payable across three quarterly installments. This policy provides mandatory workers' compensation and employer's liability coverage for volunteer firefighters and drivers across 11 rural fire station locations throughout York County. Approval of this item ensures continuous statutory injury and disease protection for county volunteer fire service personnel without any lapse in coverage.

24. Council to approve access renewal of First Due Platform software modules for use by Fire Services, from Carahsoft Technology Corp. of Reston VA, for a total cost of \$122,073.27.

Executive Summary: York County Fire is requesting County Council approval to renew the annual software subscription for the First Due platform through Carahsoft Technology Corp. utilizing the OMNIA Partners cooperative purchasing contract (R240303). The total cost for the renewal period is \$122,073.27, which comprises the base platform fee of \$114,087.17 and an applicable state fee of \$7,986.10. First Due functions as York County's countywide, integrated fire and emergency management platform supporting emergency operations across a service population tier of 150,000 to 199,999 residents. Approval of this renewal will ensure continuous access to vital operational tools, including CAD integration, electronic patient care reporting (ePCR), NFIRS/incident documentation, asset tracking, and pre-incident planning.

"York County is committed to assuring accessibility with reasonable accommodation, of county services, facilities, employment and programs for all individuals, in compliance with federal law. Please contact the County Manager's Office at 803-684-8511 if you need assistance."

25. Council to approve an increased purchase order amount with Vermeer All Roads of Charlotte, NC for the purchase of one (1) 2026 Vermeer LPXDT1004 vacuum excavator w/500 gallon spoil tank and 200 water tank via Sourcewell cooperative purchasing, for a total cost of \$71,650.41, as provisioned by York County's Procurement Code §35.008 (C).

Executive Summary: On March 2, 2026, Council approved the purchase of one (1) 2026 Vermeer LPXDT1004 vacuum excavator w/500 gallon spoil tank and 200 water tank for use by the Utilities Department in the amount of \$66,963.00. Taxes were originally excluded from this approved amount; therefore, the Department is requesting approval of an increased purchase order amount of \$71,650.41 to cover the full purchase cost, including taxes.

26. Council to consider approval of the procurement of an annual software renewal for the Kamstrup READy system from Fortiline Waterworks for a total cost not to exceed \$84,995.00.

Executive Summary: The Advanced metering infrastructure (AMI) system requires the Kamstrup READy software to manage data for utility billing and analytics. Fortiline Waterworks is the sole source distributor for all products and services provided by Kamstrup Water Metering, LLC, for the state of South Carolina.

27. Council to approve a purchase order increase regarding license renewal agreement for law enforcement extraction software with Cellebrite Inc. of Vienna VA, for a total cost of \$141,453.23.

Executive Summary: The Sheriff's Office is requesting to renew a licensing agreement for a cell phone extraction software system with Cellebrite Inc. of Vienna VA, for a total cost of \$141,453.23.

28. Council to approve the Solicitor's request for permission to apply and accept if awarded a BJA FY 2026 Comprehensive Opioid, Stimulant and Substance Use Site-Based Program grant.

Executive Summary: Solicitor is preparing an application under the FY 2026 BJA Comprehensive Opioid, Stimulant and Substance Use Site-Based Program. Funding will be allocated to support and enhance the current treatment court programs in York County, including drug court and probation drug court.

Public Hearing(s)

1. Rezoning Action: Council to Hold a Public Hearing and Consider First Reading
Case # 26-23
Tax Map # 292-00-00-010
Zoning Request: Rezone from RMX-20 to GC
Acres: 8.4 acres
Council District: 3 - Adkins
Applicant: 9 to Play Golf - Allen Moss
Owner: Dan and Joyce Baker
Location: Alexander Love Highway
Planning Commission Date: August 10, 2026

"York County is committed to assuring accessibility with reasonable accommodation, of county services, facilities, employment and programs for all individuals, in compliance with federal law. Please contact the County Manager's Office at 803-684-8511 if you need assistance."

Staff Recommendation: Approve
PC Recommendation: Approve

Executive Summary: The purpose of the request is to subdivide the parcel and create two commercial lots, one for the Retail Sale of sporting goods, while the other does not have specific plans at this time. The request to rezone from RMX-20 to GC aligns with the future land use map designation of *Municipal Infill* as it aligns with the expectations of the City of York's Future Land Use map. The request will form a commercial corridor with the grocery store as an anchor at the major intersection of Alexander Love Hwy and Filbert Hwy. A staff report and analysis with findings has been performed.

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

Case # 26-24
Tax Map # 670-00-00-020, -030, -008
Zoning Request: Rezone from UD to RMX-10
Acres: 0.97
Council District: 4 - Roddey
Applicant: Cong Zhao
Owner: Made Free Realty SC, LLC
Location: 251, 245 Porter Road; 1420 Margaret Street
Planning Commission Date: August 10, 2026
Staff Recommendation: Approve
PC Recommendation: Approve

Executive Summary: The purpose of the request is to construct a single-family home on each lot. The request to rezone from UD to RMX-10 aligns with the future land use map designation of *Municipal Infill* as it aligns with the City of Rock Hill's comprehensive plan. A staff report and analysis with findings has been performed.

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

Case # 26-25
Tax Map # 670-00-00-048
Zoning Request: Rezone from UD to RMX-6
Acres: 0.21
Council District: 4 - Roddey
Applicant: Cong Zhao
Owner: Made Free Realty SC, LLC
Location: 253 Ridley Street
Planning Commission Date: August 10, 2026

Staff Recommendation: Approve

"York County is committed to assuring accessibility with reasonable accommodation, of county services, facilities, employment and programs for all individuals, in compliance with federal law. Please contact the County Manager's Office at 803-684-8511 if you need assistance."

PC Recommendation: Approve

Executive Summary: The purpose of the request is to construct a single-family home on the vacant lot. The request to rezone from UD to RMX-6 aligns with the future land use map designation of *Municipal Infill* as it aligns with the City of Rock Hill's comprehensive plan. A staff report and analysis with findings has been performed.

4. Rezoning Action: Council to Hold a Public Hearing and Consider First Reading

Case # 26-26
Tax Map # 477-00-00-008
Zoning Request: Rezone from ID to GC
Acres: 9.63 acres
Council District: 2 - Litten
Applicant: Erjola 550 Kinderkamack LLC
Owner: Erjola 550 Kinderkamack LLC
Location: Highway 557 and Ridge Road, Clover
Planning Commission Date: August 10, 2026
Staff Recommendation: Approve
PC Recommendation: Approve

Executive Summary: The purpose of the request is to develop the site as a multi-structure cohesive commercial development that may include a gas station, convenience store, and retail sales or services establishment. The request to rezone from ID to GC does not align with the future land use map designation of *Rural Residential*. However, the area is expected to change dramatically with the current road improvement projects along Hwy 557, as part of Pennies for Progress 3, which will add three lanes, reposition and signalize the intersection, and cul-de-sac Ridge Rd. A staff report and analysis with findings has been performed.

5. Rezoning Action: Council to Hold a Public Hearing and Consider First Reading

Case # 26-27
Tax Map # 721-00-00-023, -073
Zoning Request: Rezone from GC to LI
Acres: 24.06 acres
Council District: 7 - Cloninger
Applicant: SDP Charlotte NNC
Owner: Walmart Real Est Business Tr
Location: Highway 21 and Flint Hill Road, Fort Mill
Planning Commission Date: August 10, 2026
Staff Recommendation: Deny
PC Recommendation: Deny (4-2)

"York County is committed to assuring accessibility with reasonable accommodation, of county services, facilities, employment and programs for all individuals, in compliance with federal law. Please contact the County Manager's Office at 803-684-8511 if you need assistance."

Executive Summary: The purpose of the request is to develop the site with a warehousing, wholesale and distribution establishment with a combined building footprint of approximately 270,500 SF. The request to rezone from GC to LI does not align with the future land use map designation of *Neighborhood Residential*. The *I-77 Corridor Employment* and *Artisan Employment* designations are deliberately situated on the opposite side of Highway 21 and Flint Hill to separate the manufacturing and distribution uses from the existing residential spaces. This property is a corner lot of significant scale, and provides the opportunity to be a mixed-use space that would be a natural transition between the industrial and residential areas. Further, this request would place the LI district directly adjacent to a residential development and religious use where there are not significant natural boundaries between them. A staff report and analysis with findings has been performed.

Old Business

1. COUNCIL TO 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 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. A policy has been developed as a process to govern and assist in making a determination on the acceptance of or investment in facilities. After staff evaluation and review, this project meets the criteria of a strong candidate to be accepted as a county asset on the basis of geographic coverage, life-cycle cost, and financial implication.

New Business

"York County is committed to assuring accessibility with reasonable accommodation, of county services, facilities, employment and programs for all individuals, in compliance with federal law. Please contact the County Manager's Office at 803-684-8511 if you need assistance."

Committee and Other Reports

Economic Development Committee Meeting, Tuesday, August 25, 2026, 6:00pm Chairman Watts
Huckabee

Citizen Concerns**Council Member New/Non-agenda Comments****Executive Session**

Receipt of Legal Advice: Litigation Update

Personnel Matter/Contractual Matter: County Attorney

Personnel Matter/Contractual Matter: County Manager

Contractual Matters: Project Blue Mako, Project Elevate, Project Bolt, Project Pear, Project Gateway,
and Project Utopia

Matters for consideration following Executive Session**Adjourn**

"York County is committed to assuring accessibility with reasonable accommodation, of county services, facilities, employment and programs for all individuals, in compliance with federal law. Please contact the County Manager's Office at 803-684-8511 if you need assistance."