



**York County
County Council
Minutes
March 17, 2025**

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 Debi Cloninger, District 7

Oath of Office for newly appointed Board and Commission Members

Joseph Costello, Bethel Fire Tax District Board

Walter Wilkes, Bethel Fire Tax District Board

Michael Robbe, Bethel Fire Tax District Board

John Jiminez, Board of Assessment Appeals (District 2)

Michael Hurst, Lake Wylie Parks and Recreation District

Dennis Kelley, Lake Wylie Parks and Recreation District

Stacey Moore, Catawba Regional Council of Governments

Brian Jones, Rock Hill/York County Convention and Visitor's Bureau (At Large)

Amy Hutchins, Keep York County Beautiful, District 2

John Jiminez, Dennis Kelley and Stacey Moore were absent.

Appearances

Beth White, to thank Council for their continued support of the York Soil and Water Conservation District.

Also appearing was Katherine White, York Soil and Water Conservation District, who thanked the Council for their support. Ms. White explained that Council's support offers a wide variety of programs to the citizens of York County, including youth education that has served more than 5,000 students, with workshops and hands-on activities.

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

(6:10pm) Diane McAllister, 1425 Lurecliff, Place, Fort Mill, South Carolina, addressed Council regarding her opposition to proposed rezoning 25-01

(6:12pm) Stanley Snell, 1313 Lurecliff Place, Fort Mill, South Carolina, addressed Council regarding his opposition to proposed rezoning 25-01.

(6:15pm) Ansley Kiser, 1355 Lurecliff Place, Fort Mill, South Carolina, addressed Council

regarding her opposition to proposed rezoning 25-01.

(6:17pm) Heidi (last name unknown), Eppington South Subdivision, Fort Mill, South Carolina, addressed Council regarding her concerns with Silfab Solar operating in Fort Mill.

(6:20pm) Mary Katherine Langford, 550 South Portman Lane, Fort Mill, South Carolina, addressed Council regarding her concerns with Silfab Solar operating in Fort Mill and her opposition to the proposed increase in Fort Mill School District impact fees.

(6:22pm) Brandon Dunford, 157 Rose Tree Lane, Fort Mill, South Carolina, addressed Council regarding his concerns with Silfab Solar operating in Fort Mill.

(6:24pm) Chris Moody, 206 Pond View Lane, Fort Mill, South Carolina, addressed Council regarding his opposition to proposed rezoning 25-02.

(6:27pm) Laura Booth, 109 West Summersby, Fort Mill, South Carolina requested Council to consider a needs assessment for additional libraries in York County.

(6:29pm) David Booth, 109 West Summersby Fort Mill, South Carolina requested Council to consider a needs assessment for additional libraries in York County.

Consent Agenda

(6:31pm)

1. Minutes of County Council - County Council Meeting - February 17, 2025

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

2. Minutes of County Council - County Council Meeting - March 3, 2025

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

3. Rezoning Action: Consider Second Reading

Case #	25-02
Tax Map #	738-00-00-042
Zoning Request:	To rezone from RMX-10 to OI
Acres:	1.01
Council District:	Seven (7) - Cloninger
Applicant:	JCI Homes LLC
Owner:	JCI Homes LLC
Location:	1850 Dobys Bridge Road, Fort Mill
Planning Commission Date:	February 10, 2025
Staff Recommendation:	Approve
PC Recommendation:	Approve (5-0)

Executive Summary: The request to rezone the subject parcel from RMX-10 to OI is consistent with the future land use designation of Neighborhood Residential. The purpose of the proposed change is to construct an 8,000-square-foot office building on a currently vacant parcel located on the corner of a three-way intersection. A staff report and analysis with findings has been performed.

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

4. Council to consider Third Reading of an ordinance to amend Chapter 155: Zoning Code, Subchapter E, Procedures, to add an administrative adjustments procedure to allow minor deviations to quantitative development standards in order to avoid unnecessary hardships that could result from strict application of the Zoning Code; to provide for a Public Hearing; and to provide for other matters relating thereto.

Executive Summary: Introducing an administrative adjustment procedure to the Zoning Code would add needed flexibility, allowing staff to accommodate reasonable deviations from quantitative standards without disrupting neighboring property. An approved administrative adjustment would save applicants the time, cost, and uncertainty of pursuing a variance with the Board of Zoning Appeals, which is currently the only option when a project does not meet a quantitative requirement, no matter how close.

The third reading draft of the amendment removes lot size from the list of excluded standards, pursuant to the second reading motion.

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

5. COUNCIL TO AMEND AND PROVIDE SECOND READING OF AN ORDINANCE TO AUTHORIZE THE SALE OF PROPERTY IDENTIFIED BY TAX MAP NUMBER #020-06-01-068 AND SITUATED ON KANAWHA STREET, FORT MILL SC; TO ENTERTAIN AN EXISTING OFFER TO PURCHASE THE PARCEL; TO AUTHORIZE THE EXECUTION OF THE CONTRACT OF SALE AND ISSUANCE OF A DEED FOR THE PARCEL; TO PROVIDE FOR A PUBLIC HEARING; AND TO PROVIDE FOR OTHER MATTERS RELATING THERETO.

Executive Summary: The Kanawha Street surplus property in Ft. Mill SC, consisting of 1.153+/- acres of real estate (TM #020-06-01-068), was properly advertised for sale via the RFP (#2949) process at the current appraised value of \$80,000. Council to consider all offers received regarding this request.

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

6. Council to approve award regarding Bid #2957 for the purchase of four stationary compactors and ten octagon receivers for use by York County Solid Waste Collection and Recycling, to the lowest responsive and responsible bidder, FleetGenius of Lenoir NC, for a total cost of \$154,214.82.

Executive Summary: The Public Works Collection and Recycling Department has a waste compaction equipment and container replacement plan for the equipment at the sixteen Collection & Recycling Centers used by the citizens of York County for the safe and proper disposal of solid waste and recycling. The Department is adding four compactor units to improve Department efficiency and replacing ten aging octagon receiver boxes used for the compaction and hauling of solid waste and recycling.

Passed	Yes 6, No 0, Abstained 0
MOVANT:	Tom Audette
SECOND:	William Bump Roddey
AYES:	Tom Audette, Andy Litten, Tommy Adkins, William Bump Roddey, Christi

	Cox, Debi Cloninger
NAYS:	None
ABSENT:	Watts Huckabee
RECUSED:	None

- Council to approve design contract with AECOM Technical Services, Inc. for a not-to-exceed amount of \$366,835.00 for Pennies 5 Project 24341-008: US 321/Old North Main Intersection

Executive Summary: The intersection of US 321 and Old North Main Street is a Pennies 5 project that was approved by the voters in November. AECOM is a design firm selected to provide the design services for this project. With approval of this agreement, AECOM can begin design on this intersection improvement.

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

Public Hearing(s)

- Council to Hold a Public Hearing and Provide Second Reading of AN ORDINANCE AUTHORIZING THE ASSIGNMENT OF THE EXISTING AGREEMENT BETWEEN YORK COUNTY AND FORT MILL RESCUE REGARDING THE PROVISION OF EMS SERVICES WITHIN THE COUNTY TO ATRIUM HEALTH FORT MILL EMS, INC. (AHFM), CONDITIONED UPON AHFM MEETING AND MAINTAINING THE REQUIREMENTS IN STATE REGULATION 61-7 REGARDING EMERGENCY MEDICAL SERVICES, AND FURTHER CONDITIONED UPON AHFM REACHING A NEW AGREEMENT WITH YORK COUNTY ADDRESSING INTER ALIA, THE TERMS AND CONDITIONS FOR AHFM'S PARTICIPATION AS AN EMS PROVIDER OPERATING WITHIN YORK COUNTY AND AS PART OF YORK COUNTY'S 9-1-1 DISPATCH SYSTEM; PROVIDING DISPATCH, RESPONSE, AND DRIVE TIME STANDARDS AND REQUIREMENTS FOR AHFM; ESTABLISHING STAFFING MINIMUM LEVELS FOR AHFM RESUCE UNITS; SETTING INSURANCE COVERAGE REQUIREMENTS FOR AHFM; AND PROVIDING FOR OTHER MATTERS RELATED THERETO.

Executive Summary: Atrium Hospital has reached an agreement to acquire Fort Mill EMS assets and operations, ensuring continued emergency medical services in York County. The transition will not affect response times, service coverage, or county financial commitments. Atrium Hospital will operate an Advanced Life Support (ALS) service, assume all billing and operational expenses, and comply with county reporting and

transport protocols. A review with public safety partners found no adverse impact on existing EMS agreements. York County Management recommends executing a new agreement with Atrium Hospital to facilitate this transition.

Josh Edwards, County Manager explained that Management is available for questions.

The following individuals spoke in opposition of the proposed ordinance:

(6:33pm) Teresa Urquardt, CEO of Piedmont Medical Center, addressed the Council regarding her opposition to the proposed ordinance. Ms. Urquardt requested that the Council allow the existing primary 911 service, Piedmont Medical Center, to cover the number of units served by Fort Mill EMS instead of an out-of-state facility.

(6:37pm) Chris Mitchell, CEO of Piedmont Medical Center, Fort Mill, addressed the Council regarding his opposition to the proposed ordinance. Mr. Mitchell requested that the Council allow the existing primary 911 service, Piedmont Medical Center, to cover the number of units served by Fort Mill EMS instead of an out-of-state facility.

(6:42pm) Manning Kimmell, 1862 Oakpark Road, Rock Hill, South Carolina and a member of the Piedmont Medical Center Board of Governors, addressed the Council regarding his opposition to the proposed ordinance. Mr. Kimmell requested that the Council allow the existing primary 911 service, Piedmont Medical Center, to cover the number of units served by Fort Mill EMS instead of an out-of-state facility.

The following individuals spoke in favor of the proposed ordinance:

(6:45pm) Timothy McMichael, Chief of Fort Mill EMS addressed Council regarding his support for the proposed ordinance. Mr. McMichael stated that he has attempted to work with other local agencies and was unsuccessful. Mr. McMichael explained that Atrium welcomed Fort Mill EMS and has proposed a sufficient agreement.

(6:47pm) There being no one else interested in speaking for or against the proposed ordinance a motion was made by Council member William "Bump" Roddey and seconded by Council member Tom Audette to close the public hearing.

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

(6:47pm) Motion to defer

FAILED:	Yes 2, No 4, Abstained 0
MOVANT:	William Bump Roddey
SECOND:	Tom Audette

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

(7:06pm) Motion to approve

Passed	Yes 5, No 1, Abstained 0
MOVANT:	Andy Litten
SECOND:	Tommy Adkins
AYES:	Tom Audette, Andy Litten, Tommy Adkins, Christi Cox, Debi Cloninger
NAYS:	William Bump Roddey
ABSENT:	Watts Huckabee
RECUSED:	None

1. COUNCIL TO HOLD A PUBLIC HEARING AND CONSIDER FIRST READING OF AN ORDINANCE TO AMEND CHAPTER 155: ZONING CODE, SUBCHAPTER F: *NONCONFORMITIES*, TO ALLOW EXISTING NONCONFORMING LOTS TO BE MADE LESS NONCONFORMING THROUGH LOT COMBINATION OR RECOMBINATION; TO ALLOW FOR THE LIMITED EXPANSION OF NONCONFORMING RESIDENTIAL AND NONCONFORMING NONRESIDENTIAL USES; TO PROVIDE FOR A PUBLIC HEARING; AND TO PROVIDE FOR OTHER MATTERS RELATING THERETO.

Executive Summary: The proposed ordinance amendments allow more flexibility for the staff to authorize the combination/recombination of lots, and for reasonable additions and expansions of residential accessory uses/structures and nonresidential principal uses/structures, except where approval by the Board of Zoning Appeals is required. The loosening of the nonconforming regulations is expected to have a positive impact on both property owners and small businesses, particularly those that have been in place for decades.

(7:07pm) Rachel Grothe, Zoning Administrator, provided an overview of the proposed ordinance.

The following individual spoke in favor of the proposed ordinance:

(7:43pm) Scott Childers, 1349 Filbert Highway, York, South Carolina, addressed the Council regarding his support for the proposed ordinance.

(7:46pm) There being no one else interested in speaking for or against the proposed ordinance a motion was made by Council member William "Bump" Roddey and seconded by Council member Tom Audette to close the public hearing

Passed	Yes 6, No 0, Abstained 0
MOVANT:	William Bump Roddey
SECOND:	Tom Audette
AYES:	Tom Audette, Andy Litten, Tommy Adkins, William Bump Roddey, Christi

	Cox, Debi Cloninger
NAYS:	None
ABSENT:	Watts Huckabee
RECUSED:	None

(7:46pm) Motion to approve

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

Old Business

- Rezoning Action: Consider First Reading
Case # 25-01
Tax Map # 718-00-00-073;-062;-009
Zoning Request: To rezone from RSF-40 to RMX-10
Acres: 7.46
Council District: One (1) - Audette
Applicant: Oz Custom Built Homes Inc
Owner: Oz Custom Built Homes Inc
Location: Lurecliff Place, Fort Mill
Planning Commission Date: February 10, 2025
Staff Recommendation: Deny
PC Recommendation: Deny (5-0)

Executive Summary: The request to rezone the subject parcels that are currently vacant from RSF-40 to RMX-10 is not consistent with the Future Land Use designation of Single Family Residential. The purpose of the proposed change is for an increase in density to construct 15 single-family detached homes. A staff report and analysis with findings has been performed.

Motion to deny

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

ABSENT:	Watts Huckabee
RECUSED:	None

2. Council to consider Third Reading of an ordinance to amend Chapter 155: Zoning Code, to eliminate accessory structure standards unique to the Lake Wylie Overlay, to revise the maximum size of accessory structures, to prohibit accessory structures in specified locations; to clarify the definition of an accessory structure; to provide for a Public Hearing; and to provide for other matters relating thereto.

Executive Summary: The expansion of the allowance of accessory structure maximums on lots less than one acre is expected to have a positive impact on property owners around the County. Increasing it from 50% to 65% is a reasonable amount while still ensuring the structures are accessory and subordinate to the principal structure.

Motion to approve third reading, with the following revisions:

Section 155.622, Paragraph B(1) shall be revised to state: "Accessory structures shall comply with Table 155.059-1: *Maximum Percentage of Impervious Surface*." And Paragraph B(2) shall be revised to state: "Residential accessory structures shall not exceed two stories in height or the zoning district maximum, whichever is lower (see Subchapter B, Subpart 2.2: Base District Dimensional Standards).

Passed	Yes 4, No 2, Abstained 0
MOVANT:	Andy Litten
SECOND:	Tom Audette
AYES:	Tom Audette, Andy Litten, Tommy Adkins, William Bump Roddey
NAYS:	Christi Cox, Debi Cloninger
ABSENT:	Watts Huckabee
RECUSED:	None

3. COUNCIL TO CONSIDER SECOND READING OF AN ORDINANCE ADOPTING A PUBLIC EDUCATION FACILITIES IMPACT FEE ("IMPACT FEE") TO BE IMPOSED ON ALL NEW RESIDENTIAL DEVELOPMENT IN THE FORT MILL SCHOOL DISTRICT NO. 4 PURSUANT TO YORK COUNTY ORDINANCE NO. 2718: IMPACT FEE PROCEDURES, TO ENSURE THAT PUBLIC EDUCATION FACILITIES WILL BE AVAILABLE AND ADEQUATE TO ACCOMMODATE THE NEED FOR PUBLIC EDUCATION FACILITIES EXPECTED TO BE GENERATED FROM THE SCHOOL CHILDREN IN NEW RESIDENTIAL DEVELOPMENTS IN THE SCHOOL DISTRICT, BASED ON THE DISTRICT'S LEVEL OF SERVICE STANDARDS AND CAPITAL IMPROVEMENTS PLAN; TO ASSIGN THE COSTS OF SUCH PUBLIC EDUCATION FACILITIES ON A PROPORTIONATE SHARE BASIS TO NEW RESIDENTIAL DEVELOPMENT WITH AN ESTABLISHED IMPACT FEE FOR A SINGLE FAMILY DETACHED DWELLING UNIT AT \$29,640, AND AN ESTABLISHED IMPACT FEE FOR A MULTI-FAMILY DWELLING UNIT AT \$20,796; TO AUTHORIZE AN INTERGOVERNMENTAL AGREEMENT BETWEEN YORK COUNTY AND THE FORT MILL SCHOOL DISTRICT NO. 4, DEFINING THE RESPECTIVE RIGHTS,

RESPONSIBILITIES, AND OBLIGATIONS OF THE PARTIES REGARDING THE IMPACT FEE; TO PROVIDE FOR A PUBLIC HEARING; AND TO PROVIDE FOR OTHER MATTERS RELATED THERETO.

Executive Summary: The Fort Mill School District requests approval of a new Capital Improvements Plan, impact fee study, and impact fee through adoption of this ordinance. The proposed impacts fees are \$29,640 for a single family detached dwelling and \$20,796 for a multi-family dwelling.

Passed	Yes 4, No 2, Abstained 0
MOVANT:	Tom Audette
SECOND:	Debi Cloninger
AYES:	Andy Litten, Christi Cox, Debi Cloninger, Tom Audette
NAYS:	Tommy Adkins, William Bump Roddey
ABSENT:	Watts Huckabee
RECUSED:	None

New Business

Committee and Other Reports

Economic Development Committee Meeting, Thursday, March 6, 2025, 4:30pm Chairman Watts Huckabee

Council member Tom Audette provided the report in Mr. Huckabee's absence.

Citizen Concerns

Pastor Ray Scott to provide information to Council regarding the Greater Things Ministry Program.

Pastor Scott was unable to appear. He rescheduled to another date.

Council Member New/Non-agenda Comments

(8:21pm) Council member Debi Cloninger thanked Council and staff for checking in on her after her surgery.

(8:21pm) Council member Tom Audette stated that he is very concerned with Silfab operating and requested that staff and Council have a discussion regarding some type of cease and desist order.

(8:23pm) Council member William "Bump" Roddey stated that several weeks ago he met with staff and management on a site on Falls Road which he feels would be a good location for a park in his District.

Executive Session

Receipt of Legal Advice: Litigation Update

Receipt of Legal Advice: Request to Authorize Condemnations regarding Project No. 17228-011 (Flint Hill Street Drainage Improvements), Tract Nos. 9, 19, and 115

Receipt of Legal Advice/Economic Development Matter: Project Cobra

(8:23pm) Motion to enter into Executive Session.

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

Matters for consideration following Executive Session

(9:27pm) Motion to authorize condemnations for Project 17228-011, Flint Hill Street Drainage Improvements, Tracts 9, 19 and 115 as discussed in Executive Session.

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

Adjourn

(9:27pm)

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

Draft



Karen M. Brogdon, Clerk to Council