



YORK COUNTY

COUNTY COUNCIL

MINUTES • FEBRUARY 1, 2021

FINAL



County Council Meeting

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

6:00 PM

District 1 Tom Audette: Present, District 2 Allison Love: Present, Vice-Chairman Robert Winkler: Present, District 4 William "Bump" Roddey: Present, Chairwoman Christi Cox: Present, District 6 Brandon Guffey: Present, District 7 Joel Hamilton: Present.

Notice of Meeting

Notice of the meeting was forwarded to members of Council, the news media, to staff, to the York County Library and all branches, to citizens requesting notification and posted to the county's web page.

Oath of Office for newly appointed Board and Commission Members

Ann Skar, Catawba Regional Workforce Investment Board
Rease Hagner, Catawba Regional Workforce Investment Board **ABSENT**
Craig Craize, Riverbend Steering Committee
David Oxendine, Riverbend Steering Committee
Jack Leitner, Riverbend Steering Committee
Jan Angel, Riverbend Steering Committee
David Angel, Rock Hill/York County Convention and Visitor's Bureau

Appearances

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

Consent Agenda

(6:02pm)

APPROVED [Unanimous]

MOVANT: Tom Audette

SECOND: Robert Winkler

AYES: Audette, Love, Winkler, Roddey, Cox, Guffey, Hamilton

1. Approval of January 19, 2021 Finance & Operations Committee Minutes

ACCEPTED [Unanimous]

MOVANT: Tom Audette
SECOND: Robert Winkler

2. Approval of January 19, 2021 County Council Meeting Minutes

ACCEPTED [Unanimous]

MOVANT: Tom Audette
SECOND: Robert Winkler

3. Council to consider Third Reading of an ordinance to amend the York County Code of Ordinances, Chapter 154, Subdivision Code, to remove development criteria for the reduction in lot sizes, to reduce the spacing of certain buffer tree plantings, to establish “Cluster Subdivisions” which includes the following provisions: purpose, applicability, open space standards, perimeter buffer, and subdivision design; to amend the York County Code of Ordinances, Chapter 155, Zoning Code, to remove the required amenities and density bonuses for residential planned developments, to differentiate the required impervious ratio requirements between uses, to revise minimum lot sizes for residential uses, to establish lot sizes for Cluster Subdivision, to simplify the residential density table, to amend the open space section in its entirety, to remove the site amenities from the commercial design guidelines, to amend the tree protection section: to add a definition for tree save area, to clarify the process to remove a grand tree, to clarify which developments require a tree save area, to clarify when an aerial photograph may replace a physical tree survey; to provide for a public hearing; and to provide for other matters related thereto.

APPROVED [Unanimous]

MOVANT: Tom Audette
SECOND: Robert Winkler

4. Rezoning Action: Consider Third Reading

Case #	20-13
Tax Map #	6700000013
Zoning Request:	To rezone from UD to RC-II
Acres:	0.17 +/- acres
Council District:	Four (4) Bump Roddey
Applicant:	Mabel Alfonso
Owner:	Mabel Alfonso
Location:	334 Rock Grove Ave, Rock Hill
Planning Commission Date:	December 14, 2020

Staff Recommendation: Approve
PC Recommendation: Approve

APPROVED [Unanimous]

MOVANT: Tom Audette
SECOND: Robert Winkler

5. Approve the nominated applicants for service for Boards & Commissions from the Finance & Operations Committee meeting on January 19, 2021: Greg Simmons, Planning Commission (At Large), Luanne Kokolis, York County Culture and Heritage Commission (District 6), John Edwards, Keep York County Beautiful (District 3), Carey Tilley, York County Forever (Ex Officio), and Chris Tollefson, Flint Hill Fire Tax Board.

APPROVED [Unanimous]

MOVANT: Tom Audette
SECOND: Robert Winkler

6. Council to approve purchase of technology equipment from Dell Inc. of Round Rock TX, for a total cost of \$43,832.76, for use by the Sheriff's Office as part of the Technology Replacement program.

APPROVED [Unanimous]

MOVANT: Tom Audette
SECOND: Robert Winkler

7. Council to approve annual insurance premium coverage for use by the York County Volunteer Firefighters, with Correll Insurance Group-Gaffney of Gafney SC, for a total cost of \$44,914.00.

APPROVED [Unanimous]

MOVANT: Tom Audette
SECOND: Robert Winkler

8. Council to approve purchase, installation and configuration of Audio Visual equipment for the Historic Courthouse through BIS Digital, Inc., of Fort Lauderdale FL, for a total of \$58,351.27.

APPROVED [Unanimous]

MOVANT: Tom Audette
SECOND: Robert Winkler

9. Council to approve award regarding Bid #2726 for electrical upgrades to the Law Enforcement Training Center to the lowest responsive and responsible bidder, DNB Electric Inc. of West Columbia SC, for the total cost of \$493,050.00.

APPROVED [Unanimous]

MOVANT: Tom Audette
SECOND: Robert Winkler

10. Council to approve award regarding Bid #2719 for the purchase of a hydraulic excavator for use by the Solid Waste Department, to the lowest responsive and responsible bidder, May RHI of Columbia, SC, for the total cost of \$226,922.39.

APPROVED [Unanimous]

MOVANT: Tom Audette
SECOND: Robert Winkler

11. COUNCIL TO APPROVE THE REQUEST TO APPLY AND TO ACCEPT IF AWARDED, A SOUTH CAROLINA COORDINATING COUNCIL GRANT IN THE AMOUNT OF \$200,000 TO SUPPORT PROJECT CITRUS COOLER. NO LOCAL MATCH REQUIRED

APPROVED [Unanimous]

MOVANT: Tom Audette
SECOND: Robert Winkler

12. COUNCIL TO CONSIDER ADOPTING A RESOLUTION COMMITTING YORK COUNTY TO ENTER INTO A FEE AGREEMENT WITH A COMPANY IDENTIFIED UNDER THE CODE NAME “PROJECT CITRUS COOLER” WHICH INCLUDES CERTAIN CREDITS AGAINST FEE IN LIEU OF TAX (“FILOT”) PAYMENTS FOR CERTAIN INVESTMENTS IN INFRASTRUCTURE AND OTHER MATTERS RELATED THERETO.

APPROVED [Unanimous]

MOVANT: Tom Audette
SECOND: Robert Winkler

13. COUNCIL TO CONSIDER APPROVING FIRST READING OF AN ORDINANCE AUTHORIZING THE EXECUTION AND DELIVERY OF A FEE IN LIEU OF TAX AGREEMENT AND INCENTIVE AGREEMENT BY AND BETWEEN YORK COUNTY, SOUTH CAROLINA AND A COMPANY OR COMPANIES KNOWN TO THE COUNTY AT THIS TIME AS “PROJECT CITRUS COOLER” WITH RESPECT TO CERTAIN ECONOMIC DEVELOPMENT PROPERTY IN THE COUNTY, WHEREBY SUCH PROPERTY WILL BE SUBJECT TO CERTAIN PAYMENTS IN LIEU OF TAXES, INCLUDING THE PROVISION OF CERTAIN SPECIAL SOURCE CREDITS; AND OTHER MATTERS RELATED THERETO.

APPROVED [Unanimous]

MOVANT: Tom Audette
SECOND: Robert Winkler

14. Council to Adopt a Resolution for the Abandonment of Grant of Right-of-Way For Street or Road (Timbercrest Drive – platted unimproved extension and cul-de-sac) and the authority to exercise quitclaim deeds associated with the abandonment.

APPROVED [Unanimous]

MOVANT: Tom Audette
SECOND: Robert Winkler

Public Hearing(s)

1. Public Hearing

(6:02pm) There being no one interested in speaking for or against the proposed ordinance a motion was made by Council member Robert Winkler and seconded by Council member Allison Love to close the public hearing.

ALLOWED [Unanimous]

MOVANT: Robert Winkler
SECOND: Allison Love
AYES: Audette, Love, Winkler, Roddey, Cox, Guffey, Hamilton

Council to hold a public hearing and Consider Amending and Providing Third Reading of AN ORDINANCE AUTHORIZING THE EXECUTION AND DELIVERY OF A FEE IN LIEU OF TAX AGREEMENT AND INCENTIVE AGREEMENT BY AND BETWEEN YORK COUNTY, SOUTH CAROLINA, ARRIVAL AUTOMOTIVE USA INC., AND SL WILLIAMS INDUSTRIAL II LLC (COMPANIES FORMERLY IDENTIFIED BY THE COUNTY AS "PROJECT JABBA") WITH RESPECT TO CERTAIN ECONOMIC DEVELOPMENT PROPERTY IN THE COUNTY, WHEREBY SUCH PROPERTY WILL BE SUBJECT TO CERTAIN NEGOTIATED PAYMENTS IN LIEU OF TAXES, INCLUDING THE PROVISION OF CERTAIN SPECIAL SOURCE CREDITS; THE EXECUTION AND DELIVERY OF AN INFRASTRUCTURE CREDIT AGREEMENT BY AND BETWEEN YORK COUNTY, SOUTH CAROLINA, ARRIVAL AUTOMOTIVE USA INC., AND SL WILLIAMS INDUSTRIAL II LLC (COMPANIES FORMERLY IDENTIFIED BY THE COUNTY AS "PROJECT JABBA") WHEREBY CERTAIN PROPERTY THAT IS NON-QUALIFYING FOR NEGOTIATED PAYMENTS IN LIEU OF TAXES, WILL BE SUBJECT TO CERTAIN NON-NEGOTIATED PAYMENTS IN LIEU OF TAXES AND BENEFIT FROM CERTAIN SPECIAL SOURCE CREDITS; THE PLACEMENT OF PROJECT JABBA WITHIN THE BOUNDARIES OF A MULTI COUNTY PARK; AND OTHER MATTERS RELATED THERETO.

(6:04pm)

APPROVED [Unanimous]

MOVANT: Robert Winkler

SECOND: Allison Love

AYES: Audette, Love, Winkler, Roddey, Cox, Guffey, Hamilton

2. Public Hearing

(6:05pm) There being no one interested in speaking for or against the proposed ordinance a motion was made by Council member Allison Love and seconded by Council member Robert Winkler to close the public hearing.

ALLOWED [Unanimous]

MOVANT: Allison Love

SECOND: Robert Winkler

AYES: Audette, Love, Winkler, Roddey, Cox, Guffey, Hamilton

Council to hold a Public Hearing and consider First Reading of an ordinance to amend the York County Code of Ordinances, Chapter 155, Zoning Code, within the Lake Wylie Overlay District section, to add sections that provide for residential development and design standards applicable only to new single-family attached and detached, multifamily, and accessory structures; to establish traditional lot development standards, to hold a public hearing, and to provide for other matters related thereto.

(6:06pm) Motion was made to approve first reading with a request for staff to look into height requirements on accessory structures prior to second reading.

APPROVED [Unanimous]

MOVANT: Allison Love

SECOND: Joel Hamilton

AYES: Audette, Love, Winkler, Roddey, Cox, Guffey, Hamilton

Old Business

New Business

1. Council to Adopt the YORK COUNTY COUNCIL EMERGENCY ORDINANCE RELATING TO THE CONTINUED AND PERSISTENT THREAT AND SPREAD OF COVID-19 AND TEMPORARILY SUSPENDING CERTAIN ASPECTS OF THE RULES OF COUNCIL FOR THE CONDUCTION OF COUNCIL MEETINGS, WORKSHOPS, AND COMMITTEE MEETINGS AND RELATED COUNCIL RULES FOR THE CONDUCTION OF COUNTY COUNCIL BUSINESS; ESTABLISHING A REMOTE MEETING PARTICIPATION PROCESS INCLUDING THE RULES FOR THE CONSTITUTION OF A QUORUM OF COUNCIL AT REGULAR AND SPECIAL MEETINGS AND COMMITTEE MEETINGS; CALLING FOR THE APPLICATION OF THE REMOTE MEETING PROCESS TO APPLY SIMILARLY TO COUNTY BOARDS AND COMMISSIONS; AND PROVIDING FOR OTHER MATTERS RELATING THERETO

(6:06pm)

APPROVED [Unanimous]

MOVANT: Allison Love
SECOND: Joel Hamilton
AYES: Audette, Love, Winkler, Roddey, Cox, Guffey, Hamilton

2. Council to ratify and approve the extension of the termination date of the Supplemental Agreement between the County of York and the City of York relative to the City's receiving weekend magistrate services.

(6:07pm)

APPROVED [Unanimous]

MOVANT: Robert Winkler
SECOND: Joel Hamilton
AYES: Audette, Love, Winkler, Roddey, Cox, Guffey, Hamilton

3. Council to approve a Magistrate Agreement between the County of York and the City of York.

(6:09pm)

APPROVED [Unanimous]

MOVANT: Robert Winkler

SECOND: Joel Hamilton

AYES: Audette, Love, Winkler, Roddey, Cox, Guffey, Hamilton

4. Council to approve and ratify the Assignment and Assumption of the Fee Agreement and Inducement Agreement dated and effective as of December 22, 2020 between GSLH Fort Mill #1, LLC and GPT Properties Trust as such assignment and assumption pertains to the rights and obligations established in the Inducement Resolution dated February 19, 2018 and the Fee Agreement dated May 21, 2018 by, between, and among Roundpoint Mortgage Services Corporation, Fort Mill LD #1 and York County.

(6:09pm)

County Attorney, Michael Kendree pointed out a scrivener's error in the title. The effective date should read December 22 not December 20.

APPROVED [Unanimous]

MOVANT: Robert Winkler

SECOND: Joel Hamilton

AYES: Audette, Love, Winkler, Roddey, Cox, Guffey, Hamilton

Committee and Other Reports

(6:10pm) Finance & Operations Committee Meeting, Monday, February 1, 2021, 5:30pm, Chairman Robert Winkler

(6:12pm) Council member Tom Audette stated that the RFATS Committee reported that the CARES funding would be providing a little over \$600,000 towards roads and the SCDOT has several bridge improvement projects around the County.

Council Member New/Non-agenda Comments

(6:13pm) Council member Joel Hamilton recognized the Winthrop Eagles on their 20 game winning streak.

(6:14pm) Council member Robert Winkler reported that he's sorry he missed the last Council meeting but he had to attend to some family affairs.

(6:14pm) Chairwoman Christi Cox stated that she is very proud of our County and County Management for volunteering their time at the vaccine clinic and she is glad to see this progressing.

Citizen Concerns

Executive Session

Receipt of Legal Advice: Consideration of Mediated Settlement Agreement, ZBA Appeal (Z20-13)

Matters for consideration following Executive Session

1. Motion to approve the mediated settlement agreement as discussed in Executive Session.
(6:28pm)

ADOPTED [Unanimous]

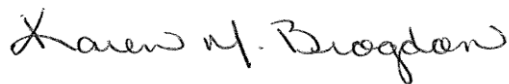
MOVANT: Joel Hamilton

SECOND: Tom Audette

AYES: Audette, Love, Winkler, Roddey, Cox, Guffey, Hamilton

Adjourn

There being no further business, the meeting adjourned at 6:28pm.



Karen M. Brogdon, Clerk to Council