



YORK COUNTY

COUNTY COUNCIL

MINUTES • SEPTEMBER 20, 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

Jule Rogers, Bethesda Fire Tax District Board ABSENT
Marlo Dykes, Bethesda Fire Tax District Board ABSENT
Anne Witte, York County Library Board (District 3)
April Hershey, York County Library Board (District 7)
Chelsea Padgett, York County Library Board (At Large)
Tiffany Moeller, York County Library Board (At Large)
Teleia White, York County Library Board (At Large)

Appearances

(6:02pm) Ernest Brown with Clinton Connection addressed Council regarding his support for the Southside Community TIF and expressed his support for the proposed TIF.

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

(6:08pm) David Lisk, 929 Sylvia Circle, Rock Hill, South Carolina addressed Council regarding his support for the proposed Southside Community TIF.

(6:10pm) Ken Rodgers with Lake Pointe Academy addressed Council regarding his support for the proposed rezoning of YMCA property for Lake Pointe Academy.

(6:13pm) Lewis Lennon, 3068 Van Hook Drive, York, South Carolina addressed Council regarding his support for the proposed rezoning of YMCA property for Lake Pointe Academy.

(6:14pm) Michael Pruner, 841 Hollis Lakes Drive, Rock Hill, South Carolina addressed Council regarding his concerns with Council's transparency regarding the Fort Mill School Districts Impact Fees. Mr. Pruner requested that Council publish the annual monitoring report of the impact fees.

(6:17pm) Sarah Ramsey and Cherokee Ramsey, 185 Waterway Drive, Clover, South Carolina and the 2021 National American Miss South Carolina Jr. Pre-Teen. Cherokee addressed Council regarding her platform, Cherokee's Giving Garden, and explained her mission and goals.

(6:20pm) Miriam Morrison, 769 Tee Box Court, York, South Carolina addressed Council regarding her opposition to the proposed rezoning of YMCA property for Lake Pointe Academy. Ms. Morrison requested that Council defer this matter until a Tier 2 traffic study has been completed.

(6:22pm) Tom Flanagan, 753 Tee Box Court, York, South Carolina addressed Council regarding his opposition to the proposed rezoning of YMCA property for Lake Pointe Academy. Mr. Flanagan requested that Council defer this matter until a Tier 2 traffic study has been completed.

(6:24pm) Karen Flanagan, 753 Tee Box Court, York, South Carolina addressed Council regarding her opposition to the proposed rezoning of YMCA property for Lake Pointe Academy. Ms. Flanagan requested that Council defer this matter until a Tier 2 traffic study has been completed.

(6:25pm) Christopher Wood, 484 W. Old Limestone Road, York, South Carolina addressed Council and explained that he prepared the Tier 1 traffic analysis for Lake Pointe Academy and explained the process on how the Tier 1 traffic study was conducted.

Consent Agenda

(6:28pm)

APPROVED [Unanimous]

MOVANT: Joel Hamilton

SECOND: Allison Love

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

1. Approval of August 31, 2021 Regular Meeting Minutes

ACCEPTED [Unanimous]

MOVANT: Joel Hamilton

SECOND: Allison Love

2. Approval of September 7, 2021 County Council Meeting Minutes

ACCEPTED [Unanimous]

MOVANT: Joel Hamilton

SECOND: Allison Love

3. Approval of September 14, 2021 Public Works Committee Minutes

ACCEPTED [Unanimous]

MOVANT: Joel Hamilton

SECOND: Allison Love

4. Approval of September 14, 2021 Special Called Meeting Minutes

ACCEPTED [Unanimous]

MOVANT: Joel Hamilton

SECOND: Allison Love

5. Rezoning Action: Consider Third Reading

Case #	21-11
Tax Map #	536-00-00-101
Zoning Request:	To rezone from RD-I to RUD
Acres:	13.71 +/- acres
Council District:	Four (4) Bump Roddey
Applicant:	Rita Pressley
Owner:	The 2017 Rita Shaw Pressley Revocable Trust
Location:	1596 Oak Park Road, Rock Hill
Planning Commission Date:	July 12, 2021
Staff Recommendation:	Deny
PC Recommendation:	Approve

APPROVED [Unanimous]

MOVANT: Joel Hamilton

SECOND: Allison Love

6. Rezoning Action: Consider Third Reading

Case #	21-13
Tax Map #	535-00-00-155; 535-00-00-156; 535-00-00-157
Zoning Request:	To rezone from RC-II to RD-II
Acres:	3.67 +/- acres
Council District:	Four (4) Bump Roddey
Applicant:	Darby Rentals, LLC
Owner:	Darby Rentals, LLC
Location:	1883-1993 Corwin Drive and 1644-1692 Oak Ridge Meadows Ct., Rock Hill
Planning Commission Date:	July 12, 2021
Staff Recommendation:	Approve, subject to conditions

PC Recommendation: Approve, subject to conditions

APPROVED [Unanimous]

MOVANT: Joel Hamilton

SECOND: Allison Love

7. Rezoning Action: Consider Second Reading

Case # 21-14
Tax Map # 362-00-00-085
Zoning Request: To rezone from UD to RUD-I
Acres: 10.013 +/- acres
Council District: Two (2) Allison Love
Applicant: Terry Wilson
Owner: Terry Wilson
Location: Highway 321, Clover
Planning Commission Date: August 9, 2021
Staff Recommendation: Approve
PC Recommendation: Approve

APPROVED [Unanimous]

MOVANT: Joel Hamilton

SECOND: Allison Love

8. Council to Consider Second Reading of AN ORDINANCE PROVIDING FOR THE ISSUANCE AND SALE OF NOT EXCEEDING TEN MILLION DOLLARS (\$10,000,000) AGGREGATE PRINCIPAL AMOUNT OF GENERAL OBLIGATION BONDS OF YORK COUNTY, SOUTH CAROLINA, TO DEFRAY THE COSTS OF ACQUIRING PROPERTIES FOR GREENSPACE, CONSERVATION, HISTORIC RESTORATION, PASSIVE RECREATION, AND INTERACTIVE COMMUNITY USES IN THE BETHEL-LAKE WYLIE LAND ACQUISITION AND PRESERVATION PARKS DISTRICT, AND THE COSTS OF ISSUANCE THEREOF; AND OTHER MATTERS RELATING THERETO

APPROVED [Unanimous]

MOVANT: Joel Hamilton

SECOND: Allison Love

9. COUNCIL TO APPROVE A RESOLUTION IN SUPPORT OF THE SOUTH CAROLINA DEPARTMENT OF TRANSPORTATION “NO THRU TRUCK ROUTE” DESIGNATION UPON FEWELLROAD (S46-557) FROM THE INTERSECTION OF HIGHWAY 274 TO THE INTERSECTION WITH POLE BRANCH ROAD (S46-177), IN YORK COUNTY, SOUTH CAROLINA, AND IN SUPPORT OF THE SOUTH CAROLINA DEPARTMENT OF TRANSPORTATION POSTING NOTICES LIMITING THE OPERATION OF SPECIFIED CLASSES, SIZES, AND WEIGHTS OF MOTOR VEHICLES, TRAILERS, OR SEMI-TRAILERS UPON THIS PORTION OF FEWELL ROAD (S46-557).

APPROVED [Unanimous]

MOVANT: Joel Hamilton

SECOND: Allison Love

10. Council to approve award regarding Bid #2771 for the purchase of a new storm water camera crawler system to the lowest responsive and responsible bidder, Aquip, LLC of Rock Hill SC, for a total cost of \$158,894.74.

APPROVED [Unanimous]

MOVANT: Joel Hamilton

SECOND: Allison Love

11. Council to provide first reading to AN ORDINANCE TO AMEND THE MASTER AGREEMENT GOVERNING THE YORK-CHESTER INDUSTRIAL PARK BETWEEN CHESTER COUNTY, SOUTH CAROLINA AND YORK COUNTY, SOUTH CAROLINA SO AS TO ENLARGE THE PARK PURSUANT TO THE PROVISIONS HEREIN, AND TO PROVIDE FOR OTHER MATTERS RELATED THERETO.

APPROVED [Unanimous]

MOVANT: Joel Hamilton

SECOND: Allison Love

12. Council to approve the placement of a conservation easement on the property identified as Project Llama to be held by Nation Ford Land Trust in substantially the same form and content as the conservation easement before County Council hereto and authorize its filing upon the closing of the property.

APPROVED [Unanimous]

MOVANT: Joel Hamilton

SECOND: Allison Love

13. Approve FY 2022 Recreation Funding in the amount of \$1,405,800.00.

APPROVED [Unanimous]

MOVANT: Joel Hamilton

SECOND: Allison Love

14. Council to Approve Memorandum of Understanding between York County and Catawba Regional Council of Governments regarding Davis Bacon activities associated with Coronavirus State and Local Fiscal Recovery Funds established under the American Rescue Plan Act.

APPROVED [Unanimous]

MOVANT: Joel Hamilton

SECOND: Allison Love

Public Hearing(s)

Old Business

1. Rezoning Action: Consider Second Reading

Case #

21-08

Tax Map #	714-00-00-005; 714-00-00-006
Zoning Request:	To rezone from RD-I to ID
Acres:	3.5 +/- acres
Council District:	One (1) - Tom Audette
Applicant:	AME, Inc. (Nate Pierce)
Owner:	Gene and Donna Evans
Location:	1955 Luckadoo Road, Fort Mill
Planning Commission Date:	August 9, 2021
Staff Recommendation:	Approve
PC Recommendation:	Approve

(6:28pm)

APPROVED [Unanimous]

MOVANT: Brandon Guffey

SECOND: Tom Audette

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

2. Rezoning Action: Consider Third Reading

Case #	21-12
Tax Map #	448-00-00-002; 448-00-00-044; 448-00-00-083; 448-00-00-084; 448-00-00-149
Zoning Request:	To rezone from BD-I, RUD-I, and AGC-I to RC-I
Acres:	16.278 +/- acres
Council District:	Three (3) Robert Winkler
Applicant:	Lake Pointe Academy (Ken Rodgers)
Owner:	YMCA of Upper Palmetto and the Cotton Hall of York, LLC.
Location:	Carolina Crossing Drive, York
Planning Commission Date:	July 12, 2021
Staff Recommendation:	Approve, subject to conditions
PC Recommendation:	Approve, subject to conditions

(6:29pm) Motion to approve with the following conditions: Traffic calming measures, such as a speed table, raised crosswalk, or crosswalk signage must be provided along Carolina Crossing Drive where pedestrian crossings occur between school properties; and A Tier 2 TIA shall be completed and implemented if at any time the school discontinues an alternating-day attendance schedule, or there is a total student enrollment of more than 250 students.

APPROVED [Unanimous]

MOVANT: Joel Hamilton

SECOND: Robert Winkler

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

New Business

Committee and Other Reports

(6:32pm) Public Works Committee Meeting, Tuesday, September 14, 2021, 4:30pm Chairman William "Bump" Roddey

(6:34pm) Finance & Operations Committee Meeting, Monday, September 20, 2021, 5:30pm Chairman Robert Winkler

Council Member New/Non-agenda Comments

(6:38pm) Council member William "Bump" Roddey addressed Council regarding his request to look into the extension of water lines in the Blackmon Road Community.

(6:38pm) Council member Brandon Guffey addressed Council regarding our homeless population and requested that Council work together to find a solution to address the issue.

(6:39pm) Council member Tom Audette requested an update on the van donation for Pathways. Staff reported that the van was delivered to Pathways last week.

Citizen Concerns

Executive Session

Personnel Matter: Annual Evaluations of the County Manager, County Attorney and Clerk to Council

Receipt of Legal Advice: Request to Authorize Condemnation regarding Project No. 11149-004, Tract 113 (US 21/SC 51)

Contractual Matter: County Attorney's Office

Receipt of Legal Advice: Rock Hill TIF

Receipt of Legal Advice: Fort Mill School District Impact Fees

Matters for consideration following Executive Session

1. Motion to authorize Condemnation regarding Project No. 11149-004, Tract 113 (US 21/SC 51)
(9:30pm)

ADOPTED [Unanimous]

MOVANT: Joel Hamilton

SECOND: Robert Winkler

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

2. Motion to approve signage on the York County Law Building as discussed in Executive Session.
(9:30pm)

ADOPTED [Unanimous]

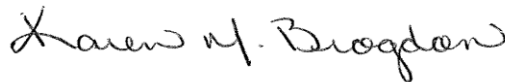
MOVANT: Joel Hamilton

SECOND: Tom Audette

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

Adjourn

There being no further business, the meeting adjourned at 9:31pm.

A handwritten signature in black ink, reading "Karen M. Brogdon". The signature is written in a cursive, flowing style.

Karen M. Brogdon, Clerk to Council