



YORK COUNTY
COUNTY COUNCIL
MINUTES • OCTOBER 4, 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

Appearances

(6:02pm) David Lisk addressed Council regarding his support for Impact York County, Clinton Action Plan and the proposed Southside Community TIF.

(6:08pm) Melinda Woodhurst, Veterans Affairs Director provided Council with information regarding the proposed State-Funded Veterans Cemetery.

(6:26pm) Chuck Flink with Greenways Incorporated provided the Riverbend Park Masterplan.

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

(6:46pm) Lindsay Walker, Chairman of York County Forever addressed Council regarding his support for the Riverbend Park Masterplan.

(6:48pm) Ryan Sanderson, 5272 Woodside Drive, Rock Hill, South Carolina addressed Council regarding his support for the Riverbend Park Masterplan.

(6:50pm) Craig Craze, 3480 Marshall Road, Rock Hill, South Carolina addressed Council regarding his support for the Riverbend Park Masterplan.

(6:52pm) Dean Faile, 3044 Wexford Drive, Rock Hill, South Carolina, President of York County Chamber of Commerce addressed Council regarding his support for the Riverbend Park Masterplan.

(6:54pm) Jan Angel, 3090 Lake Wylie Drive, Rock Hill, South Carolina, addressed Council regarding her support for the Riverbend Park Masterplan.

(6:57pm) Manning Kimmel, addressed Council regarding his support for the Riverbend Park Masterplan.

(6:59pm) Jessica Mueller, 3320 Lesslie Highway, Rock Hill, South Carolina addressed Council regarding her support for the Riverbend Park Masterplan.

(7:01pm) Cindy Helms, 2276 Williford Raod, Rock Hill, South Carolina addressed Council regarding her opposition to the proposed Southside Community TIF and requested Council to oppose the proposed TIF.

(7:03pm) Tim Veeck, Executive Director of Habitat for Humanity addressed Council regarding his support for the proposed Southside Community TIF.

(7:06pm) Alvin Starnes, 1879 Oakdale Road, Rock Hill, South Carolina addressed Council regarding his opposition to the proposed Kettlesong Development.

(7:07pm) Brad Ross, 327 Eagle Lair Drive, Rock Hill, South Carolina addressed Council regarding his opposition to the proposed Kettlesong Development.

(7:09pm) Donnie Christopher, 2170 Strawberry Road, Rock Hill, South Carolina addressed Council regarding his opposition to the proposed Kettlesong Development.

(7:12pm) Stephen Hamilton, Executive Director of Nation Ford Land Trust addressed Council regarding his support for the Riverbend Park Masterplan.

(7:14pm) David Blew, Rock Hill, South Carolina, addressed Council regarding his opposition to the proposed Kettlesong Development.

(7:16pm) David Angel, 3090 Lake Wylie Drive, Rock Hill, South Carolina addressed Council regarding his support for the CVB and requested Council to reconsider a permanent funding option for the Rock Hill/York County Convention and Visitor's Bureau and also expressed his support for the Riverbend Park Masterplan.

1. Motion to suspend the rules to move New Business items #1 and #2 to immediately following the Consent Agenda.

(7:18pm)

ALLOWED [Unanimous]

MOVANT: Robert Winkler

SECOND: Joel Hamilton

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

Consent Agenda

(7:19pm) Motion to approve Consent Agenda with the correction of scriveners error in Item #5. Item should read third reading not second.

APPROVED [Unanimous]

MOVANT: Joel Hamilton

SECOND: Allison Love

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

1. Approval of September 14, 2021 Workshop Minutes

ACCEPTED [Unanimous]

MOVANT: Joel Hamilton

SECOND: Allison Love

2. Approval of September 20, 2021 Finance & Operations Committee Minutes

ACCEPTED [Unanimous]

MOVANT: Joel Hamilton

SECOND: Allison Love

3. Approval of September 20, 2021 County Council Meeting Minutes

ACCEPTED [Unanimous]

MOVANT: Joel Hamilton

SECOND: Allison Love

4. Rezoning Action: Consider Third 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

APPROVED [Unanimous]

MOVANT: Joel Hamilton

SECOND: Allison Love

5. 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

6. Council to provide second 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

7. Council to approve the nominated applicants for service for Boards & Commissions from the Finance & Operations Committee meeting on September 20, 2021: Jeffrey Blair, Zoning Board of Appeals (District 5), Bryant Cook, Employee Grievance Committee, Heather Savikas, Employee Grievance Committee and Beth White, Stormwater Appeals Board.

APPROVED [Unanimous]

MOVANT: Joel Hamilton

SECOND: Allison Love

8. Council to approve rejection of all responses received regarding Bid #2766 for the purchase of 150+/- stab vest and outer carriers for use by the Sheriff's Office.

APPROVED [Unanimous]

MOVANT: Joel Hamilton

SECOND: Allison Love

9. Council to approve award regarding Bid #2772 for York County's Animal Shelter kennel door replacement project, to the lowest responsive and responsible bidder, S.D. Clifton Construction of Martinez, GA for a total cost of \$162,586.00.

APPROVED [Unanimous]

MOVANT: Joel Hamilton

SECOND: Allison Love

10. Council to approve the Vehicle Replacement Committee's recommendations for vehicle replacement authorizing staff to prepare specifications and seek bids for replacement vehicles.

APPROVED [Unanimous]

MOVANT: Joel Hamilton

SECOND: Allison Love

11. Council to authorize the renewal of maintenance with Central Square Technologies in the amount of \$239,837.36.

APPROVED [Unanimous]

MOVANT: Joel Hamilton

SECOND: Allison Love

12. Council to approve Lesslie Fire Department's request to rescind authorization to purchase a 2011 Crown Victoria from the County's inventory of surplus vehicles, for a total amount of \$2,000.00.

APPROVED [Unanimous]

MOVANT: Joel Hamilton

SECOND: Allison Love

13. Council to approve a three year planned HVAC controls service agreement with Johnson Controls Inc. of Charlotte NC, for a total cost of \$158,101.00.

APPROVED [Unanimous]

MOVANT: Joel Hamilton

SECOND: Allison Love

14. Council to approve a change order request #2 regarding Bid #2726 to include asbestos abatement and removal, boiler removal, decommission an underground storage tank, and lighting revisions at the Law Enforcement Training Center for a total amount of \$51,259.00.

APPROVED [Unanimous]

MOVANT: Joel Hamilton

SECOND: Allison Love

15. Council to approve the HDR Engineering Inc. of the Carolinas Design Services Contract for the Pennies 4 Project 17228-016: Neely Road for \$ 1,306,362.53

APPROVED [Unanimous]

MOVANT: Joel Hamilton

SECOND: Allison Love

16. County Council to Consider Approval of the Road Acceptance Requests for October 2021: Glynwood Forest, Summerhouse at Paddlers Cove Phases 1, 2 and 3

APPROVED [Unanimous]

MOVANT: Joel Hamilton

SECOND: Allison Love

17. Council to Provide First Reading by Title Only of an Ordinance Approving and Authorizing the ASSIGNMENT AND ASSUMPTION OF EASEMENTS FOR OPERATION OF, AND BILL OF SALE FOR, WATER SYSTEMS, DESCRIBED AS A PORTION OF THE COUNTY CATAWBA WATER MAIN PROJECT, TO THE CITY OF ROCK HILL; TO PROVIDE FOR A PUBLIC HEARING; AND, TO PROVIDE FOR OTHER MATTERS RELATING THERETO.

APPROVED [Unanimous]

MOVANT: Joel Hamilton

SECOND: Allison Love

18. Council to approve a policy regarding American Rescue Act Policy DBE/MBE/SBE Participation.

APPROVED [Unanimous]

MOVANT: Joel Hamilton

SECOND: Allison Love

New Business Items #1 and #2

1. Council to Consider and Adopt a RESOLUTION OF THE YORK COUNTY COUNCIL TO RECEIVE, ACCEPT, AND ADOPT THE RIVERBEND PARK MASTER PLAN AS PRESENTED BY THE RIVERBEND PARK STEERING COMMITTEE, TO AUTHORIZE YORK COUNTY MANAGEMENT, PERSONNEL, AND/OR ANY OTHER DESIGNEE TO INITIATE THE IMPLEMENTATION OF PARK DEVELOPMENT PHASING, SPECIFICALLY PHASE 1 AS DETAILED WITHIN THE PLAN, FOR THE PURPOSE OF FULFILLING THE LONG TERM PLAN TO TRANSFORM 1900 ACRES ALONG THE CATAWBA RIVER INTO AN OUTDOOR RECREATION AREA AND NATURE-BASED PARK AND PRESERVE BENEFITING THE CITIZENS OF AND VISITORS TO YORK COUNTY FOR GENERATIONS TO COME; AND TO ADDRESS OTHER MATTERS RELATING THERETO.

(7:19pm)

APPROVED [6 to 1]

MOVANT: Allison Love
SECOND: William "Bump" Roddey
AYES: Audette, Love, Winkler, Roddey, Cox, Hamilton
NAYS: Brandon Guffey

2. Council to adopt a Resolution in Support of the State-Funded Veterans Cemetery in York County; to direct York County Management and Staff to Assist the Director of York County Veterans Affairs to the furthest extent practicable in her pursuit of a York County based Veterans Cemetery, and to Provide for other matters related thereto.

(7:30pm)

APPROVED [Unanimous]

MOVANT: William "Bump" Roddey
SECOND: Robert Winkler
AYES: Audette, Love, Winkler, Roddey, Cox, Guffey, Hamilton

Public Hearing(s)

1. Public Hearing

(7:35pm) Jonathan Buono, Planning and Development Director provided a brief overview of the proposed rezoning.

(7:37pm) there being no one interested in speaking for or against the proposed rezoning a motion was made by Council member William "Bump" Roddey and seconded by Council member Robert Winkler to close the public hearing.

ALLOWED [Unanimous]

MOVANT: William "Bump" Roddey

SECOND: Robert Winkler

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

Rezoning Action: Hold Public Hearing and Consider First Reading

Case # 21-16
Tax Map # 651-00-00-084; 651-00-00-101;
651-00-00-107; 651-00-00-121
Zoning Request: To rezone from RD-I to BD-III
Acres: 4.44 +/- acres
Council District: One (1) - Tom Audette
Applicant: Vulcan Property Group, LLC
Owner: Peachfirst Partners LLC; Troy and Nanette Lovins;
ABI KOA Fort Mill, LLC
Location: 1024-1054 Gold Hill Road, Fort Mill
Planning Commission Date: September 13, 2021
Staff Recommendation: Approve
PC Recommendation: Approve (5-3)

(7:37pm)

APPROVED [Unanimous]

MOVANT: Allison Love

SECOND: William "Bump" Roddey

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

2. Public Hearing

Jonathan Buono, Planning and Development Director provided a brief overview of the proposed rezoning.

The following individuals spoke in favor of the proposed rezoning:

(7:42pm) Michael Cox, 5971 Johnson Road, Clover, South Carolina addressed Council regarding his support for the proposed rezoning.

(7:44pm) Ken Rodgers, 2398 Gordon Road, Rock Hill, South Carolina addressed Council regarding his support for the proposed rezoning.

(7:45pm) Louis Lemmon, 3068 Van Hook Drive, Rock Hill, South Carolina addressed Council regarding his support for the proposed rezoning.

(7:47pm) There being no one else interested in speaking for or against the proposed rezoning 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

Rezoning Action: Hold Public Hearing and Consider First Reading

Case #	21-17
Tax Map #	553-00-00-092
Zoning Request:	To rezone from RUD-I to BD-I
Acres:	4.886 +/- acres
Council District:	Two (2) - Love
Applicant:	Michael Cox
Owner:	Lake Pointe Family Ministries of Lake Wylie
Location:	3168 Hands Mill Highway
Planning Commission Date:	September 13, 2021
Staff Recommendation:	Deny
PC Recommendation:	Approve (7-1)

(7:47pm) Motion to approve with the following conditions:

1. Access shall be limited to Ferguson Long Road. The existing access point on Hands Mill Highway shall be removed.
2. The existing parking lot must be paved and striped according to County standards.
3. the required improvements must be complete prior to occupying the property with the new use.

APPROVED [Unanimous]

MOVANT: Allison Love

SECOND: Joel Hamilton

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

3. Public Hearing

(7:51pm) Jonathan Buono, Planning and Development Director provided a brief overview of the proposed rezoning.

(7:52pm) There being no one interested in speaking for or against the proposed rezoning a motion was made by Council member Robert Winkler and seconded by Council member William "Bump" Roddey to close the public hearing.

ALLOWED [Unanimous]

MOVANT: Robert Winkler

SECOND: William "Bump" Roddey

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

Rezoning Action: Hold a Public Hearing and Consider First Reading

Case #	21-18
Tax Map #	694-00-00-038
Zoning Request:	To rezone from UD to RC-I
Acres:	10.35 +/- acres
Council District:	Five (5) - Cox
Applicant:	Carol Williams
Owner:	Estate of Charles M. Ayers
Location:	Branham Road, Rock Hill
Planning Commission Date:	September 13, 2021
Staff Recommendation:	Approve
PC Recommendation:	Approve

(7:52pm)

APPROVED [Unanimous]

MOVANT: Robert Winkler

SECOND: Joel Hamilton

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

4. Public Hearing

(7:53pm) 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 Third 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

(7:53pm)

APPROVED [Unanimous]

MOVANT: Allison Love

SECOND: Tom Audette

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

Old Business

New Business

1. Council discussion and direction on the Rock Hill/York County Convention and Visitor's Bureau.

(7:53pm)

Chairman of the Finance & Operations Committee, Robert Winkler provided an update to Council regarding the 3 options that were presented for the future of the Rock Hill/York County Convention and Visitor's Bureau.

1. No Changes: CVB would continue to operate as described in County Ordinance. The Board would remain with 15 members; seven appointed by Council district and eight appointed at-large. Funding would be appropriated each year by Council.

2. Remain a County Board with modification to Board appointments: CVB would remain a County Board but selection of Board members would be made by contributing

municipalities. Appointments could be made for each Council district by Council Council. Municipalities would appoint the other eight members with Council Council approval.

3. CVB operations would transfer from County Board to a division of the City of Rock Hill Parks, Recreation and Tourism Department. York County would initially designate the City of Rock Hill as our Designated Marketing Organization (DMO) for Accommodation Taxes. That would provide them with 30% of our State Accommodations tax after the County retains the \$25,000 plus 5% of the total as outlined in State Law.

After discussion, Council directed staff to expedite the process of exploring additional details of option 2.

Committee and Other Reports

Council Member New/Non-agenda Comments

(8:19pm) Council member Tom Audette addressed Council regarding the York County Council on Aging Access Bus Transportation and explained that many areas in Tega Cay and Fort Mill are not in the Access Bus approved area. Council member Audette requested that Council and/or staff look into this situation to determine how to make sure the entire County can benefit from the transportation services.

(8:20pm) Council member Robert Winkler requested that the Accommodations Tax recommendations and a vote for the CVB recommendation be on the next agenda.

Citizen Concerns

(8:21pm) Kerri Bishop addressed Council regarding her concerns with the New Indy Paper Plant and requested that the County enact a pollution control act.

Executive Session

Receipt of Legal Advice: Consideration of Mediated Settlement Agreement for Project: Riverview Road (S-851) Improvements, Project No. 11149-012, Tract Nos. 12 and 13

Contractual Matter: Project Thistle I

Receipt of Legal Advice: Fort Mill School District Impact Fees

Receipt of Legal Advice: Rock Hill TIF

Receipt of Legal Advice: Potential Trademark Park Names

Matters for consideration following Executive Session

1. Motion to approve the proposed \$24,625 allocation for Project Thistle I.

(10:33pm)

ADOPTED [Unanimous]

MOVANT: Joel Hamilton

SECOND: Robert Winkler

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

2. Motion to approve the settlement agreement for Project: Riverview Road (S-851) Improvements, Project No. 11149-012, Tract Nos. 12 and 13 as discussed in Executive Session.

(10:33pm)

ADOPTED [Unanimous]

MOVANT: Joel Hamilton

SECOND: Tom Audette

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

3. Motion to approve the name of park as discussed in Executive Session.

(10:34pm)

ADOPTED [Unanimous]

MOVANT: Joel Hamilton

SECOND: Tom Audette

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

4. Motion to authorize the County Manager to issue and sign on behalf of the county, correspondence to the City of Rock Hill objecting to and not consenting to the Southside Redevelopment Plan TIF as discussed in Executive Session and that the County reserves its right to consider future participation or an Intergovernmental Agreement regarding the redevelopment of this area.

(10:34pm)

ADOPTED [Unanimous]

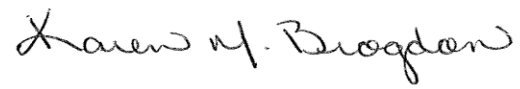
MOVANT: Joel Hamilton

SECOND: Robert Winkler

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

Adjourn

There being no further business, the meeting adjourned at 10:40pm

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