



YORK COUNTY
COUNTY COUNCIL
MINUTES • APRIL 4, 2022



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

(6:01pm) Elizabeth Bowers, Rock Hill/York County Convention and Visitor's Bureau

Appearances

(6:02pm) Council recognized the Rock Hill High School Lady Bearcat Basketball 2022 State Champions.

(6:11pm) Dr. Stacey Moore, President of York Technical College and Facilities Manager, Robbie Brown provided an update on the state of York Technical College and their future plans. Dr. Moore reported that enrollment is up 3% from 2020-2021, a vast majority of students from our service area high schools choose York Tech over any other institution, and there has been a 44% increase in awards and 29% increase in graduates from 2017-2021. Dr. Moore explained that York Technical College is currently at no cost to the students, tuition free through spring 2024. Robbie Brown reported that there are 18 buildings on the campus and 35% of the operating expenses goes to plant operations and 24% goes towards utilities. Currently, the comparison of FY 2021 vs FY 2022 are trending on the same track. There are 35 ongoing capital projects totaling \$3.7million. Finally, Mr. Brown reported that the new Baxter Hood Center is being renovated and they have asked a one-time Legislative request of \$28million to assist with the renovation.

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

(6:25pm) Jeff Carroll, 375 Starlight Drive, Fort Mill, South Carolina addressed Council regarding his concerns with the Morningstar Tower press release and lawsuit.

(6:27pm) Larry Byrd, 375 Starlight Drive, Fort Mill, South Carolina addressed Council regarding his concerns with the Morningstar Tower press release and lawsuit.

(6:29pm) Mackey Gibbs, 375 Starlight Drive, Fort Mill, South Carolina addressed Council regarding her concerns with the Morningstar Tower press release and lawsuit.

(6:31pm) Diana Simone, 375 Starlight Drive, Fort Mill, South Carolina addressed Council regarding her concerns with the Morningstar Tower press release and lawsuit.

(6:34pm) Debbie Anthony, 117 David Court, Fort Mill, South Carolina addressed Council regarding her concerns the Morningstar Tower press release and lawsuit.

(6:36pm) William Nugent, 375 Starlight Drive, Fort Mill, South Carolina addressed Council regarding his concerns with the Morningstar Tower press release and lawsuit.

(6:38pm) Kerri Bishop, 1851 Bon Rea Drive, Rock Hill, South Carolina addressed Council regarding New Indy and potential ordinance violations.

(6:41pm) Ramses Girgis, 375 Starlight Drive, Fort Mill, South Carolina addressed Council regarding his concerns with the Morningstar Tower press release and lawsuit.

(6:43pm) Robert Rummage, 720 Balboa Court, Fort Mill, South Carolina addressed Council regarding his support for the Morningstar Tower.

(6:45pm) Matt Martin, 2429 Gibson Street, Rock Hill, South Carolina addressed Council regarding his support for the Morningstar Tower.

(6:46pm) Ron Perry, 3251 W. Highway 160, Fort Mill, South Carolina addressed Council regarding his support for rezoning 21-21.

Consent Agenda

(6:47pm)

APPROVED [Unanimous]

MOVANT: Joel Hamilton

SECOND: William "Bump" Roddey

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

1. Approval of March 15, 2022 Regular Meeting Minutes

ACCEPTED [Unanimous]

MOVANT: Joel Hamilton

SECOND: William "Bump" Roddey

2. Approval of March 21, 2022 Finance & Operations Committee Minutes

ACCEPTED [Unanimous]

MOVANT: Joel Hamilton

SECOND: William "Bump" Roddey

3. Approval of March 21, 2022 Transportation Committee Minutes

ACCEPTED [Unanimous]

MOVANT: Joel Hamilton

SECOND: William "Bump" Roddey

4. Approval of March 21, 2022 County Council Meeting Minutes

ACCEPTED [Unanimous]

MOVANT: Joel Hamilton

SECOND: William "Bump" Roddey

5. COUNCIL TO AMEND AND GIVE SECOND READING OF AN ORDINANCE AUTHORIZING THE SALE OF 5+/- ACRES OF LAND LOCATED ON MCFARLAND ROAD, YORK, CURRENTLY IDENTIFIED AS A PORTION OF TAX MAP NUMBER 401-00-00-002; TO ENTERTAIN AN OFFER TO PURCHASE THE PARCEL; TO AUTHORIZE THE CHAIRMAN TO EXECUTE THE CONTRACT OF SALE AND DEED; TO PROVIDE FOR A PUBLIC HEARING; AND TO PROVIDE FOR OTHER MATTERS RELATING THERETO.

APPROVED [Unanimous]

MOVANT: Joel Hamilton

SECOND: William "Bump" Roddey

6. Rezoning Action: Consider Third Reading

Case #	21-22
Tax Map #	653-00-00-010; 653-00-00-024; 653-00-00-025
Zoning Request:	To rezone from OI to GC
Acres:	3.5 +/- acres
Council District:	One (1) - Audette
Applicant:	Hall Johnston
Owner:	Millwood, Powell, McMurry
Location:	W. Highway 160, Fort Mill
Planning Commission Date:	February 14, 2022

Staff Recommendation: Approve
PC Recommendation: Approve (9-0) with condition

APPROVED [Unanimous]

MOVANT: Joel Hamilton
SECOND: William "Bump" Roddey

7. Rezoning Action: Consider Third Reading

Case # 22-01
Tax Map # 436-00-00-013(portion)
Zoning Request: To rezone from AGC to RUD
Acres: 1.0 +/- acres
Council District: Five (5) - Cox
Applicant: Debra Spangenberg
Owner: Brannon and Ashlyn Spangenberg
Location: 4211 Madonna Drive, Rock Hill
Planning Commission Date: February 14, 2022
Staff Recommendation: Approve with condition
PC Recommendation: Approve with condition (9-0)

APPROVED [Unanimous]

MOVANT: Joel Hamilton
SECOND: William "Bump" Roddey

8. Rezoning Action: Consider Third Reading

Case # 22-02
Tax Map # 543-00-00-052
Zoning Request: To rezone from ID to RUD
Acres: 7.46 +/- acres
Council District: Six (6) - Guffey
Applicant: Sean Sides and Lori Galster
Owner: Sean Sides and Lori Galster
Location: 5062 Matthews Simril Road, Rock Hill
Planning Commission Date: February 14, 2022
Staff Recommendation: Approve
PC Recommendation: Approve (9-0)

APPROVED [Unanimous]

MOVANT: Joel Hamilton

SECOND: William "Bump" Roddey

9. Approve nominated applicants for service for Boards & Commissions from the Finance & Operations Committee meeting on March 21, 2022: Tracy Plunkett, Council on Aging, Mike Duralia, York County Planning Commission (District 5), George Feindel, York County Culture and Heritage Commission (District 7), Eddie Lee, York County Culture and Heritage Commission (Ex Officio), Dennis Getter, York County Natural Gas Board, and Paul Wise, Bethesda Fire Tax District Board.

APPROVED [Unanimous]

MOVANT: Joel Hamilton

SECOND: William "Bump" Roddey

10. Council to approve 2022 Prioritized Community Needs List for the Community Development Block Grant Program.

APPROVED [Unanimous]

MOVANT: Joel Hamilton

SECOND: William "Bump" Roddey

11. Council to declare a body armored vest and associated equipment as county surplus and to authorize the Spartanburg County Sheriff's Office to purchase the surplus property for a total amount of \$1,001.67.

APPROVED [Unanimous]

MOVANT: Joel Hamilton

SECOND: William "Bump" Roddey

12. Council to declare a 2018 Ford SUV Police Interceptor as surplus, and to further authorize vehicle replacement via existing contract award (Bid #2780) with Santee Ford of Manning SC, for one 2022 Ford Interceptor SUV, for the total cost of \$36,693.00.

APPROVED [Unanimous]

MOVANT: Joel Hamilton

SECOND: William "Bump" Roddey

13. Council to Provide First Reading by Title Only of A MASTER BOND ORDINANCE OF YORK COUNTY, SOUTH CAROLINA PROVIDING FOR THE ISSUANCE AND SALE OF WATER AND SEWER SYSTEM REVENUE BONDS; AND OTHER MATTERS RELATING THERETO.

APPROVED [Unanimous]

MOVANT: Joel Hamilton

SECOND: William "Bump" Roddey

14. Council to Provide First Reading by Title Only of A SERIES ORDINANCE PROVIDING FOR THE ISSUANCE AND SALE OF WATER AND SEWER SYSTEM REVENUE BONDS OF YORK COUNTY, SOUTH CAROLINA IN THE AGGREGATE PRINCIPAL AMOUNT OF NOT EXCEEDING \$[56,000,000]; AND OTHER MATTERS RELATING THERETO.

APPROVED [Unanimous]

MOVANT: Joel Hamilton

SECOND: William "Bump" Roddey

15. Council to authorize the creation of a Park Director Position

APPROVED [Unanimous]

MOVANT: Joel Hamilton

SECOND: William "Bump" Roddey

16. Council to approve entering into an agreement with Turner's Branch Mitigation Bank and purchase mitigation credits for multiple Pennies Projects.

APPROVED [Unanimous]

MOVANT: Joel Hamilton

SECOND: William "Bump" Roddey

17. Council to authorize annual maintenance and support form Patriot Properties, Inc for the County CAMA software in the amount of \$91,000

APPROVED [Unanimous]

MOVANT: Joel Hamilton

SECOND: William "Bump" Roddey

18. Council to authorize the purchase of technology replacement equipment, specifically docking stations, from Dell Marketing LP., of Round Rock TX, for the use by multiple York County Departments, for a total cost of \$17,173.78.

APPROVED [Unanimous]

MOVANT: Joel Hamilton

SECOND: William "Bump" Roddey

19. Council to approve payment of services to PubliQ Software for conversion of data for the new tax software in the amount of \$9,000.

APPROVED [Unanimous]

MOVANT: Joel Hamilton

SECOND: William "Bump" Roddey

20. Council to Approve the FIRST AMENDMENT TO AGREEMENT FOR YORK COUNTY TO SELL SEWER TRANSPORTATION AND TREATMENT SERVICES TO LCWSD

APPROVED [Unanimous]

MOVANT: Joel Hamilton

SECOND: William "Bump" Roddey

Public Hearing(s)

1. Public Hearing

(6:47pm) 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 Joel Hamilton to close the public hearing.

ADOPTED [Unanimous]

MOVANT: Robert Winkler

SECOND: Joel Hamilton

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

Council to hold a Public Hearing and provide Second Reading of AN ORDINANCE AUTHORIZING THE SALE OF A 2,856 SQUARE FOOT (0.0656 OF AN ACRE, MORE OR LESS) PORTION OF A PARCEL LOCATED IN FORT MILL AND PREVIOUSLY IDENTIFIED AS PART OF TAX MAP NUMBER 646-00-00-099, AND WHICH PROPERTY WAS ACQUIRED BY THE COUNTY AS PART OF PROJECT NUMBER 17228-006, HUBERT GRAHAM WAY EXTENSION (DRY RUN ROAD), AND WHICH PROPERTY IS NO LONGER NEEDED FOR THE PROJECT; AUTHORIZING THE CHAIRWOMAN AND COUNTY STAFF TO EXECUTE THE DEED AND ANY RELATED DOCUMENTS NECESSARY TO CLOSE THE TRANSACTION; PROVIDING FOR A PUBLIC HEARING; AND PROVIDING FOR OTHER MATTERS RELATING THERETO.

(6:48pm)

APPROVED [Unanimous]

MOVANT: Joel Hamilton

SECOND: Tom Audette

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

2. Public Hearing

(6:49pm) There being no one 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.

ALLOWED [Unanimous]

MOVANT: William "Bump" Roddey

SECOND: Tom Audette

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

Council to hold a Public Hearing and provide Third Reading of AN ORDINANCE AUTHORIZING THE SALE OF THE E.C. BLACK BUILDING LOCATED AT 13 SOUTH CONGRESS STREET, YORK, SOUTH CAROLINA, 29745, IDENTIFIED BY TAX MAP NUMBERS 070-11-01-008 and 009, "AS IS, WHERE IS" TO THE CITY OF YORK, AND AUTHORIZING THE CHAIRWOMAN, COUNTY MANAGER, AND OTHER COUNTY OFFICIALS TO EXECUTE SUCH DOCUMENTS INCIDENT TO THE CLOSING AND SALE OF THE PROPERTY, INCLUDING THE DEED FOR THE PROPERTY; PROVIDING FOR A PUBLIC HEARING, AND PROVIDING FOR OTHER MATTERS RELATED THERETO.

(6:49pm)

APPROVED [Unanimous]

MOVANT: Robert Winkler

SECOND: Joel Hamilton

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

3. Public Hearing

(6:50pm) Jonathan Buono, Planning and Development Director provided an overview of the proposed rezoning.

The following individuals spoke in favor of the proposed rezoning:

(6:55pm) Erica Kennedy, with ODA Architecture addressed Council regarding her support for the proposed rezoning.

(6:56pm) Ms. Pettus, owner of property at 3260 W. Highway 160, Fort Mill, South Carolina addressed Council regarding her support for the proposed rezoning.

(6:57pm) Ron Perry, 3251 W. Highway 160, Fort Mill, South Carolina addressed Council regarding his support for the proposed rezoning.

(6:57pm) 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 Tom Audette to close the public hearing.

ALLOWED [Unanimous]

MOVANT: Robert Winkler

SECOND: Tom Audette

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

Rezoning Action: Hold a Public Hearing and Consider First Reading

Case #	21-21
Tax Map #	648-00-00-010; 648-00-00-022; 648-00-00-030
Zoning Request:	To rezone from RUD to NC
Acres:	4.90 +/- acres
Council District:	One (1) - Audette
Applicant:	UA Properties, LLC
Owner:	Ron and Dorothy Perry
Location:	3251 W. Highway 160, Fort Mill
Planning Commission Date:	March 14, 2022
Staff Recommendation:	Deny
PC Recommendation:	Approve (6-2 (Barnett and Parham))

(6:58pm)

APPROVED [Unanimous]

MOVANT: Tom Audette

SECOND: Joel Hamilton

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

4. Public Hearing

(6:58pm) Jonathan Buono, Planning and Development Director provided an overview of the proposed rezoning.

The following individuals spoke in favor of the proposed rezoning:

(7:00pm) Brandon Vallier, 398 Maynard Grayson Road, Clover, South Carolina addressed Council regarding his support for the proposed rezoning.

(7:01pm) 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 Joel Hamilton to close the public hearing.

ALLOWED [Unanimous]

MOVANT: Robert Winkler

SECOND: Joel Hamilton

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

Rezoning Action: Hold a Public Hearing and Consider First Reading

Case #	22-04
Tax Map #	2650000085 (portion)
Zoning Request:	To rezone from AGC to RUD
Acres:	1.1 +/- acres
Council District:	Three (3) - Winkler
Applicant:	Brandon and Molly Vallier
Owner:	Brandon and Molly Vallier
Location:	444 Maynard Grayson Road, Clover
Planning Commission Date:	March 14, 2022
Staff Recommendation:	Approve with condition
PC Recommendation:	Approve with condition (7-1 (Barnett))

(7:01pm) Motion to approve with the following conditions: The property must be subdivided so that no more than one zoning district is applied to a parcel. An approved subdivision plat encompassing the portion of the property zoned RUD shall be recorded with the York County Register of Deeds within 90 days of the rezoning approval.

APPROVED [Unanimous]

MOVANT: Robert Winkler

SECOND: Joel Hamilton

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

Old Business

New Business

1. COUNCIL TO APPROVE FIRST READING BY TITLE ONLY OF AN ORDINANCE TO AMEND THE CODE OF THE COUNTY OF YORK, SOUTH CAROLINA, CHAPTER 90.02, "RATES, FEES, AND CHARGES FOR PUBLIC PARK FACILITIES, SERVICES, OR SPONSORSHIPS" IN ORDER TO ESTABLISH USAGE FEES FOR THE NEWLY CONSTRUCTED ALLISON CREEK PARK, ESTABLISH A YEAR-ROUND DAY-USE FEE SCHEDULE AND ANNUAL PASSES FOR ALLISON CREEK PARK AND EBENEZER PARK, TO INCREASE RECREATIONAL VEHICLE AND TENT CAMPING RATES; MODIFY AND INCREASE CERTAIN SHELTER RENTAL RATES AND TO PROVIDE FOR OTHER MATTERS RELATING THERETO.

(7:01pm)

APPROVED [Unanimous]

MOVANT: Robert Winkler

SECOND: Joel Hamilton

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

2. Council to consider approving a funding update regarding eligible funding source for the purchase and replacement of 800 Mhz radios from Motorola Solutions Inc., via the Coronavirus State and Local Fiscal Recovery Funds, for a total amount of \$2,377,795.07.

(7:05pm)

DEFERRED [Unanimous]

MOVANT: Joel Hamilton

SECOND: Allison Love

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

Committee and Other Reports

Council Member New/Non-agenda Comments

(7:06pm) Council member Robert Winkler thanked the District 3 candidates for attending the Council meeting.

(7:07pm) Council member Tom Audette thanked the SCDOT for the completion of the Gold Hill Road and I-77 diversion diamond.

Citizen Concerns

Executive Session

Receipt of Legal Advice/Contractual Matter: Recreation Fees

Receipt of Legal Advice/Contractual Matter: City of Rock Hill Water/Sewer Rate Increase

Receipt of Legal Advice/Contractual Matter: Municipal Inmate Jail Agreements

Receipt of Legal Advice/Contractual Matter: Items #13 and #14 from the Consent Agenda

Matters for consideration following Executive Session

1. Motion to authorize County Management to prepare communication and a press release regarding utility rate increase.

(9:00pm)

ADOPTED [Unanimous]

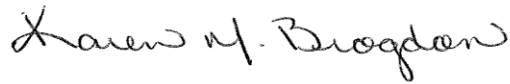
MOVANT: Joel Hamilton

SECOND: Robert Winkler

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

Adjourn

There being no further business, the meeting adjourned at 9:01pm.

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