



YORK COUNTY

COUNTY COUNCIL

MINUTES • OCTOBER 3, 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: Absent, 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

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

(6:04pm) Jim Bradford, 12 Wright Avenue, York, South Carolina addressed Council regarding his support for the proposed impact fees for York School District.

(6:05pm) Kyle Eller, 324 Redberry Court, Clover, South Carolina addressed Council regarding his support for the proposed impact fees for York School District.

(6:09pm) John Paoloca, 3034 Ranger Road, addressed Council regarding his support for the proposed rezoning 22-30 on Ranger Road.

(6:10pm) Karen Brown, 127 Sunnys Way, Fort Mill, South Carolina addressed Council regarding her concerns with animal welfare in York County and the additional criminal activity that goes along with dog fighting.

(6:13pm) Kelly Simoneau, 1280 Parris Road, Rock Hill, South Carolina addressed Council regarding her concerns with animal welfare in York County and the additional criminal activity that goes along with dog fighting.

(6:15pm) Alicia Schwartz, Director of Project Safe Pet, addressed Council regarding her concerns with animal welfare in York County and the additional criminal activity that goes along with dog fighting and would like the County to modify the ordinance to put a cap of how many intact animals a citizen is allowed to own.

(6:18pm) Dominique Moreno, 3066 Tall Grass Bluff, Rock Hill, South Carolina addressed Council regarding alleged false information being said about her in the community.

(6:20pm) Sarah Levins, 660 Sunset Point Drive, Rock Hill, South Carolina addressed Council regarding her concerns with animal welfare in York County and the additional criminal activity that goes along with dog fighting.

(6:23pm) Jonathan Moreno, 3066 Tall Grass Bluff, Rock Hill, South Carolina addressed Council regarding his support for mental health awareness and his concerns with animal welfare in York County and the additional criminal activity that goes along with dog fighting.

(6:25pm) Tracy Caraszki, Cherryville, North Carolina addressed Council regarding her concerns with animal welfare in York County and the additional criminal activity that goes along with dog fighting and would like the County to modify the ordinance to require animal owners to be required to get a permit to own an animal.

(6:27pm) Nathaniel Schell, 1843 Ebenezer Road, Rock Hill, South Carolina addressed Council regarding his concerns with fairness in the justice system in York County.

(6:29pm) Michael Purner, 841 Hollis Lakes Rock Hill, South Carolina addressed Council regarding his concerns with the proposed impact fees for York School District and requested Council to defer the vote to a later date.

Consent Agenda

(6:32pm)

APPROVED [Unanimous]

MOVANT: Joel Hamilton

SECOND: Tom Audette

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

ABSENT: Christi Cox

1. Approval of September 13, 2022 Workshop Minutes

ACCEPTED [Unanimous]

MOVANT: Joel Hamilton

SECOND: Tom Audette

2. Approval of September 14, 2022 Regular Meeting Minutes

ACCEPTED [Unanimous]

MOVANT: Joel Hamilton

SECOND: Tom Audette

3. Approval of September 19, 2022 Finance & Operations Committee Minutes

ACCEPTED [Unanimous]

MOVANT: Joel Hamilton

SECOND: Tom Audette

4. Approval of September 19, 2022 Transportation Committee Minutes

ACCEPTED [Unanimous]

MOVANT: Joel Hamilton

SECOND: Tom Audette

5. Approval of September 19, 2022 County Council Meeting Minutes

ACCEPTED [Unanimous]

MOVANT: Joel Hamilton

SECOND: Tom Audette

6. Approve nominated applicants for service for Boards & Commissions from the Finance & Operations Committee meeting on September 19, 2022: Richard Simeone, Rock Hill/York County Airport Commission, Tiffany Moore, Catawba Regional Workforce Investment Board, Ryant Johnson, Catawba Regional Workforce Investment Board, David Dickson, Stormwater Appeals Board, Ronnie Taylor, Veterans Memorial Park Advisory Committee, Marion Ramsey, Veterans Memorial Park Advisory Committee, Edward Luczak, Board of Assessment Appeals (District 4), and Robert Carter, York County Forever (District 4).

APPROVED [Unanimous]

MOVANT: Joel Hamilton

SECOND: Tom Audette

7. Rezoning Action: Consider Third Reading

Case #	22-20
Tax Map #	619-00-00-020; 619-00-00-022; 619-00-00-058
Zoning Request:	To rezone from RSF-40 and NC to GC
Acres:	6.77 +/- acres
Council District:	Five (5) - Cox
Applicant:	William D. Nichols
Owner:	William D. Nichols
Location:	Mount Holly Road, Rock Hill
Planning Commission Date:	August 8, 2022

Staff Recommendation: Deny
PC Recommendation: Approve

APPROVED [Unanimous]

MOVANT: Joel Hamilton

SECOND: Tom Audette

8. Rezoning Action: Consider Third Reading

Case # 22-23
Tax Map # 673-00-00-085 (portion) and 673-00-00-058 (portion)
Zoning Request: To rezone from RMX-20 to RSF-40 and RSF-40 to RMX-20
Acres: 0.162 +/- acres
Council District: Five (5) - Cox
Applicant: Melanie Tinkler-Stuck
Owner: Stuck/Tinkler-Stuck/Klepper/Bagley
Location: Lesslie Highway/Willwood Road, Rock Hill
Planning Commission Date: August 8, 2022
Staff Recommendation: Approve
PC Recommendation: Approve

APPROVED [Unanimous]

MOVANT: Joel Hamilton

SECOND: Tom Audette

9. Rezoning Action: Consider Third Reading

Case # 22-25
Tax Map # 716-00-00- (002, 051, 057, 069, 076, 078, 079, 080, 081, 082, 083, 084) and 717-00-00-008
Zoning Request: Major PD Amendment
Acres: 355 +/- acres
Council District: One (1) - Audette
Applicant: Cato Land Development, Inc.
Owner: Cato Land Development, Inc./The Cato Corporation
Location: Deerfield Drive/Springfield Parkway, Fort Mill
Planning Commission Date: August 8, 2022
Staff Recommendation: Approve
PC Recommendation: Approve

APPROVED [Unanimous]

MOVANT: Joel Hamilton

SECOND: Tom Audette

10. Rezoning Action: Consider Third Reading

Case #	22-26
Tax Map #	282-00-00-029 (portion) and 282-00-00-059
Zoning Request:	To rezone from AGC to RUD
Acres:	14.50 +/- acres
Council District:	Two (2) - Love
Applicant:	Tim Helline
Owner:	James and Jennifer Stalford
Location:	Hines Road, Clover
Planning Commission Date:	August 8, 2022
Staff Recommendation:	Approve
PC Recommendation:	Approve

APPROVED [Unanimous]

MOVANT: Joel Hamilton

SECOND: Tom Audette

11. Council to approve a one year contract renewal with PSD Software LLC of Marietta GA, regarding RFP #2610 for fleet & facility management software services for use by the Public Works Department, for a total cost of \$15,100.00.

APPROVED [Unanimous]

MOVANT: Joel Hamilton

SECOND: Tom Audette

12. Council to approve the additional purchase of 11 rugged Getac V110 G6 Mobile Data Terminals, 11 Havis Docks, and 11 Getac V110 Office Docks from Preferred Communications Inc., of Butner NC, in accordance to provisions via Bid #2814, for a total cost of \$47,551.12.

APPROVED [Unanimous]

MOVANT: Joel Hamilton

SECOND: Tom Audette

13. Council to approve the purchase of two new, unused, custom Pierce Pumpers with cab and chassis for use by the Riverview and McConnells Fire Departments and two new, unused, custom Pierce Tankers with cab and chassis for use by the Bethel and Hickory Grove Fire Departments, from Spartan Fire and Emergency Apparatus Inc., of Roebuck SC, for a total cost of \$2,588,860.00, in accordance to the Cooperative Purchase provision as defined in section 35.008 (C)(2) of the York County Procurement Code.

APPROVED [Unanimous]

MOVANT: Joel Hamilton

SECOND: Tom Audette

14. Council to approve alternative methods of procurement regarding the purchase of FY 2022-2023 replacement vehicles.

APPROVED [Unanimous]

MOVANT: Joel Hamilton

SECOND: Tom Audette

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

APPROVED [Unanimous]

MOVANT: Joel Hamilton

SECOND: Tom Audette

16. Council to Consider Initiating a Rezoning pursuant to York County Code of Ordinances §155.1137(A)(1) to re-zone certain properties designated on the attached Parks and Recreation District Rezoning Parcels List dated October 3, 2022 into the newly created Parks and Recreation Zoning District.

APPROVED [Unanimous]

MOVANT: Joel Hamilton

SECOND: Tom Audette

17. COUNCIL TO PROVIDE AUTHORIZATION TO APPLY AND TO ACCEPT IF AWARDED, A SOUTH CAROLINA COORDINATION COUNCIL GRANT IN THE AMOUNT OF \$250,000.

APPROVED [Unanimous]

MOVANT: Joel Hamilton

SECOND: Tom Audette

18. Council to approve Utility Relocation Agreement with AT&T totaling \$35,312.20 for Pennies 4 Project 17228-010 Sutton Rd/New Gray Rock Rd Intersection Improvements, and authorizing The County Manager to execute the Relocation Agreements.

APPROVED [Unanimous]

MOVANT: Joel Hamilton

SECOND: Tom Audette

Public Hearing(s)

1. Public Hearing

(6:33pm) Jonathan Buono, Planning and Development Director provided an overview of the proposed rezoning.

The following individuals spoke in opposition of the proposed rezoning:

(6:42pm) Aaron Honeycutt, 713 Honeycutt Court, Fort Mill, South Carolina addressed Council regarding his opposition to the proposed rezoning.

The following individuals spoke in favor of the proposed rezoning:

(6:43pm) Andy Lidle, 517 Cux Haven Court, Fort Mill, South Carolina addressed Council regarding his support for the proposed rezoning.

(6:46pm) There being no one else interested in speaking for or against the proposed rezoning a motion was made by Council member William "Bump" Roddey and seconded by Council member Allison Love to close the public hearing.

ALLOWED [Unanimous]

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

Rezoning Action: Hold a Public Hearing and Consider First Reading

Case #	22-16
Tax Map #	726-00-00-087 (portion)
Zoning Request:	To rezone from RMX-20 and NC to LI
Acres:	7 +/- acre portion of 52.5 acre parcel
Council District:	One (1) - Audette
Applicant:	Salem Builders
Owner:	Pats Properties
Location:	7573 Regent Parkway, Fort Mill
Planning Commission Date:	June 13, 2022
Staff Recommendation:	Deny
PC Recommendation:	Approve

(6:46pm) 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 LI shall be recorded with the York County Register of Deeds within 90 days of the rezoning approval.

With the exception of any contradictions to building and zoning code requirements, the development must be substantially consistent with the conceptual rendering and conceptual site plan provided with the rezoning application.

APPROVED [Unanimous]

MOVANT: Tom Audette
SECOND: Joel Hamilton
AYES: Audette, Love, Winkler, Roddey, Guffey, Hamilton
ABSENT: Christi Cox

2. Public Hearing

(6:48pm) Jonathan Buono, Planning and Development Director provided an overview of the proposed rezoning.

The following individuals spoke in opposition of the proposed rezoning:

(6:53pm) Harry Johnson, 3591 Enterprise Drive, Rock Hill, South Carolina addressed Council regarding his opposition to the proposed rezoning.

(6:56pm) Robert Haley, 3425 Marshall Road, Rock Hill, South Carolina addressed Council regarding his opposition to the proposed rezoning.

(6:58pm) Joe Allen, 2376 West Brook Road, Rock Hill, South Carolina addressed Council regarding his opposition to the proposed rezoning.

(7:00pm) Linda Christopher, Strawberry Road, Rock Hill, South Carolina addressed Council regarding her opposition to the proposed rezoning.

(7:00pm) Darren Nichols, 2196 Strawberry Road, Rock Hill, South Carolina addressed Council regarding his opposition to the proposed rezoning.

The following individuals spoke in favor of the proposed rezoning:

(7:03pm) Name Unknown, 4565 Pamela Court, Illinois addressed Council regarding his support for the proposed rezoning.

(7:07pm) Ben Johnson, 310 College Avenue, Rock Hill, South Carolina addressed Council regarding his support for the proposed rezoning.

(7:19pm) 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 Joel Hamilton to close the public hearing.

ALLOWED [Unanimous]

MOVANT: William "Bump" Roddey

SECOND: Joel Hamilton

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

ABSENT: Christi Cox

Rezoning Action: Hold a Public Hearing and Consider First Reading

Case #	22-21
Tax Map #	617-00-00- (001, 026, 077, 084, 085, 086, 087)
Zoning Request:	Major PD Amendment
Acres:	179 +/- acres
Council District:	Five (5) – Cox
Applicant:	KCS Icebox Lazy Hawk
Owner:	KCS Icebox Lazy Hawk, Lazy Hawk POA, Tom Cat Too, CAT Real Estate Holdings, LLC
Location:	Lazy Hawk Road, Rock Hill
Planning Commission Date:	September 12, 2022

Staff Recommendation: Approve
PC Recommendation: Approve

(7:19pm)

APPROVED [Unanimous]

MOVANT: Brandon Guffey
SECOND: Tom Audette
AYES: Audette, Love, Winkler, Roddey, Guffey, Hamilton
ABSENT: Christi Cox

3. Public Hearing

(7:31pm) Jonathan Buono, Planning and Development Director provided an overview of the proposed rezoning.

The following spoke in favor of the proposed rezoning:

(7:37pm) Nate Negrin, Applicant addressed Council regarding his support for the proposed rezoning.

(7:42pm) 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 Joel Hamilton to close the public hearing.

ALLOWED [Unanimous]

MOVANT: William "Bump" Roddey
SECOND: Joel Hamilton
AYES: Audette, Love, Winkler, Roddey, Guffey, Hamilton
ABSENT: Christi Cox

Rezoning Action: Hold a Public Hearing and Consider First Reading

Case #	22-24
Tax Map #	658-00-00-044
Zoning Request:	To rezone from RSF-30 to LI
Acres:	1.0 +/- acres
Council District:	One (1) - Audette
Applicant:	Nathaniel Negrin
Owner:	Eddie Smith
Location:	191-195 S. Sutton Road, Fort Mill
Planning Commission Date:	September 12, 2022
Staff Recommendation:	Deny
PC Recommendation:	Deny (5-3 Simmons, Duralia, Belton)

(7:42pm) Motion to approve with the following conditions:

The existing block building at the front property line shall be removed prior to final zoning compliance approval.

The site plan shall be designed to close the two existing access points onto Sutton Road from tax map parcel 6580000044. The access points shall be closed prior to final zoning compliance approval.

Access to the site expansion area shall be taken from Sutton Road through the existing access on tax map parcel 6580000090.

APPROVED [Unanimous]

MOVANT: Tom Audette
SECOND: Joel Hamilton
AYES: Audette, Love, Winkler, Roddey, Hamilton
ABSENT: Christi Cox, Brandon Guffey

4. Public Hearing

(7:43pm) Jonathan Buono, Planning and Development Director provided an overview of the proposed rezoning.

(7:45pm) 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 Allison Love to close the public hearing.

ALLOWED [Unanimous]

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

Rezoning Action: Hold a Public Hearing and Consider First Reading

Case #	22-28
Tax Map #	608-00-00-213
Zoning Request:	To rezone from RMX-20 to RSF-30
Acres:	7.743 +/- acres
Council District:	Five (5) - Cox
Applicant:	Taylor Diane Belue
Owner:	Taylor Diane Belue
Location:	Marshall Road, Rock Hill

Planning Commission Date: September 12, 2022
Staff Recommendation: Approve
PC Recommendation: Approve

(7:45pm)

APPROVED [Unanimous]

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

5. Public Hearing

(7:45pm) Jonathan Buono, Planning and Development Director provided an overview of the proposed rezoning.

The following individuals spoke in favor of the proposed rezoning:

(7:47pm) Kevin Neibert, 321 Rainbow Circle, Clover, South Carolina addressed Council regarding his support for the proposed rezoning.

(7:49pm) Chris and Karen Clouse, 335 Rainbow Circle, Clover, South Carolina addressed Council regarding their support for the proposed rezoning.

(7:52pm) George Sells, 198 Rainbow Circle, Clover, South Carolina addressed Council regarding his support for the proposed rezoning.

(7:53pm) Courtney Demour, 115 Rainbow Circle, Clover, South Carolina addressed Council regarding her support for the proposed rezoning.

(7:55pm) Toni Pasour, 450 Rainbow Circle, Clover, South Carolina addressed Council regarding her support for the proposed rezoning.

(7:57pm) Donna Martin, 433 Terrapin Lane, Clover, South Carolina addressed Council regarding her support for the proposed rezoning.

(7:58pm) Gary and Marilyn Hoffman, 112 Rainbow Circle, Clover, South Carolina addressed Council regarding their support for the proposed rezoning.

(8:02pm) There being no one else interested in speaking for or against the proposed rezoning a motion was made by Council member Allison Love and seconded by Council member Joel Hamilton to close the public hearing.

ALLOWED [Unanimous]

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

Rezoning Action: Hold a Public Hearing and Consider First Reading

Case # 22-29
Tax Map # 465-00-00-029 and 465-00-00-048
Zoning Request: To rezone from RSF-40 to RUD
Acres: 10.0 +/- acres
Council District: Two (2) - Love
Applicant: Gary and Marilyn Hoffman
Owner: Gary and Marilyn Hoffman
Location: 112 Rainbow Circle and 2112 Highway 557, Clover
Planning Commission Date: September 12, 2022
Staff Recommendation: Approve
PC Recommendation: Approve

(8:02pm)

APPROVED [Unanimous]

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

6. Public Hearing

(8:07pm) Jonathan Buono, Planning and Development Director provided an overview of the proposed rezoning.

The following individuals spoke in opposition of the proposed rezoning:

(8:09pm) Trent Dye, 3026 Ranger Road, Clover, South Carolina addressed Council regarding his opposition to the proposed rezoning.

(8:09pm) Scott Young, 3010 Ranger Road, Clover, South Carolina addressed Council regarding his opposition to the proposed rezoning.

(8:12pm) Judy Queen, 3111 Ranger Road, Clover, South Carolina addressed Council regarding her opposition to the proposed rezoning.

The following individuals spoke in favor of the proposed rezoing:

(8:14pm) John Paoloca, 3034 Ranger Road, Clover, South Carolina addressed Council regarding his support for the proposed rezoning.

(8:17pm) There being no one else interested in speaking for or against the proposed rezoning a motion was made by Council member William "Bump" Roddey and seconded by Council member Allison Love to close the public hearing.

ALLOWED [Unanimous]

MOVANT: William "Bump" Roddey

SECOND: Allison Love

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

ABSENT: Christi Cox

Rezoning Action: Hold Public Hearing and Consider First Reading

Case #	22-30
Tax Map #	182-00-00-079
Zoning Request:	To rezone from AGC to RUD
Acres:	8.128 +/- acres
Council District:	Three (3) - Winkler
Applicant:	John Paoloca
Owner:	John Paoloca
Location:	Ranger Road, Clover
Planning Commission Date:	September 12, 2022
Staff Recommendation:	Approve
PC Recommendation:	Approve

(8:18pm) Motion was made by Council member Allison Love and seconded by Council member Brandon Guffey to deny the proposed rezoning.

FAILED [2 to 4]

MOVANT: Allison Love

SECOND: Brandon Guffey

AYES: Allison Love, Brandon Guffey

NAYS: Tom Audette, Robert Winkler, William "Bump" Roddey, Joel Hamilton

ABSENT: Christi Cox

Motion to approve first reading.

(8:27pm)

ADOPTED [5 to 1]

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

7. Public Hearing

(8:29pm) 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 William "Bump" Roddey to close the public hearing.

ALLOWED [Unanimous]

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

Council to Hold a Public Hearing and Provide Third Reading of AN ORDINANCE AMENDING TITLE XIII: GENERAL OFFENSES, OF THE YORK COUNTY CODE OF ORDINANCES IN ORDER TO ADD CHAPTER 131: PROHIBITED OR RESTRICTED CONDUCT; TO ADD DEFINITIONS CONCERNING CONDUCT THAT IS PROHIBITED OR RESTRICTED, INCLUDING, BUT NOT LIMITED TO, AGGRESSIVE MANNER, BUSKER, PANHANDLING, SOLICITING OR SOLICITATION, AND TRESPASS; TO DELINEATE BEHAVIOR OR ACTIVITY THAT CONSTITUTES PROHIBITED OR RESTRICTED CONDUCT, INCLUDING BUT NOT LIMITED TO, OBSTRUCTING PUBLIC RIGHTS-OF-WAY, BLOCKING RIGHTS-OF-WAY, AGGRESSIVE SOLICITATION, DISORDERLY CONDUCT, CAMPING ON PUBLIC PROPERTY WITHOUT PERMISSION, CHARITABLE SOLICITATION, DAMAGING COUNTY PROPERTY, AND TRESPASSING UPON COUNTY PROPERTY; TO PROVIDE PENALTIES FOR VIOLATING THE RESTRICTIONS OR PROHIBITIONS OF CERTAIN CONDUCT; TO CONDUCT A PUBLIC HEARING; AND TO PROVIDE FOR OTHER MATTERS RELATED THERETO.

(8:29pm)

APPROVED [Unanimous]

MOVANT: Tom Audette

SECOND: Joel Hamilton

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

ABSENT: Christi Cox

8. Public Hearing

(8:48pm) There being no one interested in speaking for or against the proposed ordinance a motion was made by Council member Joel Hamilton and seconded by Council member Tom Audette to close the public hearing.

ALLOWED [Unanimous]

MOVANT: Joel Hamilton

SECOND: Tom Audette

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

ABSENT: Christi Cox

Council to Hold a Public Hearing and Provide Third Reading of AN ORDINANCE AUTHORIZING THE DEFEASANCE OF CERTAIN WATER AND SEWER SYSTEM REVENUE BONDS OF YORK COUNTY, SOUTH CAROLINA, APPROPRIATING MONEYS TO PROVIDE FOR SUCH DEFEASANCE AND TO ACQUIRE CERTAIN WATER AND SEWER ASSETS, PROVIDING FOR THE REIMBURSEMENT OF CERTAIN OF SUCH MONEYS FROM THE PROCEEDS OF TAX-EXEMPT BONDS, AND PROVIDING FOR CERTAIN MATTERS RELATING THERETO.

(8:48pm)

APPROVED [Unanimous]

MOVANT: Allison Love

SECOND: Joel Hamilton

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

ABSENT: Christi Cox

9. Public Hearing

(8:50pm) There being no one interested in speaking for or against the proposed ordinance a motion was made by Council member Joel Hamilton and seconded by Council member Tom Audette to close the public hearing.

ALLOWED [Unanimous]

MOVANT: Joel Hamilton

SECOND: Tom Audette

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

ABSENT: Christi Cox

COUNCIL TO HOLD A PUBLIC HEARING AND PROVIDE FIRST READING OF AN ORDINANCE TO AMEND CHAPTER 154: LAND DEVELOPMENT CODE, TO ALLOW DESIGN PROFESSIONALS OTHER THAN LANDSCAPE ARCHITECTS TO SUBMIT CERTAIN PLANTING PLANS; TO AMEND CHAPTER 155: ZONING CODE, TO AMEND SEVERAL USE DEFINITIONS, TO ALLOW EVENT VENUES AS A CONDITIONAL USE IN AGC, AGC-I, RUD, AND RUD-I, TO AMEND THE DEVELOPMENT STANDARDS FOR EVENT VENUES, TO ELIMINATE RURAL EVENT VENUES AS A TEMPORARY USE, TO ADD TRADE SERVICES AS A PERMITTED USE IN CERTAIN DISTRICTS, TO APPLY CONDITIONS TO HEAVY MACHINERY SALES, RENTAL, OR REPAIR USES, TO REDUCE THE REQUIRED BUFFERS FOR SELF-STORAGE FACILITIES WITH INTERIOR STORAGE ENTRANCES, TO REDUCE THE MINIMUM SEPARATION REQUIREMENTS FOR TATTOO AND BODY PIERCING ESTABLISHMENTS, TO ALLOW SHRUB PLANTING TO BE WAIVED IF REQUIRED BUFFERS HAVE EXCESS TREES, TO REDUCE THE MINIMUM PLANTING SIZE OF SMALL MATURING TREES, TO REVISE THE BUFFERYARD TYPE AND SPECIFICATION TABLES, AND TO INCREASE THE FLEXIBILITY OF ALTERNATIVE BUFFERYARD COMPLIANCE; TO PROVIDE FOR A PUBLIC HEARING; AND TO PROVIDE FOR OTHER MATTERS RELATING THERETO.

(8:49pm)

APPROVED [Unanimous]

MOVANT: William "Bump" Roddey

SECOND: Joel Hamilton

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

ABSENT: Christi Cox

Old Business

1. Rezoning Action: Consider Second Reading

Case #

21-02

Tax Map #

555-00-00-044

Zoning Request:

To rezone from RSF-30 to NC

Acres: 1.93 +/- acres
Council District: Two (2) - Love
Applicant: Sheldon Brown
Owner: Sheldon Brown
Location: 5001 W. Liberty Hill Road, York
Planning Commission Date: December 13, 2021
Staff Recommendation: Deny
PC Recommendation: Deny (8-1)

(8:54pm)

DEFERRED [Unanimous]

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

New Business

1. Council to Consider Adopting a RESOLUTION SUPPORTING AND AUTHORIZING THE EXERCISE OF THE COUNTY’S POWER OF EMINENT DOMAIN FOR PURPOSES OF CONDEMNATION OF THE WATER AND SEWER UTILITY SYSTEM, INCLUDING ALL ASSETS, PERSONAL PROPERTY ATTENDANT TO THE OPERATION OF THE UTILITY SYSTEM, INFRASTRUCTURE, REAL PROPERTY, EASEMENTS, AND ANY APPURTENANCES THERETO CONTROLLED AND OPERATED BY BLUE GRANITE WATER COMPANY (F/K/A CAROLINA WATER SERVICE, INC.) LOCATED WITHIN THE FRANCHISE TERRITORY (THE “BG SYSTEM”) AS ACKNOWLEDGED AND APPROVED UNDER THE FRANCHISE AGREEMENT BETWEEN YORK COUNTY AND CAROLINA WATER SERVICE, INC., DATED FEBRUARY 5, 2018; ADDING THE BG SYSTEM TO THE YORK COUNTY WATER AND SEWER SERVICE TERRITORY; ENDING THE FRANCHISE AGREEMENT WITH BLUE GRANITE WATER COMPANY (F/K/A CAROLINA WATER SERVICE, INC.), ONCE THE COUNTY TAKES THE BG SYSTEM THROUGH THE CONDEMNATION PROCEEDING; AMENDING THE MAPS OF THE YORK COUNTY WATER AND SEWER SERVICE AREA TO REFLECT SUCH ACQUISITION THROUGH CONDEMNATION; AUTHORIZING THE COUNTY TO ENTER INTO AN ASSET TURNOVER AGREEMENT (“ATA”) WITH BLUE GRANITE WATER COMPANY GOVERNING THE TERMS AND RESPECTIVE OBLIGATIONS RELATED TO THE TRANSFER OF THE BG SYSTEM AND SERVICE AREA (WITHIN THE FRANCHISE TERRITORY) TO YORK COUNTY; AUTHORIZING PURSUIT OF ASSIGNMENT TO YORK COUNTY OF THE EXISTING WATER SUPPLY AGREEMENT BETWEEN CHARLOTTE MECKLENBURG UTILITIES AND BLUE GRANITE OR ALTERNATIVELY, PURSUING AN INDEPENDENT EMERGENCY WATER SUPPLY AGREEMENT WITH CHARLOTTE MECKLENBURG UTILITIES TO FACILITATE ADEQUATE WATER SUPPLY TO THE BG SYSTEM ONCE ACQUIRED; AUTHORIZING THE EXECUTION OF ANY DOCUMENTS NECESSARY OR RELATED TO THE AUTHORIZED CONDEMNATION ACTION AND TRANSACTIONS CONTEMPLATED HEREIN; AND PROVIDING FOR OTHER MATTERS RELATED THERETO.

(8:55pm) Motion to approve without referral to a Committee.

APPROVED [Unanimous]

MOVANT: Allison Love

SECOND: Joel Hamilton

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

ABSENT: Christi Cox

2. Council to Provide First Reading 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.

(8:58pm)

APPROVED [Unanimous]

MOVANT: Joel Hamilton

SECOND: Tom Audette

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

ABSENT: Christi Cox

3. Council to Provide First Reading 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 \$26,950,000; AND OTHER MATTERS RELATING THERETO.

(8:58pm)

APPROVED [Unanimous]

MOVANT: Tom Audette
SECOND: Allison Love
AYES: Audette, Love, Winkler, Roddey, Guffey, Hamilton
ABSENT: Christi Cox

4. COUNCIL TO CONSIDER FIRST READING OF AN ORDINANCE ADOPTING A PUBLIC EDUCATION FACILITIES IMPACT FEE ("IMPACT FEE") TO BE IMPOSED ON ALL NEW RESIDENTIAL DEVELOPMENT IN THE YORK SCHOOL DISTRICT NO. 1 PURSUANT TO YORK COUNTY ORDINANCE NO. 2718; ADOPTING 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 \$12,469, AN ESTABLISHED IMPACT FEE FOR A MULTI-FAMILY DWELLING UNIT AT \$10,237, AND AN ESTABLISHED IMPACT FEE FOR A MOBILE HOME AT \$11,165; TO AUTHORIZE INTERGOVERNMENTAL AGREEMENTS BETWEEN YORK COUNTY AND THE YORK SCHOOL DISTRICT, AND YORK COUNTY AND THE MUNICIPALITIES OF YORK, SHARON, HICKORY GROVE, MCCONNELLS, AND SMYRNA, 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.

(8:59pm)

APPROVED [Unanimous]

MOVANT: Tom Audette
SECOND: Joel Hamilton
AYES: Audette, Love, Winkler, Roddey, Guffey, Hamilton
ABSENT: Christi Cox

5. Council to approve award regarding Bid #2834 for the purchase of two unmanned aerial vehicles for use by the Sheriff's Office, to the lowest responsive and responsible bidder, Skydio Inc., of San Mateo CA, for a total cost of \$36,086.82, as apart of the Coronavirus State and Local Fiscal Recovery Funds.

(9:14pm)

APPROVED [Unanimous]

MOVANT: Tom Audette

SECOND: Allison Love

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

ABSENT: Christi Cox

Committee and Other Reports

(9:15pm) Economic Development Committee Meeting, Monday, October 3, 2022, 5:00pm
Chairman Joel Hamilton

Council Member New/Non-agenda Comments

(9:17pm) Council member Allison Love thanked Council for their support of the Blue Granite purchase and congratulated the citizens in the Blue Granite service area.

(9:17pm) Council member William "Bump" Roddey stated that he appreciated all the citizens comments and participation at the meeting tonight.

(9:19pm) Council member Joel Hamilton also stated his excitement for the Blue Granite purchase.

(9:20pm) Council member Tom Audette stated that the County was granted the funds needed for the restructuring of the Carowinds Boulevard exit on I-77.

(9:21pm) Council member Brandon Guffey stated that he would like to see the recode issues with short-term rentals and electronic billboards on I-77 brought back to the Planning and Zoning Committee for discussion. In addition, Council member Guffey would like a workshop on the York School District Impact Fees.

(9:23pm) Vice-Chairman Robert Winkler thanked staff for their work on the Blue Granite purchase.

Citizen Concerns

Executive Session

Receipt of Legal Advice: Request to Authorize Condemnation regarding Project No. 11149-004, Tract 55 (US 21/SC 51)

Matters for consideration following Executive Session

1. Motion to authorize condemnation regarding Project No. 11149-004, Tract 55 (US 21/SC 51)

(9:35pm)

ADOPTED [Unanimous]

MOVANT: Joel Hamilton

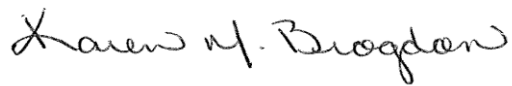
SECOND: Tom Audette

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

ABSENT: Christi Cox

Adjourn

There being no further business, the meeting adjourned at 9:35pm.

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