



**YORK COUNTY
COUNTY COUNCIL**

MINUTES • NOVEMBER 7, 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

Richard Simeone, Rock Hill/York County Airport Commission
Ronnie Taylor, Veterans Memorial Park Advisory Committee

Appearances

(6:05pm) Council recognized Council member Brandon Guffey on his service on York County Council.

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

(6:16pm) Jerry Greene, 3020 Legion Road, Smyrna, South Carolina addressed Council regarding his request to rescind his resignation of employment with York County.

(6:18pm) Jennifer Bolin, 414 Allwood Road, York, South Carolina addressed Council regarding her support for the proposed York School District Impact Fee.

(6:19pm) Ken Verne, Illionis, addressed Council regarding his support for the Lazy Hawk rezoning.

(6:20pm) Ronnie Taylor, 1411 Lincoln Road, York, South Carolina invited everyone to the Veteran's Day Parade on Saturday, November 12, 2022.

(6:22pm) Michael Pruner, 841 Hollis Lakes Road, Rock Hill, South Carolina addressed Council regarding his opposition to the York School District Impact Fee.

(6:24pm) Kristy Spears, Chairman of Fort Mill School Board addressed Council regarding her support for the Fort Mill School District Impact Fee Amendment.

(6:25pm) Kerri Bishop, 1831 Bon Rea Drive, Rock Hill, South Carolina addressed Council regarding her concerns with New Indy.

(6:27pm) Wes Tuttle, 2066 Mason's Bend Drive, Fort Mill, South Carolina addressed Council regarding his support for the funding for York County Chamber Workforce Development Funding.

(6:29pm) Nate Pierce, 507 East Main Street, Rock Hill, South Carolina addressed Council regarding his concerns with the proposed amendments to event venues in York County.

(6:32pm) Chris Revels, Chairman of York School District Board District 1 addressed Council regarding his support of the proposed impact fees for York School District.

(6:34pm) Kyle Eller, 324 Redberry Court, Clover, South Carolina addressed Council regarding his support for the proposed ordinance that will allow tattoo businesses in York County. Mr. Eller also addressed Council regarding his support for the proposed York School District Impact Fees.

(6:36pm) Emily Miskelly, 2nd grader at Jefferson Elementary School addressed Council regarding her support for the proposed York School District Impact Fees.

(6:37pm) Jim Bradford, addressed Council regarding his support for the proposed York School District Impact Fees.

(6:39pm) Matthew Snyder, 184 Avery Jones Lane, Rock Hill, South Carolina addressed Council regarding his support for the proposed ordinance that will allow tattoo businesses in York County.

Consent Agenda

(6:41pm)

APPROVED [Unanimous]

MOVANT: William "Bump" Roddey

SECOND: Tom Audette

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

1. Approval of October 11, 2022 Workshop Minutes

ACCEPTED [Unanimous]

MOVANT: William "Bump" Roddey

SECOND: Tom Audette

2. Approval of October 17, 2022 Finance & Operations Committee Minutes

ACCEPTED [Unanimous]

MOVANT: William "Bump" Roddey

SECOND: Tom Audette

3. Approval of October 17, 2022 County Council Meeting Minutes

ACCEPTED [Unanimous]

MOVANT: William "Bump" Roddey

SECOND: Tom Audette

4. Approval of October 25, 2022 Special Called Meeting Minutes

ACCEPTED [Unanimous]

MOVANT: William "Bump" Roddey

SECOND: Tom Audette

5. Rezoning Action: Consider Third 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

APPROVED [Unanimous]

MOVANT: William "Bump" Roddey

SECOND: Tom Audette

6. Rezoning Action: Consider Third 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)

APPROVED [Unanimous]

MOVANT: William "Bump" Roddey
SECOND: Tom Audette

7. Rezoning Action: Consider Third 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

APPROVED [Unanimous]

MOVANT: William "Bump" Roddey
SECOND: Tom Audette

8. Rezoning Action: Consider Third 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

APPROVED [Unanimous]

MOVANT: William "Bump" Roddey

SECOND: Tom Audette

9. Approve nominated applicants for service for Boards & Commissions from the Finance & Operations Committee meeting on October 17, 2022: Nick Maizy, Catawba Regional Workforce Investment Board, Porter Gable, Rock Hill/York County Convention and Visitor's Bureau (District 3), and Cal Williams, Accommodations Tax Advisory Committee.

APPROVED [Unanimous]

MOVANT: William "Bump" Roddey

SECOND: Tom Audette

10. Council to consider First Reading by Title Only of AN ORDINANCE AMENDING CHAPTER 90: PARKS AND RECREATION, OF THE YORK COUNTY CODE OF ORDINANCES BY ADDING SECTION 90.03, EXCEPTION ALLOWING FOR ALCOHOL USE IN CONJUNCTION WITH CERTAIN APPROVED EVENTS OCCURRING AT COUNTY-OWNED PARKS; TO PERMIT THE SERVING AND CONSUMPTION OF ALCOHOL AT CERTAIN EVENTS OCCURRING AT PUBLIC PARKS IF EXPRESS APPROVAL IS FIRST GRANTED BY THE COUNTY MANAGER AND COUNTY ATTORNEY UPON DEMONSTRATION BY AN EVENT ORGANIZER THAT SPECIFIC REQUIREMENTS ARE MET TO ENSURE COMPLIANCE WITH APPLICABLE STATE LAWS AND TO ENSURE PRECAUTIONS ARE IN PLACE TO PROMOTE THE SAFETY OF ATTENDEES AS WELL AS THE PUBLIC AT LARGE; TO AUTHORIZE REVOCATION OF ANY GRANTED APPROVAL IF AN EVENT ORGANIZER FAILS TO PROPERLY DEMONSTRATE ADHERENCE TO THE REQUIREMENTS; TO AMEND SECTION 90.99, PENALTY, BY EXEMPTING SECTION 90.03 FROM THE EXISTING PENALTIES THEREIN; AND TO PROVIDE FOR OTHER MATTERS RELATED THERETO.

APPROVED [Unanimous]

MOVANT: William "Bump" Roddey

SECOND: Tom Audette

11. Council to consider entering into an intergovernmental agreement to provide building review, permitting, and inspections in the Town of Hickory Grove.

APPROVED [Unanimous]

MOVANT: William "Bump" Roddey

SECOND: Tom Audette

12. Council to approve and authorize the execution of the Second Amendment to the Intergovernmental Agreement for the Maintenance and Use of York County Veterans Memorial Park by and between, York County and the City of York.

APPROVED [Unanimous]

MOVANT: William "Bump" Roddey

SECOND: Tom Audette

13. COUNCIL TO APPROVE AN ASSIGNMENT AND ASSUMPTION OF A PERFORMANCE GRANT AGREEMENT BY AND AMONG SCHUFF STEEL COMPANY, BANKER STEEL LLC, THE SOUTH CAROLINA COORDINATING COUNCIL AND YORK COUNTY

APPROVED [Unanimous]

MOVANT: William "Bump" Roddey

SECOND: Tom Audette

14. COUNCIL TO PROVIDE AUTHORIZATION TO APPLY FOR AND ACCEPT IF AWARDED, THE BUILDING RESILIENT INFRASTRUCTURE AND COMMUNITIES GRANT.

APPROVED [Unanimous]

MOVANT: William "Bump" Roddey

SECOND: Tom Audette

15. Council to approve the execution of Amendment #2 with Michael Baker International in the amount of \$105,201.73 for Project 17228-010: Sutton Road Intersection Improvements.

APPROVED [Unanimous]

MOVANT: William "Bump" Roddey

SECOND: Tom Audette

16. Council to approve change order request #1 regarding Bid #2819 to include additional soil remediation work for the footings for the York County Recycling Center Bathrooms Project in the amount of \$9,044.63.

APPROVED [Unanimous]

MOVANT: William "Bump" Roddey

SECOND: Tom Audette

17. Council to authorize contract negotiations regarding RFP #2825 for security services at York County's parks.

APPROVED [Unanimous]

MOVANT: William "Bump" Roddey

SECOND: Tom Audette

18. Council to approve the purchase of 11 grant funded tasers, body worn camera, video storage, and related software from Axon Enterprise Inc., of Scottsdale AZ, for a total cost of \$148,951.29.

APPROVED [Unanimous]

MOVANT: William "Bump" Roddey

SECOND: Tom Audette

19. Council to approve purchase of five extendobeds slide out equipment for use by York County Fire Emergency Response vehicles, for a total cost of \$39,890.00.

APPROVED [Unanimous]

MOVANT: William "Bump" Roddey

SECOND: Tom Audette

20. Council to approve the purchase of a Knox Box security system for use by York County Fire Services Department, from the Knox Company of Phoenix AZ, for a total cost of \$74,572.43.

APPROVED [Unanimous]

MOVANT: William "Bump" Roddey

SECOND: Tom Audette

21. Council to approve second year of cost per copy program (RFP #2679) through Toshiba Business Solutions of Mt. Gilead, NC., for the cost of \$0.0259 per mono copy and \$0.0497 per color copy, or an estimated \$16,500 per month, or approximately \$198,000 per year.

APPROVED [Unanimous]

MOVANT: William "Bump" Roddey

SECOND: Tom Audette

22. Council to authorize contract negotiations regarding RFQ #2840 for engineering consulting services for a new Animal Control Facility.

APPROVED [Unanimous]

MOVANT: William "Bump" Roddey

SECOND: Tom Audette

23. Council to rescind award regarding Bid #2785 for the purchase of two new, unused, 2022 model, Crossover SUVs for the total cost of \$49,690.00.

APPROVED [Unanimous]

MOVANT: William "Bump" Roddey

SECOND: Tom Audette

24. Council to rescind award regarding Bid #2791 for one unused, 2022 model, 3/4 Ton, 4x4, Crew Cab truck, w/6' Bed, for the total cost of \$35,058.00.

APPROVED [Unanimous]

MOVANT: William "Bump" Roddey

SECOND: Tom Audette

25. Council to approve a Mitigation Agreement with GBLEHBWC Manager for road improvements identified within the TIA for the development of 8,000 square feet of office space located on Gold Hill Road in Fort Mill, referred as Tax Map number 651-00-00-103.

APPROVED [Unanimous]

MOVANT: William "Bump" Roddey

SECOND: Tom Audette

26. Council to Approve Change Order #3 between the Culture and Heritage Museums of York County and Scaffolding Solutions for the purposes of additional shoring at the McCelvey Center in the amount of \$44,885.83

APPROVED [Unanimous]

MOVANT: William "Bump" Roddey

SECOND: Tom Audette

27. Council to Provide First Reading By Title Only of an Ordinance to Authorize the Sale of One Hundred Seventy-Three Acres (173 acres), More or Less, of Land located in the Lake Wylie Area of York County, Identified by Tax Map Numbers 490-00-00-011 and 490-00-00-044 with an address of 2157 Handsmill Highway (the "Property"); to entertain an existing offer to purchase the Property; to Authorize the Chair and Manager to execute the Contract of Sale and Deed and Participate in Closing for the Property, and to Provide for a Public Hearing; and to Provide for other matters related thereto.

APPROVED [Unanimous]

MOVANT: William "Bump" Roddey

SECOND: Tom Audette

Public Hearing(s)

1. Public Hearing

(6:41pm) Diane Dil, Planning and Development Manager provided an overview of the proposed rezoning.

The following individuals spoke in opposition of the proposed rezoning:

(6:44pm) Gerald Matthews, 3945 Saluda Road, Rock Hill, South Carolina addressed Council regarding his opposition to the proposed rezoning.

(6:44pm) There being no one else interested in speaking for or against the proposed ordinance 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 Second Reading

Case #	22-11
Tax Map #	525-00-00-012
Zoning Request:	To rezone from AGC to RUD-I
Acres:	14.02 +/- acres
Council District:	Five (5) - Cox
Applicant:	Tina S. Bobo
Owner:	Tina S. Bobo
Location:	3967-4015 Saluda Road, Rock Hill
Planning Commission Date:	May 9, 2022
Staff Recommendation:	Approve
PC Recommendation:	Approve

(6:44pm)

DEFERRED [Unanimous]

MOVANT: Robert Winkler

SECOND: Tom Audette

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

2. Public Hearing

(6:45pm) Diane Dil, Planning and Development Manager provided an overview of the proposed rezoning.

(6:47pm) 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, Cox, Guffey, Hamilton

Rezoning Action: Hold a Public Hearing and Consider First Reading

Case #	22-18
Tax Map #	561-00-00-037
Zoning Request:	To rezone from GC to RUD
Acres:	5.30 +/- acres
Council District:	Two (2) - Love
Applicant:	Kenneth Alexander
Owner:	Kenneth Alexander
Location:	5485 Highway 557, Clover
Planning Commission Date:	October 10, 2022
Staff Recommendation:	Approve
PC Recommendation:	Approve

(6:47pm)

APPROVED [Unanimous]

MOVANT: Tom Audette

SECOND: Joel Hamilton

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

3. Public Hearing

(6:47pm) Diane Dil, Planning and Development Manager provided an overview of the proposed rezoning.

The following individuals spoke in favor of the proposed ordinance:

(6:49pm) Emily Brown, 926 Oakland Avenue, Rock Hill, South Carolina addressed Council regarding her support for the proposed rezoning.

(6:56pm) Will Simmons, 6153 Barclay Lane, Rock Hill, South Carolina addressed Council regarding his support for the proposed rezoning.

(7:00pm) There being no one else interested in speaking for or against the proposed ordinance 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 #	22-22
Tax Map #	286-00-00-072
Zoning Request:	To rezone from RSF-40 to ID
Acres:	5.93 +/- acres
Council District:	Three (3) - Winkler
Applicant:	William Simmons
Owner:	WM Land, LLC
Location:	2001 and 2009 Filbert Highway, York
Planning Commission Date:	October 10, 2022
Staff Recommendation:	Deny
PC Recommendation:	Deny (7-1)

(7:00pm) Motion to approve with following conditions:

1. No operations permitted between 10:00pm and 6:00am and manufacturing is not permitted.

APPROVED [Unanimous]

MOVANT: Robert Winkler

SECOND: Tom Audette

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

4. Public Hearing

(7:05pm) Diane Dil, Planning and Development Manager provided an overview of the proposed rezoning.

(7:07pm) 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, Cox, Guffey, Hamilton

Rezoning Action: Hold a Public Hearing and Consider First Reading

Case #	22-31
Tax Map #	726-00-00-076
Zoning Request:	To rezone from UD to RMX-20
Acres:	1.30 +/- acres
Council District:	One (1) - Audette
Applicant:	Stephen and Jennifer Hawkensen
Owner:	Stephen and Jennifer Hawkensen
Location:	304 Mark Trail Lane, Fort Mill
Planning Commission Date:	October 10, 2022
Staff Recommendation:	Approve
PC Recommendation:	Approve

(7:07pm)

APPROVED [Unanimous]

MOVANT: Tom Audette

SECOND: Robert Winkler

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

ABSENT: Brandon Guffey

5. Public Hearing

(7:07pm) Diane Dil, Planning and Development Manager provided an overview of the proposed rezoning.

(7:09pm) 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 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 #	22-34
Tax Map #	624-00-00-137
Zoning Request:	To rezone from UD to RMX-10
Acres:	0.23 +/- acres
Council District:	Four (4) - Roddey
Applicant:	Christopher Steven Gunter
Owner:	Christopher Steven Gunter
Location:	1063 Archer Drive, Rock Hill
Planning Commission Date:	October 10, 2022
Staff Recommendation:	Approve
PC Recommendation:	Approve

(7:09pm)

APPROVED [Unanimous]

MOVANT: William "Bump" Roddey

SECOND: Allison Love

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

6. Public Hearing

(7:11pm) Diane Dil, Planning and Development Manager provided an overview of the proposed rezoning.

The following individuals spoke in opposition of the proposed rezoning:

(7:12pm) Rachell Campbell, requested more information from staff regarding the rezoning.

The following individuals spoke in favor of the proposed rezoning:

(7:13pm) Randy Suddreth, 256 Carolina Downs, York, South Carolina addressed Council regarding his support for the proposed rezoning.

(7:14pm) There being no one else 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

Rezoning Action: Hold a Public Hearing and Consider First Reading

Case # 22-35
Tax Map # 448-01-01-042 (Portion)
Zoning Request: To rezone from RSF-40 to AGC-I
Acres: 1.25 +/- acres
Council District: Three (3) - Winkler
Applicant: Randy Suddreth
Owner: Randy Suddreth
Location: Lot 6 Carolina Crossing Drive, York
Planning Commission Date: October 10, 2022
Staff Recommendation: Approve
PC Recommendation: Approve

(7:14pm)

APPROVED [Unanimous]

MOVANT: Robert Winkler

SECOND: Tom Audette

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

7. Public Hearing

(7:15pm) Diane Dil, Planning and Development Manager provided an overview of the proposed rezoning.

(7:18pm) 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 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 # 22-37
Tax Map # 659-00-00-007
Zoning Request: To rezone from OI to GC
Acres: 0.50 +/- acres
Council District: One (1) - Audette
Applicant: Jonathan Vigier
Owner: Sedgefield Properties
Location: 274 S. Sutton Road, Fort Mill
Planning Commission Date: October 10, 2022
Staff Recommendation: Deny
PC Recommendation: Deny (8-0)

(7:18pm)

APPROVED [Unanimous]

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

8. Public Hearing

(7:18pm) Diane Dil, Planning and Development Manager provided an overview of the proposed rezoning.

(7:20pm) 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 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 # 22-38
Tax Map # 565-00-00-172
Zoning Request: To rezone from RMX-10 to RUD-I
Acres: 14.45 +/- acres
Council District: Two (2) - Love
Applicant: Daniel Appleyard
Owner: Daniel and April Appleyard
Location: 215 Akinbac Road, Clover

Planning Commission Date: October 10, 2022
Staff Recommendation: Approve
PC Recommendation: Approve

(7:20pm)

APPROVED [Unanimous]

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

9. Public Hearing

(7:20pm) 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 Joel Hamilton to close the public hearing.

ALLOWED [Unanimous]

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

Council to Hold a Public Hearing and Provide Third 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.

(7:20pm)

APPROVED [Unanimous]

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

10. Public Hearing

(7:21pm) 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: Tom Audette

SECOND: Robert Winkler

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

Council to Hold a Public Hearing and Provide Third 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.

(7:21pm)

APPROVED [Unanimous]

MOVANT: Joel Hamilton

SECOND: Tom Audette

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

Old Business

1. Rezoning Action: Consider Second 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

(7:21pm) Motion to approve with the conditions as presented:

1. Increase the maximum allowable building height to 60' for tax map parcel #6170000084 - apply only to a single parcel within the PD.
2. Permit loading docks to be oriented facing Lazy Hawk Road and Interstate 77.

APPROVED [Unanimous]

MOVANT: Allison Love

SECOND: Tom Audette

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

2. Rezoning Action: Consider Third 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

(7:23pm)

APPROVED [6 to 1]

MOVANT: Robert Winkler

SECOND: Joel Hamilton

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

NAYS: Allison Love

3. COUNCIL TO CONSIDER THIRD 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.

(7:23pm) Motion to approve with the following conditions:

1. To eliminate LI as an approved zoning district for tattoo parlor locations and to restrict the location of parlors to no closer than 200 feet from a residential zoning district and to no closer than 200 feet from a residential dwelling.
2. To bifurcate and remand event center provisions of ordinance to zoning committee for purposes of evaluating and making recommendations on, inter alia, issues of portable bathrooms, architectural renderings for existing agri-tourism locations; and other matters as may pertain to event center requirements.

APPROVED [6 to 1]

MOVANT: Brandon Guffey
SECOND: Allison Love
AYES: Love, Winkler, Roddey, Cox, Guffey, Hamilton
NAYS: Tom Audette

4. COUNCIL TO CONSIDER THIRD 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.

(7:44pm)

(9:28pm) Original motion to approve as presented.

FAILED [3 to 4]

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

Motion to amend the original motion to reduce the fee by 53% of the maximum amount allowed.

(8:37pm)

FAILED [3 to 4]

MOVANT: William "Bump" Roddey

SECOND: Joel Hamilton

AYES: Allison Love, William "Bump" Roddey, Joel Hamilton

NAYS: Tom Audette, Robert Winkler, Christi Cox, Brandon Guffey

Motion to go into Executive Session for receipt of legal advice.

(8:45pm)

ALLOWED [Unanimous]

MOVANT: William "Bump" Roddey

SECOND: Joel Hamilton

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

Motion to reduce the maximum fee by 25%

(9:02pm)

FAILED [2 to 5]

MOVANT: Christi Cox

SECOND: Joel Hamilton

AYES: Christi Cox, Joel Hamilton

NAYS: Audette, Love, Winkler, Roddey, Guffey

Motion to defer

(9:28pm)

FAILED [3 to 4]

MOVANT: Joel Hamilton

SECOND: Tom Audette

AYES: Allison Love, Christi Cox, Joel Hamilton

NAYS: Tom Audette, Robert Winkler, William "Bump" Roddey, Brandon Guffey

New Business

1. Council to consider the recommendations from the Internal Auditor regarding the Boards and Commissions.

(9:33pm) Motion to authorize the dissolution of the boards and commissions as recommended.

APPROVED [Unanimous]

MOVANT: Robert Winkler

SECOND: Allison Love

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

2. COUNCIL TO CONSIDER FIRST READING OF AN ORDINANCE TO AMEND THE YORK COUNTY CODE OF ORDINANCES, CHAPTER 92, FIRE PREVENTION CODE, TO UPDATE SECTIONS 92.28 (RESPONSIBILITY FOR ENFORCEMENT), 92.29 (FIRE PREVENTION BUREAU), AND 92.30 (STANDARD FIRE PREVENTION CODE, PORTIONS ADOPTED), TO ADOPT THE MOST RECENT FIRE CODE BY REFERENCE AND TO DESIGNATE THE YORK COUNTY BUILDING CODES APPEALS BOARD AS THE BODY TO HEAR REQUESTS FOR FIRE CODE MODIFICATIONS AND APPEALS OF THE FIRE CODE OFFICIAL'S DECISIONS; TO AMEND THE YORK COUNTY CODE OF ORDINANCES, CHAPTER 150, BUILDING REGULATIONS, TO UPDATE SECTIONS 150.04 (BUILDING CODE), 150.05 (ELECTRIC CODE), 150.07 (GAS CODE), 150.08 (PLUMBING CODE), 150.09 (MECHANICAL CODE), AND 150.11 (INTERNATIONAL EXISTING BUILDING CODE), AND 150.29 (APPEALS BOARD) TO ADOPT THE MOST RECENT CODES BY REFERENCE, AS MODIFIED AND ADOPTED BY THE SOUTH CAROLINA BUILDING CODES COUNCIL FOR MANDATORY ENFORCEMENT BY ALL JURISDICTIONS WITHIN THE STATE OF SOUTH CAROLINA, AND TO MODIFY THE MEMBERSHIP AND DECISIONS OF THE BUILDING CODES APPEALS BOARD; TO PROVIDE FOR A PUBLIC HEARING; AND TO PROVIDE FOR OTHER MATTERS RELATING THERETO.

(9:35pm)

APPROVED [Unanimous]

MOVANT: Brandon Guffey

SECOND: Tom Audette

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

3. Council to make recommendations and approve the Pennies for Progress 5 Commission.

(9:37pm) Chairwoman Cox allowed nominations from the floor:

Vice-Chairman Robert Winkler nominated - Chad Williams

Council member William "Bump" Roddey nominated - Montrie Belton

Council member Brandon Guffey nominated - Jerry Helms
Council member Allison Love nominated - Britt Blackwell

(9:38pm) Motion to close nominations was made by Council member Allison Love and seconded by Council member Tom Audette. Motion carried.

Chad Williams - 6 in favor (Council member Brandon Guffey, Council member Robert Winkler, Chairwoman Christi Cox, Council member Joel Hamilton, Council member William "Bump" Roddey and Council member Allison Love)

Montrio Belton - 6 in favor (Council member Tom Audette, Council member Robert Winkler, Chairwoman Christi Cox, Council member Joel Hamilton, Council member William "Bump" Roddey and Council member Allison Love)

Jerry Helms - 3 in favor (Council member Brandon Guffey, Council member Tom Audette, and Council member Robert Winkler)

Britt Blackwell - 4 in favor (Council member Tom Audette, Chairwoman Christi Cox, Council member Joel Hamilton and Council member Allison Love)

(9:41pm) Motion to approve the recommendations as presented.

APPROVED [Unanimous]

MOVANT: Joel Hamilton

SECOND: Tom Audette

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

4. Council to consider First Reading of an ordinance amending Chapter 153 of the York County Code of Ordinances, to incorporate a revised Capital Improvements Plan as Appendix B to the School Impact Fee Study and Capital Improvements Plan prepared for the Fort Mill School District by TischlerBise, dated June 14, 2018 and revised September 7, 2022, to address updated capacity needs driven by residential growth; to provide for a Public Hearing; and to provide for other matters related thereto.

(9:41pm)

APPROVED [5 to 2]

MOVANT: Tom Audette

SECOND: Joel Hamilton

AYES: Audette, Winkler, Cox, Guffey, Hamilton

NAYS: Allison Love, William "Bump" Roddey

5. Council to Provide First Reading by Title Only of An Ordinance to Amend Section 153.59 (B)(1), Appropriation of Impact Fee Funds, so as to account for amended Capital Improvement Plans; and to Provide for Other Matters Related Thereto.

(9:42pm)

APPROVED [Unanimous]

MOVANT: Robert Winkler

SECOND: Tom Audette

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

6. Council to approve a request from the York County Regional Chamber for a one-time grant of \$300,000 to assist with a 3-year implementation of the talent acquisition efforts.

(9:42pm)

APPROVED [Unanimous]

MOVANT: Brandon Guffey

SECOND: Tom Audette

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

7. Council to authorize contract negotiations regarding RFQ #2838 for mechanical engineering services for York County's HVAC replacement/upgrade project, as part of the Coronavirus State and Local Fiscal Recovery Funds.

(9:43pm)

APPROVED [Unanimous]

MOVANT: Robert Winkler

SECOND: Tom Audette

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

8. Council to approve contractual amendment regarding a MOU with the Council Regional of Governments to manage Davis Bacon requirements for fiscal recovery fund projects to include additional federal mandate requirement as part of the Coronavirus Fiscal Recovery Funds program.

(9:44pm)

APPROVED [Unanimous]

MOVANT: Brandon Guffey

SECOND: Tom Audette

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

9. COUNCIL TO CONSIDER FIRST READING OF AN ORDINANCE AUTHORIZING THE EXECUTION AND DELIVERY OF A THIRD AMENDMENT TO THE CERTAIN FEE IN LIEU OF TAX AGREEMENT BY AND BETWEEN YORK COUNTY, SOUTH CAROLINA. THE LASH GROUP, LLC. AND KINGSLEY #9, LLC DATED OCTOBER 5, 2015, AS AMENDED; AND OTHER MATTERS RELATED THERETO.

(9:44pm)

APPROVED [Unanimous]

MOVANT: Robert Winkler

SECOND: Tom Audette

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

10. COUNCIL TO CONSIDER FIRST READING OF AN ORDINANCE AUTHORIZING THE EXECUTION AND DELIVERY OF AN AMENDMENT TO AN EXISTING FEE AGREEMENT BY AND BETWEEN YORK COUNTY, SOUTH CAROLINA AND SCHUFF STEEL COMPANY, AS SPONSOR; CONSENTING TO AND AUTHORIZING THE EXECUTION AND DELIVERY OF THE ASSIGNMENT AND ASSUMPTION AGREEMENT BY SCHUFF STEEL COMPANY, AS ASSIGNOR, TO BANKER STEEL CO. LLC, AS ASSIGNEE, AND TO PROVIDE FOR OTHER MATTERS RELATED THERETO

(9:45pm)

APPROVED [Unanimous]

MOVANT: Robert Winkler

SECOND: Tom Audette

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

Committee and Other Reports

(9:45pm) Finance & Operations Committee Meeting, Monday, November 7, 2022, 4:55pm
Chairman Robert Winkler

(9:46pm) Economic Development Committee Meeting, Monday, November 7, 2022, 5:00pm
Chairman Joel Hamilton

Council Member New/Non-agenda Comments

(9:47pm) Council member William "Bump" Roddey stated that it has been a pleasure working with Council member Guffey and wished him well in the future.

(9:48pm) Council member Joel Hamilton also stated that it has been a pleasure working with Council member Guffey and wished him well in the future.

(9:49pm) Council member Robert Winkler thanked Council member Guffey for his service on Council and reminded everyone to get out and vote tomorrow. Council member Winkler also reminded everyone of the Veteran's Day Parade on Saturday, November 12 in York.

(9:50pm) Council member Tom Audette stated that it has been a pleasure working with Council member Guffey and wished him well in the future. Mr. Audette also stated that he would be holding a Health and Environmental Protection Committee to discuss the Worth Mountain Master Plan.

(9:51pm) Council member Allison Love stated that it has been a pleasure working with Council member Guffey and wished him well in the future.

(9:51pm) Chairwoman Christi Cox thanked Council member Guffey for his passion on Council and wished him well in the future.

(9:52pm) Council member Brandon Guffey stated that he would like to see the Planning and Zoning Committee address electronic billboards, vacation rentals, and finalize the event center details. Council member Guffey would also like staff and Council to continue researching maternity leave for employees. Additionally, Council member Guffey would like Council to consider a referendum for a pennies sales tax for educators and first responders. Finally, Mr. Guffey spoke about social media awareness with teenagers and the negative exploitations that can come along with it.

Citizen Concerns

Executive Session

Receipt of Legal Advice/Contractual Matter: Retention of outside Legal Counsel.

Receipt of Legal Advice: Blue Granite System Update

Matters for consideration following Executive Session

1. Motion to retain outside legal Counsel, Attorney Laura Evans and Attorney Michael Trayhnam as discussed in Executive Session.

(10:38pm)

ADOPTED [Unanimous]

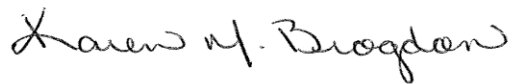
MOVANT: Joel Hamilton

SECOND: Robert Winkler

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

Adjourn

There being no further business, the meeting adjourned at 10:39pm.

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