



YORK COUNTY
COUNTY COUNCIL
MINUTES • FEBRUARY 5, 2024
FINAL



County Council Meeting

York County Government Center
6 South Congress Street
York, SC 29745

6:00 PM

District 1 Tom Audette: Present, Vice-Chairwoman Allison Love: Present, District 3 Tommy Adkins: Present, District 4 William "Bump" Roddey: Present, Chairwoman Christi Cox: Present, District 6 Watts Huckabee: Present, District 7 Debi Cloninger: Present.

Oath of Office for newly appointed Board and Commission Members

Anthony Parrish, Catawba Regional Workforce Investment Board **ABSENT**
Lisa Moseley, Rock Hill/York County Convention and Visitors Bureau
Charles Parmenter, Bethel Fire Tax District Board
Ronald Garrison, Newport Fire Tax District Board

Appearances

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

(6:02pm) Scott Couchenhour, 122 West Oak Street, Rock Hill, South Carolina addressed Council regarding the Tract 31 sewer project and asked Council to increase the amount owed to him. Mr. Couchenhouer stated that the modifications to the grand tree ordinance is excluding industrial and that is hurting our small businesses.

Consent Agenda

(6:05pm)

APPROVED [Unanimous]

MOVANT: Allison Love

SECOND: Tom Audette

AYES: Audette, Love, Adkins, Roddey, Cox, Huckabee, Cloninger

1. Approval of January 16, 2024 County Council Meeting Minutes

ACCEPTED [Unanimous]

MOVANT: Allison Love

SECOND: Tom Audette

2. Rezoning Action: Consider Third Reading

Case # 23-23
Tax Map # 692-00-00-042; - 074
Zoning Request: To rezone from UD to LI
Acres: 2.5-acre portion of two parcels
Council District: Five (5) - Cox
Applicant: Wesley Page
Owner: Whitesell Trucking, LLC
Location: Steen Circle/Lesslie Highway/Anderson Road
Planning Commission Date: December 11, 2023
Staff Recommendation: Approve
PC Recommendation: Approve

APPROVED [Unanimous]

MOVANT: Allison Love

SECOND: Tom Audette

3. Rezoning Action: Consider Third Reading

Case # 23-43
Tax Map # 670-00-00-018
Zoning Request: To rezone from UD to RMX-10
Acres: 0.323-acre parcel
Council District: Four (4) - Roddey
Applicant: Carolina Renovation Company
Owner: Respectful Roads, LLC
Location: 319 Rock Grove Avenue, Rock Hill
Planning Commission Date: December 11, 2023
Staff Recommendation: Approve
PC Recommendation: Approve

APPROVED [Unanimous]

MOVANT: Allison Love

SECOND: Tom Audette

4. Rezoning Action: Consider Third Reading

Case # 23-45
Tax Map # 751-00-00-002
Zoning Request: To rezone from RSF-40 to RUD
Acres: 71.812-acre portion of 76.962-acre parcel
Council District: Five (5) - Cox
Applicant: Henry Vinson

Owner: Henry Vinson
Location: 128 Vinson Road, Rock Hill
Planning Commission Date: December 11, 2023
Staff Recommendation: Approve
PC Recommendation: Approve

APPROVED [Unanimous]

MOVANT: Allison Love

SECOND: Tom Audette

5. Rezoning Action: Consider Third Reading

Case # 23-46
Tax Map # 373-00-00-040
Zoning Request: To rezone from RSF-30 to RMX-10
Acres: 0.81-acre
Council District: Two (2) - Love
Applicant: Brian Fullan
Owner: PIPH-5, LLC
Location: 1646 and 1648 Highway 321, Clover
Planning Commission Date: December 11, 2023
Staff Recommendation: Approve
PC Recommendation: Approve

APPROVED [Unanimous]

MOVANT: Allison Love

SECOND: Tom Audette

6. COUNCIL TO CONSIDER THIRD READING OF AN ORDINANCE TO AMEND CHAPTER 154: LAND DEVELOPMENT CODE, TO EXEMPT SCHOOL AND GOVERNMENT BUILDING DEVELOPMENTS FROM GRAND TREE PROTECTION REQUIREMENTS; TO PROVIDE AN OPTION FOR INDUSTRIAL DEVELOPMENT ON FULLY-WOODED SITES TO MITIGATE GRAND TREE REMOVAL EXCLUSIVELY THROUGH FEE-IN-LIEU PAYMENTS; TO PROVIDE FOR A PUBLIC HEARING; AND TO PROVIDE FOR OTHER MATTERS RELATING THERETO.

APPROVED [Unanimous]

MOVANT: Allison Love

SECOND: Tom Audette

7. COUNCIL TO CONSIDER THIRD READING OF AN ORDINANCE TO AMEND CHAPTER 155: ZONING CODE TO MODIFY THE MINIMUM SEPARATION BETWEEN TATTOO AND BODY PIERCING ESTABLISHMENTS AND OTHER USES AND DISTRICTS; TO PROVIDE FOR A PUBLIC HEARING; AND TO PROVIDE FOR OTHER MATTERS RELATING THERETO.

APPROVED [Unanimous]

MOVANT: Allison Love

SECOND: Tom Audette

8. Council to Provide Second Reading of an Ordinance to Amend Section 33.019 (B)(3) within the Employment Practices Section of the York County Code of Ordinances (Promotions) so as to Clarify that Promotions and Incentives for Detention Center Officers and County Deputies shall be Governed by the Policies of the Sheriff's Office, to Delete Conflicting Language, and to Provide for Other Matters Related Thereto.

APPROVED [Unanimous]

MOVANT: Allison Love

SECOND: Tom Audette

9. Council to approve award regarding Bid #2899 for the 2011 Capital Projects Sales and Use Tax Program SC 72 Road Improvements Project (Project 11149-014), to the lowest responsive and responsible bidder, Blythe Development Company of Charlotte, NC, for a total cost of \$29,559,356.02.

APPROVED [Unanimous]

MOVANT: Allison Love

SECOND: Tom Audette

10. Council to authorize contract negotiations regarding RFQ #2903 for construction materials testing and special inspections for the Crowders Creek Pump Station replacement project.

APPROVED [Unanimous]

MOVANT: Allison Love

SECOND: Tom Audette

11. Council to approve award regarding Bid #2904 for the Crowders Creek Pump Station Replacement project, contingent upon approval by the South Carolina Infrastructure Investment Program (SCIIP) through the SC Rural Infrastructure Authority (RIA), to the sole bidder, State Utility Contractors Inc., of Monroe, NC, for a bid amount of \$17,757,000.00, and York County additionally is willing to contribute up to an additional 10 percent of the low bid (\$1,775,700.00), if needed.

APPROVED [Unanimous]

MOVANT: Allison Love

SECOND: Tom Audette

12. Council to authorize contract negotiations regarding RFP #2905 for pre qualified water & sewer repairs, maintenance, and technical services.

APPROVED [Unanimous]

MOVANT: Allison Love

SECOND: Tom Audette

13. Council to approve Utility Relocation Agreement with York County Natural Gas Authority for \$1,533,008.09 for Pennies 3 Project 11149-009 Hwy. 557, and authorizing the County Manager to execute the relocation agreement.

APPROVED [Unanimous]

MOVANT: Allison Love

SECOND: Tom Audette

14. Council to approve Solicitor's Office contract with Comporium for Technology Upgrades at Moss Justice Center for a total cost of \$65,760 for a 60 month contract.

APPROVED [Unanimous]

MOVANT: Allison Love

SECOND: Tom Audette

15. Council to approve Solicitor's Office contract with Comporium for Technology Upgrades at Solicitor's Family Court Office for a total cost of \$65,760 for a 60 month contract.

APPROVED [Unanimous]

MOVANT: Allison Love

SECOND: Tom Audette

16. Council to suspend the rules and adopt, without referral to a committee, a RESOLUTION OF THE YORK COUNTY COUNCIL TO RECEIVE, ACCEPT, AND ADOPT THE THISTLE PARK CONCEPT PLAN AS PRESENTED BY THE PARKS DEPARTMENT AND COUNTY MANAGEMENT, TO AUTHORIZE YORK COUNTY MANAGEMENT, PARKS DEPARTMENT, BETHEL LAKE WYLIE LAND ACQUISITION AND PRESERVATION PARKS DISTRICT (BLW-LAPPD) PERSONNEL, AND/OR ANY OTHER DESIGNEE TO INITIATE THE IMPLEMENTATION OF PARK DEVELOPMENT FOR THE THISTLE PROPERTY FOR THE PURPOSE OF FULFILLING THE LONG-TERM GOAL TO TRANSFORM 60 ACRES INTO AN OUTDOOR RECREATION AREA AND NATURE-BASED PARK BENEFITING THE CITIZENS OF AND VISITORS TO YORK COUNTY AND THE BLW-LAPPD FOR GENERATIONS TO COME; AND TO ADDRESS OTHER MATTERS RELATING THERETO.

APPROVED [Unanimous]

MOVANT: Allison Love

SECOND: Tom Audette

Public Hearing(s)

1. Public Hearing

(6:06pm) Jonathan Buono, Planning and Development Director provided an overview of the proposed rezoning.

The following individuals spoke in opposition to the proposed rezoning:

(6:07pm) Vincent Blackwell, 3129 Sims Road, Rock Hill, South Carolina addressed Council regarding his opposition to the proposed rezoning due to drainage concerns on his property that currently exist and it will only get worse if additional homes are built in the area.

(6:10pm) Wade Meridith, 550 West Rambo Road, Rock Hill, South Carolina addressed Council regarding his opposition to the proposed rezoning due to drainage concerns on his property that currently exist and it will only get worse if additional homes are built in the area.

(6:12pm) John Clark, 2876 Vernsdale Road, Rock Hill, South Carolina addressed Council regarding his opposition to the proposed rezoning due to drainage concerns on his property that currently exist and it will only get worse if additional homes are built in the area.

(6:14pm) There being no one else interested in speaking for or against the proposed a 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, Adkins, Roddey, Cox, Huckabee, Cloninger

Rezoning Action: Hold a Public Hearing and Consider First Reading

Case #	23-47
Tax Map #	529-00-00-031
Zoning Request:	To rezone from AGC to RUD
Acres:	3.98-acre parcel
Council District:	Four (4) - Roddey
Applicant:	Skyline Homes, LLC
Owner:	Elvis De Los Santos
Location:	390 West Rambo Road, Rock Hill
Planning Commission Date:	January 8, 2024
Staff Recommendation:	Approve
PC Recommendation:	Approve

APPROVED [Unanimous]

MOVANT: William "Bump" Roddey

SECOND: Tom Audette

AYES: Audette, Love, Adkins, Roddey, Cox, Huckabee, Cloninger

2. Public Hearing

(6:19pm) Jonathan Buono, Planning and Development Director provided an overview of the proposed rezoning.

The following individuals spoke in opposition of the proposed rezoning:

(6:20pm) Melinda Brown, 257 N. Garrison Road, Rock Hill, South Carolina addressed Council regarding her opposition to the proposed rezoning due to the noise concerns next to her property.

(6:23pm) 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 Tom Audette to close the public hearing.

ALLOWED [Unanimous]

MOVANT: Allison Love

SECOND: Tom Audette

AYES: Audette, Love, Adkins, Roddey, Cox, Huckabee, Cloninger

Rezoning Action: Hold a Public Hearing and Consider First Reading

Case #	23-48
Tax Map #	666-03-01-005
Zoning Request:	To rezone from UD to ID
Acres:	0.89-acre parcel
Council District:	Five (5) - Cox
Applicant:	Stephen McGirt
Owner:	Stephen McGirt
Location:	Garrison Road, Rock Hill
Planning Commission Date:	January 31, 2024
Staff Recommendation:	Approve
PC Recommendation:	Approve

(6:24pm)

APPROVED [Unanimous]

MOVANT: Tom Audette

SECOND: Watts Huckabee

AYES: Audette, Love, Adkins, Roddey, Cox, Huckabee, Cloninger

3. Public Hearing

(6:26pm) Jonathan Buono, Planning and Development Director provided an overview of the proposed rezoning.

The following individuals spoke in favor of the proposed rezoning:

(6:29pm) David Long, current owner of the 2492 Bridgewater Road, Rock Hill, South Carolina property addressed Council regarding his support for the proposed rezoning.

(6:34pm) There being no one else interested in speaking for or against the proposed rezoning a motion was made by Council member Tommy Adkins and seconded by Council member William "Bump" Roddey to close the public hearing.

ALLOWED [Unanimous]

MOVANT: Tommy Adkins

SECOND: William "Bump" Roddey

AYES: Audette, Love, Adkins, Roddey, Cox, Huckabee, Cloninger

Rezoning Action: Hold a Public Hearing and Consider First Reading

Case #	23-49
Tax Map #	531-00-00-003
Zoning Request:	To rezone from AGC to RUD
Acres:	1.50-acre portion of a 13.45-acre parcel
Council District:	Five (5) - Cox
Applicant:	David Long
Owner:	David Long
Location:	2492 Bridgewater Road, Rock Hill
Planning Commission Date:	January 8, 2024
Staff Recommendation:	Approve
PC Recommendation:	Deny

(6:34pm) Motion to approve with the condition that 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: Tom Audette

SECOND: William "Bump" Roddey

AYES: Audette, Love, Adkins, Roddey, Cox, Huckabee, Cloninger

4. Public Hearing

(6:35pm) Jonathan Buono, Planning and Development Director provided an overview of the proposed rezoning.

The following individuals spoke in opposition to the proposed rezoning:

(6:37pm) Mike Chappell, 1101 Auten Road, Rock Hill, South Carolina addressed Council regarding his opposition to the proposed rezoning.

(6:39pm) Thomas Chappell, no address given, addressed Council regarding his opposition to the proposed rezoning.

(6:41pm) Glenn Chappell, no address given, addressed Council regarding his opposition to the proposed rezoning.

(6:43pm) David Alvey, 1880 Davis Farm Road, Rock Hill, South Carolina addressed Council regarding his opposition to the proposed rezoning.

(6:44pm) Andrea Chappell, 4280 Horse Road, Rock Hill, South Carolina addressed Council regarding her opposition to the proposed rezoning.

The following individuals spoke in favor of the proposed rezoning:

(6:45pm) Connie Strait, 3325 Strait Road, Rock Hill, South Carolina addressed Council regarding her support for the proposed rezoning.

(6:47pm) 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 Tom Audette to close the public hearing.

ALLOWED [Unanimous]

MOVANT: William "Bump" Roddey

SECOND: Tom Audette

AYES: Audette, Love, Adkins, Roddey, Cox, Huckabee, Cloninger

Rezoning Action: Hold a Public Hearing and Consider First Reading

Case #	23-50
Tax Map #	426-00-00-030
Zoning Request:	To rezone from AGC to RUD
Acres:	5.25-acre parcel
Council District:	Five (5) - Cox
Applicant:	Rosie Thompson/Connie Strait
Owner:	Connie Strait
Location:	4420 Horse Road, Rock Hill
Planning Commission Date:	January 8, 2024
Staff Recommendation:	Approve
PC Recommendation:	Approve

(6:48pm)

DENIED [Unanimous]

MOVANT: Tom Audette

SECOND: Tommy Adkins

AYES: Audette, Love, Adkins, Roddey, Cox, Huckabee, Cloninger

Old Business

New Business

Committee and Other Reports

(6:55pm) Economic Development Committee Meeting, Wednesday, January 24, 2024 5:00pm
Chairman Tom Audette

(6:56pm) Justice and Public Safety Committee Meeting, Wednesday, January 24, 2024 6:00pm
Chairman Tommy Adkins

(6:56pm) Finance & Operations Committee Meeting, Monday, February 5, 2024 5:30pm
Chairwoman Allison Love

Citizen Concerns

Council Member New/Non-agenda Comments

(6:58pm) Council member Watts Huckabee recognized Ben Watson's contributions back to York County and congratulated his wife, Nickie Huckabee on her award that was received last week.

Executive Session

Personnel Matter: County Manager Search

Matters for consideration following Executive Session

1. Motion to proceed with second round of County Manager interviews.

(10:51pm)

ADOPTED [Unanimous]

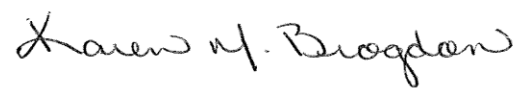
MOVANT: Tom Audette

SECOND: William "Bump" Roddey

AYES: Audette, Love, Adkins, Roddey, Cox, Huckabee, Cloninger

Adjourn

There being no further business, the meeting adjourned at 10:51pm

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