



YORK COUNTY
COUNTY COUNCIL
MINUTES • FEBRUARY 19, 2024
FINAL



County Council Meeting

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

6:00 PM

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.

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

Joel Wood, York County Natural Gas Authority
Janell Stevens, Catawba Mental Health Board **ABSENT**

Appearances

(6:04pm) Council and Staff recognized George Wilmore on his service and retirement with York County.

(6:09pm) Neil Brennan with the Lake Wylie Marine Commission provided an update on the new Charter Boat and Rental Boat regulations.

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

(6:22pm) Robert Thomas, 332 W. Rambo Road, Rock Hill, South Carolina addressed Council regarding his concerns with rezoning 23-47 and the stormwater concerns in the area.

(6:24pm) Vincent Blackwell, 3129 Sims Road, Rock Hill, South Carolina addressed Council regarding his concerns with rezoning 23-47 and the stormwater concerns in the area.

(6:26pm) Peggy Upchurch, 14 Sunrise Point, Lake Wylie, South Carolina addressed Council regarding her concerns with the proposed amendments to the Lake Wylie Overlay and the separation requirements.

(6:29pm) Eric Carpenter, 2310 Branch Hill Lane, Lake Wylie, South Carolina addressed Council regarding his concerns with the proposed amendments to the Lake Wylie Overlay and the separation requirements.

(6:31pm) Lacey Lane, Fort Mill, South Carolina addressed Council regarding her concerns with the current Library Board members and their lack of knowledge regarding the Libraries in York County.

(6:34pm) Tinley Middleton, Fort Mill, South Carolina addressed Council regarding her concerns with the current Library Board members and their lack of knowledge regarding the Libraries in York County.

Consent Agenda

(6:36pm)

APPROVED [Unanimous]

MOVANT: Allison Love

SECOND: Tom Audette

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

1. Approval of February 5, 2024 Transportation Committee Minutes

ACCEPTED [Unanimous]

MOVANT: Allison Love

SECOND: Tom Audette

2. Approval of February 5, 2024 County Council Meeting Minutes

ACCEPTED [Unanimous]

MOVANT: Allison Love

SECOND: Tom Audette

3. Approval of February 12, 2024 Workshop Minutes

ACCEPTED [Unanimous]

MOVANT: Allison Love

SECOND: Tom Audette

4. Approve applicants for service for Boards & Commissions from the Finance & Operations Committee meeting on February 5, 2024: Steve Hamilton, York County Forever, Carey Tilley, York County Forever, Bo Legg, Catawba Regional Council of Governments, Donald Brown, Building Board of Appeals, and James Freeman, Newport Fire Tax District Board.

APPROVED [Unanimous]

MOVANT: Allison Love

SECOND: Tom Audette

5. Rezoning Action: Consider Second 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

APPROVED [Unanimous]

MOVANT: Allison Love

SECOND: Tom Audette

6. Rezoning Action: Consider Second 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

APPROVED [Unanimous]

MOVANT: Allison Love

SECOND: Tom Audette

7. Council to Provide Third 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

8. Council to approve a request from Sheriff Tolson to allow retiring Sheriff's Office Corporal Brian Bagwell to retain his service weapons.

APPROVED [Unanimous]

MOVANT: Allison Love

SECOND: Tom Audette

9. Council to approve contractual agreement with Midwest Maintenance Inc., of Piqua Ohio, regarding RFP #2898 for the structural stabilization and repairs for the McCelvey Center Auditorium Structural Repair Project, for a total cost of \$1,881,338.00.

APPROVED [Unanimous]

MOVANT: Allison Love

SECOND: Tom Audette

10. Council to approve award regarding Bid #2909 for Parking Garage Repair at the Moss Justice Center, to the lowest responsive and responsible bidder, Osborne Contract Services of Greer SC, for a total cost of \$83,868.40.

APPROVED [Unanimous]

MOVANT: Allison Love

SECOND: Tom Audette

11. Council to approve a Mitigation Agreement with May Green Commercial for road improvements identified within the TIA for the development of a mixed tenant commercial project located at the intersection of SC Highway 274 and SC Highway 49, referred as Tax Map numbers 484-00-00-008; -011; -075; -077.

APPROVED [Unanimous]

MOVANT: Allison Love

SECOND: Tom Audette

12. Council to approve the JD Goodrum Company, Inc., Progressive Design Build Contract in a not-to-exceed amount of \$378,846.00 plus 10% contingency for Project 19294: Catawba Bend Preserve One Mile Greenway Project.

APPROVED [Unanimous]

MOVANT: Allison Love

SECOND: Tom Audette

13. Council to approve Stewart Engineering's Contract Amendment No. 4 totaling \$164,790 for additional consulting services related to the Sugar Creek Bank Stabilization Project.

APPROVED [Unanimous]

MOVANT: Allison Love

SECOND: Tom Audette

14. County Council to Consider Approval of the Road Acceptance Requests for Trinity Ridge subdivision Phase 3 and Baileys Run subdivision Phases 1, 2 & 3.

APPROVED [Unanimous]

MOVANT: Allison Love

SECOND: Tom Audette

Public Hearing(s)

1. Public Hearing

(6:36pm) Jonathan Buono, Planning and Development Director provided an overview of the proposed ordinance modifications.

The following individuals spoke regarding the proposed ordinance:

(7:08pm) Margaret Blackwell, 5430 Baker Lane, Lake Wylie, South Carolina address Council regarding her opposition to the proposed ordinance modifications. Ms. Blackwell also read a letter from Kris Frazier (unable to attend) regarding her opposition to the proposed ordinance modifications.

(7:15pm) Caleb Standifer, 158 Evening Shadow Road, Lake Wylie, South Carolina addressed Council regarding his opposition to the proposed ordinance modifications.

(7:16pm) Mary Williams, Lake Wylie, South Carolina addressed Council regarding her opposition to the proposed ordinance modifications.

(7:26pm) Annette Abouissa, 110 Faulkner Street, Clover, South Carolina addressed Council regarding her opposition to the proposed ordinance modifications.

(7:31pm) Dorothy Johnson, 6400 Royal Pines Drive, Clover, South Carolina addressed Council regarding her opposition to the proposed ordinance modifications.

(7:33pm) Ross Vain, Lake Wylie Road, addressed Council regarding his opposition to the proposed ordinance modifications.

(7:34pm) Jackie (last name unknown), Concord Road, Lake Wylie, South Carolina addressed Council regarding her opposition to the proposed ordinance modifications.

(7:36pm) John Segura, 2490 Stewart Street, York, South Carolina addressed Council regarding his opposition to the proposed ordinance modifications.

(7:41pm) Kema Salata, 4648 Water Oak Drive, Lake Wylie, South Carolina addressed Council regarding her opposition to the proposed ordinance modifications.

(7:42pm) Steve Salata, 4648 Water Oak Drive, Lake Wylie, South Carolina addressed Council regarding his opposition to the proposed ordinance modifications.

(7:45pm) Peggy Upchurch, 14 Sunrise Pointe Court, Clover, South Carolina addressed Council regarding her opposition to the proposed ordinance modifications.

(7:47pm) Tim Helline, 2674 Cozy Cove Drive, Lake Wylie, South Carolina addressed Council regarding his opposition to the proposed ordinance modifications.

(7:54pm) Billy Hagner, 1901 Voyager Road, York, South Carolina addressed Council regarding his opposition to the proposed ordinance modifications.

(7:57pm) Name and address unknown, addressed Council regarding his opposition to the proposed ordinance modifications.

(7:59pm) Jeff Ledford, 2095 Cutter Point Drive, Lake Wylie, South Carolina addressed Council on behalf of the Lake Wylie Chamber regarding his opposition to the proposed ordinance modifications.

(8:07pm) Elaine Gentry, 866 Timbercreek Drive, Lake Wylie, South Carolina addressed Council regarding her opposition to the proposed ordinance modifications.

(8:10pm) Ellen Goff, 981 Bonum Road, Lake Wylie, South Carolina addressed Council regarding her opposition to the proposed ordinance modifications.

(8:12pm) John Gosset, 5717 Lake Wylie Road, Lake Wylie, South Carolina addressed Council regarding his opposition to the proposed ordinance modifications.

(8:30pm) Rusty Miller, 505 Cripple Creek Drive, Lake Wylie, South Carolina addressed Council regarding his opposition to the proposed ordinance modifications.

(8:33pm) Quinn Smith, 6121 Charlotte Highway, Lake Wylie, South Carolina addressed Council regarding his opposition to the proposed ordinance modifications.

(8:39pm) Perry Stacks, 639 Druery Lane, Clover, South Carolina addressed Council regarding his opposition to the proposed ordinance modifications.

(8:44pm) Ron Montgomery, 2979 Hands Mill Highway, Lake Wylie, South Carolina addressed Council regarding his opposition to the proposed ordinance modifications.

(8:47pm) Tim Frye, Old Fox Trail, Lake Wylie, South Carolina addressed Council regarding his opposition to the proposed ordinance modifications.

(8:49pm) Nick (last name unknown) Paddlers Cove, Lake Wylie, South Carolina addressed Council regarding his opposition to the proposed ordinance modifications.

(8:50pm) Carla Pendleton, 5930 Charlotte Highway, Lake Wylie, South Carolina addressed Council regarding his opposition to the proposed ordinance modifications.

(8:54pm) Andy Litten, 2110 Lometa Road, York, South Carolina addressed Council regarding his opposition to the proposed ordinance modifications.

(8:59pm) Perry Johnston, 5001 Lake Mist Drive, Lake Wylie, South Carolina addressed Council regarding his opposition to the proposed ordinance modifications.

(9:04pm) Amanda Sisko, 1414 Harpers Inlet Drive, Lake Wylie, South Carolina addressed Council regarding her opposition to the proposed ordinance modifications.

(9:06pm) Amanda Hauser, Kings Grove Neighborhood, addressed Council regarding her opposition to the proposed ordinance modifications.

(9:09pm) Kyle Eller, 324 Redberry Court, York, South Carolina addressed Council regarding his opposition to the proposed ordinance modifications.

(9:15pm) Joe Baird, 3205 Baird Road, Lake Wylie, South Carolina addressed Council regarding his opposition to the proposed ordinance modifications.

(9:19pm) 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 Allison Love to close the public hearing.

ALLOWED [Unanimous]

MOVANT: William "Bump" Roddey

SECOND: Allison Love

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

COUNCIL TO HOLD A PUBLIC HEARING AND CONSIDER FIRST READING OF AN ORDINANCE TO AMEND CHAPTER 155: ZONING CODE, TO MODIFY SEPARATION REQUIREMENTS FOR CERTAIN USES IN THE LAKE WYLIE ZONING OVERLAY; TO PROVIDE FOR A PUBLIC HEARING; AND TO PROVIDE FOR OTHER MATTERS RELATING THERETO.

(9:19pm) A motion was made by Council member Allison Love and seconded by Council member Debi Cloninger to deny as written.

(10:21pm) After Council discussion, a motion was made by Council member Allison Love and seconded by Council member William "Bump" Roddey to defer and send this item to Planning Commission for further review.

DEFERRED [6 to 1]

MOVANT: Allison Love
SECOND: William "Bump" Roddey
AYES: Audette, Love, Adkins, Roddey, Cox, Cloninger
NAYS: Watts Huckabee

2. Public Hearing

(10:22pm) Jonathan Buono, Planning and Development Director provided an overview of the proposed rezoning.

There being no one interested in speaking for or against the proposed ordinance a motion was made by Council member Tom Audette and seconded by Council member Watts Huckabee to close the public hearing.

ALLOWED [Unanimous]

MOVANT: Tom Audette
SECOND: Watts Huckabee
AYES: Audette, Love, Adkins, Roddey, Cox, Huckabee, Cloninger

Rezoning Action: Council to hold a Public Hearing and Consider First Reading

Case #	24-01
Zoning Request:	To rezone 20 parcels from UD to OA
Council District:	One - Audette
Applicant:	York County Council
Owner:	See list below
Location:	Carowinds Area
Planning Commission Date:	January 8, 2024
Staff Recommendation:	Approve
PC Recommendation:	Approve

TAX MAP #	PROPERTY OWNER	ACRES
7230000001	Carowinds, LLC	220.27
7230000002	Agree Convenience No 1, LLC	1.58
7230000004	Circle K Stores, LLC	1.59
7230000005	Lane Creek Investments, LLC	1.33
7230000023	Welcome Hotels of Fort Mill, LLC	4.00
7230000024	D&T Partners, LLC	2.00
7230000025	SPT Prairie 1000 CB Drive, LLC	14.37
7230000047	Venus TDG, Inc.	2.00
7230000050	Fort Mill Grounds, LLC	1.00
7230000060	LHG Fort Mill Inc.	3.43
7230000061	Quiktrip Corporation	2.51

7230000063	Mahantam Shree, LLC	2.00
7230000064	SC Hotel Investments, LLC	2.00
7230000065	NNN SC Trust	2.00
7230000066	Hare Krishna Fort Mill Hotel, LLC	3.00
7230000075	Vereit Real Estate LP	4.18
7230000078	Lakemont Hotel LLC	3.62
7230000080	Cabelas Wholesale, Inc	1.31
7230000081	B&B Restaurant Management, LLC	1.51
7230000083	Fort Mill Acreage Reverse, LLC	2.68

(10:26pm)

APPROVED [Unanimous]

MOVANT: Tom Audette

SECOND: Allison Love

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

Old Business

1. Rezoning Action: Consider Second 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

(10:26pm)

DEFERRED [Unanimous]

MOVANT: William "Bump" Roddey

SECOND: Allison Love

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

New Business

1. Council to award Bid #2906 regarding the purchase of a trailer mounted sewer jetter for use by York County's Road Maintenance Department, to the lowest responsive and responsible bidder, US Jetting LLC of Alpharetta, GA, for the total cost of \$74,600.82. This purchase is being funded by The Local Assistance and Tribal Consistency Fund.

(10:26pm)

APPROVED [Unanimous]

MOVANT: Tom Audette

SECOND: Allison Love

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

2. Council to approve award regarding Bid #2907 for HVAC renovations at the York County Emergency Operations Center to the lowest responsive and responsible bidder, Digitrol, Inc., of Gastonia NC, for a total project cost of \$1,690,008.00, as part of the Coronavirus State and Local Fiscal Recovery Funds.

(10:27pm)

APPROVED [Unanimous]

MOVANT: Tom Audette

SECOND: Allison Love

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

3. Council to ratify the purchase of a 2024 Chevrolet 4x4 Tahoe Special Services Vehicle from Love Chevrolet Company of Columbia SC, for an estimated cost of \$55,688.00, and to additionally authorize vehicle upfit from West Chatham Warning Devices of Savannah GA, for an estimated cost of \$12,851.19, for a total estimated cost of \$69,040, for use by the Bethel Fire Tax District.

(10:27pm)

APPROVED [Unanimous]

MOVANT: Tom Audette

SECOND: Watts Huckabee

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

Committee and Other Reports

Citizen Concerns

Council Member New/Non-agenda Comments

(10:28pm) Council member Allison Love requested the signage ordinance be referred to the Planning & Zoning Committee for discussion and clarification.

Chairwoman Cox requested that staff prepare an ordinance by title only for the next Council meeting.

Executive Session

Personnel Matter: County Manager Search

Receipt of Legal Advice: Fire Services

Matters for consideration following Executive Session

1. Motion to authorize the County Attorney to retain outside legal counsel as discussed in Executive Session and to direct the County Manager to pause planned tax district accounts payable processes until further Council direction is provided.

(1:37am)

ADOPTED [6 to 1]

MOVANT: Tom Audette

SECOND: Allison Love

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

NAYS: William "Bump" Roddey

2. Motion authorize Council Chairwoman to work with the Human Resources Department in extending an offer of employment to County Manager candidate as discussed in Executive Session.

(1:37am)

ADOPTED [Unanimous]

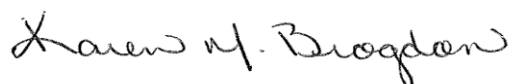
MOVANT: Tom Audette

SECOND: Watts Huckabee

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

Adjourn

There being no further business, the meeting adjourned at 1:38am.



Karen M. Brogdon, Clerk to Council