



**YORK COUNTY**  
**COUNTY COUNCIL**  
**MINUTES • MARCH 18, 2024**  
**FINAL**



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**County Council Meeting**

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

**6:00 PM**

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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**

**Appearances**

(6:02pm) Alan Helms, Director of Voter Registration and Elections recognized election staff, volunteers, and polling locations and thanked them for their service.

(6:04pm) President, Dr. Stacey Moore provided an annual report for York Technical College. Dr. Moore reported that York Tech is the #1 choice among college-going seniors in York, Chester, and Lancaster counties. Annual enrollment is up 11% and the fall headcount is up 4%. York Tech offers manufacturing training programs and cybersecurity programs with many more programs anticipated in the next 1-3 years. The new Dental Clinic opened in January 2024 which consists of 26 operatories, 8 radiology rooms, a sterilization center and offices, lobby and locker room.

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

(6:19pm) Teresa Grobles, 470 West Rambo Road, Rock Hill, South Carolina addressed Council regarding her opposition to the proposed rezoning on Rambo Road.

(6:21pm) Kirk Grobles, 470 West Rambo Road, Rock Hill, South Carolina addressed Council regarding his opposition to the proposed rezoning on Rambo Road.

(6:24pm) Margaret Warren, 3424 Skyline Road, Rock Hill, South Carolina addressed Council regarding her opposition to the proposed rezoning on Rambo Road.

(6:26pm) Jordan Knabb, 450 West Rambo Road, Rock Hill, South Carolina addressed Council regarding his opposition to the proposed rezoning on Rambo Road.

(6:28pm) Vincent Blackwell, 3129 Sims Road, Rock Hill, South Carolina addressed Council regarding his opposition to the proposed rezoning on Rambo Road.

(6:30pm) Tommy Palmer, 5375 South Fork Road, Rock Hill, South Carolina addressed Council regarding his concerns with rezoning 24-09 and the condition put on the rezoning.

(6:32pm) Karen Fitzgerald, 5277 South Fork Road, Rock Hill, South Carolina addressed Council regarding her concerns with rezoning 24-09 and the condition put on the rezoning.

(6:33pm) Elvis De Los Santos, owner of 390 West Rambo Road, Rock Hill, South Carolina addressed Council regarding his support for rezoning 23-47 and stated that he is more than willing to work with the community to ensure that there are no issues with the surrounding neighbors.

(6:35pm) Dwayne Miller, 5393 South Fork Road, Rock Hill, South Carolina addressed Council regarding his support for rezoning 24-09 and his commitment to the neighbors that he will not build more homes than he has stated previously.

(6:36pm) Dean Faile, 3044 Wexford Drive, Rock Hill, South Carolina and President of the York County Regional Chamber addressed Council regarding his support for rezoning 23-19.

(6:37pm) Allison Blackmon, 1846 Towns Court, Rock Hill, South Carolina addressed Council regarding her support for rezoning 23-19, Little Giant Food Stores

(6:39pm) Dave Oxendine, 2550 Neely Store Road, Rock Hill, South Carolina addressed Council regarding his support for rezoning 23-19, Little Giant Food Stores.

(6:43pm) Luke Dwyer, 1751 Red Cedar Lane, Rock Hill, South Carolina addressed Council regarding his opposition to rezoning 24-04 on Hickory Ridge Road.

(6:45pm) Council recognized Boy Scout Troop 31 and thanked them for attending the Council meeting.

### **Consent Agenda**

(6:46pm) Item #2 (HR Ordinance) was removed from Consent and moved to old business #5.

#### **APPROVED [Unanimous]**

**MOVANT:** Allison Love

**SECOND:** Tom Audette

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

#### **1. Approval of March 4, 2024 County Council Meeting Minutes**

**ACCEPTED [Unanimous]**

**MOVANT:** Allison Love

**SECOND:** Tom Audette

2. Approve applicants for service for Boards & Commissions from the Finance & Operations Committee meeting on March 4, 2024: Jay Fuss, Board of Assessment Appeals (District 1), Rob Cameron, Board of Zoning Appeals (District 1), Charles Williams, Catawba Regional Council of Governments, Brent Faulkenberry, Catawba Regional Council of Governments, Katherine Williams, York County Culture and Heritage Commission (District 7), Kevin Taylor, Catawba Regional Workforce Investment Board, and David White, Accommodations Tax Advisory Committee.

**APPROVED [Unanimous]**

**MOVANT:** Allison Love

**SECOND:** Tom Audette

3. Rezoning Action: Consider Third 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 |

**APPROVED [Unanimous]**

**MOVANT:** Allison Love

**SECOND:** Tom Audette

4. Rezoning Action: Consider Second Reading

Case # 24-03  
Tax Map # 292-00-00-007  
Zoning Request: To rezone from RMX-20 and GC to RUD  
Acres: 16.38-acres  
Council District: Three (3) - Adkins  
Applicant: Richard and Olivia Gregory  
Owner: Richard and Olivia Gregory  
Location: 231 Blessed Hope Road, York  
Planning Commission Date: February 12, 2024  
Staff Recommendation: Approve  
PC Recommendation: Approve

**APPROVED [Unanimous]**

**MOVANT:** Allison Love

**SECOND:** Tom Audette

5. Rezoning Action: Consider Second Reading

Case # 24-04  
Tax Map # 535-00-00-077 and 537-00-00-067  
Zoning Request: To rezone from RSF-40 to RUD-I  
Acres: 2.45-acres of two parcels  
Council District: Four (4) - Roddey  
Applicant: Keith Love and Gina Cuff  
Owner: Keith Love and Gina Cuff  
Location: Hickory Ridge Road, Rock Hill  
Planning Commission Date: February 12, 2024  
Staff Recommendation: Approve  
PC Recommendation: Approve

**APPROVED [Unanimous]**

**MOVANT:** Allison Love

**SECOND:** Tom Audette

6. Rezoning Action: Consider Second Reading

Case # 24-05  
Tax Map # 723-00-00-071 and -072  
Zoning Request: To rezone from UD to LI  
Acres: 32.0-acres  
Council District: Seven (7) - Cloninger  
Applicant: Foundry Commercial  
Owner: Lexington Fort Mill, LLC and Lexington Fort Mill II, LLC  
Location: 3476, 3480, 3560 Stateview Boulevard, Fort Mill  
Planning Commission Date: February 12, 2024  
Staff Recommendation: Approve  
PC Recommendation: Approve

**APPROVED [Unanimous]**

**MOVANT:** Allison Love

**SECOND:** Tom Audette

7. Rezoning Action: Consider Second Reading

Case # 24-07  
Tax Map # 530-00-00-013  
Zoning Request: To rezone from AGC to RUD  
Acres: 15.05-acres  
Council District: Four (4) - Roddey  
Applicant: Otis Wilson  
Owner: Otis Wilson  
Location: Redwood Road, Rock Hill  
Planning Commission Date: February 12, 2024  
Staff Recommendation: Approve  
PC Recommendation: Approve (6-1)

**APPROVED [Unanimous]**

**MOVANT:** Allison Love

**SECOND:** Tom Audette

8. Rezoning Action: Consider Second Reading

|                           |                                        |
|---------------------------|----------------------------------------|
| Case #                    | 24-08                                  |
| Tax Map #                 | 448-01-01-041                          |
| Zoning Request:           | To rezone from RSF-40 to AGC-I         |
| Acres:                    | 0.71-acre portion of a 7.3-acre parcel |
| Council District:         | Three (3) - Adkins                     |
| Applicant:                | Randy Suddreth                         |
| Owner:                    | Duston and Ashton Baker                |
| Location:                 | 499 Carolina Downs, York               |
| Planning Commission Date: | February 12, 2024                      |
| Staff Recommendation:     | Approve                                |
| PC Recommendation:        | Approve                                |

**APPROVED [Unanimous]**

**MOVANT:** Allison Love

**SECOND:** Tom Audette

9. Council to approve a contractual agreement regarding RFP #2905 for pre-qualified contractors to provide various water and sewer repairs, maintenance, and technical services for the York County Water and Sewer Department with AAA City Plumbing, Inc. of Rock Hill SC, for an initial three year term, and a maximum of two consecutive one year renewal options.

**APPROVED [Unanimous]**

**MOVANT:** Allison Love

**SECOND:** Tom Audette

10. Council to approve a contractual agreement regarding RFP #2905 for pre-qualified contractors to provide various water and sewer repairs, maintenance, and technical services for the York County Water and Sewer Department with Atlantic Coast Contractors of Denver, NC, and a maximum of two consecutive one year renewal options.

**APPROVED [Unanimous]**

**MOVANT:** Allison Love

**SECOND:** Tom Audette

11. Council to approve a contractual agreement regarding RFP #2905 for pre-qualified contractors to provide various water and sewer repairs, maintenance, and technical services for the York County Water and Sewer Department with Carolina Lift Stations of York, SC, for an initial three year term, and a maximum of two consecutive one year renewal options.

**APPROVED [Unanimous]**

**MOVANT:** Allison Love

**SECOND:** Tom Audette

12. Council to approve a contractual agreement regarding RFP #2905 for pre-qualified contractors to provide various water and sewer repairs, maintenance, and technical services for the York County Water and Sewer Department with M&E Welding LLC of Union, SC, for an initial three year contract term, and a maximum of two consecutive one year renewal options.

**APPROVED [Unanimous]**

**MOVANT:** Allison Love

**SECOND:** Tom Audette

13. Council to approve a contractual agreement regarding RFP #2905 for pre-qualified contractors to provide various water and sewer repairs, maintenance, and technical services for the York County Water and Sewer Department with Fuller and Co. Construction of Crouse, NC, for an initial three year term, and a maximum of two consecutive one year renewal options.

**APPROVED [Unanimous]**

**MOVANT:** Allison Love

**SECOND:** Tom Audette

14. Council to approve a contractual agreement regarding RFP #2905 for pre-qualified contractors to provide various water and sewer repairs, maintenance, and technical services for the York County Water and Sewer Department with State Utility Contractors, Inc. of Monroe, NC, for an initial three year contract term, and a maximum of two consecutive one year renewal options.

**APPROVED [Unanimous]**

**MOVANT:** Allison Love

**SECOND:** Tom Audette

15. Council to approve the Nova Engineering and Environmental, LLC contract in a not to exceed amount of \$149,340.00, PLUS 10% contingency, for special inspection related to project 21323 - Crowders Creek Pump Station replacement construction project.

**APPROVED [Unanimous]**

**MOVANT:** Allison Love

**SECOND:** Tom Audette

16. COUNCIL TO APPROVE THE EXECUTION OF AMENDMENT 4 OF AN ENGINEERING CONTRACT WITH ESP ASSOCIATES, INC. OF FORT MILL, SC FOR A NOT TO EXCEED AMOUNT OF \$26,530.00, PLUS A 10% CONTINGENCY, FOR FINAL SEWER LINE DESIGN AND EASEMENT ACQUISITION.

**APPROVED [Unanimous]**

**MOVANT:** Allison Love

**SECOND:** Tom Audette

**Public Hearing(s)**

**Old Business**

1. Rezoning Action: Consider Second Reading

Case # 23-19  
Tax Map # 618-00-00-056; -057; -058  
Zoning Request: To rezone from RUD to LI  
Acres: 10.67 +/- acres  
Council District: Five (5) - Cox  
Applicant: J & M Southern Properties, LLC  
Owner: Little Giant Food Stores  
Location: Mt. Holly Road, Rock Hill  
Planning Commission Date: April 10, 2023  
Staff Recommendation: Approve  
PC Recommendation: Approve

(6:47pm) Motion to approve with the noted conditions: reducing the intensity of the development by eliminating six of the buildings on the original site plan, adding a walking trail and a water feature in the pond.

**APPROVED [Unanimous]**

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

2. 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

(6:49pm) Motion was made by Council member William "Bump" Roddey and seconded by Council member Allison Love to approve. Motion Failed

**Council members that voted in opposition: Tommy Adkins, Debi Cloninger, Tom Audette, Christi Cox, and Watts Huckabee**

(7:17pm) Motion was made by Council member Tommy Adkins and seconded by Council member Tom Audette to deny. Motion Carried.

**Council members that voted in opposition: Allison Love and William "Bump" Roddey.**

**DENIED [5 to 2]**

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

3. Rezoning Action: Consider Second Reading

Case # 24-06  
Tax Map # 279-00-00-004  
Zoning Request: To rezone from AGC to RUD  
Acres: 4.46-acre portion of 70.52-acre parcel  
Council District: Two (2) - Love  
Applicant: Travis Boyd  
Owner: Travis Boyd  
Location: Beamguard Road, Clover  
Planning Commission Date: February 12, 2024  
Staff Recommendation: Deny  
PC Recommendation: Deny (4-3)

(7:26pm)

**APPROVED [Unanimous]**

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

4. Rezoning Action: Consider Second Reading

Case # 24-09  
Tax Map # 430-00-00-015  
Zoning Request: To rezone from AGC to RUD  
Acres: 4.84-acre portion of a 9.84-acre parcel  
Council District: Five (5) - Cox  
Applicant: Donovan Steltzner  
Owner: Dwayne Miller  
Location: 5393 South Fork Road, Rock Hill  
Planning Commission Date: February 12, 2024  
Staff Recommendation: Deny  
PC Recommendation: Deny (5-2)

(7:32pm) Motion to approve with the condition of requiring a deed restriction.

**APPROVED [Unanimous]**

**MOVANT:** Tom Audette

**SECOND:** William "Bump" Roddey

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

5. Council to Amend and Provide Second Reading of AN ORDINANCE TO AMEND CHAPTER 33, SECTIONS 33.070 LONGEVITY AND 33.071 ANNUAL LEAVE, OF THE YORK COUNTY CODE OF ORDINANCES TO ADJUST THE POLICIES AND PROCEDURES RELATED TO THE ACCRUAL OF LONGEVITY ALLOWANCES AND ANNUAL LEAVE FOR COUNTY EMPLOYEES SO AS TO PROSPECTIVELY ACCOUNT FOR QUALIFYING SERVICE WITH FEDERAL, STATE, AND LOCAL GOVERNMENTAL ENTITIES, AND TO ACCOUNT FOR QUALIFYING MILITARY SERVICE AND OTHER QUALIFYING NON-GOVERNMENTAL SERVICE; TO SPECIFY THE MEASURES AND BASES FOR THE ACCRUAL OF SERVICE TIME, AND TO PROVIDE FOR OTHER MATTERS RELATED THERETO.

(7:43pm) Motion to defer in order to refer back to Finance & Operations Committee for further discussion.

**DEFERRED [Unanimous]**

**MOVANT:** William "Bump" Roddey

**SECOND:** Allison Love

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

**New Business**

1. COUNCIL TO APPROVE RATIFICATION OF DESIGNATING KEYSTONE AS THE ACT 301 SUBSTANCE ABUSE AUTHORITY FOR YORK COUNTY TO COVER THE TIME PERIOD OF OCTOBER 1, 2023-OCTOBER 1, 2024.

(8:12pm)

**APPROVED [Unanimous]**

**MOVANT:** Tom Audette

**SECOND:** Tommy Adkins

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

**Committee and Other Reports**

(8:13pm) Finance & Operations Committee Meeting, Monday, March 18, 2024, 5:45pm  
Chairwoman Allison Love

### **Citizen Concerns**

#### **Council Member New/Non-agenda Comments**

(8:15pm) Council member Tom Audette stated that the Economic Development Committee will have future meetings to develop ways to support small businesses and create a small business plan.

(8:16pm) Council member William "Bump" Roddey requested that Council and Staff have discussions to allow tiny homes in the unincorporated areas of the County.

(8:20pm) Council member Watts Huckabee requested that Council have structure at workshops by allowing experts to attend and educate Council on certain topics. Mr. Huckabee also suggested a county wide initiative regarding a stormwater/floodplain study.

(8:22pm) Council member Debi Cloninger thanked the senior members of Council for putting the County in a good financial situation several years ago which is allowing us to pay off the debt in April 2024.

(8:23pm) Chairwoman Christi Cox stated that the Board of Zoning Appeals has not met in several months due to the ordinances being amended which gives citizens more flexibility. Ms. Cox requested that Staff review the home occupation exceptions and industrial property split zone use. Also, Ms. Cox stated that she appreciates that this Council debates items, makes decisions and moves on and can continue to work with each other professionally.

### **Executive Session**

Proposed Contractual Matter: Acquisition of Real Property

Receipt of Legal Advice: Request to Authorize Condemnation regarding Project No. 17228-003, Tract 44 (S-50 (Cel River) Widening Phase 2)

### **Matters for consideration following Executive Session**

1. Motion to authorize Management and County Attorney to retain representation as may be needed and to negotiate the acquisition of two properties as discussed in Executive Session.

(8:52pm)

**ADOPTED [Unanimous]**

**MOVANT:** Tom Audette

**SECOND:** Allison Love

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

**ABSENT:** William "Bump" Roddey

2. Motion to authorize condemnation regarding Project No. 17228-003, (Project S-50 (Cel River) Widening Phase 2) Tract 44 as discussed in Executive Session.

(8:52pm)

**ADOPTED [Unanimous]**

**MOVANT:** Tom Audette

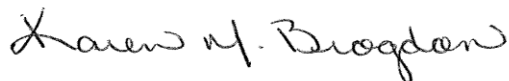
**SECOND:** Allison Love

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

**ABSENT:** William "Bump" Roddey

**Adjourn**

There being no further business, the meeting adjourned at 8:53pm.



Karen M. Brogdon, Clerk to Council