



YORK COUNTY
COUNTY COUNCIL
MINUTES • APRIL 1, 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

Jay Fuss, Board of Assessment Appeals (District 1)
Rob Cameron, Board of Zoning Appeals (District 1)
Charles Williams, Catawba Regional Council of Governments **ABSENT**
Katherine Williams, York County Culture and Heritage Commission (District 7)
Kevin Taylor, Catawba Regional Workforce Investment Board
David White, Accommodations Tax Advisory Committee

Appearances

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

Consent Agenda

(6:03pm)

APPROVED [6 to 1]

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

1. Approval of March 12, 2024 Workshop Minutes

ACCEPTED [6 to 1]

MOVANT: Allison Love
SECOND: William "Bump" Roddey

2. Approval of March 18, 2024 County Council Meeting Minutes

ACCEPTED [6 to 1]

MOVANT: Allison Love
SECOND: William "Bump" Roddey

3. Approval of March 26, 2024 Workshop Minutes

ACCEPTED [6 to 1]

MOVANT: Allison Love
SECOND: William "Bump" Roddey

4. Rezoning Action: Council to Amend and Provide Third Reading with specified conditions and restrictions set out herein and in restrictive covenant agreement included before Council.

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

APPROVED [6 to 1]

MOVANT: Allison Love
SECOND: William "Bump" Roddey

5. Rezoning Action: Consider Third 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 [6 to 1]

MOVANT: Allison Love

SECOND: William "Bump" Roddey

6. Rezoning Action: Consider Third 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 [6 to 1]

MOVANT: Allison Love

SECOND: William "Bump" Roddey

7. Rezoning Action: Consider Third 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 [6 to 1]

MOVANT: Allison Love
SECOND: William "Bump" Roddey

8. Rezoning Action: Consider Third 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)

APPROVED [6 to 1]

MOVANT: Allison Love
SECOND: William "Bump" Roddey

9. Rezoning Action: Consider Third 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 [6 to 1]

MOVANT: Allison Love
SECOND: William "Bump" Roddey

10. Rezoning Action: Consider Third 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 [6 to 1]

MOVANT: Allison Love
SECOND: William "Bump" Roddey

11. Rezoning Action: Council to Amend and Provide Third Reading with specified conditions and restrictions set out herein and in restrictive covenants before Council.

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)

APPROVED [6 to 1]

MOVANT: Allison Love
SECOND: William "Bump" Roddey

12. Council to approve the authorization of staff to apply for and accept, if awarded, for the 2024 Keep South Carolina Beautiful Support Grant in the amount up to \$10,000 with no matching funds required.

APPROVED [6 to 1]

MOVANT: Allison Love
SECOND: William "Bump" Roddey

13. Council to approve 2024 Prioritized Community Needs List for the Community Development Block Grant Program.

APPROVED [6 to 1]

MOVANT: Allison Love
SECOND: William "Bump" Roddey

14. Council to approve and accept, if awarded, a U.S. Department of Transportation Hazardous Materials Emergency Preparedness Grant in the amount up to \$30,000 for funding of a part-time Preparedness Specialist and Hazardous Materials training.

APPROVED [6 to 1]

MOVANT: Allison Love
SECOND: William "Bump" Roddey

15. Council to approve award regarding Bid #2908 for the purchase and installation of an outdoor walk in freezer for use by the Museum of York County, to the lowest responsive and responsible bidder, Catalyst Construction Company Inc. of Charlotte NC, for a total cost of \$148,335.00, to include contingency.

APPROVED [6 to 1]

MOVANT: Allison Love
SECOND: William "Bump" Roddey

16. Council to declare five fire rescue vehicles as County surplus.

APPROVED [6 to 1]

MOVANT: Allison Love
SECOND: William "Bump" Roddey

17. Council to approve a request from Sheriff Tolson to allow retiring Sheriff's Office Lieutenant John Stagner to retain his service weapon.

APPROVED [6 to 1]

MOVANT: Allison Love
SECOND: William "Bump" Roddey

18. Council to approve the purchase of a new 2023 Ford F-150 Police Responder Truck, for use by the Sheriff's Office, via state contract #4400029870 from Santee Automotive LLC, of Manning SC, for a total cost of \$48,050.00.

APPROVED [6 to 1]

MOVANT: Allison Love
SECOND: William "Bump" Roddey

19. Council to authorize annual maintenance and support from Catalis Tax & CAMA, formerly Patriot Properties, Inc for the County CAMA software, in the amount of \$96,541.90.

APPROVED [6 to 1]

MOVANT: Allison Love
SECOND: William "Bump" Roddey

20. Council to approve Solicitor's Office purchase of computers from Dell (State Contract) in the amount of \$55,012.

APPROVED [6 to 1]

MOVANT: Allison Love
SECOND: William "Bump" Roddey

21. Council to approve the replacement of a 2018 Bomag Landfill Compactor as part of the Vehicle Replacement Program, and to further authorize alternate methods of procurement regarding the purchase of the replacement vehicle via state contract and/or cooperative purchasing as defined in sections 35.010 (D) (3) and 35.008 (C)(2) of York County's Procurement Code.

APPROVED [6 to 1]

MOVANT: Allison Love
SECOND: William "Bump" Roddey

22. Council to approve Contract Amendment #1 with HDR, Inc. for a not-to-exceed amount of \$100,000 for cost estimation/risk assessment for potential roadway improvement projects associated with the 2024 Capital Projects Sales and Use Tax Initiative.

APPROVED [6 to 1]

MOVANT: Allison Love
SECOND: William "Bump" Roddey

23. Council to approve the execution of Amendment #1 with STV, Inc. in the amount of \$1,513,963.08 for the Project 17228-004: Sutton/Spratt/FM Parkway widening project.

APPROVED [6 to 1]

MOVANT: Allison Love
SECOND: William "Bump" Roddey

24. Council to approve the execution of Amendment #1 with Goodwin Mills Cawood LLC in the amount of \$283,995.00, plus a 10% contingency, for engineering services associated with the River Hills Waterline Replacement Project Phase 1.

APPROVED [6 to 1]

MOVANT: Allison Love
SECOND: William "Bump" Roddey

25. COUNCIL TO APPROVE A RESOLUTION IN SUPPORT OF A “NO THRU TRUCK ROUTE” DESIGNATION UPON CAROLAND DRIVE (H2-032) FROM THE INTERSECTION OF HAMILTON ROAD (HWY 773) THROUGH THE SUBDIVISION IDENTIFIED AS THE RESERVE AT GOLD HILL AND IN SUPPORT OF THE YORK COUNTY PUBLIC WORKS DEPARTMENT POSTING NOTICES LIMITING THE OPERATION OF SPECIFIED CLASSES, SIZES, AND WEIGHTS OF MOTOR VEHICLES, TRAILERS, OR SEMI-TRAILERS UPON THIS PORTION OF CAROLAND DRIVE (H2-032).

APPROVED [6 to 1]

MOVANT: Allison Love
SECOND: William "Bump" Roddey

26. COUNCIL TO APPROVE A RESOLUTION IN SUPPORT OF A “NO THRU TRUCK ROUTE” DESIGNATION UPON BLACK MOUNTAIN DRIVE (H3-229) FROM THE INTERSECTION OF GOLD HILL ROAD (HWY 460) THROUGH THE SUBDIVISION IDENTIFIED AS THE RESERVE AT GOLD HILL, IN YORK COUNTY, SOUTH CAROLINA, AND IN SUPPORT OF THE YORK COUNTY PUBLIC WORKS DEPARTMENT POSTING NOTICES LIMITING THE OPERATION OF SPECIFIED CLASSES, SIZES, AND WEIGHTS OF MOTOR VEHICLES, TRAILERS, OR SEMI-TRAILERS UPON THIS PORTION OF BLACK MOUNTAIN DRIVE (H3-229).

APPROVED [6 to 1]

MOVANT: Allison Love
SECOND: William "Bump" Roddey

Public Hearing(s)

1. Public Hearing

(6:08pm) Jonathan Buono, Planning & Development Director provided an overview of the proposed rezoning.

(6:11pm) There being no one 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, Adkins, Roddey, Cox, Huckabee, Cloninger

Rezoning Action: Hold a Public Hearing and Consider First Reading

Case #	24-10
Tax Map #	255-00-00-083 and 255-00-00-010
Zoning Request:	To rezone from RUD to AGC
Acres:	3.63-acre portion of two parcels
Council District:	Three (3) - Adkins
Applicant:	Will McCormick
Owner:	William and Shanna McCormick, Wayne McCormick, ReBecca McCormick VanVoorhis, Molly Leake
Location:	Beersheba Road, Clover
Planning Commission Date:	March 11, 2024
Staff Recommendation:	Approve
PC Recommendation:	Approve

(6:11pm)

APPROVED [Unanimous]

MOVANT: Tommy Adkins

SECOND: Tom Audette

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

2. Public Hearing

(6:11pm) Jonathan Buono, Planning & Development Director provided an overview of the proposed rezoning.

The following individuals spoke in opposition of the proposed rezoning:

(6:15pm) Cynthia Mauney, 368 Cedar Grove Road, Clover, South Carolina addressed Council regarding her opposition to the proposed rezoning.

(6:16pm) Dean Ham, 411 Cedar Grove Road, Clover, South Carolina addressed Council regarding his opposition to the proposed rezoning.

(6:17pm) Chad McKinnon, 369 Cedar Grove Road, Clover, South Carolina addressed Council regarding his opposition to the proposed rezoning.

The following individuals spoke in favor of the proposed rezoning:

(6:19pm) Tony Smith, 4249 Sherrer Road, York, South Carolina addressed Council regarding his support for the proposed rezoning.

(6:22pm) Jeff Sigmon, 894 South Beersheba Road, York, South Carolina addressed Council regarding his support for the proposed rezoning.

(6:23pm) 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, Adkins, Roddey, Cox, Huckabee, Cloninger

Rezoning Action: Hold a Public Hearing and Consider First Reading

Case #	24-12
Tax Map #	251-00-00-125
Zoning Request:	To rezone from AGC to RUD
Acres:	5.09-acre portion
Council District:	Three (3) - Adkins
Applicant:	Tony Smith
Owner:	The Homeplace Trust, Jeffrey Curtis Sigmon
Location:	Cedar Grove Road, Clover
Planning Commission Date:	March 11, 2024
Staff Recommendation:	Approve
PC Recommendation:	Approve

(6:23pm)

APPROVED [Unanimous]

MOVANT: Tommy Adkins

SECOND: Tom Audette

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

ABSTAIN: William "Bump" Roddey

3. Public Hearing

(6:51pm) Jonathan Buono, Planning & Development Director provided an overview of the proposed rezoning.

(6:53pm) There being no one 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, Cox, Huckabee, Cloninger
ABSENT: William "Bump" Roddey

Rezoning Action: Hold a Public Hearing and Consider First Reading

Case #	24-13
Tax Map #	364-00-00-051
Zoning Request:	To rezone from RMX-20 to RSF-30
Acres:	0.295-acre portion of a 2-acre parcel
Council District:	Two (2) - Love
Applicant:	Richard Burrell
Owner:	Barbara Jane Burrell
Location:	St. Paul Church Road, Clover
Planning Commission Date:	March 11, 2024
Staff Recommendation:	Approve
PC Recommendation:	Approve

(6:53pm)

APPROVED [Unanimous]

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

Old Business

New Business

1. Council to approve the amended FY 25 budget calendar.

(6:53pm)

APPROVED [Unanimous]

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

2. Council to consider initiating a rezoning pursuant to York County Code of Ordinances §155.1137(A)(1), to re-zone 16 existing apartment and condominium communities within Council Districts 1 and 7, as listed in Exhibit A, from the General Commercial (GC), Office and Institutional (OI), or Residential Mixed 20 (RMX-20) districts to the Residential Mixed 6 (RMX-6) zoning district, in order to eliminate their existing use nonconformity.

(6:53pm)

APPROVED [Unanimous]

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

Committee and Other Reports

(6:56pm) Justice & Public Safety Committee Meeting, Wednesday, March 20, 2024, 6:00pm
Chairman Tommy Adkins

Citizen Concerns

Council Member New/Non-agenda Comments

(6:57pm) Council member Tom Audette stated that the Hwy 160 groundbreaking ceremony was held recently and the project is getting started currently. Mr. Audette stated that RFATS is currently reviewing design for the Celanese Road exit and will have public input and final approval later in the year.

(6:58pm) Council member Debi Cloninger requested that Council members be invited to SCDOT ground breaking ceremonies

(6:59pm) Council member William "Bump" Roddey requested that the Planning & Zoning Committee discuss allowing tiny homes in York County. Mr. Roddey stated that there will be a helipad groundbreaking ceremony at New Indy soon and he will let everyone know the date.

(7:00pm) Council member Watts Huckabee recognized past Council member Rick Lee for receiving the Order of the Palmetto from the Governor of South Carolina recently. In addition, Mr. Huckabee requested that affordable housing and tiny homes be referred to the Health and Environmental Protection Committee for discussion.

(7:02pm) Chairwoman Cox requested that the new County Manager be on board prior to referring tiny homes and affordable housing to committee in order to develop a strategic plan that may include these matters.

(7:03pm) Council member Tommy Adkins thanked the Lord for a beautiful Easter Sunday.

(7:03pm) Council member Allison Love also requested that Council members be invited to SCDOT ground breaking ceremonies. Also, Ms. Love requested that No Thru Truck Signs issue be referred to the Zoning Committee for discussion. Ms. Love also thanked the First Responders in the County for their hard work recently, especially in District 2.

(7:05pm) Chairwoman Christi Cox stated that at the next Council meeting she will add to the agenda a first reading by title only an ordinance amending industrial use allowances and the home occupation designation in the zoning code and would like to refer this to the Planning and Zoning Committee for further discussion.

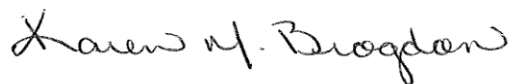
Executive Session

Chairwoman Cox requested that Litigation Update be placed on all future agendas for Executive Session.

Matters for consideration following Executive Session

Adjourn

There being no further business, the meeting adjourned at 7:11pm

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