



YORK COUNTY
COUNTY COUNCIL
AGENDA • JUNE 3, 2024



County Council Meeting

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

6:00 PM

Call to Order

Christi Cox, Chairwoman

Invocation and Pledge of Allegiance

Council Chairwoman Christi Cox, District 5

Oath of Office for newly appointed Board and Commission Members

Sam Lesslie, Riverview Fire Tax District Board
Ronald Karriker, Riverview Fire Tax District Board
Justin Coy, Catawba Regional Workforce Investment Board
Janet Atkinson, Keep York County Beautiful (At Large)
Caitlin Boyle, Keep York County Beautiful (At Large)
Karen Macvean, Keep York County Beautiful (District 6)

Appearances

Council and staff to recognize Terra Rose on her service and retirement with York County.

Katherine Jones, Director of Parks and Recreation to provide an update on the County Wide Parks Strategic and Master Plan.

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

Consent Agenda

1. Minutes of County Council Workshop - Workshop - May 14, 2024 6:00 PM
2. Minutes of Transportation Committee - Transportation Committee - May 20, 2024 5:55 PM
3. Minutes of County Council - County Council Meeting - May 20, 2024 6:00 PM
4. Minutes of County Council - Special Called Meeting - May 28, 2024 6:00 PM
5. Rezoning Action: Consider Third Reading
Case # 24-14
Tax Map # 655-00-00-037
Zoning Request: To rezone from UD to GC
Acres: 1.35-acres

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Council District: One (1) - Audette
Applicant: Justin Caskey
Owner: Fort Mill Associates LLC
Location: 1646 Highway 160, Fort Mill
Planning Commission Date: April 8, 2024
Staff Recommendation: Approve
PC Recommendation: Approve

6. Rezoning Action: Consider Third Reading

Case # 24-15
Tax Map # 655-00-00-034
Zoning Request: To rezone from UD to GC
Acres: 0.79-acres
Council District: One (1) - Audette
Applicant: Justin Caskey
Owner: Commerce Center LLC
Location: 1642 Highway 160, Fort Mill
Planning Commission Date: April 8, 2024
Staff Recommendation: Approve
PC Recommendation: Approve

7. Rezoning Action: Consider Third Reading

Case # 24-17
Tax Map # 382-00-00-065
Zoning Request: To rezone from RMX-20 to RSF-40
Acres: 15.67-acres
Council District: Two (2) - Love
Applicant: Clover School District
Owner: Clover School District
Location: 1771 Bethel Street, Clover
Planning Commission Date: April 8, 2024
Staff Recommendation: Approve
PC Recommendation: Approve

8. Rezoning Action: Consider Third Reading

Case # 24-18
Tax Map # 651-00-00-012; -025
Zoning Request: To rezone from NC to GC
Acres: 2.19-acres
Council District: One (1) - Audette
Applicant: Andrew Boshears
Owner: Gold Hill One LLC
Location: 939 Gold Hill Road, Fort Mill

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Planning Commission Date: April 8, 2024
Staff Recommendation: Approve
PC Recommendation: Approve

9. Rezoning Action: Consider Third Reading

Case # 24-19
Tax Map # 639-00-00-049
Zoning Request: To rezone from RMX-20 to RSF-40
Acres: 47.30-acre portion of a 67.39-acre parcel
Council District: Six (6) - Huckabee
Applicant: Susan Barnes Ellis
Owner: Louise Barron Barnes and Susan Barnes Ellis
Location: 1881 and 1895 McClain Drive, Rock Hill
Planning Commission Date: April 8, 2024
Staff Recommendation: Approve
PC Recommendation: Approve

10. Rezoning Action: Consider Third Reading

Case # 24-20
Tax Map # 191-00-00-005
Zoning Request: To rezone from GC to AGC
Acres: 2.0-acre portion of a 30.68-acre parcel
Council District: Three (3) - Adkins
Applicant: John Houser
Owner: John Houser and Gwen Manor
Location: 720 Beersheba Road S., Clover
Planning Commission Date: April 8, 2024
Staff Recommendation: Approve
PC Recommendation: Approve

11. COUNTY COUNCIL TO CONSIDER APPROVAL OF THE ROAD ACCEPTANCE REQUEST FOR CRENSHAW DRIVE IN THE CRENSHAW/SCOTCHMAN DEVELOPMENT IN DISTRICT FIVE (5)

12. Council to approve the purchase of four Sterti Koni mobile vehicle lift units for use by York County Fire Services, from Heavy Duty Lift & Equipment Inc., of Flowery Branch GA, for a total cost of \$67,621.86, as provisioned by section 35.009 of York County's Procurement Code.

13. Council to approve the Black and Veatch Corp. contract in a not-to-exceed amount of \$268,787.00 plus 10% contingency for Project 23349 Eastern Water Study

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14. Council to authorize staff to apply for and to accept, if awarded, a Local Emergency Management Performance Grant (LEMPG) in the estimated amount of \$70,160 with a match of 50% that will be achieved through in-kind services.
15. Council to approve the renewal of a maintenance agreement for computer software with the South Carolina Judicial Department for a total amount of \$75,000.00.
16. Council to authorize annual maintenance agreement with PubliQ Software, of Spartanburg SC, for York County's tax billing and collections system in the amount of \$150,144.02.
17. Council to authorize the renewal of a maintenance agreement with Infovision Software, of Carlsbad CA, for York County's document management system in the amount of \$62,475.00.
18. Council to authorize the annual maintenance renewal with Harris Local Government, of Chicago IL, in the amount of \$92,373.07.
19. County to authorize annual subscription renewal for the backup software, through Data Network Solutions, of Chapin SC, in the amount of \$72,173.08
20. Council to authorize the renewal of software maintenance agreement with Azteca Systems, LLC - Cityworks, in the amount of \$53,876.77.
21. Council to approve a contractual agreement with Axon Enterprise Inc. of Scottsdale AZ, for the purchase of a software solution for use by the Solicitor's Office, for an initial first year cost of \$46,736.97.
22. Council to approve a sole source FY 2024-2025 purchase for body worn and dash cameras for use by the Sheriff's Office, from Axon Enterprise Inc. of Scottsdale AZ, for a total cost of \$465,505.82.
23. Council to authorize the Sheriff's Department to apply for and accept if awarded a Supplemental Allocation for Victims Services (SAVS) Grant in the amount of \$46,914.

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24. Council to Consider Second Reading of AN ORDINANCE TO LEVY AND REIMPOSE A ONE PERCENT SALES AND USE TAX, SUBJECT TO A REFERENDUM, WITHIN YORK COUNTY PURSUANT TO THE CAPITAL PROJECT SALES TAX ACT, S.C. CODE ANN. § 4-10-300 ET SEQ., AS AMENDED; TO DEFINE THE SPECIFIC PURPOSE OR PURPOSES AND DESIGNATE THE PROJECTS FOR WHICH THE PROCEEDS OF SUCH TAX MAY BE USED; TO PROVIDE THE MAXIMUM TIME FOR WHICH SUCH TAX MAY BE IMPOSED OR REIMPOSED FOR A PERIOD PROVIDED BY LAW; TO PROVIDE THE APPROXIMATE COST OF THE PROJECTS OR FACILITIES FUNDED FROM THE PROCEEDS OF SUCH TAX AND THE APPROXIMATE AMOUNT OF NET PROCEEDS TO BE RAISED BY SUCH TAX; TO PROVIDE FOR A COUNTY-WIDE REFERENDUM AT THE 2024 GENERAL ELECTION TO PERMIT THE EXISTING ONE PERCENT SALES AND USE TAX TO BE REINSTATED AND CONTINUE WITHOUT INTERRUPTION; TO PRESCRIBE THE CONTENTS OF THE BALLOT QUESTION IN SUCH REFERENDUM; TO PROVIDE CONDITIONS PRECEDENT TO THE IMPOSITION OF SUCH TAX AND CONDITIONS OR RESTRICTIONS ON THE USE AND EXPENDITURE OF SUCH TAX REVENUE, INCLUDING UTILITY RELOCATION; TO ESTABLISH THE PRIORITY IN WHICH THE NET PROCEEDS OF SUCH TAX, IF APPROVED IN A REFERENDUM, ARE TO BE EXPENDED FOR THE PROJECTS AND PURPOSES STATED AND TO PROVIDE A FORMULA OR SYSTEM BY WHICH MULTIPLE PROJECTS MAY BE FUNDED SIMULTANEOUSLY; TO AUTHORIZE THE YORK COUNTY BOARD OF VOTER REGISTRATION AND ELECTIONS TO CONDUCT A REFERENDUM; TO PROVIDE FOR THE ADMINISTRATION OF SUCH TAX, IF APPROVED; TO PROVIDE FOR THE PAYMENT OF SUCH TAX; TO PROVIDE FOR THE ADMINISTRATION OF THE PROGRAM; AND TO PROVIDE FOR OTHER MATTERS RELATING THERETO.
25. COUNCIL TO CONSIDER THIRD READING OF AN ORDINANCE TO AMEND THE YORK COUNTY CODE OF ORDINANCES, CHAPTER 151: FLOOD DAMAGE PREVENTION, TO ADOPT THE REGENT PARK FLOOD STUDY AND ACCOMPANYING MAPS, TO ESTABLISH THE REGENT PARK FLOODPLAIN OVERLAY DISTRICT, TO AMEND AND ADOPT HIGHER STANDARDS ABOVE THE NATIONAL FLOOD INSURANCE PROGRAM'S MINIMUM STANDARDS BASED ON A "NO ADVERSE IMPACT" APPROACH TO FLOODPLAIN MANAGEMENT FOR DEVELOPMENT WITHIN THE REGENT PARK FLOODPLAIN OVERLAY DISTRICT; TO REVISE CHAPTER DEFINITIONS, SECTION REFERENCES, AND OTHER DE MINIMIS CLARIFICATIONS; TO PROVIDE FOR A PUBLIC HEARING; AND TO PROVIDE FOR OTHER MATTERS RELATED THERETO.

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26. COUNCIL TO CONSIDER SECOND READING OF AN ORDINANCE TO AMEND THE CODE OF THE COUNTY OF YORK, SOUTH CAROLINA, CHAPTER 51.05, WATER AND SEWER RATES AND CHARGES, TERMS AND CONDITIONS OF SERVICE, SECTIONS (B)(2) AND (B)(10) IN ORDER TO AMEND THE WATER RATE SCHEDULE AND SEWER RATE SCHEDULE AND TO PROVIDE FOR MATTERS RELATED THERETO.
27. COUNCIL TO CONSIDER SECOND READING OF AN ORDINANCE TO AMEND THE CODE OF THE COUNTY OF YORK, SOUTH CAROLINA, DISPOSAL OF WASTE AT COUNTY LANDFILL, CHAPTER 50, SECTION 50.33(B); IN ORDER TO PROVIDE FOR AN INCREASE IN FEES FOR THE DISPOSAL OF MUNICIPAL SOLID WASTE, AND CONSTRUCTION AND DEMOLITION DEBRIS AT THE COUNTY LANDFILL AND TO PROVIDE FOR OTHER MATTERS RELATING THERETO.
28. COUNCIL TO AMEND AND APPROVE SECOND READING OF AN ORDINANCE TO AMEND THE CODE OF THE COUNTY OF YORK, SOUTH CAROLINA, CHAPTER 90.02, "RATES, FEES, AND CHARGES FOR PUBLIC PARK FACILITIES, SERVICES, OR SPONSORSHIP'S" IN ORDER TO PROVIDE FOR AN INCREASE TO EBENEZER PARK CAMPING FEES AND DAILY AND WEEKEND/HOLIDAY SHELTER FEES; PROVIDE FOR AN INCREASE TO EBENEZER PARK AND ALLISON CREEK PARK ANNUAL PASSES, OUT OF COUNTY DAY USE FEES, NIGHT ACCESS CARDS, AND DUMPING FEE; ESTABLISH A KAYAK RENTAL AND TOUR FEES AND GOLF CART PERMIT FEE FOR EBENEZER PARK AND ALLISON CREEK PARK; ESTABLISH PICKLEBALL MEMBERSHIP AND LEAGUE FEES AND INCREASE COMMUNITY CENTER RENTAL FEES AT FIELD DAY PARK; ESTABLISH ADMISSION, SPONSORSHIP, SHELTER NAMING RIGHTS, FOOD TRUCK EVENT AND SHELTER RESERVATION FEES AT CATAWBA BEND PRESERVE; TO PROVIDE FOR OTHER MATTERS RELATING THERETO.

Public Hearing(s)

1. Rezoning Action: Hold a Public Hearing and Consider First Reading

Case #	24-21
Tax Map #	376-00-00-060
Zoning Request:	To rezone from AGC to RUD
Acres:	3.0-acre portion of an 8.76-acre parcel
Council District:	Two (2) - Love
Applicant:	Jonathan Caldwell
Owner:	Jonathan Caldwell
Location:	Glenn Road, Clover
Planning Commission Date:	May 13, 2024
Staff Recommendation:	Approve
PC Recommendation:	Approve (4-2)

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2. Rezoning Action: Hold a Public Hearing and Consider First Reading

Case # 24-22
Tax Map # 655-02-01-005
Zoning Request: To rezone from UD to GC
Acres: 1.18-acre parcel
Council District: One (1) - Audette
Applicant: Roger Metz
Owner: Christopher Adams
Location: 1670 Highway 160 West, Fort Mill
Planning Commission Date: May 13, 2024
Staff Recommendation: Approve
PC Recommendation: Approve (6-0)

3. Rezoning Action: Hold a Public Hearing and Consider First Reading

Case # 24-23
Zoning Request: To rezone 16 parcels from GC, OI, or RMX-20 to RMX-6
Council District: One (1) – Audette; Seven (7) - Cloninger
Applicant: York County Council
Owner: See list below
Location: Fort Mill area
Planning Commission Date: May 13, 2024
Staff Recommendation: Approve
PC Recommendation: Approve (6-0)

Community Name	Parcel Number	Owners	Current Zoning
Evolve at Tega Cay	6500000085	MLA Borden Evolve LLC/Evolve Investors TIC LLC	GC
Stone Village	6500101048	Villages at Palmetto Holdings LLC	RMX-20
Legacy Fort Mill	6510000014	Legacy Fort Mill LLC	RMX-20
Bromley Village	7180000001	Aspen Hills Village Apartments LLC	GC/RMX-20
Palmetto Place	6500000028 6500000219	Palmetto Residences LLC	RMX-20
Milcrest Park	6500000663 6500000669 6500000672	BRC Fort Mill LLC	RMX-20
Mill House	7180000147	MCG Charlotte Mill House DST	GC
Beckett Farms	7180000219	PRG Beckett Farms LLC	OI/GC
Haven at Regent Park	7260000052 7260000327	The Haven at Regent Park	GC/RMX-20
Villas at Fort Mill	7290000025	Southwood Villas at Fort Mill LLC	OI
Commons AT Fort Mill	7190000194	Southwood Commons at Fort Mill LLC	GC

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Willows at Fort Mill	7190000027	Gateway Fort Mill LLC	GC
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4. Rezoning Action: Hold a Public Hearing and Consider First Reading

Case # 24-24
Tax Map # 386-00-00-005
Zoning Request: To rezone from RSF-40 to RUD
Acres: 3.77-acre parcel
Council District: Two (2) - Love
Applicant: Zachary and Tracy Smith
Owner: Zachary and Tracy Smith
Location: 3310 Lincoln Road, York
Planning Commission Date: May 13, 2024
Staff Recommendation: Approve
PC Recommendation: Approve (6-0)

5. Rezoning Action: Hold a Public Hearing and Consider First Reading

Case # 24-26
Tax Map # 363-00-00-050; 053 thru 057
Zoning Request: To rezone from RSF-30 to RUD
Acres: 6 parcels totaling 9.25 acres
Council District: Two (2) - Love
Applicant: Daniel Moses
Owner: Daniel Moses; Homer and Joyce Moses
Location: Johnson Street, Clover
Planning Commission Date: May 13, 2024
Staff Recommendation: Deny
PC Recommendation: Approve (6-0)

Old Business

1. COUNCIL TO CONSIDER SECOND 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.

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2. Council to Consider Amending and Second Reading of AN ORDINANCE AMENDING TITLE VII OF THE YORK COUNTY CODE OF ORDINANCES BY ADDING NEW CHAPTER 72 ENTITLED “YORK COUNTY SHERIFF’S OFFICE WRECKER SERVICES REGULATIONS,” PROVIDING THE REGULATIONS BY WHICH ALL WRECKER SERVICES UTILIZED BY THE YORK COUNTY SHERIFF’S OFFICE SHALL BE GOVERNED; TO PROVIDE FOR THE ESTABLISHMENT AND MAINTENANCE OF A WRECKER SERVICE ROTATION LIST INCLUDING WRECKER RESPONSIBILITIES; TO PROVIDE QUALIFICATIONS AND CRITERIA FOR WRECKER SERVICES; TO ESTABLISH WRECKER CLASSIFICATIONS; TO ESTABLISH A FEES/RATES SCHEDULE FOR EACH CLASS OF WRECKER AND FOR RELATED SERVICES; TO ESTABLISH A WRECKER DISCIPLINARY POLICY INCLUDING A COMPLAINT/DISCIPLINE PROCEDURE; TO PROVIDE A ROTATION WRECKER COMPLAINT FORM; TO PROVIDE FOR A PUBLIC HEARING; AND TO PROVIDE FOR OTHER MATTERS RELATING THERETO.
3. COUNCIL TO CONSIDER 2ND READING OF AN ORDINANCE TO ESTABLISH OPERATING AND CAPITAL BUDGETS FOR THE OPERATION OF THE COUNTY GOVERNMENT OF YORK COUNTY FOR THE FISCAL YEAR COMMENCING JULY 1, 2024; TO PROVIDE FOR THE LEVY OF TAXES FOR YORK COUNTY FOR THE FISCAL YEAR COMMENCING JULY 1, 2024; TO PROVIDE FOR THE EXPENDITURE OF TAX REVENUES AND OTHER COUNTY FUNDS; AND PROVIDE FOR OTHER FISCAL MATTERS RELATING TO COUNTY GOVERNMENT.

New Business

Committee and Other Reports

Finance & Operations Committee Meeting, Monday, June 3, 2024 5:30pm Chairwoman Allison Love

Citizen Concerns

Council Member New/Non-agenda Comments

Executive Session:

Receipt of Legal Advice: Litigation/Legal Update

Receipt of Legal Advice: Consideration of Settlement Agreement for Project: US-21/SC 51, Project No. 11149-004, Tract No. 106

Matters for consideration following Executive Session

Adjourn

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