



**YORK COUNTY**  
**COUNTY COUNCIL**  
**MINUTES • JUNE 3, 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.

**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.

**Oath of Office for newly appointed Board and Commission Members**

Sam Lesslie, Riverview Fire Tax District Board **ABSENT**  
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) **ABSENT**

**Appearances**

(6:03pm) Judge Teasa Weaver recognized Terra Rose on her service and retirement with York County.

(6:06:pm) Katherine Jones, Director of Parks and Recreation provided an update on the County Wide Parks Strategic and Master Plan. Ms. Jones stated that the process will be information and data gathering, benchmarking and trends analysis, stakeholder engagement and needs assessment survey and recommendations and reporting. Ms. Jones stated that Dr. Bob Brookover with Clemson University will meet with Council members in the month of June.

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

(6:19pm) Tom Smith, 938 Timbercreek Drive, Clover, South Carolina addressed Council regarding his concerns with the 660' separation of use ordinance proposal.

(6:22pm) Jeff Ledford, 2095 Cutterpoint Drive, Lake Wylie, South Carolina addressed Council regarding his concerns with the 660' separation of use ordinance proposal.

(6:24pm) Carla Pendleton, 5930 Charlotte Highway, Lake Wylie, South Carolina addressed Council regarding her concerns with the 660' separation of use ordinance proposal.

(6:25pm) Steven Plumb, 732 Big Branch Court, Lake Wylie, South Carolina addressed Council regarding his concerns with the 660' separation of use ordinance proposal.

(6:27pm) Vance Stine, 577 North Paraham Road, Clover, South Carolina addressed Council regarding his concerns with the 660' separation of use ordinance proposal.

(6:29pm) Amanda Hauser, Rutledge Close Drive, York, South Carolina addressed Council regarding her concerns with the 660' separation of use ordinance proposal.

(6:31pm) John Gossett, 5717 Lake Wylie Road, Lake Wylie, South Carolina addressed Council regarding his concerns with the 660' separation of use ordinance proposal.

(6:33pm) Lacey Lane, Fort Mill, South Carolina addressed Council regarding her concerns with Council members appointing extremists on the York County Library Board.

(6:36pm) Tony Pannell, 1920 Crystal Ridge Drive, Rock Hill, South Carolina addressed Council regarding his concerns with the proposed wrecker service ordinance.

### **Consent Agenda**

(6:39pm) Motion to approve with the with the removal of item #21 (Axon Software) to #1 in New Business and #26 (Water/Sewer Rates) to #4 in Old Business.

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

**MOVANT:** Tom Audette

**SECOND:** Watts Huckabee

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

#### 1. Approval of May 14, 2024 Workshop Minutes

##### **ACCEPTED [Unanimous]**

**MOVANT:** Tom Audette

**SECOND:** Watts Huckabee

#### 2. Approval of May 20, 2024 Transportation Committee Minutes

##### **ACCEPTED [Unanimous]**

**MOVANT:** Tom Audette

**SECOND:** Watts Huckabee

#### 3. Approval of May 20, 2024 County Council Meeting Minutes

**ACCEPTED [Unanimous]**

**MOVANT:** Tom Audette  
**SECOND:** Watts Huckabee

4. Approval of May 28, 2024 Special Called Meeting Minutes

**ACCEPTED [Unanimous]**

**MOVANT:** Tom Audette  
**SECOND:** Watts Huckabee

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                  |
| 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                     |

**APPROVED [Unanimous]**

**MOVANT:** Tom Audette  
**SECOND:** Watts Huckabee

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                     |

**APPROVED [Unanimous]**

**MOVANT:** Tom Audette  
**SECOND:** Watts Huckabee

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

**APPROVED [Unanimous]**

**MOVANT:** Tom Audette  
**SECOND:** Watts Huckabee

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

**APPROVED [Unanimous]**

**MOVANT:** Tom Audette  
**SECOND:** Watts Huckabee

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

**APPROVED [Unanimous]**

**MOVANT:** Tom Audette  
**SECOND:** Watts Huckabee

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

**APPROVED [Unanimous]**

**MOVANT:** Tom Audette  
**SECOND:** Watts Huckabee

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

**APPROVED [Unanimous]**

**MOVANT:** Tom Audette  
**SECOND:** Watts Huckabee

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.

**APPROVED [Unanimous]**

**MOVANT:** Tom Audette  
**SECOND:** Watts Huckabee

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

**APPROVED [Unanimous]**

**MOVANT:** Tom Audette  
**SECOND:** Watts Huckabee

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.

**APPROVED [Unanimous]**

**MOVANT:** Tom Audette  
**SECOND:** Watts Huckabee

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.

**APPROVED [Unanimous]**

**MOVANT:** Tom Audette  
**SECOND:** Watts Huckabee

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.

**APPROVED [Unanimous]**

**MOVANT:** Tom Audette  
**SECOND:** Watts Huckabee

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.

**APPROVED [Unanimous]**

**MOVANT:** Tom Audette  
**SECOND:** Watts Huckabee

18. Council to authorize the annual maintenance renewal with Harris Local Government, of Chicago IL, in the amount of \$92,373.07.

**APPROVED [Unanimous]**

**MOVANT:** Tom Audette  
**SECOND:** Watts Huckabee

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

**APPROVED [Unanimous]**

**MOVANT:** Tom Audette  
**SECOND:** Watts Huckabee

20. Council to authorize the renewal of software maintenance agreement with Azteca Systems, LLC - Cityworks, in the amount of \$53,876.77.

**APPROVED [Unanimous]**

**MOVANT:** Tom Audette  
**SECOND:** Watts Huckabee

21. 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.

**APPROVED [Unanimous]**

**MOVANT:** Tom Audette  
**SECOND:** Watts Huckabee

22. 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.

**APPROVED [Unanimous]**

**MOVANT:** Tom Audette  
**SECOND:** Watts Huckabee

23. 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.

**APPROVED [Unanimous]**

**MOVANT:** Tom Audette  
**SECOND:** Watts Huckabee

24. 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.

**APPROVED [Unanimous]**

**MOVANT:** Tom Audette  
**SECOND:** Watts Huckabee

25. 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.

**APPROVED [Unanimous]**

**MOVANT:** Tom Audette  
**SECOND:** Watts Huckabee

26. 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.

**APPROVED [Unanimous]**

**MOVANT:** Tom Audette  
**SECOND:** Watts Huckabee

**Public Hearing(s)**

1. Public Hearing

(6:40pm) Jonathan Buono, Planning & Development Director provided an overview of the proposed rezoning.

(6:47pm) There being no one interested in speaking for or against the proposed ordinance a motion was made by Council member Allison Love and seconded by Council member William "Bump" Roddey to close the public hearing.

**ALLOWED [Unanimous]**

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

Rezoning Action: 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)                           |

(6:47pm)

**DEFERRED [Unanimous]**

|                |                                                         |
|----------------|---------------------------------------------------------|
| <b>MOVANT:</b> | Allison Love                                            |
| <b>SECOND:</b> | Tom Audette                                             |
| <b>AYES:</b>   | Audette, Love, Adkins, Roddey, Cox, Huckabee, Cloninger |

2. Public Hearing

(6:55pm) Jonathan Buono, Planning & Development Director provided an overview of the proposed rezoning.

(6:57pm) There being no one interested in speaking for or against the proposed ordinance a motion was made by Council member William "Bump" Roddey and seconded by Council member Tom Audette to close the public hearing.

**ALLOWED [Unanimous]**

|                |                                                         |
|----------------|---------------------------------------------------------|
| <b>MOVANT:</b> | William "Bump" Roddey                                   |
| <b>SECOND:</b> | Tom Audette                                             |
| <b>AYES:</b>   | Audette, Love, Adkins, Roddey, Cox, Huckabee, Cloninger |

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)

(6:57pm)

**APPROVED [Unanimous]**

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

3. Public Hearing

(6:57pm) Jonathan Buono, Planning & Development Director provided an overview of the proposed rezoning.

(7:04pm) 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 Allison Love to close the public hearing.

**ALLOWED [Unanimous]**

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

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      | 6500101       | Villages at Palmetto Holdings                  | RMX-20         |

|                         |                                                    |                                       |               |
|-------------------------|----------------------------------------------------|---------------------------------------|---------------|
|                         | 048                                                | LLC                                   |               |
| Legacy Fort Mill        | 6510000<br>014                                     | Legacy Fort Mill LLC                  | RMX-20        |
| Bromley Village         | 7180000<br>001                                     | Aspen Hills Village Apartments<br>LLC | GC/RM<br>X-20 |
| Palmetto Place          | 6500000<br>028<br>6500000<br>219                   | Palmetto Residences LLC               | RMX-20        |
| Milcrest Park           | 6500000<br>663<br>6500000<br>669<br>6500000<br>672 | BRC Fort Mill LLC                     | RMX-20        |
| Mill House              | 7180000<br>147                                     | MCG Charlotte Mill House DST          | GC            |
| Beckett Farms           | 7180000<br>219                                     | PRG Beckett Farms LLC                 | OI/GC         |
| Haven at<br>Regent Park | 7260000<br>052<br>7260000<br>327                   | The Haven at Regent Park              | GC/RM<br>X-20 |
| Villas at Fort<br>Mill  | 7290000<br>025                                     | Southwood Villas at Fort Mill<br>LLC  | OI            |
| Commons AT<br>Fort Mill | 7190000<br>194                                     | Southwood Commons at Fort<br>Mill LLC | GC            |
| Willows at Fort<br>Mill | 7190000<br>027                                     | Gateway Fort Mill LLC                 | GC            |

(7:04pm)

**APPROVED [Unanimous]**

**MOVANT:** Tom Audette

**SECOND:** William "Bump" Roddey

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

4. Public Hearing

(7:04pm) Jonathan Buono, Planning & Development Director provided an overview of the proposed rezoning.

The following individuals spoke in favor of the proposed rezoning:

(7:07pm) Zachary Smith, 3310 Lincoln Road, York, South Carolina, property owner, addressed Council regarding his support for the proposed rezoning.

(7:13pm) Tony Pannell, 1920 Crystal Ridge Drive, Rock Hill, South Carolina addressed Council regarding his support for the proposed rezoning.

(7:13pm) Justin Good, on behalf of the York County Farm Bureau addressed Council regarding his support for the proposed rezoning.

(7:16pm) Tate Weissinger and Emma Lowrance, FFA Chapter Leaders addressed Council regarding their support for the proposed rezoning.

(7:19pm) John Valentine, 7036 Beamguard Road, Clover, South Carolina addressed Council regarding his support for the proposed rezoning.

(7:19pm) John Gossett, 5717 Lake Wylie Road, Lake Wylie, South Carolina addressed Council regarding his support for the proposed rezoning.

(7:25pm) 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 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 #                    | 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)                |

(7:25pm)

**APPROVED [Unanimous]**

**MOVANT:** Allison Love

**SECOND:** Tommy Adkins

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

5. Public Hearing

(7:46pm) Jonathan Buono, Planning & Development Director provided an overview of the proposed rezoning.

The following individuals spoke in favor of the proposed rezoning:

(7:55pm) Samantha Moses, 1055 Johnson Street, Clover, South Carolina, property owner, addressed Council regarding her support for the proposed rezoning.

(7:57pm) Daniel Moses, 1055 Johnson Street, Clover, South Carolina, property owner, addressed Council regarding his support for the proposed rezoning.

(7:59pm) Keisha Orders, 561 Jack Pennington Road, Clover, South Carolina addressed Council regarding her support for the proposed rezoning.

(8:00pm) Tony Pannell, 1920 Crystal Ridge Drive, Rock Hill, South Carolina addressed Council regarding his support for the proposed rezoning.

(8:03pm) Crystal Mobley, 938 Barrett Road, Clover, South Carolina addressed Council regarding her support for the proposed rezoning.

(8:08pm) Lisa Marie Jackson, 1872 Knox Road, Clover, South Carolina addressed Council regarding her support for the proposed rezoning.

(8:12pm) 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

**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)                       |

(8:12pm)

**APPROVED [Unanimous]**

**MOVANT:** Allison Love

**SECOND:** Tom Audette

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

**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.

(8:31pm) Motion to approve second reading with the following amendments:

1. Shortening 155.198 (B)(1)(a) to the defined term "vehicle service, repair, and customization"
2. Removing "restaurants or other prepared food establishment with drive-thru or drive-in facilities" from the list of uses that requires separation
3. Applying the separation only to the location of new uses
4. Waiving separation if the new use is on the same lot, or an adjacent lot with a cross-access easement

**APPROVED [6 to 1]**

**MOVANT:** Allison Love  
**SECOND:** Debi Cloninger  
**AYES:** Audette, Love, Adkins, Roddey, Cox, Cloninger  
**NAYS:** Watts Huckabee

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.

(9:07pm)

**DEFERRED [Unanimous]**

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

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.

(9:10pm)

**APPROVED [Unanimous]**

**MOVANT:** Tom Audette

**SECOND:** Tommy Adkins

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

Motion to amend to allow Flint Hill Fire Department to move \$200,000 from the capital funds account to the operating funds account.

(9:10pm)

**ADOPTED [Unanimous]**

**MOVANT:** Tom Audette

**SECOND:** Debi Cloninger

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

Motion to amend to approve a one time expenditure of \$40,000 to Keystone

(9:16pm)

**ADOPTED [Unanimous]**

**MOVANT:** Tom Audette

**SECOND:** Debi Cloninger

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

Motion to amend to approve one new deputy coroner position, strategic media specialist position, and a part-time veterinarian position to be paid with the increase in the interest income.

(9:18pm)

**ADOPTED [Unanimous]**

**MOVANT:** Tom Audette

**SECOND:** Debi Cloninger

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

4. 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.

(9:32pm) Motion to amend to reflect the rates to be consistent with the rates of the City of Rock Hill at 4% for water and sewer.

**APPROVED [Unanimous]**

**MOVANT:** Tom Audette

**SECOND:** Allison Love

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

**New Business**

1. 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.

(9:36pm)

**DEFERRED [Unanimous]**

**MOVANT:** Tom Audette

**SECOND:** Allison Love

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

**Committee and Other Reports**

(9:37pm) Finance & Operations Committee Meeting, Monday, June 3, 2024 5:30pm  
Chairwoman Allison Love

**Citizen Concerns**

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

(9:39pm) Council member William "Bump" Roddey addressed Council members appointing family members to Boards and Commissions and requested that staff let him know what the guidelines are for this. Council member Roddey also reminded everyone to get out and vote next week.

(9:41pm) Council member Watts Huckabee stated that since he has been on Council he has appointed people to Boards and Commissions who he thinks have the best qualifications and he does not influence them in any way.

(9:43pm) Chairwoman Christi Cox requested that we address the appointing of family members at the Strategic Planning Retreat.

**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

Proposed Contractual Matter: Project Rose

**Matters for consideration following Executive Session**

Motion to authorize settlement agreement for Project: US-21/SC 51, Project No. 11149-004, Tract No. 106

(12:03am)

**ADOPTED [Unanimous]**

**MOVANT:** Tom Audette

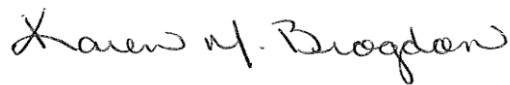
**SECOND:** Watts Huckabee

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

**ABSENT:** Allison Love

**Adjourn**

There being no further business, the meeting adjourned at 12:03am.

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