



YORK COUNTY
COUNTY COUNCIL



AGENDA • SEPTEMBER 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 member Allison Love, District 2

Oath of Office for newly appointed Board and Commission Members

Jeffrey Ellison, Catawba Mental Health Board

Appearances

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

Consent Agenda

1. Minutes of County Council Workshop - Workshop - Aug 13, 2024 6:00 PM
2. Minutes of County Council - County Council Meeting - Aug 19, 2024 6:00 PM

3. Rezoning Action: Consider Third Reading

Case #	24-28
Tax Map #	180-00-00-015
Zoning Request:	To rezone from RUD-I to RUD
Acres:	20.14-acre portion of a 221.84-acre parcel
Council District:	Three (3) - Adkins
Applicant:	Brian Buchanan
Owner:	Brian and Dorothy Buchanan
Location:	3121 Ranger Road, Clover
Planning Commission Date:	June 10, 2024
Staff Recommendation:	Approve
PC Recommendation:	Approve (6-0)

4. Rezoning Action: Consider Second Reading

Case #	24-30
Tax Map #	588-01-06-014; -015
Zoning Request:	To rezone from RF-40 to RMX-10
Acres:	two parcels that total 0.40-acre

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Council District: Six (6) - Huckabee
Applicant: Michele Kilgore
Owner: Michele Kilgore
Location: 1637 and 1639 W. Lakewood Drive, Rock Hill
Planning Commission Date: July 8, 2024
Staff Recommendation: Approve
PC Recommendation: Approve (5-0)

5. Rezoning Action: Consider Second Reading

Case # 24-31
Tax Map # 586-01-07-002
Zoning Request: To rezone from RSF-40 to RMX-10
Acres: 0.602-acre parcel
Council District: Six (6) - Huckabee
Applicant: Demetrios Kakouras
Owner: DSK Investments LLC
Location: 3900 block of Palmetto Drive, Rock Hill
Planning Commission Date: July 8, 2024
Staff Recommendation: Approve
PC Recommendation: Approve (4-0)

6. Council to Provide Third Reading of AN ORDINANCE AMENDING SECTION 32.03, ORGANIZATION AND COMPOSITION OF THE ROCK HILL-YORK COUNTY CONVENTION & VISITORS BUREAU (CVB), SUBSECTION (E), SO THAT MEETING FREQUENCY OCCURS "NO LESS THAN EVERY OTHER MONTH"; TO AUTHORIZE A CORRESPONDING CHANGE TO THE CVB BY-LAWS; AND TO PROVIDE FOR OTHER MATTERS RELATED THERETO.

7. Council to approve award regarding RFP #2916 for the printing and mailing of tax forms, envelopes, tax notices for vehicles, watercrafts, real property, and all other personal property, to Output Services Group Inc. DBA OSG, of Carol Stream IL, for a total cost not to exceed \$60,000 annually for an initial three year term, and a maximum of two consecutive one year renewal options.

8. Council to approve award regarding Bid #2930 for the purchase of seventeen Compressor/Fill Stations, to the lowest responsive and responsible bidder, Stallion Air, Inc., of Franklinville, NC, for the total cost of \$1,179,706.78.

9. Council to reject the one bid received regarding Bid #2940 for York County's Planning Building HVAC Renovations Project.

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10. Council to approve the purchase of one, new, unused Bomag BC873RB-5 landfill compactor, for use by Public Works, from Linder Industrial Machinery of Greer SC, for the total cost of \$1,087,887.19, in accordance to the Cooperative Purchase provision as defined in section 35.008 (C)(1) (2) of the York County Procurement Code.
11. Council to approve the purchase of one, new, unused, Bobcat T66 compact track skid loader, for use by the Parks and Recreation Department, to Bobcat of Rock Hill, of Rock Hill SC, for the total cost of \$67,984.23, in accordance to the Cooperative Purchase provision as defined in section 35.008 (C)(1) (2) of the York County Procurement Code.
12. Council to approve an updated Utility Relocation Agreement with City of Rock Hill Electric for an estimated cost of \$1,278,635.13 for Pennies 3 Project 11149-012 Riverview Road, and authorizing The County Manager to execute the Relocation Agreement.
13. Council to Approve an additional \$70,365.00 towards an existing Utility Relocation Agreement with the City of Rock Hill, originally totaling \$3,601,000.00 for Pennies 4 Project 17228-003, Cel River Road.
14. County Council to Consider Approval of the Road Acceptance Request for Shepherds Trace subdivision Phases 2, 3 & 4 in the Clover Township area.
15. County Council to Consider Approval of the Road Acceptance Request for Paddlers Cove subdivision Phases 3A, 3B, 3C, 3D1 & 3D2 in the Clover Township area.
16. Council to consider initiating a rezoning pursuant to York County Code of Ordinances §155.1137(A)(1), to re-zone 10 existing apartment and condominium communities within Council District 2, as listed in Exhibit A, from the General Commercial (GC), Residential Mixed 10 (RMX-10), Residential Mixed 20 (RMX-20), or Planned Development PD districts to the Residential Mixed 6 (RMX-6) zoning district, in order to eliminate their nonconformity.
17. Council to approve amending a MOU with the Council Regional of Governments in regards to managing Davis Bacon and Baby Davis Bacon requirements for fiscal recovery fund projects.

Public Hearing(s)

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

Case # 24-35
Tax Map # 624-00-00-186

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Zoning Request: To rezone from UD to RMX-10
Acres: 0.32 acres
Council District: Four (4) - Roddey
Applicant: LaSheca Sherer
Owner: Helena Neufville
Location: 1074 Archer Drive, Rock Hill
Planning Commission Date: August 12, 2024
Staff Recommendation: Approve
PC Recommendation: Approve (6-0)

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

Case # 24-36
Tax Map # 752-00-00-016; -097
Zoning Request: To rezone from RMX-20 to RUD
Acres: two parcels that total 24.48-acres
Council District: Five (5) - Cox
Applicant: Charles Addison
Owner: Charles and Barbara Addison
Location: Walker Road, Rock Hill
Planning Commission Date: August 12, 2024
Staff Recommendation: Approve
PC Recommendation: Approve (6-0)

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

Case # 24-38
Tax Map # 191-00-00-018
Zoning Request: To rezone from AGC to RUD
Acres: 4.939 acre
Council District: Three (3) - Adkins
Applicant: Jeremy and Adelle Schulze
Owner: Jeremy and Adelle Schulze
Location: 3625 Broadhurst Lane, Clover
Planning Commission Date: August 12, 2024
Staff Recommendation: Approve
PC Recommendation: Approve (6-0)

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

Case # 24-39
Tax Map # 478-00-00-076
Zoning Request: To rezone from RSF-30 to OI
Acres: 0.38 acres
Council District: Two (2) - Love
Applicant: Casey Catoe

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Owner: Casey and Nicole Catoe
Location: 6213 Oakridge Road, Clover
Planning Commission Date: August 12, 2024
Staff Recommendation: Deny
PC Recommendation: Deny (6-0)

Old Business

1. Rezoning Action: Consider Second Reading

Case # 24-32
Tax Map # 581-00-00-054 thru -062; -064; -065; -070; -071; 583-00-00-071; -072
Zoning Request: To rezone from RMX-10 to RUD
Acres: 15 parcels totaling 215.29 acres
Council District: Two (2) - Love
Applicant: Daniel Ballou
Owner: Titan Land Partners, LLC
Location: Legacy Point, Concord Road area, York
Planning Commission Date: July 8, 2024
Staff Recommendation: Approve
PC Recommendation: Approve (3-1)

2. Rezoning Action: Consider Second Reading

Case # 24-34
Tax Map # 720-00-00-007; -008; -260
Zoning Request: To rezone from RSF-40 to OI
Acres: three parcels that total 6.5-acres
Council District: One (1) - Audette
Applicant: Kings Mountain Investments LLC/PSquare Investments LLC
Owner: Kings Mountain Investments LLC/PSquare Investments LLC
Location: 3701 and 3717 Pleasant Road and 1291 Altura Road, Fort Mill
Planning Commission Date: July 8, 2024
Staff Recommendation: Approve
PC Recommendation: Approve (5-0)

New Business

1. Council to consider the adoption of the York County Strategic Plan.

Committee and Other Reports

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Economic Development Committee Meeting, Tuesday, July 23, 2024, 6:00pm, Chairman Tom Audette

Planning and Zoning Committee Meeting, Tuesday, August 20, 2024, 5:30pm Chairwoman Debi Cloninger

Finance & Operations Committee Meeting, Tuesday, September 3, 2024, 5:40pm Chairwoman Allison Love

Citizen Concerns

Council Member New/Non-agenda Comments

Executive Session:

Receipt of Legal Advice: Request to Authorize Condemnations regarding Project S-50 (Cel River R./Red River Rd.) Widening Phase 2, Project No. 17228-003, Tract Nos. 4, 69, and 73.

Receipt of Legal Advice: Request to Authorize Condemnations regarding Project S-49 (Sutton Rd.) & S-100 (Harris Rd.), Project No. 17228-010, Tract Nos. 2,3,4,5, and 6.

Receipt of Legal Advice: Legal/Litigation update

Contractual Matter/Receipt of Legal Advice: Interstate Construction Contracts

Contractual Matter: MOU with City of Rock Hill

Matters for consideration following Executive Session

Adjourn

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