



YORK COUNTY
COUNTY COUNCIL

AGENDA • SEPTEMBER 16, 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 Tommy Adkins, District 3

Oath of Office for newly appointed Board and Commission Members

Appearances

Neil Brennan with the Lake Wylie Marine Commission to present the annual report.

Rick Lee with Citizens for Better and Safer Roads to address Council regarding their support for the Pennies for Progress program.

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

Consent Agenda

1. Minutes of County Council - County Council Meeting - Sep 3, 2024 6:00 PM

2. Rezoning Action: Consider Third 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

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)

3. Rezoning Action: Consider Third Reading

Case # 24-31

Tax Map # 586-01-07-002

Zoning Request: To rezone from RSF-40 to RMX-10

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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)

4. Rezoning Action: Consider Second Reading

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

5. Rezoning Action: Consider Second 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)

6. Rezoning Action: Consider Second 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

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Location: 3625 Broadhurst Lane, Clover
Planning Commission Date: August 12, 2024
Staff Recommendation: Approve
PC Recommendation: Approve (6-0)

7. Consider approval of nominated applicants for service for Boards & Commissions from the Finance & Operations Committee meeting on September 3, 2024: Melissa Scoggins, Bethesda Fire Tax District Board, Richard Roach, Bethesda Fire Tax District Board, Teresa Steele, York County Forever (District 5), Cherie Barton, Catawba Mental Health Board, Georgette Fuhr, Catawba Mental Health Board, Janet Clawson, Employee Grievance Committee, and Heather Savikas, Employee Grievance Committee.
8. Council to approve a request from Sheriff Tolson to allow retiring Sheriff's Office Corporal James Garvin to retain his service weapon.
9. Council to Approve the Amendment to the Ingress/Egress Parking Easement recorded in Book 20122, Page 327 for purposes of reallocating the 23 county parking spaces reserved upon the sale of the E.C. Black Building
10. Council to authorize negotiations regarding RFQ #2937 for Phase 1 Materials Testing at the Catawba Bend Preserve.
11. Council to authorize contract negotiations regarding RFP #2938 for Construction Manager at Risk (CMAR) services for the River Hills Waterline Replacement Project Phase 1.
12. Council to approve the Vehicle Replacement Committee's recommendation for vehicle replacements for FY 2024/2025, and to authorize staff to prepare specifications and seek procurement of replacement vehicles, as part of the County's Vehicle Replacement Program.
13. Council to Approve the Easement Agreement with the Town of Fort Mill for the placement of the Southern Bypass Phase II and Spratt Street Water Line
14. Council to approve the Moseley Architects P.C Contract in a not-to-exceed amount of \$278,761.00 for Moss Justice Booking Renovation Phase 1, Project #22344 .

Public Hearing(s)

Old Business

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1. COUNCIL TO AMEND AND PROVIDE SECOND READING OF AN ORDINANCE TO AUTHORIZE THE SALE OF PROPERTY IDENTIFIED BY TAX MAP NUMBER #594-02-04-002 AND SITUATED ON 166 AND 210 DOTSON STREET, ROCK HILL, SOUTH CAROLINA; TO ENTERTAIN AN EXISTING OFFER TO PURCHASE THE PARCEL; TO AUTHORIZE THE EXECUTION OF THE CONTRACT OF SALE AND DEED; TO PROVIDE FOR A PUBLIC HEARING; AND TO PROVIDE FOR OTHER MATTERS RELATING THERETO.

2. Rezoning Action: Consider Third Reading

Case # 24-32
Tax Map # 581-00-00-054 thru -062; -064; -065; -070; 583-00-00-071; -072; and a portion of 581-00-00-071
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)

3. Rezoning Action: Consider Third 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 authorize the expenditure of \$124,472 in York County Forever Commission funds to Nation Ford Land Trust (NFLT) for expenses related to a Conservation Easement on approximately 264 acres of property near the intersection of W. McConnells Highway and N. Burris Road (TM # 216-00-00-001; -012; 218-00-00-020).

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2. Council to approve the purchase of a virtual desktop infrastructure for use by York County's Office of Emergency Management, from Data Network Solutions Inc. of Chaplin SC, for a total cost of \$169,149.14, as defined in section 35.009 (G)(w) of the York County Procurement Code, as part of the Coronavirus State And Local Fiscal Recovery Funds program.
3. Council to discuss potential Zoning Code text amendment related to self-storage facility uses.
4. Council to discuss potential Zoning Code text amendment related to multiple dwellings allowed on a lot in AGC.
5. Council to discuss potential Zoning Code text amendment related to measurement of lot area.
6. Council to discuss potential Zoning Code text amendment related to home occupations.

Committee and Other Reports

Finance & Operations Committee Meeting, Monday, September 16, 2024, 5:50pm Chairwoman Allison Love

Citizen Concerns

Council Member New/Non-agenda Comments

Executive Session:

Receipt of Legal Advice: Legal/Litigation Update

Personnel Matter: Assistant County Manager

Receipt of Legal Advice/Contractual Matter: Projects Freedom 1 and Freedom 2

Matters for consideration following Executive Session

Adjourn

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