



YORK COUNTY
COUNTY COUNCIL
MINUTES • SEPTEMBER 16, 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.

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

Appearances

(6:01pm) Neil Brennan with the Lake Wylie Marine Commission presented the annual report.

(6:17pm) Meg Jenkins Locke, Chair of Citizens for Better and Safer Roads and board member Rick Lee addressed Council regarding their support for the Pennies for Progress program.

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

(6:37pm) Scott Couchenhour, 122 West Oak Street, Fort Mill, South Carolina addressed Council regarding his support for small businesses initiatives by County Council. Mr. Couchenhour also stated that bike paths and sidewalks are critical for citizens.

(6:40pm) Tony Smith, 4249 Sherer Road, Sharon, South Carolina addressed Council regarding his concerns with the modifications to the AGC zoning code.

Consent Agenda

(6:42pm)

APPROVED [Unanimous]

MOVANT: Tom Audette

SECOND: Allison Love

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

1. Approval of September 3, 2024 County Council Meeting Minutes

ACCEPTED [Unanimous]

MOVANT: Tom Audette

SECOND: Allison Love

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)

APPROVED [Unanimous]

MOVANT: Tom Audette

SECOND: Allison Love

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
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)

APPROVED [Unanimous]

MOVANT: Tom Audette

SECOND: Allison Love

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)

APPROVED [Unanimous]

MOVANT: Tom Audette
SECOND: Allison Love

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)

APPROVED [Unanimous]

MOVANT: Tom Audette
SECOND: Allison Love

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

APPROVED [Unanimous]

MOVANT: Tom Audette

SECOND: Allison Love

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.

APPROVED [Unanimous]

MOVANT: Tom Audette

SECOND: Allison Love

8. Council to approve a request from Sheriff Tolson to allow retiring Sheriff's Office Corporal James Garvin to retain his service weapon.

APPROVED [Unanimous]

MOVANT: Tom Audette

SECOND: Allison Love

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

APPROVED [Unanimous]

MOVANT: Tom Audette

SECOND: Allison Love

10. Council to authorize negotiations regarding RFQ #2937 for Phase 1 Materials Testing at the Catawba Bend Preserve.

APPROVED [Unanimous]

MOVANT: Tom Audette

SECOND: Allison Love

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.

APPROVED [Unanimous]

MOVANT: Tom Audette

SECOND: Allison Love

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.

APPROVED [Unanimous]

MOVANT: Tom Audette

SECOND: Allison Love

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

APPROVED [Unanimous]

MOVANT: Tom Audette

SECOND: Allison Love

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 .

APPROVED [Unanimous]

MOVANT: Tom Audette

SECOND: Allison Love

Public Hearing(s)

Old Business

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.

(6:42pm)

APPROVED [Unanimous]

MOVANT: Watts Huckabee

SECOND: William "Bump" Roddey

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

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)

(6:43pm) Motion to approve with the following restrictions: The property must be subdivided so that no more than one zoning district is applied to a parcel. An approved subdivision plat encompassing the portion of the property zoned RUD shall be recorded with the York County Register of Deeds within 90 days of the rezoning approval.

APPROVED [Unanimous]

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

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)

(6:44pm)

APPROVED [6 to 1]

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

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).

(6:45pm)

APPROVED [Unanimous]

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

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.

(6:50pm)

APPROVED [Unanimous]

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

3. Council to discuss potential Zoning Code text amendment related to self-storage facility uses.

(6:52pm) Chairwoman Cox deferred this item for 30 days. Chairwoman Cox directed all Council members to submit any questions that they may have to staff no later than September 30 and staff can provide a response.

4. Council to discuss potential Zoning Code text amendment related to multiple dwellings allowed on a lot in AGC.

(7:04pm) Chairwoman Cox deferred this item for 30 days. Chairwoman Cox directed all Council members to submit any questions that they may have to staff no later than September 30 and staff can provide a response.

5. Council to discuss potential Zoning Code text amendment related to measurement of lot area.

(7:25pm) Chairwoman Cox deferred this item for 30 days. Chairwoman Cox directed all Council members to submit any questions that they may have to staff no later than September 30 and staff can provide a response.

6. Council to discuss potential Zoning Code text amendment related to home occupations.

(7:35pm) This item is tabled at this time.

Committee and Other Reports

(7:41pm) Finance & Operations Committee Meeting, Monday, September 16, 2024, 5:50pm
Chairwoman Allison Love

Citizen Concerns

Council Member New/Non-agenda Comments

(7:42pm) Council member William "Bump" Roddey stated that Council Committee meetings should not be video recorded. However, he is fine with the audio recordings. Mr. Roddey suggested that we get some traffic engineers to synchronize our traffic lights during the holiday season in order to assist with traffic in the busy areas.

(7:45pm) Council member Tommy Adkins urged everyone to be cautious when driving and seeing tractors on the road.

(7:46pm) Council member Tom Audette stated that he is on the NAMI board and the subcommittee on suicide prevention has prepared educational videos on suicide prevention and requested that the County make this accessible on the County website.

(7:47pm) Council member Watts Huckabee stated that former Council member Curwood Chappell received the Order of the Palmetto award recently and congratulated him on this honor.

(7:49pm) Chairwoman Christi Cox also congratulated former Council member Curwood Chappell on receiving the Order of the Palmetto award.

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

1. Motion to approve a full time employee in order to create an additional Assistant County Manager position.

(8:42pm)

ADOPTED [Unanimous]

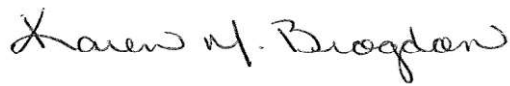
MOVANT: Tom Audette

SECOND: Allison Love

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

Adjourn

There being no further business, the meeting adjourned at 8:42pm.



Karen M. Brogdon, Clerk to Council