



YORK COUNTY
COUNTY COUNCIL
AGENDA • OCTOBER 7, 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 William "Bump" Roddey, District 4

Oath of Office for newly appointed Board and Commission Members

Richard Roach, Bethesda Fire Tax District Board
Teresa Steele, York County Forever (District 5)
Janet Clawson, Employee Grievance Committee

Appearances

Council and staff to recognize Tammy Ledford on her service and retirement with York County Public Safety Communications.

Beth White with York County Farm Bureau to thank Council for their continued support.

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

Consent Agenda

1. Minutes of County Council - County Council Meeting - Sep 16, 2024 6:00 PM

2. Rezoning Action: Consider Third 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)

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3. Rezoning Action: Consider Third 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)

4. Council to authorize the Solicitor's Office to accept a fiscal year 2024-2025 Victims of Crime Act Continuation Grant in the amount of \$97,632.
5. Council to approve declaration of a 2000 GMC Fire Pumper Vehicle as County surplus.
6. Council to approve sole source purchase for fire hose testing services by Equipment Testing Specialists dba Mill Dam Enterprises, Inc. of Canton NC, for use by the York County Fire Services Department, for a total cost of \$54,144.96.
7. Council to approve award regarding Bid #2941 for the Riverview Fire Station 1 Site Improvements Project, to the lowest responsive and responsible bidder, Fern Creek Group LLC of Chester SC, in the amount of \$186,151.11, which includes county contingency.
8. Council to approve the purchase and installation of additional recyclable separator equipment for use by Solid Waste Collection, from Machinex Technologies Inc., for a total cost of \$51,631.95, in accordance to provision as defined in section 35.009 (G) (2) of the York County Procurement Code.
9. Council to approve contractual agreement for mechanical engineering services with CPL Architects and Engineers P.C. of Charlotte NC, for HVAC Renovation at the Fort Mill Magistrate facility, for a total cost of \$61,532.00.
10. Council to approve award regarding Bid #2931 for building renovations at York County's Planning facility, to the lowest responsive and responsible bidder, Salem Builders of York SC, for a total bid amount of \$199,870.00, which includes county contingency.

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11. Council to approve the first of a two year contract renewal option regarding RFP #2764, for annual services for a contract management and eProcurement software system, with Integratise Inc./Sysoft of New York NY, for a total annual cost of \$14,470.00.
12. Council to approve project 3 of the Orthophotography services through Eagleview of Rochester NY for a total cost of \$178,379.00.
13. Council to authorize the renewal of maintenance and subscription with Central Square Technologies in the amount of \$294,300.86.
14. Council to approve an agreement with HDR Engineering, Inc. of the Carolinas for a not-to-exceed amount of \$74,891.44 for Project 18269-007: Gold Hill/Pleasant Road Turn Lane.

Public Hearing(s)

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

Case #	24-40
Tax Map #	103-00-00-001
Zoning Request:	To rezone from RUD to AGC
Acres:	0.88-acre portion of a 218-acre parcel
Council District:	Three (3) - Adkins
Applicant:	James Marion Comer
Owner:	James Marion Comer
Location:	5370 Hickory Grove Road, Hickory Grove
Planning Commission Date:	September 9, 2024
Staff Recommendation:	Approve
PC Recommendation:	Approve (6-0)

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

Case #	24-41
Tax Map #	635-00-00-048
Zoning Request:	To rezone from RSF-40 to RSF-30
Acres:	1.57-acre parcel
Council District:	Six (6) - Huckabee
Applicant:	James and Teddi Robin Warner
Owner:	Holly Lee Warner
Location:	2937 Forest Hills Circle, Rock Hill
Planning Commission Date:	September 9, 2024
Staff Recommendation:	Approve
PC Recommendation:	Approve (6-0)

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

Case # 24-42
Tax Map # 593-00-00-008; -009
Zoning Request: To rezone from RSF-30 to GC
Acres: Two parcels that total 5.24-acres
Council District: Four (4) - Roddey
Applicant: Eric Hillman
Owner: Baywoods Drive, LLC
Location: 1650 Herlong Court, Rock Hill
Planning Commission Date: September 9, 2024
Staff Recommendation: Deny
PC Recommendation: Deny (6-0)

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

Case # 24-44
Tax Map # 721-00-00-014; -065
Zoning Request: To rezone from UD to GC
Acres: Two parcels that total 4.70 acres
Council District: Seven (7) - Cloninger
Applicant: CF Smith Property Group, LLC
Owner: Grady and Tony McMehan/Ronnie Griffin
Location: 3133 and 3139 Highway 21, Fort Mill
Planning Commission Date: September 9, 2024
Staff Recommendation: Approve
PC Recommendation: Approve (6-0)

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

Case # 24-45
Tax Map # 721-00-00-001
Zoning Request: To rezone from UD to LI
Acres: 4.49-acre parcel
Council District: Seven (7) - Cloninger
Applicant: Fort Mill Storage Partners LLC
Owner: Fort Mill Storage Partners LLC
Location: 3358 Terrys Road, Fort Mill
Planning Commission Date: September 9, 2024
Staff Recommendation: Approve
PC Recommendation: Approve (5-1)

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

Case # 24-46
Tax Map # 231-00-00-005
Zoning Request: To rezone from AGC to RUD

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Acres: 2.5-acre portion of a 5-acre parcel
Council District: Three (3) - Adkins
Applicant: Thomas Williams
Owner: Thomas Williams
Location: 550 N. Burris Road, Sharon
Planning Commission Date: September 9, 2024
Staff Recommendation: Approve, with condition
PC Recommendation: Approve, with condition (6-0)

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

Case # 24-47
Tax Map # 753-00-00-042
Zoning Request: To rezone from RSF-40 to RUD
Acres: 0.42-acre portion of a 31.58-acre parcel
Council District: Five (5) - Cox
Applicant: Brian McSwain
Owner: Brian McSwain
Location: 1500 George Dunn Road, Rock Hill
Planning Commission Date: September 9, 2024
Staff Recommendation: Approve
PC Recommendation: Approve (6-0)

8. COUNCIL TO HOLD A PUBLIC HEARING AND PROVIDE THIRD 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.

Old Business

New Business

Committee and Other Reports

Economic Development Committee Meeting, Wednesday, September 25, 2024, 5:30pm
Chairman Tom Audette

Finance & Operations Committee Meeting, Monday, October 7, 2024, 5:30pm Chairwoman
Allison Love

Citizen Concerns

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Council Member New/Non-agenda Comments

Executive Session:

Receipt of Legal Advice/Contractual Matter: Project Elixir

Economic Development Update: Project Universal

Receipt of Legal Advice/Contractual Matter: Litigation/Legal Update

Matters for consideration following Executive Session

Adjourn

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