



YORK COUNTY
COUNTY COUNCIL
MINUTES • OCTOBER 7, 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: Absent, 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

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

Appearances

(6:04pm) Council and staff recognized Tammy Ledford on her service and retirement with York County Public Safety Communications.

(6:15pm) Beth White and Bailey Westbrook-Edwards with York County Farm Bureau thanked Council for their continued support.

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

Consent Agenda

(6:18pm)

APPROVED [Unanimous]

MOVANT: Tom Audette

SECOND: Watts Huckabee

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

ABSENT: Allison Love

1. Approval of September 16, 2024 County Council Meeting Minutes

ACCEPTED [Unanimous]

MOVANT: Tom Audette
SECOND: Watts Huckabee

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)

APPROVED [Unanimous]

MOVANT: Tom Audette
SECOND: Watts Huckabee

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)

APPROVED [Unanimous]

MOVANT: Tom Audette
SECOND: Watts Huckabee

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.

APPROVED [Unanimous]

MOVANT: Tom Audette
SECOND: Watts Huckabee

5. Council to approve declaration of a 2000 GMC Fire Pumper Vehicle as County surplus.

APPROVED [Unanimous]

MOVANT: Tom Audette
SECOND: Watts Huckabee

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.

APPROVED [Unanimous]

MOVANT: Tom Audette
SECOND: Watts Huckabee

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.

APPROVED [Unanimous]

MOVANT: Tom Audette
SECOND: Watts Huckabee

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.

APPROVED [Unanimous]

MOVANT: Tom Audette
SECOND: Watts Huckabee

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.

APPROVED [Unanimous]

MOVANT: Tom Audette
SECOND: Watts Huckabee

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.

APPROVED [Unanimous]

MOVANT: Tom Audette
SECOND: Watts Huckabee

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.

APPROVED [Unanimous]

MOVANT: Tom Audette
SECOND: Watts Huckabee

12. Council to approve project 3 of the Orthophotography services through Eagleview of Rochester NY for a total cost of \$178,379.00.

APPROVED [Unanimous]

MOVANT: Tom Audette
SECOND: Watts Huckabee

13. Council to authorize the renewal of maintenance and subscription with Central Square Technologies in the amount of \$294,300.86.

APPROVED [Unanimous]

MOVANT: Tom Audette
SECOND: Watts Huckabee

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.

APPROVED [Unanimous]

MOVANT: Tom Audette
SECOND: Watts Huckabee

Public Hearing(s)

1. Public Hearing

(6:19pm) Jonathan Buono, Planning and Development Director provided an overview of the proposed rezoning.

(6:21pm) There being no one interested in speaking for or against the proposed rezoning a motion was made by Council member William "Bump" Roddey and seconded by Council member Watts Huckabee to close the public hearing.

ADOPTED [Unanimous]

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

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)

(6:21pm)

APPROVED [Unanimous]

MOVANT: Tommy Adkins
SECOND: Watts Huckabee
AYES: Audette, Adkins, Roddey, Cox, Huckabee, Cloninger
ABSENT: Allison Love

2. Public Hearing

(6:22pm) Jonathan Buono, Planning and Development Director provided an overview of the proposed rezoning.

(6:24pm) There being no one interested in speaking for or against the proposed rezoning a motion was made by Council member William "Bump" Roddey and seconded by Council member Watts Huckabee to close the public hearing.

ADOPTED [Unanimous]

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

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)

(6:24pm)

APPROVED [Unanimous]

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

3. Public Hearing

(6:25pm) Jonathan Buono, Planning and Development Director provided an overview of the proposed rezoning.

The following individuals spoke in opposition of the proposed rezoning:

(6:29pm) Peter Beck, Morgan's Glen Phase I, 1524 Herlong Court, Rock Hill, South Carolina, HOA President addressed Council regarding their opposition to the proposed rezoning.

(6:29pm) James Turner, Tyson's Forest, Rock Hill, South Carolina addressed Council regarding his opposition to the proposed rezoning.

(6:30pm) Linda Beck, 1524 Herlong Court, Rock Hill, South Carolina addressed Council regarding her opposition to the proposed rezoning.

(6:30pm) Sherry Jackson, 1564 Jonesberry Drive, Rock Hill, South Carolina addressed Council regarding her opposition to the proposed rezoning.

(6:31pm) Diane Black, Morgan's Glen Phase I, addressed Council regarding her opposition to the proposed rezoning.

The following individuals spoke in favor of the proposed rezoning:

(6:33pm) Eric Hillman, Tega Cay, South Carolina and Casey Hillman, Charlotte, North Carolina addressed Council regarding their support for the proposed rezoning. However, Mr. Hillman stated that due to the fact that the neighbors do not want their business there, they are going to withdraw their application from consideration.

(6:36pm) There being no one else interested in speaking for or against the proposed rezoning a motion was made by Council member William "Bump" Roddey and seconded by Council member Watts Huckabee to close the public hearing.

ADOPTED [Unanimous]

MOVANT: William "Bump" Roddey

SECOND: Watts Huckabee

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

ABSENT: Allison Love

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)

(6:37pm) Motion was made to accept the withdrawal of the applicant.

APPROVED [Unanimous]

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

4. Public Hearing

(6:37pm) Jonathan Buono, Planning and Development Director provided an overview of the proposed rezoning.

(6:40pm) There being no one interested in speaking for or against the proposed rezoning a motion was made by Council member William "Bump" Roddey and seconded by Council member Watts Huckabee to close the public hearing.

ADOPTED [Unanimous]

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

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)

(6:40pm)

APPROVED [Unanimous]

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

5. Public Hearing

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

The following individuals spoke in opposition of the proposed rezoning:

(6:46pm) Richard Roach, 4150 Mockingbird Lane, Rock Hill, South Carolina addressed Council regarding his opposition to the proposed the rezoning.

The following individuals spoke in favor of the proposed rezoning:

(6:48pm) Tom Daniel, Tallahassee, Florida with Fort Mill Storage Partners, LLC addressed Council regarding his support for the proposed rezoning.

(6:49pm) There being no one else interested in speaking for or against the proposed rezoning a motion was made by Council member William "Bump" Roddey and seconded by Council member Watts Huckabee to close the public hearing.

ADOPTED [Unanimous]

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

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)

(6:49pm)

APPROVED [Unanimous]

MOVANT: Debi Cloninger

SECOND: Watts Huckabee

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

ABSENT: Allison Love

6. Public Hearing

(6:51pm) Jonathan Buono, Planning and Development Director provided an overview of the proposed rezoning.

The following individuals spoke in opposition of the proposed rezoning:

(6:53pm) Johnny Roland, 527 N. Burris Road, Sharon, South Carolina addressed Council regarding his opposition to the proposed rezoning.

(6:54pm) Lloyd Cash, 2382 Openwood Court, Sharon, South Carolina addressed Council regarding his opposition to the proposed rezoning.

(6:55pm) There being no one else interested in speaking for or against the proposed rezoning a motion was made by Council member William "Bump" Roddey and seconded by Council member Watts Huckabee to close the public hearing.

ADOPTED [Unanimous]

MOVANT: William "Bump" Roddey

SECOND: Watts Huckabee

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

ABSENT: Allison Love

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
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)

(6:55pm) Motion to approve with the following conditions:

The property must be subdivided to that no more than one zoning district is applied to a parcel. An approved subdivision plat encompassing the portion of the property zoned RUD and the portion combining the AGC area with tax map number 2310000025 shall be recorded with the York County Register of Deeds within 90 days of the rezoning approval.

APPROVED [Unanimous]

MOVANT: Tommy Adkins

SECOND: Watts Huckabee

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

ABSENT: Allison Love

7. Public Hearing

(6:59pm) Jonathan Buono, Planning and Development Director provided an overview of the proposed rezoning.

(7:01pm) There being no one interested in speaking for or against the proposed rezoning a motion was made by Council member William "Bump" Roddey and seconded by Council member Tom Audette to close the public hearing.

ADOPTED [Unanimous]

MOVANT: William "Bump" Roddey

SECOND: Tom Audette

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

ABSENT: Allison Love

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)

(7:01pm)

APPROVED [Unanimous]

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

8. Public Hearing

The following individual spoke in favor of the proposed rezoning:

(7:02pm) Mr. Rawlinson, 767 Rivercrest Road, Rock Hill, South Carolina addressed Council regarding his support for the proposed rezoning. Mr. Rawlinson stated that this property will be used for youth outreach and education.

(7:04pm) There being no one else interested in speaking for or against the proposed ordinance a motion was made by Council member Watts Huckabee and seconded by Council member Tom Audette to close the public hearing.

ADOPTED [Unanimous]

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

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.

(7:04pm)

APPROVED [Unanimous]

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

Old Business

New Business

Committee and Other Reports

(7:05pm) Economic Development Committee Meeting, Wednesday, September 25, 2024, 5:30pm Chairman Tom Audette

(7:06pm) Finance & Operations Committee Meeting, Monday, October 7, 2024, 5:30pm Chairwoman Allison Love

Citizen Concerns

Council Member New/Non-agenda Comments

(7:08pm) Council member Tommy Adkins requested that everyone continue to assist the citizens in Western North Carolina and gave his thoughts to the farmer in the area that was recently robbed and asked everyone to be aware of their surroundings.

(7:09pm) Council member Debi Cloninger stated that she is continuing to pray and think about the citizens in Western North Carolina and Florida.

(7:11pm) Council member Tom Audette thanked York Electric Coop for the work that they performed through the storm and their partnership with Duke Energy. Mr. Audette also stated how impressed he is with the local churches for their outreach to Western North Carolina.

(7:12pm) Council member William "Bump" Roddey asked that the County put the FEMA assistance information on all of our social media sites, website, etc.

(7:14pm) Council member Watts Huckabee also requested that everyone continue to pray and support the citizens in Western North Carolina.

(7:16pm) Chairwoman Christi Cox stated that she serves on the SCAC Legislative Committee and they are currently working on annexation concerns and should be finalizing the policy modifications soon.

(7:17pm) Council member Watts Huckabee stated that he serves on the SCAC Finance Committee and requested that if anyone has any suggestions on finance, revenue or economic development to please let him know.

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

1. Motion to authorize the retention of Chad Johnston (of Burr Forman) and Jon Robinson (of Smith Robinson) as outside defense counsel as discussed in Executive Session.

(7:47pm)

ADOPTED [Unanimous]

MOVANT: Watts Huckabee

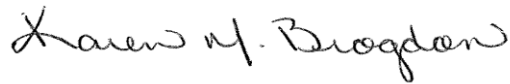
SECOND: William "Bump" Roddey

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

ABSENT: Allison Love

Adjourn

There being no further business, the meeting adjourned at 7:47pm.

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