



YORK COUNTY
COUNTY COUNCIL



AGENDA • NOVEMBER 4, 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 Watts Huckabee, District 6

Oath of Office for newly appointed Board and Commission Members

Jeffrey Ellison, Catawba Mental Health Board

Kendall Holbrook, Stormwater Appeals Board

Michael Carruth, Lesslie Fire Tax District Board

Malinda Foster, Rock Hill/York County Convention and Visitor's Bureau (District 4)

Georgette Fuhr, Catawba Mental Health Board

Appearances

Council to recognize the graduates of York County Citizen's 101 Academy

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

Consent Agenda

1. Minutes of Transportation Committee - Transportation Committee - Oct 21, 2024 5:50 PM

2. Minutes of County Council - County Council Meeting - Oct 21, 2024 6:00 PM

3. Rezoning Action: Consider Third 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)

“York County is committed to assuring accessibility with reasonable accommodation, of county services, facilities, employment and programs for all individuals, in compliance with federal law. Please contact the County Manager’s Office at 803-684-8511 if you need assistance.”

4. Rezoning Action: Consider Third 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)

5. Rezoning Action: Consider Third 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. Rezoning Action: Consider Third 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)

7. Rezoning Action: Consider Third 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)

8. Rezoning Action: Consider Third 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)

9. Council to approve a request from Sheriff Tolson to allow retiring Sheriff's Office Corporal Ray Feaster to retain his service weapon.
10. Council to approve a request from Sheriff Tolson to allow retiring Sheriff's Office Sgt. Chris Kinsey to retain his service weapon.
11. Council to Give Authorization to Apply for and to Accept if Awarded, a South Carolina Coordinating Council Economic Development set-aside Grant C-24-3986 for Project PPG in the amount of \$100,000. No Local Match Required.
12. Council to approve contract renewal with PSD Software of Marietta GA, for an asset and work order management system for use by the Public Works Department, for an initial three year term for a total cost of \$51,055.37, with the option to renew for up to one year periods.
13. Council to approve the purchase of four new, unused, 1-ton, 4x4, crew cab service trucks from Carl Black Chevrolet of Orlando FL, for the total cost of \$283,992.00, using SC state contract pricing as defined in section 35.010 (D)(3) of York County's Procurement Code.

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14. Council to approve an engineering contract with Nova Engineering and Environmental, LLC of Charlotte NC in the amount of \$59,995.00 plus 10% contingency for Project 19294, Catawba Bend Preserve Phase 1, Materials Testing and Special Inspections.
15. Council to approve Utility Relocation Agreement with Comporium for an estimated amount of \$3,545,00.00 for Pennies 3 Project 11149-004 US 21/51 widening, and authorizing the County Manager to execute the Relocation Agreement.
16. Council to approve Utility Relocation Agreement with AT&T for an estimated amount of \$535,836.01 for Pennies 3 Project 11149-009 Hwy. 557, and authorizing the County Manager to execute the relocation agreement.

Public Hearing(s)

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

Case # 24-37
 Zoning Request: To rezone 7 parcels from RMX-10, RMX-20, GC, or PD to RMX-6
 Council District: Two (2) – Love
 Applicant: York County Council
 Owner: See list below
 Location: Lake Wylie area
 Planning Commission Date: October 14, 2024
 Staff Recommendation: Approve
 PC Recommendation: Approve (7-0)

Community Name	Parcel Number	Owners	Current Zoning
Villas at Marlin Bay	5590000072	Southwood Marlin Bay	RMX-10
Revere at Lake Wylie	5610000003	Revere at Lake Wylie	PD
Village at Lake Wylie	5750000015	Southwood Villages at LW	RMX-20
Hamilton's Bay	5751801001	Hamilton's Bay at LW	GC/RMX-20
Redwood Lake Wylie	5760000095	Lakepointe Ridge One LLC	RMX-10
Lodges at Lake Wylie	5750000085	Southwood Lodges at LW	GC
Clover Village	5590000182	Endless Season Partners LLC	GC

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

Case # 24-48
 Tax Map # 489-00-00-012
 Zoning Request: To rezone from AGC to RUD

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Acres: 4.448-acre parcel
Council District: Two (2) - Love
Applicant: John Reid and Karen Smith
Owner: John Reid and Karen Smith
Location: 1280 S. Paraham Road, York
Planning Commission Date: October 14, 2024
Staff Recommendation: Approve
PC Recommendation: Approve (7-0)

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

Case # 24-49
Tax Map # 666-00-00-037
Zoning Request: To rezone from ID to LI
Acres: a 3-acre portion of a 6-acre parcel
Council District: Five (5) - Cox
Applicant: Todd Bernard
Owner: BKB Holding LLC
Location: 230 Gill Way, Rock Hill
Planning Commission Date: October 14, 2024
Staff Recommendation: Approve
PC Recommendation: Approve (7-0)

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

Case # 24-50
Tax Map # 194-00-00-056
Zoning Request: To rezone from RUD-I to RUD
Acres: 0.68-acre parcel
Council District: Three (3) - Adkins
Applicant: Tim Smith
Owner: Lakeland Partners LLC
Location: Cedar Grove Road, York
Planning Commission Date: October 14, 2024
Staff Recommendation: Approve
PC Recommendation: Approve (7-0)

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

Case # 24-51
Tax Map # 601-00-00-029
Zoning Request: To rezone from UD to RUD
Acres: 1.0-acre parcel
Council District: Five (5) - Cox
Applicant: Jimmy Ward
Owner: Jimmy Ward

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Location: 220 Ward Drive, Rock Hill
Planning Commission Date: October 14, 2024
Staff Recommendation: Approve
PC Recommendation: Approve (7-0)

Old Business

New Business

1. Council to authorize the expenditure of \$33,467 in York County Forever Commission funds to Nation Ford Land Trust (NFLT) for expenses related to a Conservation Easement on approximately 205 acres of property along W. McConnells Highway (TM # 216-00-00-003; -014; -016).
2. Council to approve award regarding Bid #2943 for HVAC renovations at York County's Heckle Office Complex, to the lowest responsive and responsible bidder, Ferrara Buist LLC, of Indian Land SC, for a total cost of \$7,973,131.51, as part of the Coronavirus State and Local Fiscal Recovery Funds.

Committee and Other Reports

Planning and Zoning Committee Meeting, Wednesday, October 23, 2024, 6:00pm Chairwoman Debi Cloninger

Citizen Concerns

Council Member New/Non-agenda Comments

Executive Session:

Receipt of Legal Advice: Legal/Litigation Update

Matters for consideration following Executive Session

Adjourn

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