



YORK COUNTY
COUNTY COUNCIL
MINUTES • NOVEMBER 4, 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

Jeffrey Ellison, Catawba Mental Health Board

Kendall Holbrook, Stormwater Appeals Board **ABSENT**

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 **ABSENT**

Appearances

(6:04pm) Council and staff recognized the graduates of York County Citizen's 101 Academy.

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

(6:09pm) Ronnie Taylor, 1411 Lincoln Road, York, thanked Council for their support and invited everyone to attend the York Veteran's Day Parade on Saturday, November 9th, at 10:00am.

Consent Agenda

(6:12pm)

APPROVED [Unanimous]

MOVANT: Tom Audette

SECOND: Allison Love

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

ABSENT: William "Bump" Roddey

1. Approval of October 21, 2024 Transportation Committee Minutes

ACCEPTED [Unanimous]

MOVANT: Tom Audette

SECOND: Allison Love

2. Approval of October 21, 2024 County Council Meeting Minutes

ACCEPTED [Unanimous]

MOVANT: Tom Audette

SECOND: Allison Love

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)

APPROVED [Unanimous]

MOVANT: Tom Audette

SECOND: Allison Love

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)

APPROVED [Unanimous]

MOVANT: Tom Audette

SECOND: Allison Love

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)

APPROVED [Unanimous]

MOVANT: Tom Audette

SECOND: Allison Love

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)

APPROVED [Unanimous]

MOVANT: Tom Audette

SECOND: Allison Love

7. Rezoning Action: Consider Third 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)

APPROVED [Unanimous]

MOVANT: Tom Audette
SECOND: Allison Love

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)

APPROVED [Unanimous]

MOVANT: Tom Audette
SECOND: Allison Love

9. Council to approve a request from Sheriff Tolson to allow retiring Sheriff's Office Corporal Ray Feaster to retain his service weapon.

APPROVED [Unanimous]

MOVANT: Tom Audette

SECOND: Allison Love

10. Council to approve a request from Sheriff Tolson to allow retiring Sheriff's Office Sgt. Chris Kinsey to retain his service weapon.

APPROVED [Unanimous]

MOVANT: Tom Audette

SECOND: Allison Love

11. Council to Give Authorization to Apply for and to Accept if Awarded, a South Carolina Coordinating Council Economic Development set-a-side Grant C-24-3986 for Project PPG in the amount of \$100,000. No Local Match Required.

APPROVED [Unanimous]

MOVANT: Tom Audette

SECOND: Allison Love

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.

APPROVED [Unanimous]

MOVANT: Tom Audette

SECOND: Allison Love

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.

APPROVED [Unanimous]

MOVANT: Tom Audette

SECOND: Allison Love

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.

APPROVED [Unanimous]

MOVANT: Tom Audette

SECOND: Allison Love

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.

APPROVED [Unanimous]

MOVANT: Tom Audette

SECOND: Allison Love

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.

APPROVED [Unanimous]

MOVANT: Tom Audette

SECOND: Allison Love

Public Hearing(s)

1. **Public Hearing**

(6:12pm) Jonathan Buono, Planning and Development Director provided an overview of the proposed rezoning.

(6:15pm) There being no one interested in speaking for or against the proposed ordinance a motion was made by Council member Allison Love and seconded by Council member Watts Huckabee to close the public hearing.

ALLOWED [Unanimous]

MOVANT: Allison Love

SECOND: Watts Huckabee

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

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

(6:15pm) Motion to rezone from RMX-10, RMX-20, GC or PD to RMX-6 with the exception of Hamilton's Bay parcel number 5751801001.

APPROVED [Unanimous]

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

2. Public Hearing

(6:15pm) Jonathan Buono, Planning and Development Director provided an overview of the proposed rezoning.

(6:17pm) There being no one interested in speaking for or against the proposed ordinance a motion was made by Council member Allison Love and seconded by Council member Watts Huckabee to close the public hearing.

ALLOWED [Unanimous]

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

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
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)

(6:17pm)

APPROVED [Unanimous]

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

3. Public Hearing

(6:17pm) Jonathan Buono, Planning and Development Director provided an overview of the proposed rezoning.

(6:20pm) There being no one interested in speaking for or against the proposed ordinance a motion was made by Council member Watts Huckabee and seconded by Council member Allison Love to close the public hearing.

ALLOWED [Unanimous]

MOVANT: Watts Huckabee

SECOND: Allison Love

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

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)

(6:20pm) Motion to approve with the following condition:

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 ID and the portion zoned LI shall be recorded with the York County Register of Deeds within 90 days of the rezoning approval.

APPROVED [Unanimous]

MOVANT: Tom Audette

SECOND: Watts Huckabee

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

4. Public Hearing

(6:20pm) Jonathan Buono, Planning and Development Director provided an overview of the proposed rezoning.

(6:22pm) There being no one interested in speaking for or against the proposed ordinance a motion was made by Council member Watts Huckabee and seconded by Council member Tommy Adkins to close the public hearing.

ALLOWED [Unanimous]

MOVANT: Watts Huckabee

SECOND: Tommy Adkins

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

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)

(6:22pm)

APPROVED [Unanimous]

MOVANT: Tommy Adkins

SECOND: Tom Audette

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

5. Public Hearing

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

(6:25pm) There being no one 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.

ALLOWED [Unanimous]

MOVANT: Watts Huckabee

SECOND: Tom Audette

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

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

(6:25pm)

APPROVED [Unanimous]

MOVANT: Tom Audette

SECOND: Watts Huckabee

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

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).

(6:26pm)

APPROVED [Unanimous]

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

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.

(6:26pm)

DEFERRED [Unanimous]

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

Committee and Other Reports

(6:27pm) Planning and Zoning Committee Meeting, Wednesday, October 23, 2024, 6:00pm
Chairwoman Debi Cloninger

Citizen Concerns

Council Member New/Non-agenda Comments

(6:30pm) Council member Watts Huckabee stated on behalf of the Health and Environmental Protection Committee that he is excited to announce that the Parks Masterplan will be announced at the November 12th Council Workshop.

Executive Session

Receipt of Legal Advice: Legal/Litigation Update

Matters for consideration following Executive Session

1. Motion to approve the press release statement as discussed in Executive Session.

(6:44pm)

ADOPTED [Unanimous]

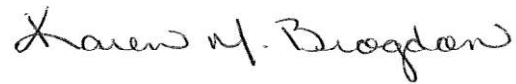
MOVANT: Tom Audette

SECOND: Allison Love

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

Adjourn

There being no further business, the meeting adjourned at 6:44pm.

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