



YORK COUNTY
COUNTY COUNCIL



AGENDA • NOVEMBER 18, 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 Debi Cloninger, District 7

Oath of Office for newly appointed Board and Commission Members

Ashima Singal, Accommodations Tax Advisory Committee

Appearances

Members of the York County 4-H Program to address Council regarding their program.

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

Consent Agenda

1. Minutes of County Council - County Council Meeting - Nov 4, 2024 6:00 PM

2. Rezoning Action: Consider Second 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

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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

3. Rezoning Action: Consider Second 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)

4. Rezoning Action: Consider Second 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)

5. Rezoning Action: Consider Second 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

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PC Recommendation: Approve (7-0)

6. Rezoning Action: Consider Second 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)

7. Council to approve the Pennies 5 Utility Relocation Policy.
8. Council to consider authorizing contract negotiations with multiple Engineering firms regarding RFQ #2939, for consulting and design services associated with York County's roads improvement program.
9. COUNCIL TO CONSIDER ACCEPTANCE OF ROADWAYS IN THE CAMBURN SUBDIVISION IN THE LAKE WYLIE AREA AND THE HERNDON HERITAGE II SUBDIVISION IN THE WESTERN ROCK HILL AREA
10. Council to approve Utility Relocation Agreement with AT&T Enterprises for an estimated amount of \$29,550.00 for Pennies 3 Project 11149-004 US 21/51 widening, and authorizing the County Manager to execute the Relocation Agreement.
11. Council to authorize contract negotiations regarding RFP #2944 for digital media marketing services for use by York County's Solid Waste Collection & Recycling Department.
12. Council to approve Change Order #2 totaling \$119,496.98 for Leitner Construction Company regarding Bid #2882 (Project 21335) for Ebenezer Park Phase 2 to construct a turnaround at the Park Entrance.
13. Council to approve the purchase of additional software for use by the Sheriff's Office, from The Computer Solution Company of Virginia LLC d/b/a Forensic Advantage Systems, of Midlothian VA, for a total cost not to exceed \$75,000.00, as provisioned by York County's Procurement Code §35.009 (G)(1) (w).

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14. Council to authorize York County Public Works to apply for the Solid Waste Infrastructure for Recycling Grant and accept if awarded.
15. Council to authorize the implementation of a grant acquired by Comporium for internet services at Historic Brattonsville.
16. Council to Provide First Reading by Title Only of AN ORDINANCE TO AMEND THE EXISTING AGREEMENT GOVERNING THE YORK-CHESTER INDUSTRIAL PARK IN ORDER TO ADD PARCELS WITHIN THE GEOGRAPHICAL BOUNDARIES OF YORK COUNTY TO THE MULTICOUNTY PARK; TO ADJUST AND/OR REMOVE ANY PARCELS, AS MAY BE NECESSARY; TO PROVIDE AND/OR REMOVE CORRESPONDING TAX MAP NUMBERS, COMPANY NAMES, OR PROPERTY OWNERS ASSOCIATED WITH THE ADDED AND ADUSTED/REMOVED PARCELS; TO PROVIDE FOR A PUBLIC HEARING; AND TO PROVIDE FOR OTHER MATTERS RELATING THERETO.
17. Council to Adopt A RESOLUTION APPROVING AN ASSIGNMENT OF INTERESTS IN THE FEE IN LIEU OF TAX AND INCENTIVE AGREEMENT BY AND BETWEEN YORK COUNTY, SOUTH CAROLINA, TKC CCLXXXV, LLC AND SOUTHWOOD CORP., DATED JUNE 29, 2021, FROM CHARLOTTE INDUSTRIAL 3, LLC TO GBA HERON, LLC

Public Hearing(s)

Old Business

1. Council to discuss potential Zoning Code text amendment related to self-storage facilities.
2. Council to discuss potential Zoning Code text amendment regarding multiple principal dwellings on a single lot in the AGC district.
3. Council to discuss potential Zoning Code text amendments related to lot area measurement.

New Business

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1. Council to consider initiating a rezoning pursuant to York County Code of Ordinances §155.1137(A)(1), to re-zone 48 split-zoned parcels along Sandifer Road, as listed in Exhibit A, from the Agricultural Conservation (AGC), Rural Development (RUD), and Residential Single-Family 40 (RSF-40) districts to the Agricultural Conservation-I (AGC-I) zoning district, in order to place the parcels into a single, appropriate zoning district.
2. Council to suspend the Council Rules without referral of the proposed Resolution to a Committee and Adopt the RESOLUTION OF THE YORK COUNTY COUNCIL DECLARING THE RESULTS OF THE REFERENDUM HELD ON NOVEMBER 5, 2024 ON THE IMPOSITION OR REIMPOSITION OF A ONE PERCENT SALES AND USE TAX PURSUANT TO THE CAPITAL PROJECT SALES TAX ACT
3. Council to approve award regarding Bid #2947 for HVAC renovations at York County's Planning Building, to the lowest responsive and responsible bidder, Edison Foard LLC, of Charlotte NC, for a total project cost of \$1,686,435.00, as part of the Coronavirus State and Local Fiscal Recovery Funds.
4. 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.
5. Council to approve award regarding Bid #2945 for the Sheriff's Office District 3 Renovation Project, to the lowest responsive and responsible bidder, JNB Services LLC of Daleville AL, for a total cost of \$2,580,362.40, which includes county contingency, as part of the Coronavirus State and Local Fiscal Recovery Funds.
6. Council to authorize taxes included in Presidio Cyber Security Software invoice in the amount of \$13,527.60, through the Coronavirus State and Local Fiscal Recovery Funds.
7. Council to Provide First Reading of an ORDINANCE AUTHORIZING THE FIRST AMENDMENT OF THAT CERTAIN FEE AGREEMENT BY AND BETWEEN YORK COUNTY, SOUTH CAROLINA, PERFORMANCE FRICTION CORPORATION, AND PFC REALTY LIMITED PARTNERSHIP, RELATING TO, WITHOUT LIMITATION, (1) UPDATING THE INVESTMENT REQUIREMENT OF THE PROJECT AND (2) EXTENDING THE INVESTMENT PERIOD OF THE PROJECT; AND OTHER RELATED MATTERS.

Committee and Other Reports

Citizen Concerns

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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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