



YORK COUNTY
COUNTY COUNCIL

AGENDA • DECEMBER 2, 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 Tom Audette, District 1

Oath of Office for newly appointed Board and Commission Members

Appearances

Council and Staff to recognize Sergeant Chris Kinsey on his service and retirement with the York County Sheriff's Department.

Council and Staff to recognize Evelyn Moser on her service and retirement with the York County Sheriff's Department.

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

Consent Agenda

1. Minutes of County Council - County Council Meeting - Nov 18, 2024 6:00 PM
2. Council to Provide Second Reading 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 ADJUSTED/REMOVED PARCELS; TO PROVIDE FOR A PUBLIC HEARING; AND TO PROVIDE FOR OTHER MATTERS RELATING THERETO.

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3. Council to Provide Second 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.

4. Rezoning Action: Consider Third 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

5. Rezoning Action: Consider Third 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

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PC Recommendation: Approve (7-0)

6. Rezoning Action: Consider Third 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)

7. Rezoning Action: Consider Third 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)

8. Rezoning Action: Consider Third 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)

9. Council to approve the 2025 County Council meeting dates calendar.

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10. Council to approve FY 2024/2025 insurance premium regarding worker's compensation coverage for the Culture and Heritage Museums, with the South Carolina State Accident Fund, for a total cost of \$77,909.00.
11. Council to approve award regarding Bid #2946 for the Sugar Creek Stream Bank Stabilization Project, to the lowest responsive and responsible bidder, Shamrock Construction and Remediation of Greensboro NC, for a total cost of \$1,762,599.30, which includes county contingency.
12. Council to approve a change order request from Midwest Maintenance Inc. of Atlanta GA, for an attic separation, temporary fire partition, and door installation at the McCelevy Center, for a total cost of \$39,847.50.
13. Council to approve the purchase of a Nighthawk BTX Imaging System for use by the Sheriff's Office, from Viken Detention of Burlington MA, for a total cost of \$62,878.55, as provisioned by York County's Procurement Code §35.009 (G)(4).
14. Council to approve agreement with Duke Energy Carolinas, LLC for Pennies Project 11149-009: Hwy. 557.
15. Council to approve Utility Relocation Agreement with Zayo for an estimated amount of \$507,676.00 for Pennies 3 Project 11149-004 US 21/51 widening, and authorizing the County Manager to execute the Relocation Agreement.
16. Council to approve design-build contract amendment 1 (GMP2) with JD Goodrum Company in a not-to-exceed amount of \$1,941,996.00 plus 5% contingency for Project #23351 Field Day Park Upgrades.

Public Hearing(s)

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

Case #	24-29
Zoning Request:	To apply AGC zoning to 48 parcels, or portions of parcels, for a total of approximately 292 acres
Council District:	Five (5) – Cox
Applicant:	York County Planning Commission
Owner:	See list below
Location:	York/Chester border
Planning Commission Date:	November 12, 2024
Staff Recommendation:	Approve
PC Recommendation:	Approve (6-0)

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Table 1: List of Parcels to Apply a Zoning District

TAXMAPID	CURRENT ZONING OF SOME PORTION OF PARCEL	TOTAL ACRES OF PARCEL	ACRES TO APPLY ZONING	OWNER NAME
2260000002	AGC	262.86	27.70	WILSON JOSEPH H JR
3150000001	AGC	107.29	4.70	PRESSLEY TOM B
3150000004	AGC	63.12	1.70	ABELL WILLIAM H JR
3150000010	AGC	38.88	4.00	WILSON GENERATIONS LLC
3160000003	AGC	39.15	13.00	PRESSLEY JOHN N
3160000004	AGC	35.66	11.80	PRESSLEY THOMAS BROWN LIFE EST
3160000011	AGC	8.15	5.01	DARBY JAMES S JR
3160000019	NONE	14.32	14.32	WILSONS GENERATIONS LLC
3210000001	AGC	70.55	0.62	DARBY JAMES S JR
3210000002	AGC	12.00	3.41	BURRIS MONTAGUE % CHARLES BURRIS
3210000005	AGC	12.06	3.16	4 OAKS HOLDINGS LLC
3210000006	AGC	6.36	4.15	BROWN MICHAEL ANTHONY
3210000007	NONE	1.03	1.03	LIGGINS JANIE C
3210000008	AGC	3.28	3.07	REID GEORGE P IV
3210000009	AGC	25.24	0.66	4 OAKS HOLDINGS LLC
3210000010	AGC	9.68	1.34	4 OAKS HOLDINGS LLC
3210000011	NONE	0.25	0.25	4 OAKS HOLDINGS LLC
3210000012	NONE	0.54	0.54	GARDEA VERONICA
3210000016	AGC	25.91	4.70	BURRIS MONTAGUE % CHARLES BURRIS
3220000001	AGC	6.77	3.95	TAYLOR NANCY LOVE
3220000004	AGC	3.94	0.31	LEWIS RAYMOND E
3220000005	AGC	1.90	1.74	LEWIS RAYMOND E
3220000006	AGC	1.53	1.06	LEWIS RICHARD A
3220000007	NONE	0.07	0.07	BRANHAM KENNETH W
3220000008	NONE	0.89	0.89	JORDAN LAWRENCE R
3220000009	NONE	1.41	1.41	WILLIAMS HARRY WAYNE
3220000010	NONE	0.53	0.53	TREDWAY RHONDA ROCHELLE
4170000002	AGC	39.70	13.82	WATSON GARY A
4170000004	AGC	436.81	6.69	DARBY F GUY JR
4180000001	AGC	327.45	31.36	DARBY F GUY JR
4180000002	AGC	63.37	10.78	DARBY F GUY JR
4180000004	NONE	1.45	1.45	MCCREE YOLANDA D ETAL

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4180000005	NONE	5.76	5.76	MCCREE WILLIE JAMES ETAL
4180000006	NONE	0.02	0.02	CHAPPELL LESLIE NICHOLE
4180000007	NONE	4.83	4.83	CHAPPELL JOHN CHRISTOPHER
4180000008	NONE	0.73	0.73	CHAPPELL JOHN MICHAEL
4230000003	AGC	10.03	4.63	CHAPPELL JOHN CHRISTOPHER
4240000001	AGC	69.12	13.05	HAUSMAN MARGARET S
4240000002	AGC	59.94	31.98	DARBY FRANCIS GUY JR
4240000004	AGC	289.88	17.91	WILLIAM L ADKINS JR & SONS CON
5190000001	AGC	31.70	10.18	MILLER ROBERT ALEXANDER JR
5190000004	AGC	42.42	6.99	JAB III LLC
5190000006	AGC	36.64	9.75	JENKINS LARRY % KAREN MCGILL
5190000008	AGC	4.54	3.19	HOUSTON MARY DAVIS ETAL
5190000015	NONE	1.24	1.24	COAD JOHNNY L
5190000017	NONE	1.18	1.18	JACKSON PEARLENE PICKETT ETAL
5190000018	AGC	1.29	1.29	HINDS JACOB
5190000021	NONE	0.95	0.95	ROGERS JULIAN P IV
Note: None = newly created parcel where no portion of the parcel is within an existing zoning district				

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

Case # 24-53
Tax Map # 544-00-00-207
Zoning Request: To rezone from UD to LI
Acres: 0.997-acre parcel
Council District: Six (6) - Huckabee
Applicant: Benjamin Powell
Owner: PPC Properties LLC
Location: 184 Grayson Road, Rock Hill
Planning Commission Date: November 12, 2024
Staff Recommendation: Approve
PC Recommendation: Approve (6-0)

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

Case # 24-54
Tax Map # 652-00-00-006; -012; -022
Zoning Request: To rezone from RUD to GC
Acres: 2.759-acre portion of three parcels
Council District: One (1) - Audette
Applicant: Trey Eakin
Owner: Springland, Inc; L&C Land Holding, Inc; New Horizon Electric Cooperative, Inc
Location: 2389 Highway 160 W., Fort Mill
Planning Commission Date: November 12, 2024

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Staff Recommendation: Approve, with condition
PC Recommendation: Approve, with condition (5-0)

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

Case # 24-55
Tax Map # 645-00-00-019
Zoning Request: To rezone from RSF-40 to RUD
Acres: 15.15-acre parcel
Council District: One (1) - Audette
Applicant: Cody Cooper
Owner: Cody Cooper and Cici Carter
Location: 2354 Vineyard Road, Fort Mill
Planning Commission Date: November 12, 2024
Staff Recommendation: Deny
PC Recommendation: Approve (6-0)

Old Business

New Business

1. Council to approve the purchase of a situational awareness system for use by Public Safety Communications, from Smarter Systems of Charlotte NC, for a total cost of \$127,006.87, via SC Contract # 4400026096 as part of the Coronavirus State And Local Fiscal Recovery Funds program.
2. Council to approve the procurement of laptop computers to Dell Marketing of Round Rock Texas for a total cost not to exceed \$100,065.15 for MDT's for Fire Services, as part of the Coronavirus State And Local Fiscal Recovery Funds program.
3. Council to approve the purchase of FirstWatch Software for use by the Office of Emergency Management, from FirstWatch Solutions Inc., of Carlsbad CA, for a total cost of \$76,161.70, as provisioned by York County's Procurement Code §35.010 (D)(1)(w), as part of the Coronavirus State And Local Fiscal Recovery Funds program.

Committee and Other Reports

Finance & Operations Committee meeting, Thursday, November 21, 2024, 5:15pm, Chairwoman Allison Love

Citizen Concerns

Council Member New/Non-agenda Comments

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Executive Session:

Receipt of Legal Advice: Legal/Litigation Update

Contractual Matter: Retention of Outside Legal Counsel

Matters for consideration following Executive Session

Adjourn

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