



YORK COUNTY
COUNTY COUNCIL
MINUTES • DECEMBER 2, 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

Appearances

(6:01pm) Council recognized and welcomed the 2 new Assistant County Manager's David Garner and Tom Couch.

(6:05pm) Council and Sheriff Tolson recognized Evelyn Moser on her service and retirement with the York County Sheriff's Department.

(6:08pm) Council and Sheriff Tolson recognized Sergeant Chris Kinsey on his service and retirement with the York County Sheriff's Department.

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

(6:15pm) Alicia Benson, Fort Mill, South Carolina addressed Council regarding her concerns with Silfab Solar in York County.

Consent Agenda

(6:18pm)

APPROVED [Unanimous]

MOVANT: Tom Audette

SECOND: Watts Huckabee

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

1. Approval of November 18, 2024 County Council Meeting Minutes

ACCEPTED [Unanimous]

MOVANT: Tom Audette
SECOND: Watts Huckabee

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.

APPROVED [Unanimous]

MOVANT: Tom Audette
SECOND: Watts Huckabee

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.

APPROVED [Unanimous]

MOVANT: Tom Audette
SECOND: Watts Huckabee

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	559000007 2	Southwood Marlin Bay	RMX-10
Revere at Lake Wylie	561000000 3	Revere at Lake Wylie	PD
Village at Lake Wylie	575000001 5	Southwood Villages at LW	RMX-20
Hamilton's Bay	575180100 1	Hamilton's Bay at LW	GC/RM X-20
Redwood Lake Wylie	576000009 5	Lakepointe Ridge One LLC	RMX-10
Lodges at Lake Wylie	575000008 5	Southwood Lodges at LW	GC
Clover Village	559000018 2	Endless Season Partners LLC	GC

APPROVED [Unanimous]

MOVANT: Tom Audette
SECOND: Watts Huckabee

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
 PC Recommendation: Approve (7-0)

APPROVED [Unanimous]

MOVANT: Tom Audette
SECOND: Watts Huckabee

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)

APPROVED [Unanimous]

MOVANT: Tom Audette
SECOND: Watts Huckabee

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)

APPROVED [Unanimous]

MOVANT: Tom Audette
SECOND: Watts Huckabee

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)

APPROVED [Unanimous]

MOVANT: Tom Audette
SECOND: Watts Huckabee

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

APPROVED [Unanimous]

MOVANT: Tom Audette
SECOND: Watts Huckabee

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.

APPROVED [Unanimous]

MOVANT: Tom Audette
SECOND: Watts Huckabee

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.

APPROVED [Unanimous]

MOVANT: Tom Audette
SECOND: Watts Huckabee

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.

APPROVED [Unanimous]

MOVANT: Tom Audette
SECOND: Watts Huckabee

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).

APPROVED [Unanimous]

MOVANT: Tom Audette
SECOND: Watts Huckabee

14. Council to approve agreement with Duke Energy Carolinas, LLC for Pennies Project 11149-009: Hwy. 557.

APPROVED [Unanimous]

MOVANT: Tom Audette
SECOND: Watts Huckabee

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.

APPROVED [Unanimous]

MOVANT: Tom Audette
SECOND: Watts Huckabee

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.

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.

(6:24pm) 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 Tom Audette to close the public hearing.

ALLOWED [Unanimous]

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

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)

Table 1: List of Parcels to Apply a Zoning District

TAXMAP ID	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

32200000 01	AGC	6.77	3.95	TAYLOR NANCY LOVE
32200000 04	AGC	3.94	0.31	LEWIS RAYMOND E
32200000 05	AGC	1.90	1.74	LEWIS RAYMOND E
32200000 06	AGC	1.53	1.06	LEWIS RICHARD A
32200000 07	NONE	0.07	0.07	BRANHAM KENNETH W
32200000 08	NONE	0.89	0.89	JORDAN LAWRENCE R
32200000 09	NONE	1.41	1.41	WILLIAMS HARRY WAYNE
32200000 10	NONE	0.53	0.53	TREDWAY RHONDA ROCHELLE
41700000 02	AGC	39.70	13.82	WATSON GARY A
41700000 04	AGC	436.81	6.69	DARBY F GUY JR
41800000 01	AGC	327.45	31.36	DARBY F GUY JR
41800000 02	AGC	63.37	10.78	DARBY F GUY JR
41800000 04	NONE	1.45	1.45	MCCREE YOLANDA D ETAL
41800000 05	NONE	5.76	5.76	MCCREE WILLIE JAMES ETAL
41800000 06	NONE	0.02	0.02	CHAPPELL LESLIE NICHOLE
41800000 07	NONE	4.83	4.83	CHAPPELL JOHN CHRISTOPHER
41800000 08	NONE	0.73	0.73	CHAPPELL JOHN MICHAEL
42300000 03	AGC	10.03	4.63	CHAPPELL JOHN CHRISTOPHER
42400000 01	AGC	69.12	13.05	HAUSMAN MARGARET S
42400000 02	AGC	59.94	31.98	DARBY FRANCIS GUY JR
42400000 04	AGC	289.88	17.91	WILLIAM L ADKINS JR & SONS CON
51900000 01	AGC	31.70	10.18	MILLER ROBERT ALEXANDER JR
51900000 04	AGC	42.42	6.99	JAB III LLC
51900000 06	AGC	36.64	9.75	JENKINS LARRY % KAREN MCGILL
51900000 08	AGC	4.54	3.19	HOUSTON MARY DAVIS ETAL

51900000 15	NONE	1.24	1.24	COAD JOHNNY L
51900000 17	NONE	1.18	1.18	JACKSON PEARLENE PICKETT ETAL
51900000 18	AGC	1.29	1.29	HINDS JACOB
51900000 21	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				

(6:24pm)

APPROVED [Unanimous]

MOVANT: Tommy Adkins

SECOND: Tom Audette

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

2. Public Hearing

(6:24pm) Jonathan Buono, Planning and Development Director provided an overview of the proposed rezoning.

(6:29pm) There being no one interested in speaking for or against the proposed rezoning 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 #	24-53
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)

(6:29pm)

APPROVED [Unanimous]

MOVANT: Watts Huckabee

SECOND: Tom Audette

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

3. Public Hearing

(6:29pm) Jonathan Buono, Planning and Development Director provided an overview of the proposed rezoning.

The following individual spoke in favor of the proposed rezoning:

(6:32pm) Dan Ballou, on behalf of the applicant addressed Council regarding his support for the proposed rezoning. Mr. Ballou requested 180 days for compliance with the conditions instead of 90 days.

(6:33pm) There being no one else interested in speaking for or against the proposed rezoning a motion was made by Council member Tom Audette and seconded by Council member Watts Huckabee to close the public hearing.

ALLOWED [Unanimous]

MOVANT: Tom Audette

SECOND: Watts Huckabee

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

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

(6:33pm) Motion to approve with the amendment to allow 180 days for compliance instead of 90 days.

APPROVED [Unanimous]

MOVANT: Tom Audette

SECOND: Watts Huckabee

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

4. Public Hearing

(6:33pm) Jonathan Buono, Planning and Development Director provided an overview of the proposed rezoning.

The following individuals spoke in favor of the proposed rezoning:

(6:43pm) Cody Cooper, 2354 Vineyard Road, Fort Mill, South Carolina is the owner of the property and addressed Council regarding his support for the proposed rezoning.

(6:45pm) Eric Schanno, 2320 Vineyard Road, Fort Mill, South Carolina addressed Council regarding his support for the proposed rezoning.

(6:46pm) William Reese, 2355 Vineyard Road, Fort Mill, South Carolina addressed Council regarding his support for the proposed rezoning.

(6:47pm) There being no one else interested in speaking for or against the proposed rezoning 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 #	24-55
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)

(6:47pm)

APPROVED [Unanimous]

MOVANT: Tom Audette

SECOND: Tommy Adkins

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

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.

(6:48pm)

APPROVED [Unanimous]

MOVANT: Allison Love

SECOND: Watts Huckabee

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

2. Council to approve the procurement of laptop computers to Dell Marketing of Round Rock Texas for a total cost not to exceed \$144,202.87 for MDT's for Fire Services, as part of the Coronavirus State And Local Fiscal Recovery Funds program.

(6:48pm)

DEFERRED [Unanimous]

MOVANT: Allison Love

SECOND: William "Bump" Roddey

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

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.

(6:49pm)

APPROVED [Unanimous]

MOVANT: Tom Audette

SECOND: Watts Huckabee

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

Committee and Other Reports

(6:50pm) Finance & Operations Committee meeting, Thursday, November 21, 2024, 5:15pm, Chairwoman Allison Love

Citizen Concerns

Council Member New/Non-agenda Comments

(6:53pm) Council member Watts Huckabee congratulated the York County Chamber of Commerce for the selection of being the Chamber of the Year for Chambers that have less than 700 members.

(6:54pm) Council member William "Bump" Roddey reminded staff and Council that he would like to continue discussions regarding tiny homes.

Chairwoman Cox would like to discuss this further at a Council Workshop regarding Planning and Zoning prior to referring it to a Council Committee.

(6:55pm) Council member Tom Audette stated that the RFATS Committee has received recommendations for the Celenese/Cherry Road Exit and those are still under review.

Executive Session

Receipt of Legal Advice: Legal/Litigation Update

Contractual Matter: Retention of Outside Legal Counsel

Matters for consideration following Executive Session

1. Motion to authorize the retention of outside legal Counsel, Caroline Cleveland on County Human Resources/employment matters prospectively and authorize the County to execute the firm's engagement letter.

(7:40pm)

ADOPTED [Unanimous]

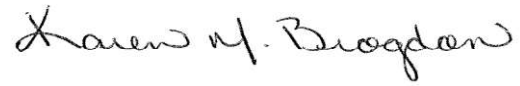
MOVANT: Tom Audette

SECOND: Allison Love

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

Adjourn

There being no further business, the meeting adjourned at 7:40pm.

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