



YORK COUNTY
COUNTY COUNCIL



AGENDA • DECEMBER 16, 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 Allison Love, District 2

Oath of Office for newly appointed Board and Commission Members

Appearances

Council to recognize Vice-Chairwoman Allison Love on her service on York County Council.

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

Consent Agenda

1. Minutes of County Council Workshop - Workshop - Oct 15, 2024 6:00 PM
2. Minutes of County Council Workshop - Workshop - Nov 12, 2024 6:00 PM
3. Minutes of County Council - County Council Meeting - Dec 2, 2024 6:00 PM
4. Rezoning Action: Consider Second 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

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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
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

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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				

5. Rezoning Action: Consider Second 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. Rezoning Action: Consider Second 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)

7. Rezoning Action: Consider Second Reading

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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)

8. Council to Consider First Reading by Title Only to Amend York County Code of Ordinances Section 33.11, County Vehicle Policy, in Order to Revise and Clarify Vehicle Authorization Parameters regarding Daily, Take-Home, and On-Call Usage, to Add Provisions regarding the Installation and Use of Vehicle Tracking Devices, to Add Provisions limiting Vehicle Modifications and/or Alterations, and to Provide for Other Matters Related Thereto.
9. Consider approval of nominated applicants for service for Boards & Commissions from the Finance & Operations Committee meeting on November 21, 2024: Dorothy Johnson, Culture and Heritage Commission (District 2), Valerie Lynch, Zoning Board of Appeals (District 2), Nancy Nicholson, York County Library Board (District 1), Laura Miley, York County Library Board (District 3), and Terry Plumb, York County Library Board (District 4).
10. Council to approve a Mitigation Agreement with QTS York I, LLC for road improvements identified within the TIA for the development of a data center off Campbell Road, York, referred as Tax Map numbers 490-00-00-014; -038; 039.
11. Council to approve Dewberry Engineering's Contract Amendment No. 4 in the amount of \$42,000.00 for easement acquisition services related to the Stockbridge Area Sewer System Improvement Project.
12. Council to approve a one year contractual agreement with Johnson Controls Inc. of Charlotte NC, for routine HVAC preventative maintenance and repairs at the Moss Justice Center and Animal Shelter, for a total cost of \$245,832.60, as provisioned by York County's Procurement Code §35.009 (G)(4).

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13. Council to approve contract amendment with AME Consulting Engineers P.C. of Charlotte NC, for additional design and engineering services related to the Domestic Water Waterline Replacement Project at the Moss Justice Center, for a total contract cost of \$310,000.00.
14. Council to ratify contract amendment with SKA Consulting Engineers of Greensboro, NC for the additional roof assessment and design services related to the HVAC Replacement/Upgrade at the York County Communications & Emergency Management Facility, for a total contract cost of \$93,978.25.
15. Council to approve award regarding Bid #2953 for the purchase of 25 +/- sets of firefighting turnout gear and additional sets on an “as need” basis through December 31, 2025, for use by York County Fire Services, to the lowest responsive and responsible bidder, Allsource Enterprises dba Safe Industries of Easley SC, for a total cost of \$91,725.75.
16. Council to approve award regarding Bid #2950 for landscaping, gardening landscaping and grounds care services for York County Government Properties, York County Library Properties, and Culture & Heritage Museum Properties to the following lowest responsive and responsible bidders for zones one through seven: EarthClean LLC of Clover SC; R&J of the Carolinas, LLC; Bethel Lawn & Landscaping of Clover, SC; and Premier Lawns LLC of Rock Hill, SC, for a total annual cost of \$550, 364.00 for a three year term with the option to extend individual terms for up to two additional one year periods.
17. Council to approve award regarding RFP #2944 for digital media marketing services for use by York County's Solid Waste Collection & Recycling Department, to Flock & Rally LLC of Columbia SC, for a total cost not to exceed \$70,200.00.
18. Council to approve the renewal of agreement Comporium for our Metro Ethernet services for a yearly total of \$15,000.00.
19. Council to authorize annual payment for the Microsoft Enterprise Agreement to SHI of Somerset NJ in the amount of \$145,423.58.

Public Hearing(s)

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1. Council to Conduct a Public Hearing and Provide Third 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.
2. Council to Conduct a Public Hearing and Provide Third 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.

Old Business

New Business

1. Council to discuss potential Zoning Code text amendment related to self-storage facilities.
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.
3. Council to approve the purchase of Pure Storage for use by the Solicitors Office, from DNS, for a total cost of \$244,697.83, 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.
4. COUNCIL TO ADOPT A RESOLUTION COMMITTING YORK COUNTY TO ENTER INTO A FEE IN LIEU OF TAX AND INCENTIVE AGREEMENT WITH ONE OR MORE COMPANIES PRESENTLY IDENTIFIED, COLLECTIVELY, UNDER THE CODE NAME "PROJECT QUICKSILVER", WHICH INCLUDES CERTAIN CREDITS AGAINST FEE IN LIEU OF TAX PAYMENTS FOR CERTAIN INVESTMENTS IN INFRASTRUCTURE, AND OTHER MATTERS RELATED THERETO.

Committee and Other Reports

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Economic Development Committee Meeting, Tuesday, December 10, 2024 5:00pm Chairman Tom Audette

Citizen Concerns

Council Member New/Non-agenda Comments

Executive Session:

Receipt of Legal Advice: Legal/Litigation Update

Contractual Matter: Economic Development Consulting Services

Matters for consideration following Executive Session

Adjourn

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