



YORK COUNTY
COUNTY COUNCIL
MINUTES • DECEMBER 16, 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 Vice-Chairwoman Allison Love on her service on York County Council.

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

(6:19pm) Brandon Langford, 550 South Portman Lane, Fort Mill, spoke to Council regarding his concerns with Silfab Solar in Fort Mill.

(6:22pm) Carla Pendleton, 5930 Charlotte Hwy., Lake Wylie, thanked Council for amending the Lake Wylie overlay and addressed Council regarding members being involved in LLC's that financially benefit from their position.

Consent Agenda

(6:23pm)

APPROVED [Unanimous]

MOVANT: Tom Audette

SECOND: Allison Love

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

1. Approval of October 15, 2024 Workshop Minutes

ACCEPTED [Unanimous]

MOVANT: Tom Audette

SECOND: Allison Love

2. Approval of November 12, 2024 Workshop Minutes

ACCEPTED [Unanimous]

MOVANT: Tom Audette

SECOND: Allison Love

3. Approval of December 2, 2024 County Council Meeting Minutes

ACCEPTED [Unanimous]

MOVANT: Tom Audette

SECOND: Allison Love

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

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

31500000 01	AGC	107.29	4.70	PRESSLEY TOM B
31500000 04	AGC	63.12	1.70	ABELL WILLIAM H JR
31500000 10	AGC	38.88	4.00	WILSON GENERATIONS LLC
31600000 03	AGC	39.15	13.00	PRESSLEY JOHN N
31600000 04	AGC	35.66	11.80	PRESSLEY THOMAS BROWN LIFE EST
31600000 11	AGC	8.15	5.01	DARBY JAMES S JR
31600000 19	NONE	14.32	14.32	WILSONS GENERATIONS LLC
32100000 01	AGC	70.55	0.62	DARBY JAMES S JR
32100000 02	AGC	12.00	3.41	BURRIS MONTAGUE % CHARLES BURRIS
32100000 05	AGC	12.06	3.16	4 OAKS HOLDINGS LLC
32100000 06	AGC	6.36	4.15	BROWN MICHAEL ANTHONY
32100000 07	NONE	1.03	1.03	LIGGINS JANIE C
32100000 08	AGC	3.28	3.07	REID GEORGE P IV
32100000 09	AGC	25.24	0.66	4 OAKS HOLDINGS LLC
32100000 10	AGC	9.68	1.34	4 OAKS HOLDINGS LLC
32100000 11	NONE	0.25	0.25	4 OAKS HOLDINGS LLC
32100000 12	NONE	0.54	0.54	GARDEA VERONICA
32100000 16	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				

APPROVED [Unanimous]

MOVANT: Tom Audette

SECOND: Allison Love

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)

APPROVED [Unanimous]

MOVANT: Tom Audette

SECOND: Allison Love

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)

APPROVED [Unanimous]

MOVANT: Tom Audette

SECOND: Allison Love

7. Rezoning Action: Consider Second 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)

APPROVED [Unanimous]

MOVANT: Tom Audette

SECOND: Allison Love

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.

APPROVED [Unanimous]

MOVANT: Tom Audette

SECOND: Allison Love

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 Milem, York County Library Board (District 3), and Terry Plumb, York County Library Board (District 4).

APPROVED [Unanimous]

MOVANT: Tom Audette

SECOND: Allison Love

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.

APPROVED [Unanimous]

MOVANT: Tom Audette

SECOND: Allison Love

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.

APPROVED [Unanimous]

MOVANT: Tom Audette

SECOND: Allison Love

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).

APPROVED [Unanimous]

MOVANT: Tom Audette

SECOND: Allison Love

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.

APPROVED [Unanimous]

MOVANT: Tom Audette

SECOND: Allison Love

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.

APPROVED [Unanimous]

MOVANT: Tom Audette

SECOND: Allison Love

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.

APPROVED [Unanimous]

MOVANT: Tom Audette

SECOND: Allison Love

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.

APPROVED [Unanimous]

MOVANT: Tom Audette

SECOND: Allison Love

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.

APPROVED [Unanimous]

MOVANT: Tom Audette

SECOND: Allison Love

18. Council to approve the renewal of agreement Comporium for our Metro Ethernet services for a yearly total of \$15,000.00.

APPROVED [Unanimous]

MOVANT: Tom Audette

SECOND: Allison Love

19. Council to authorize annual payment for the Microsoft Enterprise Agreement to SHI of Somerset NJ in the amount of \$145,423.58.

APPROVED [Unanimous]

MOVANT: Tom Audette

SECOND: Allison Love

Public Hearing(s)

1. Public Hearing

(6:25pm) 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

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.

(6:25pm)

APPROVED [Unanimous]

MOVANT: Allison Love

SECOND: Tom Audette

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

2. Public Hearing

(6:26pm) 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

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.

(6:26pm)

APPROVED [Unanimous]

MOVANT: Allison Love

SECOND: Watts Huckabee

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

Old Business

New Business

1. Council to discuss potential Zoning Code text amendment related to self-storage facilities.

(6:26pm) After Council discussion, Chairwoman Cox directed staff to research further the Countywide policies and the simplification of Code with the Planning and Zoning Committee. The Ordinance will currently remain as is.

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)

APPROVED [Unanimous]

MOVANT: Tom Audette

SECOND: Tommy Adkins

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

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.

(6:48pm)

APPROVED [Unanimous]

MOVANT: Tom Audette

SECOND: Watts Huckabee

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

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.

(6:49pm)

APPROVED [Unanimous]

MOVANT: Tom Audette

SECOND: Watts Huckabee

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

Committee and Other Reports

(6:50pm) - Economic Development Committee Meeting, Tuesday, December 10, 2024 5:00pm
Chairman Tom Audette

(6:53pm) - Finance and Operation Committee Meeting, Monday, December 16, 2024 5:45pm
Chairwoman Allison Love.

Citizen Concerns

Council Member New/Non-agenda Comments

(6:53pm) Councilwoman Love suggested that Council amend the Ordinance regarding appointments to Boards and Commissions in the future.

(6:57pm) Councilman Roddey agreed with Councilmember Love that the Ordinance needs to be reviewed. Councilman Roddey thanked Ms. Love for her service and wished everyone a Merry Christmas. Mr. Roddey also congratulated the Northwestern High School Football team on their State Championship.

(7:00pm) Councilman Huckabee congratulated WRHI on their celebrating 80 years in business. He also shared that Ms. Archinya Ingram was appointed Interim President of Clinton College. Mr. Huckabee expressed his condolences to the family of Congressman John Spratt and shared his appreciation for the work that he did for York County and South Carolina. Councilman

Huckabee also addressed Councilwoman Love and encouraged her to continue her work in the community and wished her good luck in her future endeavors.

(7:03pm) Councilman Audette shared that Economic Development is working towards targeting areas of need through the Strategic Plan. Mr. Audette supports Governor McMaster's announcement regarding the study of the Carowinds Exit initiative. Mr. Audette wished everyone a Merry Christmas.

(7:05pm) Councilwoman Cloninger supports Governor McMaster's announcement regarding the study of the Carowinds Exit initiative. Ms. Cloninger also expressed her appreciation of Councilwoman Love's service. She also wished everyone a Merry Christmas.

(7:08pm) Councilman Adkins wished Councilwoman Love luck in her future endeavors. Mr. Adkins also wished everyone a Merry Christmas.

(7:08pm) Councilwoman Cox sent condolences to the family of Congressman John Spratt. Chairwoman Cox referred the review of the Boards and Commissions Ordinance to Committee for further review. Ms. Cox also thanked Councilwoman Love and wished everyone Merry Christmas.

Executive Session

Receipt of Legal Advice: Legal/Litigation Update

Contractual Matter: Economic Development Consulting Services

Matters for consideration following Executive Session

1. Motion to authorize contract negotiations with Sustainable Consulting Solutions as a Sole-Source provider for Economic Development Consulting services as discussed in Executive Session.

(7:45pm)

ALLOWED [Unanimous]

MOVANT: Tom Audette

SECOND: Watts Huckabee

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

ABSENT: Allison Love

Adjourn

There being no further business, the meeting adjourned at 7:46pm.

Karen M. Brogdon

Karen M. Brogdon, Clerk to Council