



YORK COUNTY
COUNTY COUNCIL
AGENDA • JANUARY 6, 2025



County Council Meeting

York County Government Center
6 South Congress Street
York, SC 29745

6:00 PM

Call to Order

Council member William "Bump" Roddey, District 4

Invocation and Pledge of Allegiance

Council member Tom Audette, District 1

1. Consider nominations and elect the York County Council Chair.
2. Consider nominations and elect the York County Council Vice Chair.

Oath of Office for newly appointed Board and Commission Members

Dorothy Johnson, Culture and Heritage Commission (District 2)
Laura Milem, York County Library Board (District 3)
Terry Plumb, York County Library Board (District 4)
Valerie Lynch, Board of Zoning Appeals (District 2)
April Simpkins, York County Natural Gas Board

Appearances

FY 24 Audited Financial Report presentation by Elliott Davis, LLC.

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

Consent Agenda

1. Minutes of County Council Workshop - Workshop - Dec 10, 2024 6:00 PM
2. Minutes of County Council - County Council Meeting - Dec 16, 2024 6:00 PM
3. Rezoning Action: Consider Third 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

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Planning Commission Date: November 12, 2024
Staff Recommendation: Approve
PC Recommendation: Approve (6-0)

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

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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
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				

4. Rezoning Action: Consider Third 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)

5. Rezoning Action: Consider Third 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

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Location: Electric Cooperative, Inc
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. Rezoning Action: Consider Third 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)

7. Consider approval of nominated applicants for service for Boards & Commissions from the Finance & Operations Committee meeting on December 16, 2024: Tom Bach, Planning Commission (District 7).
8. Council to approve a request from Sheriff Tolson to allow retiring Sheriff's Office Corporal R. Matthew Swain to retain his service weapon.
9. Council to approve a request from Major Fred Moore to allow retiring Sheriff Kevin R. Tolson to retain his service weapon.
10. Council to approve the FY 26 budget calendar.
11. Council to reject all proposals received regarding RFP #2942 for the purchase and installation of audio visual equipment for York County's Courtrooms.
12. Council to Approve the Consent to the Assignment of York County Contracts with Civil Engineering Consulting Services, Inc. to CHA Consulting Inc. effective as of December 2, 2024

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13. Council to approve Utility Relocation Agreements with York County Natural Gas Authority, Lumens, York Electric, City of Rock Hill Electric, and Comporium for an estimated amount of \$627,135.43 for Pennies 4 Project 17228-009, US 21/Springdale Road Intersection, and also requests approval for the County Manager to sign the associated Utility Agreements for the County
14. Council to Approve the Reimbursement Agreement with DR Horton, Inc, for Phase 3 construction of sewer infrastructure associated with the Westport Residential Community (Stillwater) Development in the amount of \$107,036.00.
15. Council to approve a three year contractual agreement with TRANE Inc. of Charlotte NC, for routine HVAC preventative maintenance and repairs at the Government Center, for a total cost of \$144,253.00, as provisioned by York County's Procurement Code §35.009 (G)(4).
16. Council to approve a three year contractual agreement with TRANE Inc. of Charlotte NC, for routine HVAC preventative maintenance and repairs at the Family Court Building, for a total cost of \$127,081.00, as provisioned by York County's Procurement Code §35.009 (G)(4).
17. Council to approve a contractual agreement, subject to the approval of the County Attorney, with Sustainable Consulting Solutions LLC of Piedmont SC, for Economic Development Consulting Services, for a total cost not to exceed \$100,000.00 for a maximum one year term, as provisioned by York County's Procurement Code 35.009 (G)(4).

Public Hearing(s)

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

Case #	24-52
Tax Map #	464-00-00-019
Zoning Request:	To rezone from AGC to RUD
Acres:	3.02-acre parcel
Council District:	Two (2) - Litten
Applicant:	Steven Thomas Britt
Owner:	Steven and Kimberly Britt
Location:	700 N. Paraham Road, York
Planning Commission Date:	December 9, 2024
Staff Recommendation:	Deny
PC Recommendation:	Approve (5-2)

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

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Case #	24-56
Tax Map #	692-00-00-032
Zoning Request:	To rezone from UD to RSF-30
Acres:	2.35-acre parcel
Council District:	Five (5) - Cox
Applicant:	Vivian Luann Ingram
Owner:	Vivian Luann Ingram
Location:	Wisteria Lane, Rock Hill
Planning Commission Date:	December 9, 2024
Staff Recommendation:	Approve
PC Recommendation:	Approve (7-0)

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

Case #	24-57
Tax Map #	257-00-00-008
Zoning Request:	To rezone from AGC to RUD
Acres:	7.0-acre parcel
Council District:	Three (3) - Adkins
Applicant:	Sandy Brown
Owner:	Sandy Brown
Location:	Willis Farm Road, Clover
Planning Commission Date:	December 9, 2024
Staff Recommendation:	Deny
PC Recommendation:	Deny (7-0)

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

Case #	24-58
Tax Map #	529-00-00-061
Zoning Request:	To rezone from AGC to RUD
Acres:	5.20-acre parcel
Council District:	Four (4) - Roddey
Applicant:	Norman Respass
Owner:	Daisy Mobley
Location:	2861 Ogden Road, Fort Mill
Planning Commission Date:	December 9, 2024
Staff Recommendation:	Approve
PC Recommendation:	Approve (7-0)

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

Case #	24-59
Tax Map #	561-00-00-022
Zoning Request:	To rezone from RMX-20 to LI
Acres:	1.47-acre parcel

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Council District: Two (2) - Litten
Applicant: Todd Flowers
Owner: Scott Ward
Location: 5333 Charlotte Highway, Clover
Planning Commission Date: December 9, 2024
Staff Recommendation: Deny
PC Recommendation: Deny (7-0)

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

Case # 24-60
Tax Map # 507-00-00-041
Zoning Request: To rezone from GC to RI
Acres: 1.67-acre parcel
Council District: Five (5) - Cox
Applicant: Lindsey Egner
Owner: Wade Holdings, LLC
Location: McConnells Highway, Rock Hill
Planning Commission Date: December 9, 2024
Staff Recommendation: Approve
PC Recommendation: Approve (7-0)

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

Case # 24-61
Tax Map # 713-00-00-143; -216
Zoning Request: To rezone from RSF-40 to RMX-10
Acres: two parcels that total 0.71-acres
Council District: Seven (7) - Cloninger
Applicant: Agnes Diblosi
Owner: Agnes Diblosi
Location: Ritch Street and Old Nation Road, Fort Mill
Planning Commission Date: December 9, 2024
Staff Recommendation: Deny
PC Recommendation: Deny (7-0)

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

Case # 24-62
Zoning Request: To rezone 48 parcels to one zoning district in order to remove their existing split-zoned status
Council District: Three (3) – Adkins
Applicant: York County Council
Owner: See list below
Location: Sandifer Road, York
Planning Commission Date: December 9, 2024

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Staff Recommendation:
PC Recommendation:

Approve
Approve (7-0)

TAX MAP ID	PROPERTY OWNER	ACRES	CURRENT ZONING	PROPOSED ZONING
3010000004	APPLEGATE JAMES	18.63	AGC/RUD	AGC-I
3010000006	CALLAHAN HARRY JARRETT JR & BEVERLY S	72.51	AGC/RSF-40	AGC-I
3010000016	MADDOZ CHRISTOPHER L & GINA W	2.00	AGC/RUD	RUD-I
3010000038	CALLAHAN STEVEN C & ANNETTE M	1.74	AGC/RSF-40	RUD-I
3010000039	SANDERS KASSIDY & CHILDERS HARRISON	2.56	AGC/RSF-40	RUD-1
3010000044	APPLEGATE JAMES	5.79	AGC/RUD	AGC-I
3010000045	MADDOX CHRISTOPHER & GINA	18.92	AGC/RUD	AGC-I
3010000047	BOLIN TAMMY C	6.20	AGC/RSF-40	AGC-I
3020000002	SANDIFER JOHN & NANCY	14.44	AGC/RSF-40	AGC-I
3020000003	SANDIFER JOHN W	26.52	AGC/RSF-40	AGC-I
3020000006	SANDIFER JOHN WAYNE	2.46	AGC/RSF-40	RUD-1
3020000007	SANDIFER JOHN WAYNE	44.78	AGC/RSF-40	AGC-I
3020000008	SANDIFER FRANCES S	1.74	AGC/RSF-40	RUD-1
3020000009	PARK PLACE ASSETS LLC	25.11	AGC/RSF-40	AGC-I
3020000010	SANDIFER JOHN & NANCY	11.73	AGC/RSF-40	AGC-I
3020000013	HOWSARE ERIC & JAMI	7.78	AGC/RSF-40	AGC-I
3020000015	THRIFT SHEILA HANNON ETAL	5.18	AGC/RSF-40	AGC-I
3020000016	O'SHIELDS DONALD M	18.07	AGC/RSF-40	AGC-I
3020000018	SMALL KURTIS G	6.77	AGC/RSF-40	AGC-I
3020000019	CALLAHAN HARRY J JR & BEVERLY S	13.08	AGC/RSF-40	AGC-I
3020000021	LAPOINTE ANGELA L ETAL	5.20	AGC/RSF-40	AGC-I
3020000022	SANDIFER JOHN WAYNE	10.86	AGC/RSF-40	AGC-I
3020000040	SANDIFER JOHN	5.23	AGC/RSF-40	AGC-I
3020000041	SANDIFER JOHN & NANCY	5.12	AGC/RSF-40	AGC-I
3020000042	SANDIFER JOHN & NANCY	5.14	AGC/RSF-40	AGC-I
3020000043	MARTINEZ JOSE ALEJANDRO & SILVA ADA JUAREZ	9.84	AGC/RSF-40	AGC-I
3020000044	SMALL KURTIS G	5.49	AGC/RSF-40	AGC-I
3020000045	GLOBOKAR LAWRENCE E	5.23	AGC/RSF-40	AGC-I
3020000046	LUNSFORD MARTHA & LEWIS	4.19	AGC/RSF-40	AGC-I
3020000047	TRUJILLO ROBERTO JR & ALINA	5.25	AGC/RSF-40	AGC-I
3020000048	TRUJILLO ROBERTO	5.31	AGC/RSF-40	AGC-I

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3020000049	LAWSON DAVID	5.27	AGC/RSF-40	AGC-I
3020000050	MOSS SUE CHILDERS ETAL	5.28	AGC/RSF-40	AGC-I
3020000051	PADDEN JON & DONNA	5.40	AGC/RSF-40	AGC-I
3020000052	HERRERA JESUS & CARMEN	5.31	AGC/RSF-40	AGC-I
3020000053	BOYER RANDY L	5.49	AGC/RSF-40	AGC-I
3020000054	MARTIN-BERRY REBECCA & EDDIE	5.46	AGC/RSF-40	AGC-I
3020000055	MCCREIGHT ELIZABETH A ETAL	11.33	AGC/RSF-40	AGC-I
3020000057	TOWERY JAMES HERBERT	18.56	AGC/RSF-40	AGC-I
3040000030	PAS CAPITAL PARTNERS LLC	41.99	AGC/RSF-40	AGC-I
3370000051	DOWNTOWN DELPHOS LLC	85.58	AGC/RSF-40	AGC-I
3390000016	PORTER RICHARD R	14.63	AGC/RSF-40	AGC-I
3390000017	J & K 803 PROPERTIES LLC	24.63	AGC/RSF-40	AGC-I
3390000020	SCHLAGOWSKY CHRISTOPHER ETAL	15.10	AGC/RSF-40	AGC-I
3390000021	MCCARTER CATHY P	66.60	AGC/RSF-40	AGC-I
3390000022	TOWERY JAMES HERBERT	2.06	AGC/RSF-40	RUD-1
3390000035	SANDERS DILLO JOHN & MYONG HUI	5.63	AGC/RSF-40	AGC-I
3390000045	SANDIFER JOHN & NANCY	8.42	AGC/RSF-40	AGC-I

Old Business

New Business

Committee and Other Reports

Planning & Zoning Committee Meeting, Thursday, December 19, 2024, 6:00pm Chairwoman Debi Cloninger

Citizen Concerns

Council Member New/Non-agenda Comments

Executive Session:

Receipt of Legal Advice: Litigation Update

Matters for consideration following Executive Session

Adjourn

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