



YORK COUNTY
COUNTY COUNCIL
MINUTES • JANUARY 6, 2025
FINAL



County Council Meeting

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

6:00 PM

District 1 Tom Audette: Present, District 2 Andy Litten: 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.

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

(6:01pm) Motion to nominate Christi Cox as Chairwoman

APPROVED [Unanimous]

MOVANT: Tom Audette

SECOND: Watts Huckabee

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

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

(6:02pm) Motion to nominate Tom Audette as Vice-Chairman

APPROVED [Unanimous]

MOVANT: Debi Cloninger

SECOND: Watts Huckabee

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

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) **ABSENT**

April Simpkins, York County Natural Gas Board

Appearances

(6:08pm) Tom McNeish presented the Fiscal Year 2024 Audited Financial Report presentation by Elliott Davis, LLC. Mr. McNeish reported that the County is in sound financial condition as of June 30, 2024.

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

(6:30pm) Donna Forester, 3328 Summersong Lane, Fort Mill, South Carolina addressed Council regarding her concerns with Silfab Solar being in Fort Mill.

(6:32pm) Kerri Bishop, 1851 Bon Rea Drive, Rock Hill, South Carolina addressed Council regarding her concerns with Silfab Solar being in Fort Mill.

(6:34pm) Robert Wilson, 947 Willis Farm Road, Clover, South Carolina, addressed Council regarding his opposition to rezoning #24-57.

(6:35pm) Sandy Brown, 972 Willis Farm Road, Clover, South Carolina addressed Council regarding her support for rezoning #24-57.

(6:37pm) Ed Lindsey, 5600 Crowders Cove Lane, Clover, South Carolina, addressed Council regarding his support for rezoning #24-59.

(6:39pm) Marie Marr, 5529 River Front Road, Lake Wylie, South Carolina addressed Council regarding her support for rezoning #24-59.

(6:40pm) Diana Fekete, 5109 Sapp Circle, Clover, South Carolina Citizen, addressed Council regarding her support for rezoning #24-59.

(6:42pm) Katie Bessman, 280 Carroll Cove, Clover, South Carolina addressed Council regarding her support for rezoning #24-59.

(6:44pm) Pam Massey, 5149 Sapp Circle, Clover, South Carolina addressed Council regarding her support for rezoning #24-59.

(6:44pm) Juan Ybarra, 5141 Sapp Circle, Clover, South Carolina addressed Council regarding his support for rezoning #24-59.

(6:45pm) Lance Langenderfer, 5528 Crowders Cove Lane, Clover, South Carolina addressed Council regarding his support for rezoning #24-59.

(6:47pm) Caitlin Boyle, resident of Fort Mill, South Carolina addressed Council regarding her concerns with Silfab Solar being in Fort Mill and Council members being invited to and attending a Silfab event on January 9th.

Consent Agenda

(6:49pm)

APPROVED [Unanimous]

MOVANT: Tom Audette

SECOND: Watts Huckabee

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

1. Approval of December 10, 2024 Workshop Minutes

ACCEPTED [Unanimous]

MOVANT: Tom Audette

SECOND: Watts Huckabee

2. Approval of December 16, 2024 County Council Meeting Minutes

ACCEPTED [Unanimous]

MOVANT: Tom Audette

SECOND: Watts Huckabee

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
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	TOTAL ACRES OF PARCEL	ACRES TO APPLY ZONING	OWNER NAME
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	PARCEL			
22600000 02	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	NONE	0.07	0.07	BRANHAM KENNETH W

07				
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: Watts Huckabee

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)

APPROVED [Unanimous]

MOVANT: Tom Audette
SECOND: Watts Huckabee

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 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: Watts Huckabee

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)

APPROVED [Unanimous]

MOVANT: Tom Audette
SECOND: Watts Huckabee

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).

APPROVED [Unanimous]

MOVANT: Tom Audette
SECOND: Watts Huckabee

8. Council to approve a request from Sheriff Tolson to allow retiring Sheriff's Office Corporal R. Matthew Swain to retain his service weapon.

APPROVED [Unanimous]

MOVANT: Tom Audette

SECOND: Watts Huckabee

9. Council to approve a request from Major Fred Moore to allow retiring Sheriff Kevin R. Tolson to retain his service weapon.

APPROVED [Unanimous]

MOVANT: Tom Audette

SECOND: Watts Huckabee

10. Council to approve the FY 26 budget calendar.

APPROVED [Unanimous]

MOVANT: Tom Audette

SECOND: Watts Huckabee

11. Council to reject all proposals received regarding RFP #2942 for the purchase and installation of audio visual equipment for York County's Courtrooms.

APPROVED [Unanimous]

MOVANT: Tom Audette

SECOND: Watts Huckabee

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

APPROVED [Unanimous]

MOVANT: Tom Audette
SECOND: Watts Huckabee

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

APPROVED [Unanimous]

MOVANT: Tom Audette
SECOND: Watts Huckabee

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.

APPROVED [Unanimous]

MOVANT: Tom Audette
SECOND: Watts Huckabee

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).

APPROVED [Unanimous]

MOVANT: Tom Audette
SECOND: Watts Huckabee

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).

APPROVED [Unanimous]

MOVANT: Tom Audette
SECOND: Watts Huckabee

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).

APPROVED [Unanimous]

MOVANT: Tom Audette
SECOND: Watts Huckabee

Public Hearing(s)

1. Public Hearing

(6:50pm) Jonathan Buono, Planning and Development Director provided an overview of the proposed rezoning.

The following individuals spoke in favor of the proposed rezoning:

(6:57pm) Steven Britt, 700 N. Paraham Road, York, South Carolina addressed Council regarding his support for the proposed rezoning.

(6:57pm) There being no one else interested in speaking for or against the proposed ordinance a motion was made by Council member William "Bump" Roddey and seconded by Council member Watts Huckabee to close the public hearing.

ALLOWED [Unanimous]

MOVANT: William "Bump" Roddey
SECOND: Watts Huckabee
AYES: Audette, Litten, Adkins, Roddey, Cox, Huckabee, Cloninger

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)

(6:57pm)

APPROVED [6 to 1]

MOVANT: Andy Litten
SECOND: Tom Audette
AYES: Audette, Litten, Adkins, Roddey, Cox, Cloninger
NAYS: Watts Huckabee

2. Public Hearing

(7:17pm) Jonathan Buono, Planning and Development Director provided an overview of the proposed rezoning.

(7:22pm) 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, Litten, Adkins, Roddey, Cox, Huckabee, Cloninger

Rezoning Action: Hold a Public Hearing and Consider First Reading

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)

(7:22pm)

APPROVED [Unanimous]

MOVANT: Tom Audette

SECOND: Tommy Adkins

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

3. Public Hearing

(7:23pm) Jonathan Buono, Planning and Development Director provided an overview of the proposed rezoning.

The following individuals spoke in favor of the proposed request:

(7:28pm) Sandy Brown, 972 Willis Farm Road, Clover, South Carolina addressed Council regarding her support for the proposed rezoning.

(7:29pm) Elizabeth McGraw, 972 Willis Farm Road, Clover, South Carolina addressed Council regarding her support for the proposed rezoning.

(7:30pm) There being no one else interested in speaking for or against the proposed ordinance a motion was made by Council member Watts Huckabee and seconded by Council member William "Bump" Roddey to close the public hearing.

ALLOWED [Unanimous]

MOVANT: Watts Huckabee

SECOND: William "Bump" Roddey

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

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)

(7:30pm)

APPROVED [5 to 2]

MOVANT: Tommy Adkins
SECOND: Tom Audette
AYES: Audette, Litten, Adkins, Cox, Cloninger
NAYS: William "Bump" Roddey, Watts Huckabee

4. Public Hearing

(7:35pm) Jonathan Buono, Planning and Development Director provided an overview of the proposed rezoning.

(7:45pm) There being no one interested in speaking for or against the proposed ordinance a motion was made by Council member William "Bump" Roddey and seconded by Council member Watts Huckabee to close the public hearing.

ALLOWED [Unanimous]

MOVANT: William "Bump" Roddey
SECOND: Watts Huckabee
AYES: Audette, Litten, Adkins, Roddey, Cox, Huckabee, Cloninger

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)

(7:45pm)

APPROVED [Unanimous]

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

5. Public Hearing

(7:51pm) Jonathan Buono, Planning and Development Director provided an overview of the proposed rezoning.

The following individual spoke in opposition of the proposed rezoning:

(7:58pm) Kris Frazier, 689 Sand Bar Pointe, Lake Wylie, South Carolina addressed Council regarding her opposition to the proposed rezoning.

The following individuals spoke in favor of the proposed rezoning:

(8:00pm) Kim Winslow, 5546 Crowders Cove, Clover, South Carolina addressed Council regarding his support for the proposed rezoning.

(8:03pm) Katie Bessman, 280 Carroll Cove, Clover, South Carolina, addressed Council regarding her support of the proposed rezoning.

(8:05pm) Scott Ward, 5933 Natoma Road, Lake Wylie, South Carolina addressed Council regarding his support for the proposed rezoning.

(8:07pm) Todd Flowers, 19012 Lewis Circle, Tega Cay, South Carolina addressed Council regarding his support for the proposed rezoning.

(8:09pm) Ed Lindsey, 5600 Crowders Cove, Clover, South Carolina, pointed out to Council that the properties that surround this property are the citizens in the room that support the rezoning.

(8:10pm) Michael Cox, 5985 Johnson Road, Lake Wylie, South Carolina addressed Council regarding his support for the proposed rezoning.

(8:12pm) Todd Flower, 19012 Lewis Circle, Tega Cay, South Carolina spoke again and stated that the property owners on the lake and in other counties on the lake support the rezoning.

(8:13pm) Ms. Caliendo, 5101 Sapp Circle, Lake Wylie, South Carolina addressed Council regarding her support for the proposed rezoning.

(8:14pm) Katie Bessman, 280 Carroll Cove, Clover, South Carolina addressed Council again in support of the proposed rezoning.

(8:15pm) John Gossett, 5717 Lake Wylie Road, Lake Wylie, South Carolina addressed Council regarding his support of the proposed rezoning.

(8:18pm) There being no one else 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, Litten, Adkins, Roddey, Cox, Huckabee, Cloninger

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
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)

(8:18pm)

APPROVED [6 to 1]

MOVANT: Andy Litten

SECOND: Tom Audette

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

NAYS: Watts Huckabee

6. Public Hearing

(8:32pm) Jonathan Buono, Planning and Development Director provided an overview of the proposed rezoning.

The following individual spoke in favor of the proposed rezoning:

(8:37pm) Ray Egner, 4048 Warren Elizabeth Drive, Rock Hill, South Carolina addressed Council regarding his support for the proposed rezoning.

(8:38pm) There being no one else 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, Litten, Adkins, Roddey, Cox, Huckabee, Cloninger

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)

(8:38pm)

APPROVED [Unanimous]

MOVANT: Tom Audette

SECOND: Watts Huckabee

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

7. Public Hearing

(8:44pm) Jonathan Buono, Planning and Development Director provided an overview of the proposed rezoning.

The following individual spoke in favor of the proposed rezoning:

(8:51pm) Agnes Diblosi, 106 Ritch Street, Fort Mill, South Carolina addressed Council regarding her support for the proposed rezoning.

(9:04pm) There being no one else 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, Litten, Adkins, Roddey, Cox, Huckabee, Cloninger

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)

(9:04pm)

APPROVED [Unanimous]

MOVANT: Debi Cloninger

SECOND: Tom Audette

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

8. Public Hearing

(9:08pm) Jonathan Buono, Planning and Development Director provided an overview of the proposed rezoning.

The following individuals spoke in favor of the proposed rezoning:

(9:18pm) Wayne Sandifer, 683 Sandifer Road, York, South Carolina addressed Council regarding his support for the proposed rezoning.

(9:20pm) Rebecca Martin-Berry, 629 Sandifer Road, York, South Carolina addressed Council regarding her support for the proposed rezoning.

(9:21pm) There being no one else 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, Litten, Adkins, Roddey, Cox, Huckabee, Cloninger**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
 Staff Recommendation: Approve
 PC Recommendation: 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 &	14.44	AGC/RSF-40	AGC-I

	NANCY			
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 &	5.25	AGC/RSF- 40	AGC-I

	ALINA			
3020000048	TRUJILLO ROBERTO	5.31	AGC/RSF- 40	AGC-I
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

(9:21pm) Motion to approve with the changes to parcels 3020000048 and 3390000020 to be rezoned to AGC, at the owners request.

APPROVED [Unanimous]

MOVANT: Andy Litten

SECOND: Watts Huckabee

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

Old Business

New Business

Committee and Other Reports

(9:24pm) Planning & Zoning Committee Meeting, Thursday, December 19, 2024, 6:00pm
Chairwoman Debi Cloninger

Citizen Concerns

Council Member New/Non-agenda Comments

(9:48pm) Council member Tom Audette thanked Council for their vote for Vice-Chairman and expressed his excitement going forward.

(9:48pm) Council member William "Bump" Roddey wished everyone a Happy New Year and is also excited to move forward.

(9:49pm) Council member Watts Huckabee stated that he is excited to see what staff and Management is able to accomplish going forward.

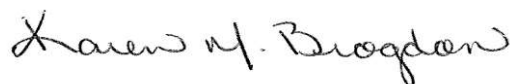
Executive Session

Receipt of Legal Advice: Litigation Update

Matters for consideration following Executive Session

Adjourn

There being no further business, the meeting adjourned at 9:50pm.



Karen M. Brogdon, Clerk to Council