



YORK COUNTY
COUNTY COUNCIL
MINUTES • JANUARY 21, 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.

Oath of Office for newly appointed Board and Commission Members

(6:02pm) Tom Bach, Planning Commission (District 7)

Appearances

(6:04pm) Council, Sheriff Tony Breeden, and Major Fred Moore recognized Deputy Ray Feaster on his service and retirement with the York County Sheriff's Department.

(6:10pm) Council recognized Sheriff Kevin Tolson 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)

(6:17pm) Ray Webber, Chairman of the Lake Wylie Marine Commission addressed Council regarding an invasive species called Lyngbya and explained that the Commission is continuing to address the problems and may need funding for assistance.

(6:20pm) Ashley Horne, 4104 Bamborough Drive, Fort Mill, South Carolina addressed Council regarding her opposition to Silfab Solar being located in Fort Mill.

(6:22pm) Sandy Brown, 972 Willis Farm Road, Clover, South Carolina addressed Council regarding her support for rezoning 25-57.

(6:22pm) Pam Massey, 5149 Sapp Circle, addressed Council regarding her support for rezoning 24-59 to Light Industrial.

(6:23pm) Lorie Lucke, 5270 Bay Road, addressed Council regarding her support for rezoning 24-59 to Light Industrial.

(6:23pm) Bob Lucke, 5270 Bay Road, addressed Council regarding his support for rezoning 24-59 to Light Industrial.

Consent Agenda

(6:27pm)

APPROVED [Unanimous]

MOVANT: Tom Audette

SECOND: Watts Huckabee

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

1. Approval of January 6, 2025 County Council Meeting Minutes

ACCEPTED [Unanimous]

MOVANT: Tom Audette

SECOND: Watts Huckabee

2. Council to Consider Amending and Second Reading of an Ordinance to Amend York County Code of Ordinances Section 33.111, 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: Watts Huckabee

3. Rezoning Action: Consider Second 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)

APPROVED [Unanimous]

MOVANT: Tom Audette
SECOND: Watts Huckabee

4. Rezoning Action: Consider Second 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)

APPROVED [Unanimous]

MOVANT: Tom Audette
SECOND: Watts Huckabee

5. Consider approval to enter into an Intergovernmental Agreement (IGA) with the South Carolina Department of Transportation, pending County Attorney approval, to allow Pennies 5 resurfacing projects on the State roadway system to be completed.

APPROVED [Unanimous]

MOVANT: Tom Audette
SECOND: Watts Huckabee

6. Council to approve Clark Paterson Lee's (CPL) Amendment #2 in a not-to-exceed amount of \$9,730.00 for professional services associated with the District 3 Sheriff's Office Project.

APPROVED [Unanimous]

MOVANT: Tom Audette
SECOND: Watts Huckabee

7. Council to approve CHA Consulting's Contract Amendment No. 1 totaling \$131,052.10 for Project 17228-005: SC 557

APPROVED [Unanimous]

MOVANT: Tom Audette
SECOND: Watts Huckabee

8. Council to approve NV5' s Contract Amendment No. 3 totaling \$96,218.73 for Project 17228-011: Flint Hill Street Community Drainage Improvement

APPROVED [Unanimous]

MOVANT: Tom Audette
SECOND: Watts Huckabee

9. Council to approve Goodwin Mills Cawood (GMC) Amendment #2 in the amount of \$79,500.00, for additional engineering services associated with the River Hills Waterline Replacement Project Phase 1.

APPROVED [Unanimous]

MOVANT: Tom Audette
SECOND: Watts Huckabee

10. COUNCIL TO CONSIDER ACCEPTANCE OF ROADWAYS IN THE PALM TREE COVE 24 LOT SUBDIVISION, NEAR ALLISON CREEK IN THE LAKE WYLIE AREA

APPROVED [Unanimous]

MOVANT: Tom Audette
SECOND: Watts Huckabee

11. Council to approve a contractual agreement with Centurylink Communications LLC, dba Lumen Technologies Group for dedicated internet services for use by Catawba Bend Preserve Park, for a total estimated cost of \$220,260.00 for a five year term.

APPROVED [Unanimous]

MOVANT: Tom Audette
SECOND: Watts Huckabee

12. Council to authorize the additional payment for maintenance agreement with Infovision Software, of Carlsbad CA, for York County's document management system in the amount of \$2,480.

APPROVED [Unanimous]

MOVANT: Tom Audette
SECOND: Watts Huckabee

13. Council to authorize contract negotiations regarding RFQ #2952 for HVAC Preventive Maintenance Services.

APPROVED [Unanimous]

MOVANT: Tom Audette
SECOND: Watts Huckabee

14. Council to approve insurance premium regarding property and liability coverage for the Culture and Heritage Museums, with the South Carolina State Fiscal Accountability Authority Insurance Reserve Fund, for a total premium cost in the amount of \$70,901.67.

APPROVED [Unanimous]

MOVANT: Tom Audette
SECOND: Watts Huckabee

15. Council to give authorization to apply for and to accept if awarded, a South Carolina Coordinating Council Economic Development Set-A-Side Grant C-24-4001 for Project Quicksilver in the amount of \$400,000. No local match is required.

APPROVED [Unanimous]

MOVANT: Tom Audette
SECOND: Watts Huckabee

16. Council to consider initiating a rezoning pursuant to York County Code of Ordinances §155.1137(A)(1), to re-zone 3 existing apartment or condominium communities within Council District 6, as listed in Exhibit A, from the Residential Mixed 20 (RMX-20) or Office and Institutional (OI) districts to the Residential Mixed 6 (RMX-6) zoning district, in order to eliminate their nonconformity.

APPROVED [Unanimous]

MOVANT: Tom Audette
SECOND: Watts Huckabee

17. Council to approve a request from the Solicitor's Office to apply for and to accept if awarded SC Opioid Recovery Fund (SCORE) grant funding in an amount not to exceed \$200,000 to initiate a new program within the Drug Court program in York County.

APPROVED [Unanimous]

MOVANT: Tom Audette
SECOND: Watts Huckabee

18. Council to Approve the Intergovernmental Agreement between the City of York and York County regarding the provision of Municipal Court services by designated magistrates from Moss Justice Center

APPROVED [Unanimous]

MOVANT: Tom Audette
SECOND: Watts Huckabee

Public Hearing(s)

1. Public Hearing

(6:28pm) Rick Abboud, Planner in Planning & Development presented an overview of the proposed ordinance.

(6:42pm) There being no one interested in speaking for or against the proposed ordinance 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, Litten, Adkins, Roddey, Cox, Huckabee, Cloninger

Council to hold a Public Hearing and consider First Reading of an ordinance to amend Chapter 155: Zoning Code, Section 155.898 Parking and Storage of Vehicles in the Agricultural, Residential, and Urban Development Districts, to allow for tractor trailer trucks and associated travel containers to be stored outdoors for use in bona fide farming operations; to provide for a Public Hearing; and to provide for other matters relating thereto.

(6:42pm)

APPROVED [Unanimous]

MOVANT: Tommy Adkins
SECOND: Tom Audette
AYES: Audette, Litten, Adkins, Roddey, Cox, Huckabee, Cloninger

2. Public Hearing

(6:46pm) Jonathan Buono, Planning & Development Director presented an overview of the proposed ordinance.

(7:01pm) 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 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

Council to hold a Public Hearing and consider First Reading of an ordinance to amend Chapter 154: Land Development Code, Section 154.365 Approval Criteria, to clarify the level of service for the different types of street classifications; to modify the required minimum level of service specifically for egress movements; to provide for a Public Hearing; and to provide for other matters relating thereto.

(7:01pm)

APPROVED [Unanimous]

MOVANT: Tom Audette

SECOND: Watts Huckabee

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

Old Business

1. Rezoning Action: Consider Second 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)

(7:02pm)

APPROVED [6 to 1]

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

2. Rezoning Action: Consider Second 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)

(7:02pm)

APPROVED [6 to 1]

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

3. Rezoning Action: Consider Second 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)

(7:15pm)

APPROVED [Unanimous]

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

4. Rezoning Action: Consider Second 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)

(7:26pm) Motion to approve with deed restrictions to restrict property from having manufacturing, gas stations, car washes, etc. Draft language will be provided before third reading.

APPROVED [6 to 1]

MOVANT: Andy Litten
SECOND: William "Bump" Roddey
AYES: Audette, Litten, Adkins, Roddey, Cox, Huckabee
NAYS: Debi Cloninger

5. Rezoning Action: Consider Second 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)
(7:35pm)

DEFERRED [Unanimous]

MOVANT: Debi Cloninger

SECOND: Tom Audette

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

6. Rezoning Action: Consider Second 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	6.20	AGC/RSF-	AGC-I

	C		40	
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 &	4.19	AGC/RSF- 40	AGC-I

	LEWIS			
3020000047	TRUJILLO ROBERTO JR & ALINA	5.25	AGC/RSF- 40	AGC-I
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

(7:36pm)

APPROVED [Unanimous]

MOVANT: Tommy Adkins

SECOND: Tom Audette

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

New Business

1. Council to approve a \$20,000,000 loan from the General Fund to jumpstart Pennies 5 projects. The loan is to be paid back in three years or less.

(7:48pm)

APPROVED [Unanimous]

MOVANT: Andy Litten

SECOND: Tom Audette

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

2. Council to consider approving Parks and Recreation additional personnel and capital expenditures related to the \$1,256,582 approved in FY25 Parks Admin budget.

(7:50pm)

APPROVED [Unanimous]

MOVANT: Watts Huckabee

SECOND: Tom Audette

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

Committee and Other Reports

(7:53pm) Finance & Operations Committee Meeting, Tuesday, January 21, 2025, 5:15pm
Chairman Tom Audette

Citizen Concerns

Council Member New/Non-agenda Comments

(7:56pm) Council member William "Bump" Roddey stated that he is excited to move forward in the future with the new Sheriff Tony Breeden.

(7:57pm) Council member Tom Audette thanked Sheriff Kevin Tolson for his hard work for the citizens of York County and welcomed the new Sheriff Tony Breeden.

Executive Session

Receipt of Legal Advice: Request to Authorize Condemnations regarding Project No. 17228-011 (Flint Hill Street Drainage Improvements), Tract Nos. 7, 22, 24, 56, 72, and 109

Receipt of Legal Advice/Contractual Matter: Interstate Construction

Receipt of Legal Advice/Contractual Matter: Downtown TIF

Receipt of Legal Advice/Contractual Matter: Outside Counsel

Matters for consideration following Executive Session

1. Motion to authorize condemnation regarding Project No. 17228-011 (Flint Hill Street Drainage Improvements), Tract Nos. 7, 22, 24, 56, 72, and 109
(8:38pm)

ADOPTED [Unanimous]

MOVANT: Tom Audette

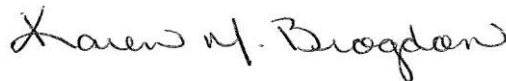
SECOND: Watts Huckabee

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

ABSENT: Debi Cloninger

Adjourn

There being no further business, the meeting adjourned at 8:38pm.



Karen M. Brogdon, Clerk to Council