



YORK COUNTY
COUNTY COUNCIL

AGENDA • FEBRUARY 3, 2025



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 Tommy Adkins, District 3

Oath of Office for newly appointed Board and Commission Members

Georgette Fuhr, Catawba Mental Health Board

Appearances

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

Consent Agenda

1. Minutes of County Council Workshop - Workshop - Jan 14, 2025 6:00 PM
2. Minutes of County Council - County Council Meeting - Jan 21, 2025 6:00 PM

3. Rezoning Action: Consider Third 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)

4. Rezoning Action: Consider Third Reading

Case #	24-60
Tax Map #	507-00-00-041
Zoning Request:	To rezone from GC to RI

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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)

5. Council to consider Second 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. Council to consider Second 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. Council to Consider Amending and Third 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.
8. Consider approval of nominated applicants for service for Boards & Commissions from the Finance & Operations Committee meeting on January 21, 2025. Indira Eskieva, Rock Hill/York County Convention & Visitor's Bureau (District 1), Porter Gable, Rock Hill/York County Convention & Visitor's Bureau (District 3), David Angel, Rock Hill/York County Convention & Visitor's Bureau (District 6), Shea Maple, Rock Hill/York County Convention & Visitor's Bureau (At Large), Natalie Hoekstra, Rock Hill/York County Convention & Visitor's Bureau (moving from an At Large seat to the District 2 seat), Hiram Hutchison, Rock Hill/York County Convention & Visitor's Bureau (moving from an At Large seat to the District 5 seat), Lamar Thompson, Rock Hill/York County Convention & Visitor's Bureau (At Large), Dawn Posey, York County Forever (District 1), and Jennifer McAdams, York County Forever (Ex Officio).
9. Council to approve a Fire Service Insurance Settlement regarding a wrecked 2012 American LaFrance Pumper Fire Truck.

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10. Council to approve restructure of agreement with Catalis in regards to the new Tax Collection Software Agreement.
11. Council to approve the second of two one-year contract renewal options for the routine operation and maintenance of the wastewater collection system in the Lake Wylie area and wastewater repairs/emergency services with Carolina Lift Stations LLC, for a total cost not to exceed \$1,115,824.61.
12. Council to approve the Temporary Construction Easement to the City of York for the construction of a sidewalk along Lincoln Road on County Parcel: 70-18-01-007
13. Council to amend award regarding Zone 5 (Bid #2950) for landscaping and grounds care services for Allison Creek Park and Ebenezer Park.

Public Hearing(s)

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

Case #	24-63
Tax Map #	373-00-00-027; -167
Zoning Request:	To rezone from UD and RMX-20 to RUD
Acres:	Two parcels that total 6.73 acres
Council District:	Two (2) - Litten
Applicant:	Thomas McCall
Owner:	Thomas McCall
Location:	1932 Dulin Road, Clover
Planning Commission Date:	January 13, 2025
Staff Recommendation:	Approve
PC Recommendation:	Approve (7-0)

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

Case #	24-64
Tax Map #	546-00-00-027; -209
Zoning Request:	To rezone from RMX-20 to RUD
Acres:	12-acre parcel
Council District:	Six (6) - Huckabee
Applicant:	Nick and Kathrin Brown
Owner:	Nick and Kathrin Brown
Location:	4817 Mt. Gallant Road, Rock Hill
Planning Commission Date:	January 13, 2025
Staff Recommendation:	Approve

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PC Recommendation: Approve (7-0)

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

Case # 24-65
Tax Map # 363-00-00-114
Zoning Request: To rezone from UD to RSF-30
Acres: 1.54-acre parcel
Council District: Two (2) - Litten
Applicant: Vernie Paulette Melton Hall
Owner: Vernie Paulette Melton Hall
Location: 104 Ervin Street, Clover
Planning Commission Date: January 13, 2025
Staff Recommendation: Approve
PC Recommendation: Approve (7-0)

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

Case # 24-66
Tax Map # 716-00-00-066
Zoning Request: To rezone from LI to ID
Acres: 16.77-acre parcel
Council District: One (1) - Audette
Applicant: Ognibene North America, LLC
Owner: SRE SC-3 LLC
Location: Wilson Business Parkway, Fort Mill
Planning Commission Date: January 13, 2025
Staff Recommendation: Approve
PC Recommendation: Approve (7-0)

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

Case # 24-67
Tax Map # 721-00-00-015
Zoning Request: To rezone from UD to GC
Acres: 4.86 acres
Council District: Seven (7) - Cloninger
Applicant: Georgia Pappas
Owner: GTA Properties LLC
Location: 3071 Highway 21, Fort Mill
Planning Commission Date: January 13, 2025
Staff Recommendation: Approve
PC Recommendation: Approve (7-0)

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

Case # 24-68

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Tax Map #	726-00-00-041
Zoning Request:	To rezone from UD to RMX-20
Acres:	1.26 acres
Council District:	Seven (7) - Cloninger
Applicant:	Robert Ward
Owner:	Robert and Logan Ward
Location:	3330 Pikeview Road, Fort Mill
Planning Commission Date:	January 13, 2025
Staff Recommendation:	Approve
PC Recommendation:	Approve (6-1)

Old Business

1. Rezoning Action: Consider Third 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: Consider Third 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)

3. Rezoning Action: Consider Third Reading

Case #	24-58
Tax Map #	529-00-00-061
Zoning Request:	To rezone from AGC to RUD
Acres:	5.20-acre parcel

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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)

4. Rezoning Action: Consider Third 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 & 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

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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
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

New Business

Committee and Other Reports

Health & Environmental Protection Committee Meeting, Tuesday, January 28, 2025, 5:00pm
Chairman Andy Litten

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Citizen Concerns

Council Member New/Non-agenda Comments

Executive Session:

Receipt of Legal Advice: Litigation Update

Receipt of Legal Advice/Contractual Matter: EMS Rescue Services

Matters for consideration following Executive Session

Adjourn

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