



YORK COUNTY
COUNTY COUNCIL
MINUTES • FEBRUARY 3, 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) Georgette Fuhr, Catawba Mental Health Board

Appearances

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

(6:04pm) John Lee, 1398 Secret Path Drive, Fort Mill, South Carolina addressed Council regarding his concerns with Silfab operating in Fort Mill.

(6:07pm) Norbert Dikreiter, 965 Bridle Path, Fort Mill, South Carolina addressed Council regarding his concerns with Silfab operating in Fort Mill.

(6:09pm) Emma Lowrance, 2494 Greenwood Road, Rock Hill, South Carolina addressed Council regarding her support for the Agriculture Facility/Arena in York County.

(6:11pm) Lydia Boyd, 209 Springdale Drive, York, South Carolina addressed Council regarding her support for the Agriculture Facility/Arena in York County.

(6:13pm) Eli Hutson, 9682 Steeplechase Road, Indian Land, South Carolina addressed Council regarding his support for the Agriculture Facility/Arena in York County.

(6:15pm) AJ Dover, 104 Flatrock Street, Clover, South Carolina addressed Council regarding his support for the Agriculture Facility/Arena in York County.

(6:17pm) Riley Webster, 822 Solandra Way, Fort Mill, South Carolina addressed Council regarding her support for the Agriculture Facility/Arena in York County.

(6:19pm) Scott Couchenhour, 122 West Oak Street, Fort Mill, South Carolina addressed Council regarding consent agenda item #1 (minutes from the Council Workshop on 1-14-2025) and requested an amendment to the minutes regarding financial support for parks and recreation and opposed the proposal by the consultant to increase the millage increase as a line item for the parks and recreation.

Consent Agenda

(6:23pm)

APPROVED [Unanimous]

MOVANT: Tom Audette

SECOND: Watts Huckabee

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

1. Approval of January 14, 2025 Workshop Minutes

ACCEPTED [Unanimous]

MOVANT: Tom Audette

SECOND: Watts Huckabee

2. Approval of January 21, 2025 County Council Meeting Minutes

ACCEPTED [Unanimous]

MOVANT: Tom Audette

SECOND: Watts Huckabee

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)

APPROVED [Unanimous]

MOVANT: Tom Audette
SECOND: Watts Huckabee

4. Rezoning Action: Consider Third 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. 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.

APPROVED [Unanimous]

MOVANT: Tom Audette
SECOND: Watts Huckabee

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.

APPROVED [Unanimous]

MOVANT: Tom Audette
SECOND: Watts Huckabee

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.

APPROVED [Unanimous]

MOVANT: Tom Audette
SECOND: Watts Huckabee

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).

APPROVED [Unanimous]

MOVANT: Tom Audette
SECOND: Watts Huckabee

9. Council to approve a Fire Service Insurance Settlement regarding a wrecked 2012 American LaFrance Pumper Fire Truck.

APPROVED [Unanimous]

MOVANT: Tom Audette

SECOND: Watts Huckabee

10. Council to approve restructure of agreement with Catalis in regards to the new Tax Collection Software Agreement.

APPROVED [Unanimous]

MOVANT: Tom Audette

SECOND: Watts Huckabee

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.

APPROVED [Unanimous]

MOVANT: Tom Audette

SECOND: Watts Huckabee

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

APPROVED [Unanimous]

MOVANT: Tom Audette

SECOND: Watts Huckabee

13. Council to amend award regarding Zone 5 (Bid #2950) for landscaping and grounds care services for Allison Creek Park and Ebenezer Park.

APPROVED [Unanimous]

MOVANT: Tom Audette
SECOND: Watts Huckabee

Public Hearing(s)

1. Public Hearing

(6:23pm) Jonathan Buono, Planning & Development Director provided an overview of the proposed rezoning.

The following individual spoke in opposition of the proposed rezoning:

(6:28pm) Max Spurrier, 111 Ridge Road, Clover, South Carolina addressed Council regarding his opposition for the proposed rezoning.

(6:30pm) There being no one else interested in speaking for or against the proposed rezoning 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 #	24-63
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)

(6:30pm)

APPROVED [Unanimous]

MOVANT: Andy Litten

SECOND: Tom Audette

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

2. Public Hearing

(6:30pm) Jonathan Buono, Planning & Development Director provided an overview of the proposed rezoning.

(6:32pm) There being no one interested in speaking for or against the proposed rezoning a motion was made by Council member William "Bump" Roddey and seconded by Council member Tom Audette to close the public hearing.

ALLOWED [Unanimous]

MOVANT: William "Bump" Roddey

SECOND: Tom Audette

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

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
PC Recommendation:	Approve (7-0)

(6:32pm)

APPROVED [Unanimous]

MOVANT: Watts Huckabee

SECOND: Tom Audette

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

3. Public Hearing

(6:33pm) Jonathan Buono, Planning & Development Director provided an overview of the proposed rezoning.

The following individuals spoke in favor of the proposed rezoning:

(6:36pm) Molly Melton Hall, 610 East Main Street, Cherryville, North Carolina addressed Council regarding her support for the proposed rezoning.

(6:37pm) There being no one else interested in speaking for or against the proposed rezoning 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 #	24-65
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)

(6:37pm)

APPROVED [Unanimous]

MOVANT: Andy Litten

SECOND: Tom Audette

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

4. Public Hearing

(6:37pm) Jonathan Buono, Planning & Development Director provided an overview of the proposed rezoning.

The following individuals spoke in opposition of the proposed rezoning:

(6:42pm) John Lee, 1398 Secret Path Drive, Fort Mill, South Carolina addressed Council regarding his concerns with the proposed rezoning.

(6:45pm) Name unknown, Eppington South Development, Fort Mill, South Carolina addressed Council regarding her opposition to the proposed rezoning.

The following individuals spoke in favor of the proposed rezoning:

(6:47pm) John Taylor, Attorney for the Petitioner Ognibene North America, LLC addressed Council regarding his support for the proposed rezoning.

(6:54pm) There being no one else interested in speaking for or against the proposed rezoning 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 #	24-66
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)

(6:55pm) Motion to approve with proposed deed restrictions.

APPROVED [Unanimous]

MOVANT: Tom Audette

SECOND: Tommy Adkins

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

5. Public Hearing

(7:02pm) Jonathan Buono, Planning & Development Director provided an overview of the proposed rezoning.

(7:04pm) There being no one interested in speaking for or against the proposed rezoning 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 #	24-67
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)

(7:04pm)

APPROVED [Unanimous]

MOVANT: Debi Cloninger

SECOND: Watts Huckabee

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

6. Public Hearing

(7:04pm) Jonathan Buono, Planning & Development Director provided an overview of the proposed rezoning.

(7:06pm) There being no one interested in speaking for or against the proposed rezoning a motion was made by Council member William "Bump" Roddey and seconded by Council member Tom Audette to close the public hearing.

ALLOWED [Unanimous]

MOVANT: William "Bump" Roddey

SECOND: Tom Audette

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

Rezoning Action: Hold a Public Hearing and Consider First Reading

Case # 24-68
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)

(7:06pm)

APPROVED [Unanimous]

MOVANT: Debi Cloninger

SECOND: Tom Audette

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

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)

(7:06pm)

APPROVED [6 to 1]

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

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)

(7:07pm)

DEFERRED [Unanimous]

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

3. Rezoning Action: Defer Third 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)

(7:19pm)

DEFERRED [Unanimous]**MOVANT:** William "Bump" Roddey**SECOND:** Tom Audette**AYES:** Audette, Litten, Adkins, Roddey, Cox, Huckabee, Cloninger4. 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	AC RE S	CURRE NT ZONIN G	PROP POSED ZONIN G
301000 0004	APPLEGATE JAMES	18. 63	AGC/R UD	AGC-I
301000 0006	CALLAHAN HARRY JARRETT JR & BEVERLY S	72. 51	AGC/RS F-40	AGC-I
301000 0016	MADDOZ CHRISTOPHER L & GINA W	2.0 0	AGC/R UD	RUD-I
301000 0038	CALLAHAN STEVEN C & ANNETTE M	1.7 4	AGC/RS F-40	RUD-I
301000 0039	SANDERS KASSIDY & CHILDERS HARRISON	2.5 6	AGC/RS F-40	RUD-1
301000 0044	APPLEGATE JAMES	5.7 9	AGC/R UD	AGC-I
301000 0045	MADDOX CHRISTOPHER & GINA	18. 92	AGC/R UD	AGC-I
301000 0047	BOLIN TAMMY C	6.2 0	AGC/RS F-40	AGC-I
302000 0002	SANDIFER JOHN & NANCY	14. 44	AGC/RS F-40	AGC-I
302000 0003	SANDIFER JOHN W	26. 52	AGC/RS F-40	AGC-I
302000 0006	SANDIFER JOHN WAYNE	2.4 6	AGC/RS F-40	RUD-1
302000	SANDIFER JOHN WAYNE	44.	AGC/RS	AGC-I

0007		78	F-40	
302000 0008	SANDIFER FRANCES S	1.7 4	AGC/RS F-40	RUD-1
302000 0009	PARK PLACE ASSETS LLC	25. 11	AGC/RS F-40	AGC-I
302000 0010	SANDIFER JOHN & NANCY	11. 73	AGC/RS F-40	AGC-I
302000 0013	HOWSARE ERIC & JAMI	7.7 8	AGC/RS F-40	AGC-I
302000 0015	THRIFT SHEILA HANNON ETAL	5.1 8	AGC/RS F-40	AGC-I
302000 0016	O'SHIELDS DONALD M	18. 07	AGC/RS F-40	AGC-I
302000 0018	SMALL KURTIS G	6.7 7	AGC/RS F-40	AGC-I
302000 0019	CALLAHAN HARRY J JR & BEVERLY S	13. 08	AGC/RS F-40	AGC-I
302000 0021	LAPOINTE ANGELA L ETAL	5.2 0	AGC/RS F-40	AGC-I
302000 0022	SANDIFER JOHN WAYNE	10. 86	AGC/RS F-40	AGC-I
302000 0040	SANDIFER JOHN	5.2 3	AGC/RS F-40	AGC-I
302000 0041	SANDIFER JOHN & NANCY	5.1 2	AGC/RS F-40	AGC-I
302000 0042	SANDIFER JOHN & NANCY	5.1 4	AGC/RS F-40	AGC-I
302000 0043	MARTINEZ JOSE ALEJANDRO & SILVA ADA JUAREZ	9.8 4	AGC/RS F-40	AGC-I
302000 0044	SMALL KURTIS G	5.4 9	AGC/RS F-40	AGC-I
302000 0045	GLOBOKAR LAWRENCE E	5.2 3	AGC/RS F-40	AGC-I
302000 0046	LUNSFORD MARTHA & LEWIS	4.1 9	AGC/RS F-40	AGC-I
302000 0047	TRUJILLO ROBERTO JR & ALINA	5.2 5	AGC/RS F-40	AGC-I
302000 0048	TRUJILLO ROBERTO	5.3 1	AGC/RS F-40	AGC-I
302000 0049	LAWSON DAVID	5.2 7	AGC/RS F-40	AGC-I
302000 0050	MOSS SUE CHILDERS ETAL	5.2 8	AGC/RS F-40	AGC-I
302000 0051	PADDEN JON & DONNA	5.4 0	AGC/RS F-40	AGC-I
302000 0052	HERRERA JESUS & CARMEN	5.3 1	AGC/RS F-40	AGC-I
302000 0053	BOYER RANDY L	5.4 9	AGC/RS F-40	AGC-I
302000	MARTIN-BERRY REBECCA &	5.4	AGC/RS	AGC-I

0054	EDDIE	6	F-40	
302000 0055	MCCREIGHT ELIZABETH A ETAL	11. 33	AGC/RS F-40	AGC-I
302000 0057	TOWERY JAMES HERBERT	18. 56	AGC/RS F-40	AGC-I
304000 0030	PAS CAPITAL PARTNERS LLC	41. 99	AGC/RS F-40	AGC-I
337000 0051	DOWNTOWN DELPHOS LLC	85. 58	AGC/RS F-40	AGC-I
339000 0016	PORTER RICHARD R	14. 63	AGC/RS F-40	AGC-I
339000 0017	J & K 803 PROPERTIES LLC	24. 63	AGC/RS F-40	AGC-I
339000 0020	SCHLAGOWSKY CHRISTOPHER ETAL	15. 10	AGC/RS F-40	AGC-I
339000 0021	MCCARTER CATHY P	66. 60	AGC/RS F-40	AGC-I
339000 0022	TOWERY JAMES HERBERT	2.0 6	AGC/RS F-40	RUD-1
339000 0035	SANDERS DILLO JOHN & MYONG HUI	5.6 3	AGC/RS F-40	AGC-I
339000 0045	SANDIFER JOHN & NANCY	8.4 2	AGC/RS F-40	AGC-I

(7:22pm)

APPROVED [Unanimous]

MOVANT: Tommy Adkins

SECOND: Watts Huckabee

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

New Business

Committee and Other Reports

(7:36pm) Health & Environmental Protection Committee Meeting, Tuesday, January 28, 2025,
5:00pm Chairman Andy Litten

Citizen Concerns

Council Member New/Non-agenda Comments

Executive Session

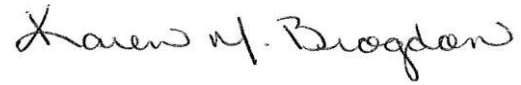
Receipt of Legal Advice: Litigation Update

Receipt of Legal Advice/Contractual Matter: EMS Rescue Services

Matters for consideration following Executive Session

Adjourn

There being no further business, the meeting adjourned at 8:28pm.

A handwritten signature in black ink, reading "Karen M. Brogdon". The signature is written in a cursive, flowing style.

Karen M. Brogdon, Clerk to Council