



YORK COUNTY
COUNTY COUNCIL
MINUTES • FEBRUARY 17, 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

Indira Eskieva, Rock Hill/York County Convention & Visitor's Bureau (District 1)
Porter Gable, Rock Hill/York County Convention & Visitor's Bureau (District 3)
Hiram Hutchison, Rock Hill/York County Convention & Visitor's Bureau (District 5)
David Angel, Rock Hill/York County Convention & Visitor's Bureau (District 6)
Shea Maple, Rock Hill/York County Convention & Visitor's Bureau (At Large)
Lamar Thompson, Rock Hill/York County Convention & Visitor's Bureau (At Large)
Dawn Posey, York County Forever (District 1)
Jennifer McAdams, York County Forever (Ex Officio) **ABSENT**
Flint Holbrook, Stormwater Appeals Board

Appearances

(6:04pm) Council and Staff recognized Lisa Love-Salinas on her service and retirement with the York County Sheriff's Department.

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

(6:12pm) Natalia Mitchell, 965 Bridle Path, Fort Mill, South Carolina addressed Council regarding her concerns with rezoning 24-66 and the proposed zoning request from LI to ID.

(6:14pm) Lisa Thompson, Land Use Consultant with Morgan and Van Allen addressed Council regarding her request for a deferral of rezoning item 24-66.

(6:15pm) Scott Couchenour, 122 West Oak Street, Fort Mill, South Carolina addressed Council regarding his concerns with the Pennies overlay item on the agenda.

(6:17pm) Pam Massey. 5149 Sapp Circle, Clover, South Carolina addressed Council regarding her support for rezoning 24-59.

(6:17pm) Lana Vivant, 148 Charterhouse Lane, Fort Mill, South Carolina addressed Council regarding her concerns with Silfab Solar operating in Fort Mill.

Consent Agenda

(6:20pm) Motion to approve with the removal of item #13 (TCPO Update) to #1 in New Business.

APPROVED [Unanimous]

MOVANT: Watts Huckabee

SECOND: Tom Audette

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

1. Approval of February 3, 2025 County Council Meeting Minutes

ACCEPTED [Unanimous]

MOVANT: Watts Huckabee

SECOND: Tom Audette

2. 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)

APPROVED [Unanimous]

MOVANT: Watts Huckabee

SECOND: Tom Audette

3. Rezoning Action: Consider Second 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)

APPROVED [Unanimous]

MOVANT: Watts Huckabee

SECOND: Tom Audette

4. Rezoning Action: Consider Second 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)

APPROVED [Unanimous]

MOVANT: Watts Huckabee

SECOND: Tom Audette

5. Rezoning Action: Consider Second 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)

APPROVED [Unanimous]

MOVANT: Watts Huckabee
SECOND: Tom Audette

6. Rezoning Action: Consider Second 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)

APPROVED [Unanimous]

MOVANT: Watts Huckabee
SECOND: Tom Audette

7. Rezoning Action: Consider Second 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)

APPROVED [Unanimous]

MOVANT: Watts Huckabee

SECOND: Tom Audette

8. Council to consider Third 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: Watts Huckabee

SECOND: Tom Audette

9. Council to consider Third 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: Watts Huckabee

SECOND: Tom Audette

10. Council to approve Amending FY 26 budget calendar.

APPROVED [Unanimous]

MOVANT: Watts Huckabee

SECOND: Tom Audette

11. Council to approve a contractual amendment for professional architectural services with SSOE Group of Columbia, SC regarding additional construction scope of work at the York County Government Center Facility, for a total contract cost of \$70,495.00.

APPROVED [Unanimous]

MOVANT: Watts Huckabee

SECOND: Tom Audette

12. Council to consider amending the York County Traffic Impact Analysis Guidelines Methodology Manual to include changes made to the TIA section of the Land Development Code.

APPROVED [Unanimous]

MOVANT: Watts Huckabee

SECOND: Tom Audette

13. COUNCIL TO GIVE AUTHORIZATION TO APPLY FOR AND TO ACCEPT IF AWARDED, A SOUTH CAROLINA COORDINATING COUNCIL ECONOMIC DEVELOPMENT SET-A-SIDE GRANT C-24-4020 FOR PROJECT UNAGI IN THE AMOUNT OF \$150,000. NO LOCAL MATCH REQUIRED.

APPROVED [Unanimous]

MOVANT: Watts Huckabee

SECOND: Tom Audette

14. Council to Provide First Reading by Title Only of AN ORDINANCE AUTHORIZING THE ASSIGNMENT OF THE EXISTING AGREEMENT BETWEEN YORK COUNTY AND FORT MILL RESCUE REGARDING THE PROVISION OF EMS SERVICES WITHIN THE COUNTY TO ATRIUM HEALTH FORT MILL EMS, INC. (AHFM), CONDITIONED UPON AHFM MEETING AND MAINTAINING THE REQUIREMENTS IN STATE REGULATION 61-7 REGARDING EMERGENCY MEDICAL SERVICES, AND FURTHER CONDITIONED UPON AHFM REACHING A NEW AGREEMENT WITH YORK COUNTY ADDRESSING INTER ALIA, THE TERMS AND CONDITIONS FOR AHFM'S PARTICIPATION AS AN EMS PROVIDER OPERATING WITHIN YORK COUNTY AND AS PART OF YORK COUNTY'S 9-1-1 DISPATCH SYSTEM; PROVIDING DISPATCH, RESPONSE, AND DRIVE TIME STANDARDS AND REQUIREMENTS FOR AHFM; ESTABLISHING STAFFING MINIMUM LEVELS FOR AHFM RESCUE UNITS; SETTING INSURANCE COVERAGE REQUIREMENTS FOR AHFM; AND PROVIDING FOR OTHER MATTERS RELATED THERETO.

APPROVED [Unanimous]

MOVANT: Watts Huckabee

SECOND: Tom Audette

15. Council to approve the execution of a Memorandum of Agreement between the South Carolina Department of Environmental Services and York County for the purpose of continued operation of an ambient air monitoring station located on County owned property.

APPROVED [Unanimous]

MOVANT: Watts Huckabee

SECOND: Tom Audette

16. Council to approve CDM Smith's Contract Amendment No. 4 totaling \$84,517.25 for Project 11149-014: SC 72 widening.

APPROVED [Unanimous]

MOVANT: Watts Huckabee

SECOND: Tom Audette

17. COUNCIL TO PROVIDE FIRST READING BY TITLE ONLY OF AN ORDINANCE TO AUTHORIZE THE SALE OF PROPERTY IDENTIFIED BY TAX MAP NUMBER \$#020-06-01-068 AND SITUATED ON KANAWHA STREET, FORT MILL SC; TO ENTERTAIN AN EXISTING OFFER TO PURCHASE THE PARCEL; TO AUTHORIZE THE EXECUTION OF THE CONTRACT OF SALE AND DEED; TO PROVIDE FOR A PUBLIC HEARING; AND TO PROVIDE FOR OTHER MATTERS RELATING THERETO.

APPROVED [Unanimous]

MOVANT: Watts Huckabee

SECOND: Tom Audette

18. Council to reject all proposals received regarding RFP #2948 for the purchase and installation of fiberoptic cabling for several locations in York County.

APPROVED [Unanimous]

MOVANT: Watts Huckabee

SECOND: Tom Audette

19. Council to approve an agreement with ESP Associates, Inc. for a not-to-exceed amount of \$62,880.00 for Project 24341: Pennies 5 Program.

APPROVED [Unanimous]

MOVANT: Watts Huckabee

SECOND: Tom Audette

20. Council to approve consent to the novation/reassignment of contractual agreement with PSD Software, LLC of Marietta GA, for software support and license for fleet management software, to GIS Workshop LLC dba gWorks, a Delaware limited liability company.

APPROVED [Unanimous]

MOVANT: Watts Huckabee

SECOND: Tom Audette

Public Hearing(s)

1. Public Hearing

(6:20pm) Jonathan Buono, Planning & Development Director provided an overview of the proposed rezoning.

(6:30pm) 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

Council to hold a Public Hearing and consider First Reading of an ordinance to amend Chapter 155: Zoning Code, Subchapter E, Procedures, to add an administrative adjustments procedure to allow minor deviations to quantitative development standards in order to avoid unnecessary hardships that could result from strict application of the Zoning Code; to provide for a Public Hearing; and to provide for other matters relating thereto.

(6:30pm)

APPROVED [Unanimous]

MOVANT: Tom Audette

SECOND: Tommy Adkins

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

2. Public Hearing

(6:31pm) Jonathan Buono, Planning & Development Director provided an overview of the proposed rezoning.

(6:39pm) 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

Council to hold a Public Hearing and consider First Reading of an ordinance to amend Chapter 155: Zoning Code, to eliminate accessory structure standards unique to the Lake Wylie Overlay, to revise the maximum size of accessory structures, to prohibit accessory structures in specified locations, to clarify the definition of an accessory structure; to provide for a Public Hearing; and to provide for other matters relating thereto.

(6:39pm)

APPROVED [Unanimous]

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

Old Business

1. Rezoning Action: Consider Third 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)

(6:47pm) Motion to approve with deed restrictions as presented

APPROVED [5 to 2]

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

2. Rezoning Action: Consider Second 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)

(6:56pm)

DEFERRED [Unanimous]

MOVANT: Tom Audette

SECOND: Watts Huckabee

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

New Business

1. Council to consider amending the York County Preserved Transportation Corridors document, to eliminate the additional setback imposed on transportation corridors through the Transportation Corridor Preservation zoning overlay, and apply the additional setback to new projects approved in Pennies V.

(6:57pm)

DEFERRED [Unanimous]

MOVANT: Tom Audette

SECOND: Watts Huckabee

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

Committee and Other Reports

(6:58pm) Economic Development Committee Meeting, Thursday, February 6, 2025, 4:30pm
Chairman Watts Huckabee

(7:01pm) Planning & Zoning Committee Meeting, Tuesday, February 11, 2025, 5:00pm
Chairwoman Debi Cloninger

(7:03pm) Finance & Operations Committee Meeting, Monday, February 17, 2025 5:30pm
Chairman Tom Audette

Citizen Concerns

Council Member New/Non-agenda Comments

(7:05pm) Council member William "Bump" Roddey stated that he would like to have additional conversations regarding the proposed cost of the animal control facility expansion and renovations in the Public Works Committee. Mr. Roddey also stated that he would like the County to consider researching a cap on rental property late payment fees. Mr. Roddey also requested that the State Delegation research this as well.

(7:10pm) Council member Tom Audette stated that the Small Business Tool Kit will be available to the public in the next couple of months and will be promoted by the County.

(7:11pm) Chairwoman Christi Cox thanked staff and Carolyn Adkins for their birthday wishes.

Executive Session

Receipt of Legal Advice: Litigation Update

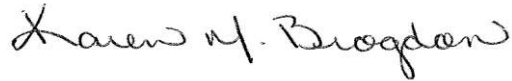
Contractual Matter/Receipt of Legal Advice: Interchange and Roadway Agreements

Personnel Matter: County Attorney and Clerk to Council Annual Review

Matters for consideration following Executive Session

Adjourn

There being no further business, the meeting adjourned at 7:59pm.

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