



YORK COUNTY
COUNTY COUNCIL
AGENDA • MARCH 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

Chairwoman, Christi Cox, District 5

Oath of Office for newly appointed Board and Commission Members

Appearances

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

Consent Agenda

1. Minutes of County Council Workshop - Workshop - Feb 11, 2025 6:00 PM

2. Rezoning Action: Consider Third 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)

3. Rezoning Action: Consider Third 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

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Location: 4817 Mt. Gallant Road, Rock Hill
Planning Commission Date: January 13, 2025
Staff Recommendation: Approve
PC Recommendation: Approve (7-0)

4. Rezoning Action: Consider Third 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)

5. Rezoning Action: Consider Third 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: Consider Third 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)

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7. Council to receive the Annual Impact Fee Report as information.
8. Consider approval of nominated applicants for service for Boards & Commissions from the Finance & Operations Committee meeting on February 17, 2025. Joseph Costello, Bethel Fire Tax District Board, Walter Wilkes, Bethel Fire Tax District Board, Michael Robbe, Bethel Fire Tax District Board, John Jiminez, Board of Assessment Appeals (District 2), Whitney Cobas, Board of Disabilities and Special Needs (District 2), Amy Hutchins, Keep York County Beautiful (District 2), Michael Hurst, Lake Wylie Parks and Recreation District, Dennis Kelley, Lake Wylie Parks and Recreation District, Joel Wood, York County Natural Gas Board, Stacey Moore, Catawba Regional Council of Governments, Dean Faile, Catawba Regional Council of Governments, and Brian Jones, Rock Hill/York County Convention and Visitor's Bureau (At Large).
9. Council to authorize the donation of the county's surplused 1998 New Holland 555E Backhoe, Asset #14713, VIN #131014142, to the Town of Sharon SC.
10. Council to amend contractual agreement with Devita contract amendment with DeVita & Associates, Inc. of Charlotte, NC for additional professional services in the amount of \$3,700.00, for a total contract price of \$87,400.00.
11. Council to approve Utility Relocation Agreement with MCImetro (Verizon) for an estimated amount of \$377,642.26 for Pennies 3 Project 11149-004 US 21/51 widening, and authorizing the County Manager to execute the Relocation Agreement.
12. Council to approve design contract with Joel E. Wood & Associates, LLC in a not-to-exceed amount of \$107,477.00 for Pennies 5 Project 24341-014: Hwy. 55/Maynard Grayson Intersection.
13. Council to approve the purchase of two Vermeer LPXDT1004 sewer vacuum excavators from Vermeer All-Roads of Charlotte NC, for the total cost of \$145,404.4, in accordance to the Cooperative Purchase provision as defined in §35.008 (C)(2) of the York County Procurement Code.
14. Council to approve the purchase of Microsoft Office licenses (Standard and Pro), from SHI of Somerset NJ in the amount of \$88,800.

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15. Council to Provide Second Reading 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.

16. Council to approve the distribution of \$8,000,000 from the State to be used for local road projects.

Public Hearing(s)

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

Case #	25-01
Tax Map #	718-00-00-073; -062; -009
Zoning Request:	To rezone from RSF-40 to RMX-10
Acres:	Three parcels that total 7.46 acres
Council District:	One (1) - Audette
Applicant:	Oz Custom Built Homes Inc
Owner:	Oz Custom Built Homes Inc
Location:	Lurecliff Place, Fort Mill
Planning Commission Date:	February 10, 2025
Staff Recommendation:	Deny
PC Recommendation:	Deny (5-0)

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

Case #	25-02
Tax Map #	738-00-00-042
Zoning Request:	To rezone from RMX-10 to OI
Acres:	1.01 acres
Council District:	Seven (7) - Cloninger
Applicant:	JCI Homes LLC
Owner:	JCI Homes LLC
Location:	1850 Dobys Bridge Road, Fort Mill
Planning Commission Date:	February 10, 2025

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Staff Recommendation: Approve
PC Recommendation: Approve (5-0)

3. COUNCIL TO HOLD A PUBLIC HEARING AND CONSIDER FIRST READING OF AN ORDINANCE ADOPTING A PUBLIC EDUCATION FACILITIES IMPACT FEE ("IMPACT FEE") TO BE IMPOSED ON ALL NEW RESIDENTIAL DEVELOPMENT IN THE FORT MILL SCHOOL DISTRICT NO. 4 PURSUANT TO YORK COUNTY ORDINANCE NO. 2718: IMPACT FEE PROCEDURES, TO ENSURE THAT PUBLIC EDUCATION FACILITIES WILL BE AVAILABLE AND ADEQUATE TO ACCOMMODATE THE NEED FOR PUBLIC EDUCATION FACILITIES EXPECTED TO BE GENERATED FROM THE SCHOOL CHILDREN IN NEW RESIDENTIAL DEVELOPMENTS IN THE SCHOOL DISTRICT, BASED ON THE DISTRICT'S LEVEL OF SERVICE STANDARDS AND CAPITAL IMPROVEMENTS PLAN; TO ASSIGN THE COSTS OF SUCH PUBLIC EDUCATION FACILITIES ON A PROPORTIONATE SHARE BASIS TO NEW RESIDENTIAL DEVELOPMENT WITH AN ESTABLISHED IMPACT FEE FOR A SINGLE FAMILY DETACHED DWELLING UNIT AT \$29,640, AND AN ESTABLISHED IMPACT FEE FOR A MULTI-FAMILY DWELLING UNIT AT \$20,796; TO AUTHORIZE AN INTERGOVERNMENTAL AGREEMENT BETWEEN YORK COUNTY AND THE FORT MILL SCHOOL DISTRICT NO. 4, DEFINING THE RESPECTIVE RIGHTS, RESPONSIBILITIES, AND OBLIGATIONS OF THE PARTIES REGARDING THE IMPACT FEE; TO PROVIDE FOR A PUBLIC HEARING; AND TO PROVIDE FOR OTHER MATTERS RELATED THERETO.

Old Business

1. 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
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)

2. Council to consider Amending and Second 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.

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3. Council to consider Second 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.

New Business

Committee and Other Reports

Justice & Public Safety Committee meeting, Wednesday, February 19, 2025, 6:00pm Chairman Tommy Adkins

Citizen Concerns

Council Member New/Non-agenda Comments

Executive Session:

Receipt of Legal Advice: Litigation Update

Personnel Matter: County Attorney and Clerk to Council Annual Review

Matters for consideration following Executive Session

Adjourn

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