



YORK COUNTY
COUNTY COUNCIL
MINUTES • MARCH 3, 2025
FINAL



County Council Meeting

York County Government Center
6 South Congress Street
York, SC 29745

6:00 PM

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.

District 1 Tom Audette: Present, District 2 Andy Litten: Present, District 3 Tommy Adkins: Present, District 4 William "Bump" Roddey: Absent, Chairwoman Christi Cox: Present, District 6 Watts Huckabee: Present, District 7 Debi Cloninger: Absent.

Oath of Office for newly appointed Board and Commission Members

Appearances

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

(6:03pm) Volodymyr Drobot, 463 Cranborne Chase, Fort Mill, South Carolina, addressed Council regarding his concerns with Silfab Solar operating in Fort Mill.

(6:06pm) Scott Couchenour, 122 West Oak Street, Fort Mill, South Carolina addressed Council regarding concerns with his property being in the County's name by error and is requesting compensation from the County in the amount of \$250,000.

Consent Agenda

(6:09pm) Motion to approve with the removal of item #15 (EMS Contract) to #1 in New Business.

APPROVED [Unanimous]

MOVANT: Watts Huckabee

SECOND: Tom Audette

AYES: Audette, Litten, Adkins, Cox, Huckabee

ABSENT: William "Bump" Roddey, Debi Cloninger

1. Approval of February 11, 2025 Workshop Minutes

ACCEPTED [Unanimous]

MOVANT: Watts Huckabee

SECOND: Tom Audette

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)

APPROVED [Unanimous]

MOVANT: Watts Huckabee

SECOND: Tom Audette

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
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

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)

APPROVED [Unanimous]

MOVANT: Watts Huckabee
SECOND: Tom Audette

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)

APPROVED [Unanimous]

MOVANT: Watts Huckabee
SECOND: Tom Audette

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)

APPROVED [Unanimous]

MOVANT: Watts Huckabee

SECOND: Tom Audette

7. Council to receive the Annual Impact Fee Report as information.

APPROVED [Unanimous]

MOVANT: Watts Huckabee

SECOND: Tom Audette

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).

APPROVED [Unanimous]

MOVANT: Watts Huckabee

SECOND: Tom Audette

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.

APPROVED [Unanimous]

MOVANT: Watts Huckabee

SECOND: Tom Audette

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.

APPROVED [Unanimous]

MOVANT: Watts Huckabee

SECOND: Tom Audette

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.

APPROVED [Unanimous]

MOVANT: Watts Huckabee

SECOND: Tom Audette

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.

APPROVED [Unanimous]

MOVANT: Watts Huckabee

SECOND: Tom Audette

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.

APPROVED [Unanimous]

MOVANT: Watts Huckabee

SECOND: Tom Audette

14. Council to approve the purchase of Microsoft Office licenses (Standard and Pro), from SHI of Somerset NJ in the amount of \$88,800.

APPROVED [Unanimous]

MOVANT: Watts Huckabee

SECOND: Tom Audette

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

APPROVED [Unanimous]

MOVANT: Watts Huckabee

SECOND: Tom Audette

Public Hearing(s)

1. Public Hearing

(6:09pm) Jonathan Buono, Planning & Development Director provided an overview of the proposed rezoning.

The following individuals spoke in opposition of the proposed rezoning:

(6:12pm) Cam Halford, Attorney representing the HOA for Cliffure Estates stated that there is a declaration that was recorded in York County in 1978 and is opposed to the rezoning.

(6:15pm) David Estes, 1341 Lurecliff Place, Fort Mill, South Carolina addressed Council regarding his opposition to the proposed rezoning.

(6:17pm) Chris Rembert, 1325 Lurecliff Place, Fort Mill, South Carolina addressed Council regarding his opposition to the proposed rezoning.

(6:20pm) Jennifer Kiser, 1355 Lurecliff Place, Fort Mill, South Carolina addressed Council regarding her opposition to the proposed rezoning.

(6:22pm) Natalia Dikreiter, 965 Bridle Path, Fort Mill, South Carolina addressed Council regarding her opposition to the proposed rezoning.

(6:23pm) Paul Erickson, 1326 Cliffure Lane, Fort Mill, South Carolina regarding his opposition to the proposed rezoning.

(6:24pm) There being no one else interested in speaking for or against the proposed ordinance 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, Cox, Huckabee

ABSENT: William "Bump" Roddey, Debi Cloninger

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)

(6:24pm)

DEFERRED [Unanimous]

MOVANT: Tom Audette

SECOND: Tommy Adkins

AYES: Audette, Litten, Adkins, Cox, Huckabee

ABSENT: William "Bump" Roddey, Debi Cloninger

2. Public Hearing

(6:26pm) Jonathan Buono, Planning & Development Director provided an overview of the proposed rezoning.

The following individuals spoke in opposition

(6:30pm) Scott Couchenour, 122 West Oak Street, Fort Mill, South Carolina addressed Council regarding his opposition to the proposed rezoning.

(6:31pm) Carmen Gregory, 1788 N. Doby's Bridge Road, Fort Mill, South Carolina addressed Council regarding her opposition to the proposed rezoning.

(6:37pm) There being no one else interested in speaking for or against the proposed ordinance a motion was made by Council member Tommy Adkins and seconded by Council member Watts Huckabee to close the public hearing.

ALLOWED [Unanimous]

MOVANT: Tommy Adkins

SECOND: Watts Huckabee

AYES: Audette, Litten, Adkins, Cox, Huckabee

ABSENT: William "Bump" Roddey, Debi Cloninger

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

(6:37pm)

APPROVED [Unanimous]

MOVANT: Tom Audette

SECOND: Tommy Adkins

AYES: Audette, Litten, Adkins, Cox, Huckabee

ABSENT: William "Bump" Roddey, Debi Cloninger

3. Public Hearing

(6:39pm) Jonathan Buono, Planning & Development Director provided an introduction of the proposed item.

(6:41pm) Leanne Lordo, Assistant Superintendent of Fort Mill School District addressed Council regarding her support for the renewing the FMSD Impact Fees.

(6:46pm) Ben Griffin with Tishchler Bise presented information regarding the study that was performed on the Fort Mill School District impact fees.

(7:04pm) Jim Britton with LMG Construction and Project Management Services presented information regarding the construction costs and budget estimates.

(7:24pm) Kristy Spears, Fort Mill School District Board Chair addressed a few questions asked by Council members regarding available land in Fort Mill.

(7:26pm) Motion was made by Council member Tom Audette and seconded by Council member Tommy Adkins to suspend the rules and address an Executive Session Matter: Receipt of Legal Advice/Litigation Update. Motion Carried.

No matters for consideration following Executive Session.

The following individuals spoke in opposition of the proposed ordinance:

(7:55pm) Natalia Dikreiter, 965 Bridle Path, Fort Mill, South Carolina addressed Council regarding her opposition to the proposed ordinance for impact fee renewal.

(7:58pm) Mr. Moreno, Fort Mill, South Carolina addressed Council regarding his opposition to the proposed ordinance for impact fee renewal.

The following individuals spoke in favor of the proposed ordinance:

(8:00pm) Martha Kinard, 409 Fairway Drive, Fort Mill, South Carolina addressed Council regarding her support for the proposed ordinance for impact fee renewal.

(8:03pm) Len Martin, 1673 Appletree Lane, Fort Mill, South Carolina addressed Council regarding his support for the proposed ordinance for impact fee renewal.

(8:06pm) Solicitor Kevin Brackett, addressed Council regarding his support for the proposed ordinance for impact fee renewal.

(8:10pm) Dean Faile, York County Chamber of Commerce Director addressed Council regarding his support for the proposed ordinance for impact fees renewal.

(8:12pm) Jan Martin, 1673 Appletree Lane, Fort Mill, South Carolina addressed Council regarding her support for the proposed ordinance for impact fee renewal.

(8:14pm) Chairwoman Cox requested that everyone in attendance that is in support of the impact fees stand. Note: Almost everyone in the room stood in support.

(8:15pm) Sarah Spruill, Attorney with Haynesworth, Sinkler and Boyd addressed Council regarding her support for the proposed ordinance for impact fee renewal.

(8:16pm) Scott Couchenour, 122 West Oak Street, Fort Mill, South Carolina addressed Council regarding his support for the proposed ordinance for impact fee renewal.

(8:16pm) Kristy Spears, Chairwoman of the Fort Mill School District Board addressed Council regarding her support for the proposed ordinance for impact fee renewal and thanked Council and others for their support.

(8:18pm) There being no one else interested in speaking for or against the proposed ordinance 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, Cox, Huckabee

ABSENT: William "Bump" Roddey, Debi Cloninger

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.

(8:18pm)

APPROVED [Unanimous]

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

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)

(8:27pm)

APPROVED [Unanimous]

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

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.

(8:28pm)

APPROVED [Unanimous]

MOVANT: Watts Huckabee

SECOND: Tom Audette

AYES: Audette, Litten, Adkins, Cox, Huckabee

ABSENT: William "Bump" Roddey, Debi Cloninger

Motion to amend the original motion to include lot sizes, subject to the adjustment of 10%.

ADOPTED [Unanimous]

MOVANT: Andy Litten

SECOND: Tom Audette

AYES: Audette, Litten, Adkins, Cox, Huckabee

ABSENT: William "Bump" Roddey, Debi Cloninger

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.

(8:30pm)

APPROVED [Unanimous]

MOVANT: Andy Litten

SECOND: Watts Huckabee

AYES: Audette, Litten, Adkins, Cox, Huckabee

ABSENT: William "Bump" Roddey, Debi Cloninger

New Business

1. 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.

(8:35pm)

DEFERRED [Unanimous]

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

Committee and Other Reports

(8:37pm) Justice & Public Safety Committee meeting, Wednesday, February 19, 2025, 6:00pm
Chairman Tommy Adkins

Citizen Concerns

Council Member New/Non-agenda Comments

(8:38pm) Council member Watts Huckabee thanked Chair Cox and staff for having a Transportation Committee meeting every month. Mr. Huckabee also requested that all pending lawsuits be addressed during Executive Session. Mr. Huckabee also stated that we should not overlook all the additional expenses that come with growth, not just the school districts. Finally, Mr. Huckabee stated that he is excited to have the ED Committee meeting on Thursday and looks forward to a plan for the ED fund and the ED Board.

(8:40pm) Council member Tom Audette thanked the public for participating in the process tonight.

Executive Session

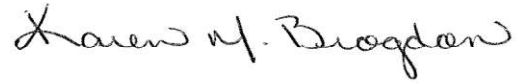
Receipt of Legal Advice: Litigation Update

Personnel Matter: County Attorney and Clerk to Council Annual Review

Matters for consideration following Executive Session

Adjourn

There being no further business, the meeting adjourned at 10:13pm.

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