



YORK COUNTY
COUNTY COUNCIL
MINUTES • OCTOBER 2, 2023
FINAL



County Council Meeting

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

6:00 PM

District 1 Tom Audette: Present, Vice-Chairwoman Allison Love: 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.

Oath of Office for newly appointed Board and Commission Members

Annette Killian, Catawba Regional Workforce Investment Board **ABSENT**

Jeffrey Lyon, York County Culture and Heritage Commission (District 4) **ABSENT**

Isabella Bertelli, Keep York County Beautiful (District 7)

Cheryl Sige, Board of Assessment Appeals (District 3)

Appearances

(6:04pm) Kerri McGuire, Keystone Director provided information regarding opioid funding and the uses of the funding by Keystone. Ms. McGuire reported that Keystone is currently focused on the following core abatement strategies: treating Opioid Use Disorder (OUD) - Medication Assisted Treatment (MAT) distribution and other opioid-related treatment, supporting people in treatment and recovery, including co-occurring OUD/mental health needs, addressing the needs of pregnant or parenting women and their families, and prevention programs - preventing misuse of opioids. Ms. McGuire also reported that funding currently awarded to York County to meet the following specific needs: cost of MAT prescribing physician, operation costs for inpatient treatment (8 withdrawal management beds, 6 residential beds), residential scholarships for uninsured withdrawal management patients with OUD diagnosis, peer support specialist for women's treatment program, Good Samaritan training and Naloxone distribution (NARCAN), 3 student assistance program clinical counselors (supplemental funding) - Botvin Life Skills curriculum in Middle Schools, Vaping 101 in High Schools, YMCA memberships for use by patients in residential treatment, and clinical staff training. Ms. McGuire explained that Keystone will continue focusing on the strategies, initiatives, and programs she explained.

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

(6:18pm) Lacey Lane, Fort Mill, South Carolina stated that she has concerns that 6 of the 7 Council members are members of the York County GOP and feels that this could be a conflict of interest when appointing members to York County Boards and Commissions.

(6:20pm) Tinley Middleton, Fort Mill, South Carolina addressed Council regarding her concerns with the lack of support to the York County Library and the unethical decisions by York County Council and to not defund the Library System in York County.

(6:23pm) Scott Couchenhour, 122 W. Main Street, Fort Mill, South Carolina addressed Council regarding property he owns that was discussed in Executive Session and requested that the information/documents be provided in the minutes. Mr. Couchenhour also stated that he has concerns with the widening of Sutton Road/Hwy 21 interchange and the amount of money this is costing his family.

Consent Agenda

(6:25pm)

APPROVED [Unanimous]

MOVANT: Tom Audette

SECOND: William "Bump" Roddey

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

1. Approval of September 12, 2023 Workshop Minutes

ACCEPTED [Unanimous]

MOVANT: Tom Audette

SECOND: William "Bump" Roddey

2. Approval of September 18, 2023 County Council Meeting Minutes

ACCEPTED [Unanimous]

MOVANT: Tom Audette

SECOND: William "Bump" Roddey

3. COUNCIL TO CONSIDER THIRD READING OF AN ORDINANCE TO AMEND ORDINANCE NUMBER 521 (ADOPTED JANUARY 19, 2021), "BETHEL-LAKE WYLIE LAND ACQUISITION AND PRESERVATION PARKS DISTRICT," BY CLARIFYING THE PROCESS FOR RESOLVING ANY DISPUTES THAT MIGHT ARISE BETWEEN THE DISTRICT BOARD AND THE COUNTY MANAGER OR HIS DESIGNEE; BY DETAILING THE EXISTING AUTHORITY OF THE COUNTY MANAGER OR HIS DESIGNEE TO CALL A MEETING OF THE DISTRICT BOARD; BY DETAILING THE EXISTING AUTHORITY OF THE COUNTY MANAGER OR HIS DESIGNEE TO OPERATE THE DISTRICT AS AN AGENCY OF THE COUNTY INCLUDING, BUT NOT LIMITED TO, DEVELOPMENT OF AN ORGANIZATIONAL CHART FOR THE ADMINISTRATION OF THE DISTRICT, ALONG WITH A DETERMINATION OF ANY NEEDED PERSONNEL AND ANY TRAINING AND COMPENSATION TO BE PROVIDED TO PERSONNEL; AND TO PROVIDE FOR OTHER MATTERS RELATING THERETO.

APPROVED [Unanimous]

MOVANT: Tom Audette
SECOND: William "Bump" Roddey

4. Council to consider Third Reading of an ordinance to amend Chapter 154: Land Development Code to reduce the number of tiers of the Traffic Impact Analysis; to provide for a public hearing; and to provide for other matters related thereto.

APPROVED [Unanimous]

MOVANT: Tom Audette
SECOND: William "Bump" Roddey

5. Rezoning Action: Consider Third Reading

Case #	23-30
Tax Map #	576-06-01-008
Zoning Request:	To rezone from UD to GC
Acres:	19.58 acres
Council District:	Two (2) - Love
Applicant:	YDG Waterside, LLC/Skinner Holdings, LLC
Owner:	YDG Waterside, LLC/Skinner Holdings, LLC
Location:	4035 Charlotte Highway, Lake Wylie
Planning Commission Date:	August 14, 2023
Staff Recommendation:	Approve
PC Recommendation:	Approve

APPROVED [Unanimous]

MOVANT: Tom Audette
SECOND: William "Bump" Roddey

6. Rezoning Action: Consider Third Reading

Case #	23-31
Tax Map #	721-00-00-055
Zoning Request:	To rezone from UD to GC
Acres:	2.56 acres
Council District:	Seven (7) - Cloninger
Applicant:	Zack Kosofsky
Owner:	HOP, LLC

Location: 3474 Highway 21, Fort Mill
Planning Commission Date: August 14, 2023
Staff Recommendation: Approve
PC Recommendation: Approve

APPROVED [Unanimous]

MOVANT: Tom Audette
SECOND: William "Bump" Roddey

7. Rezoning Action: Consider Third Reading

Case # 23-32
Tax Map # 385-00-00-029
Zoning Request: To rezone from AGC to RUD
Acres: 1-acre portion of a 7-acre parcel
Council District: Three (3) - Adkins
Applicant: Jerry Dale and Gayle McKenzie
Owner: Jerry Dale and Gayle McKenzie
Location: 297 Boyd Road, Clover
Planning Commission Date: August 14, 2023
Staff Recommendation: Approve
PC Recommendation: Approve

APPROVED [Unanimous]

MOVANT: Tom Audette
SECOND: William "Bump" Roddey

8. Rezoning Action: Consider Third Reading

Case # 23-33
Tax Map # 366-00-00-013
Zoning Request: To rezone from RSF-40 to RSF-30
Acres: 0.688-acre portion of a 0.842-acre parcel
Council District: Two (2) - Love
Applicant: Steven Tripi
Owner: Palmetto House & Home, LLC
Location: 810 Belwood Street, Clover
Planning Commission Date: August 14, 2023
Staff Recommendation: Approve
PC Recommendation: Approve

APPROVED [Unanimous]

MOVANT: Tom Audette
SECOND: William "Bump" Roddey

9. Rezoning Action: Consider Third Reading

Case # 23-34
Tax Map # 650-00-00-057
Zoning Request: To rezone from NC to GC
Acres: 0.54 acres
Council District: One (1) - Audette
Applicant: Dan Ballou
Owner: Sam's Commercial Properties, LLC
Location: 2891/2889 Highway 160, Fort Mill
Planning Commission Date: August 14, 2023
Staff Recommendation: Approve
PC Recommendation: Approve

APPROVED [Unanimous]

MOVANT: Tom Audette
SECOND: William "Bump" Roddey

10. YORK COUNTY COUNCIL TO DISPENSE WITH REFERRAL TO A COMMITTEE AND PROCEED WITH A RESOLUTION SUPPORTING THE APPLICATION OF KEYSTONE SUBSTANCE ABUSE SERVICES FOR RECEIPT OF FUNDING FROM THE SOUTH CAROLINA OPIOID RECOVERY FUND BOARD AND TO DESIGNATE KEYSTONE SUBSTANCE ABUSE SERVICES TO RECEIVE SUCH FUNDS IN ORDER TO PROVIDE SERVICES RELATED TO SUBSTANCE ABUSE RECOVERY AND CARE WHILE RESERVING THE RIGHT TO SUPPORT ADDITIONAL ENDEAVORS FOR THE SAME PURPOSE AND UNDER THE SAME PARAMETERS IN THE FUTURE, AND TO PROVIDE FOR OTHER MATTERS RELATED THERETO.

APPROVED [Unanimous]

MOVANT: Tom Audette
SECOND: William "Bump" Roddey

11. Council to approve award regarding Bid #2892 for the purchase of twelve stationary compactors and six octagon receivers for use by York County Solid Waste Collection and Recycling, to the lowest responsive and responsible bidder, FleetGenius of Lenoir NC, for a total cost of \$307,115.68.

APPROVED [Unanimous]

MOVANT: Tom Audette

SECOND: William "Bump" Roddey

12. Council to authorize contract negotiations regarding RFQ #2886 for Progressive Design-Build services for the construction of the Catawba Bend Preserve One-Mile Greenway Trail.

APPROVED [Unanimous]

MOVANT: Tom Audette

SECOND: William "Bump" Roddey

13. Council to approve award regarding Bid #2888 for ADA access renovation of the York County Law Enforcement Center, to the lowest responsive and responsible bidder, Salem Builders, LLC of Rock Hill, SC, for a total cost not to exceed \$92,000.00.

APPROVED [Unanimous]

MOVANT: Tom Audette

SECOND: William "Bump" Roddey

14. Council to approve conditional acceptance of a portion of Farmhouse Road in Fort Mill.

APPROVED [Unanimous]

MOVANT: Tom Audette

SECOND: William "Bump" Roddey

15. COUNCIL TO APPROVE ANNUAL RENEWAL POLICY FOR PROPERTY AND CASUALTY INSURANCE FROM NATIONAL UNION FIRE INSURANCE, OF PITTSBURGH PA, FOR THE BETHEL FIRE DEPARTMENT IN THE AMOUNT OF \$32,748.00.

APPROVED [Unanimous]

MOVANT: Tom Audette

SECOND: William "Bump" Roddey

16. Council to approve annual database and reporting software agreement with ESO Solutions Inc., of Dallas TX, for use by York County Fire, for a total cost of \$36,260.30.

APPROVED [Unanimous]

MOVANT: Tom Audette

SECOND: William "Bump" Roddey

17. Council to approve a contractual agreement regarding consulting services for the executive search for the York County Manager's position, with NP&S Management Inc. dba/ S. Renee Narloch & Associates of Tallahassee FL, for a total cost not to exceed \$25,950.00.

APPROVED [Unanimous]

MOVANT: Tom Audette

SECOND: William "Bump" Roddey

Public Hearing(s)

1. Public Hearing

(6:25pm) Jonathan Buono, Planning and Development Director provided an overview of the proposed rezoning.

The following individuals spoke in favor of the proposed rezoning:

(6:27pm) Damien Hudson, owner of the land stated that the picture that was shown by staff during the meeting is not the current property. This is a picture of a neighbors property.

(6:28pm) 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 Tom Audette to close the public hearing.

ALLOWED [Unanimous]

MOVANT: William "Bump" Roddey

SECOND: Tom Audette

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

Rezoning Action: Hold a Public Hearing and Consider First Reading

Case #	23-36
Tax Map #	726-00-00-037
Zoning Request:	To rezone from UD to LI
Acres:	5.63 acres
Council District:	Seven (7) - Cloninger
Applicant:	Brothers Storage, Inc
Owner:	Brothers Storage, Inc
Location:	Flint Hill Road, Fort Mill
Planning Commission Date:	September 11, 2023
Staff Recommendation:	Approve
PC Recommendation:	Approve

(6:28pm)

APPROVED [Unanimous]

MOVANT: Debi Cloninger

SECOND: Tom Audette

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

2. Public Hearing

(6:28pm) Jonathan Buono, Planning and Development Director provided an overview of the proposed rezoning.

(6:31pm) There being no one interested in speaking for or against the proposed rezoning a motion was made by Council member Allison Love and seconded by Council member William "Bump" Roddey to close the public hearing.

ALLOWED [Unanimous]

MOVANT: Allison Love

SECOND: William "Bump" Roddey

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

Rezoning Action: Hold a Public Hearing and Consider First Reading

Case #	23-37
Tax Map #	282-00-00-013
Zoning Request:	To rezone from AGC to RUD
Acres:	5.71 acres
Council District:	Two (2) - Love
Applicant:	Irene and Jose Ayala
Owner:	Jose Ayala
Location:	1674 Lawrence Road, Clover
Planning Commission Date:	September 11, 2023
Staff Recommendation:	Approve
PC Recommendation:	Approve

(6:31pm)

APPROVED [Unanimous]

MOVANT: Allison Love

SECOND: Tom Audette

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

Old Business

New Business

1. Council to hold a discussion regarding Keep York County Beautiful, Planning Commission, York County Culture and Heritage Commission, and Rock Hill/York County Convention and Visitor's Bureau.

(6:31pm) Mr. Roddey reported that board members were reduced on the York County Library Board to only 7 council district appointed members and removed the At Large members and feels that other boards that have more than 7 members should be reduced as well. Council member Roddey would like Council to review all the Boards and Commission members.

This matter was referred to the Finance & Operations Committee for further review and discussion.

Committee and Other Reports

(6:48pm) Public Works Committee Meeting, Wednesday, September 27, 2023, 5:30pm
Chairman William "Bump" Roddey

(6:51pm) Finance & Operations Committee Meeting, Monday, October 2, 2023, 5:30pm
Chairwoman Allison Love

Citizen Concerns

Council Member New/Non-agenda Comments

(6:54pm) Council member Tom Audette explained that the York County website is a great tool to get updated information on our parks. Mr. Audette also stated that he would like to discuss the Voter Board of Elections board member appointment process at the next Council Workshop. Finally, Mr. Audette explained that the York County Access Bus Transportation is available in Tega Cay in Fort Mill and suggested that everyone use it, if needed.

(6:56pm) Council member William "Bump" Roddey stated that he is looking forward to the next Planning & Zoning Committee meeting for updated information regarding tattoo establishments.

(6:57pm) Council member Watts Huckabee stated that \$1.2M/year is being spent on monitoring and security at all the York County Homeless Transitional Housing facilities and would like York County to evaluate the funding being spent at these entities. Per Assistant County Manager, Kevin Madden, the County's Internal Auditor can create and complete the study and County Management will report back to Council with the findings.

(6:59pm) Council member Allison Love invited everyone to Curtin Farm Fest in Clover on Saturday, October 7.

(7:00pm) Council member Debi Cloninger reported that the Fort Mill History Museum started the Lanterns and Legends Tours and invited everyone to attend.

Executive Session

Personnel Matter: Annual Reviews of County Manager, County Attorney, and Clerk to Council

Receipt of Legal Advice: Litigation Update

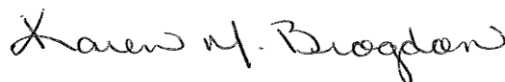
Receipt of Legal Advice/Contractual Matter: Project Freedom 1 and Project Freedom 2

Receipt of Legal Advice/Contractual Matter: Former Franchise Territory

Matters for consideration following Executive Session

Adjourn

There being no further business, the meeting adjourned at 10:01pm.



Karen M. Brogdon, Clerk to Council