



YORK COUNTY
COUNTY COUNCIL
MINUTES • JANUARY 3, 2023
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 Allison Love: Present, District 3 Tommy Adkins: Present, District 4 William "Bump" Roddey: Present, Chairwoman Christi Cox: Present, District 7 Debi Cloninger: Present.

1. Consider nominations and elect the York County Council Chair.

(6:01pm) Motion to elect Christi Cox as Chairwoman.

APPROVED [Unanimous]

MOVANT: Tom Audette
SECOND: Allison Love
AYES: Audette, Love, Adkins, Roddey, Cox, Cloninger

2. Consider nominations and elect the York County Council Vice Chair.

(6:02pm) Motion to elect Allison Love at Vice-Chairwoman.

APPROVED [Unanimous]

MOVANT: William "Bump" Roddey
SECOND: Debi Cloninger
AYES: Audette, Love, Adkins, Roddey, Cox, Cloninger

Oath of Office for newly appointed Board and Commission Members

(6:06pm) Ray Webber, Lake Wylie Marine Commission

Appearances

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

(6:08pm) Dr. Norma Gray, 407 Marshall Street, Rock Hill, South Carolina addressed Council regarding her concerns with the lack of affordable housing in York County and requested that Council consider very seriously the residents that want to stay in York County but cannot afford to live here.

(6:10pm) Vincent Malico, 975 McAfee Court, York, South Carolina addressed Council regarding his support for McAfee Court rezoning #22-47.

Consent Agenda

(6:13pm)

APPROVED [Unanimous]

MOVANT: Tom Audette

SECOND: William "Bump" Roddey

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

1. Approval of December 19, 2022 Finance & Operations Committee Minutes

ACCEPTED [Unanimous]

MOVANT: Tom Audette

SECOND: William "Bump" Roddey

2. Approval of December 19, 2022 Transportation Committee Minutes

ACCEPTED [Unanimous]

MOVANT: Tom Audette

SECOND: William "Bump" Roddey

3. Approval of December 19, 2022 County Council Meeting Minutes

ACCEPTED [Unanimous]

MOVANT: Tom Audette

SECOND: William "Bump" Roddey

4. Approval of December 22, 2022 Special Called Meeting Minutes

ACCEPTED [Unanimous]

MOVANT: Tom Audette

SECOND: William "Bump" Roddey

5. Rezoning Action: Consider Third Reading

Case #
Tax Map #

22-41
153-00-00-001(Portion)

Zoning Request: To rezone from AGC to AGC-I
Acres: 8.0 +/- acres
Council District: Three (3) Adkins
Applicant: Mike McGill
Owner: Mike McGill
Location: McGill Road, York
Planning Commission Date: November 14, 2022
Staff Recommendation: Approve
PC Recommendation: Approve

APPROVED [Unanimous]

MOVANT: Tom Audette
SECOND: William "Bump" Roddey

6. Council to approve the nominated applicants for service for Boards & Commissions from the Finance & Operations Committee meeting on December 19, 2022: Katie Rutland, Culture and Heritage Commission (Ex Officio).

APPROVED [Unanimous]

MOVANT: Tom Audette
SECOND: William "Bump" Roddey

7. Council to approve the FY 2023 - 2024 Budget Calendar.

APPROVED [Unanimous]

MOVANT: Tom Audette
SECOND: William "Bump" Roddey

8. Council to approve a reimbursement of taxes paid for Dan Evans in the amount of \$35,400.87.

APPROVED [Unanimous]

MOVANT: Tom Audette

SECOND: William "Bump" Roddey

9. Council to approve the construction contract with SingleTrack Trails LLC., of Grand Junction, Colorado in the amount of \$351,941.96 plus 10% contingency for the construction of first four miles of the Loblolly natural trail system at Catawba Bend Preserve.

APPROVED [Unanimous]

MOVANT: Tom Audette

SECOND: William "Bump" Roddey

10. Consider Approving a Resolution Adopting the 2023 York County Multi-Jurisdictional Hazard Mitigation Plan.

APPROVED [Unanimous]

MOVANT: Tom Audette

SECOND: William "Bump" Roddey

11. Council to approve rejection of all responses received regarding Bid #2836 for site improvements to Riverview Fire Department Station 1 in Fort Mill, SC.

APPROVED [Unanimous]

MOVANT: Tom Audette

SECOND: William "Bump" Roddey

12. Council to approve the Sheriff's Office to apply for and accept if awarded the 2022-2023 SRO Grant Special Solicitation from the S.C. Dept. of Public Safety to fund two new school resource officers for the Clover School District.

APPROVED [Unanimous]

MOVANT: Tom Audette

SECOND: William "Bump" Roddey

13. Consider approval to proceed with applying for, and accepting if awarded, the 2022-2023 SC Parks and Recreation Development Fund grant for a new playground at Ebenezer Park and committing to the 20% of local investment and any costs that exceed the grant funding to complete the project.

APPROVED [Unanimous]

MOVANT: Tom Audette

SECOND: William "Bump" Roddey

14. Council to approve and authorize the execution of the Road Improvement Agreement for KCS Icebox.

APPROVED [Unanimous]

MOVANT: Tom Audette

SECOND: William "Bump" Roddey

Public Hearing(s)

1. Public Hearing

(6:13pm) Jonathan Buono provided an overview of the proposed rezoning.

(6:15pm) 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 Allison Love to close the public hearing.

ALLOWED [Unanimous]

MOVANT: William "Bump" Roddey

SECOND: Allison Love

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

Rezoning Action: Hold a Public Hearing and Consider First Reading

Case #	22-43
Tax Map #	437-00-00-040 (Portion)
Zoning Request:	To rezone from AGC to RUD
Acres:	2.0 +/- acres
Council District:	Five (5) - Cox
Applicant:	Lisa and Jerry Dozier
Owner:	Lisa and Jerry Dozier
Location:	2884 Gordon Road, Rock Hill
Planning Commission Date:	December 12, 2022
Staff Recommendation:	Approve
PC Recommendation:	Approve

(6:15pm)

APPROVED [Unanimous]

MOVANT: Debi Cloninger

SECOND: Tom Audette

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

2. Public Hearing

(6:15pm) Jonathan Buono provided an overview of the proposed rezoning.

(6:17pm) There being no one interested in speaking for or against the proposed ordinance a motion was made by Council member Allison Love and seconded by Council member Tom Audette to close the public hearing.

ALLOWED [Unanimous]

MOVANT: Allison Love

SECOND: Tom Audette

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

Rezoning Action: Hold a Public Hearing and Consider First Reading

Case #	22-45
Tax Map #	723-00-00-046
Zoning Request:	To rezone from UD to LI
Acres:	4.0 +/- acres
Council District:	One (1) - Audette
Applicant:	Landis Pearce
Owner:	Reynolds Industries, Inc.
Location:	3601 Foothills Way, Fort Mill
Planning Commission Date:	December 12, 2022
Staff Recommendation:	Approve

PC Recommendation: Approve

(6:17pm)

APPROVED [Unanimous]

MOVANT: Tom Audette

SECOND: Allison Love

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

3. Public Hearing

(6:18pm) Jonathan Buono provided an overview of the proposed rezoning.

The following individuals spoke in favor of the proposed rezoning:

(6:20pm) Sally Love, Taylor, South Carolina is the applicant and addressed Council regarding her support for the proposed rezoning. Ms. Love explained that she would like to rezone the property so that the property can be combined with adjoining family land.

(6:21pm) 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 Allison Love to close the public hearing.

ALLOWED [Unanimous]

MOVANT: William "Bump" Roddey

SECOND: Allison Love

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

Rezoning Action: Hold a Public Hearing and Consider First Reading

Case #	22-46
Tax Map #	504-00-00-048
Zoning Request:	To rezone from RMX-20 to RUD-I
Acres:	33.78 +/- acres
Council District:	Four (4) - Roddey
Applicant:	Sarah Love and William King
Owner:	Sarah Love and William King
Location:	Eastview Road, Rock Hill
Planning Commission Date:	December 12, 2022
Staff Recommendation:	Approve
PC Recommendation:	Approve

(6:21pm)

APPROVED [Unanimous]

MOVANT: William "Bump" Roddey

SECOND: Tom Audette

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

4. Public Hearing

6:21pm) Jonathan Buono provided an overview of the proposed rezoning.

The following individuals spoke in opposition of the proposed rezoning:

(6:33pm) James Jamison, 2587 Poplar Crossing, York, South Carolina addressed Council regarding his opposition to the proposed rezoning. Mr. Jamison stated that the traffic at this location is too heavy for this high density development.

(6:34pm) Tommy Feemster, 2746 York Highway, York, South Carolina addressed Council regarding his opposition to the proposed rezoning. Mr. Feemster stated that the traffic at this location is too heavy for this high density development.

The following individuals spoke in favor of the proposed rezoning:

(6:36pm) Dr. Norma Gray, 407 Marshall Street, Rock Hill, South Carolina addressed Council regarding her support for the proposed rezoning. Dr. Gray stated that the applicant did as requested by County Council by adding the second entrance and now staff is not recommending approval to Council.

(6:40pm) Christy Malico, 975 McAfee Court, York, South Carolina addressed Council regarding her support for the proposed rezoning. Ms. Molico stated that the new entrances will make the road safer and requested Council to approve the rezoning to give the current residents a chance at a better living location.

(6:45pm) Speaker on behalf of Meghan Lopez, 1025 McAfee Court, York, South Carolina addressed Council regarding her support for the proposed rezoning.

(6:49pm) Vincent Malico, 975 McAfee Court, York, South Carolina addressed Council regarding his support for the proposed rezoning.

(6:53pm) Sabrina Davis, 1028 McAfee Court, York, South Carolina addressed Council regarding her support for the proposed rezoning.

(6:56pm) Richard Gee, Pineville, North Carolina addressed Council regarding his support for the proposed rezoning. Mr. Gee stated that the density was reduced to 2.5 per acre, he has met with surrounding neighbors, school district and this would be a phased project with about 75 homes per year.

(7:03pm) 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 Allison Love to close the public hearing.

ALLOWED [Unanimous]

MOVANT: William "Bump" Roddey
SECOND: Allison Love
AYES: Audette, Love, Adkins, Roddey, Cox, Cloninger

Rezoning Action: Hold a Public Hearing and Consider First Reading

Case #	22-47
Tax Map #	446-00-00-065 (portion)
Zoning Request:	To rezone from GC to RMX-10
Acres:	0.68 +/- acres
Council District:	Three (3) Adkins
Applicant:	Bull Creek, LLC.
Owner:	Anita Feemster
Location:	2782 York Highway, York
Planning Commission Date:	December 12, 2022
Staff Recommendation:	Deny
PC Recommendation:	Deny (7-2)

(7:03pm)

APPROVED [Unanimous]

MOVANT: William "Bump" Roddey
SECOND: Tom Audette
AYES: Audette, Love, Adkins, Roddey, Cox, Cloninger

Old Business

New Business

1. COUNCIL TO APPROVE FIRST READING OF AN ORDINANCE AUTHORIZING THE EXECUTION AND DELIVERY OF A FEE IN LIEU OF TAX AGREEMENT AND INCENTIVE AGREEMENT BY AND BETWEEN YORK COUNTY, SOUTH CAROLINA AND WITH ONE OR MORE COMPANIES PRESENTLY IDENTIFIED, COLLECTIVELY, UNDER THE CODE NAME "PROJECT TULLAMORE", WHICH INCLUDES CERTAIN CREDITS AGAINST FEE IN LIEU OF TAX PAYMENTS FOR CERTAIN INVESTMENTS IN INFRASTRUCTURE, AND OTHER MATTERS RELATED THERETO.

(7:22pm) Motion to approve by title only.

APPROVED [Unanimous]

MOVANT: Tom Audette
SECOND: William "Bump" Roddey
AYES: Audette, Love, Adkins, Roddey, Cox, Cloninger

2. Council to consider First Reading of an ordinance to adopt a five-year update to York Forward, the York County Comprehensive Plan, including amendments to the Future Land Use Plan Map, all Plan elements, and appendices pursuant to the South Carolina Local Government Comprehensive Planning Enabling Act of 1994; to hold a public hearing, and to provide for other matters related thereto.

(7:23pm) Motion to approve with the recommendations from the Planning Commission.

APPROVED [Unanimous]

MOVANT: Allison Love
SECOND: Tom Audette
AYES: Audette, Love, Adkins, Roddey, Cox, Cloninger

Committee and Other Reports

Council Member New/Non-agenda Comments

(7:24pm) Council member Allison Love explained that she makes her decisions based on what she believes the majority of the citizens in District 2 want. Ms. Love stated that she completed a poll with 1,400 responses asking if District 2 citizens wanted an additional car wash in Lake Wylie. The poll resulted in 1,377 no's and 15 yes's. 98% vote resulted in a no for a new car wash in Lake Wylie.

(7:28pm) Council member William "Bump" Roddey welcomed our new Council members and stated that being a Council member is not an easy job and each Council member takes the job very seriously. FILOT agreements - put amount of taxes that will be paid to schools. Mr. Roddey stated that he is on his second round of COVID and encouraged everyone to take necessary precautions to protect themselves.

(7:33pm) Council member Tom Audette stated that Access Bus Transportation will be starting in Tega Cay, Fort Mill and Lake Wylie on January 9th and citizens can begin scheduling rides now.

(7:34pm) Council member Debi Cloninger thanked County Management, County Staff and her fellow colleagues for being a part of a great group of people and she felt very equipped beginning on County Council.

(7:36pm) Council member Tommy Adkins also thanked everyone, including his wife Carolyn, for their support with his Council campaign.

(7:37pm) Chairwoman Christi Cox requested that we amend the agenda outline to put Citizens Concerns before Council Member New/Non-agenda Comments.

Citizen Concerns

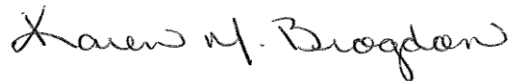
(7:39pm) Gary Cangelosi addressed Council regarding a proposed amendment to the Zoning Code Ordinance - Lake Wylie Overlay to allow for a new car wash in Lake Wylie.

Executive Session

Matters for consideration following Executive Session

Adjourn

There being no further business, the meeting adjourned at 7:49pm.

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