



YORK COUNTY
COUNTY COUNCIL
MINUTES • MARCH 6, 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.

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

Dennis Getter, York County Natural Gas Board **ABSENT**
Celeste Tiller, Catawba Regional Workforce Investment Board

Appearances

Council and Management recognized Assistant County Engineer, Patrick Hamilton on earning the Engineering Excellence Award for the Diverging Diamond Interchange at Gold Hill/I-77 and Utilities Program Manager, Barry McKinnon on being honored for his teams work on the New Heritage Drainage Basin Interceptor.

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

(6:09pm) Karen Sweeny, 2382 Woodridge Drive, Fort Mill, South Carolina addressed Council regarding her opposition to the proposed Solar Plant in Fort Mill on Highway 21.

(6:12pm) Cyndi Helms, 2276 Williford Road, Rock Hill, South Carolina addressed Council regarding her concerns with the modifications to the Comprehensive Plan, specifically the Harmony Road/McAllister Road area.

(6:13pm) Cindy Cox, 3390 Harmony Road, Rock Hill, South Carolina addressed Council regarding her concerns with the modifications to the Comprehensive Plan, specifically the Harmony Road/McAllister Road area.

(6:15pm) Brad Smith, 2148 Millridge Court, Fort Mill, South Carolina addressed Council regarding his opposition to the proposed Solar Plant in Fort Mill on Highway 21.

(6:17pm) Dee Hadner, 513 Fig Street, Fort Mill, South Carolina addressed Council regarding her opposition to the proposed Solar Plant in Fort Mill on Highway 21.

(6:19pm) Denise Bach, 254 Hammond Road, Fort Mill, South Carolina addressed Council regarding her opposition to the proposed Solar Plant in Fort Mill on Highway 21.

(6:20pm) Tom Bach, 254 Hammond Road, Fort Mill, South Carolina addressed Council regarding his opposition to the proposed Solar Plant in Fort Mill on Highway 21.

(6:22pm) Wally Buchanan, 256 Baxter Lane, Fort Mill, South Carolina addressed Council regarding his opposition to the proposed Solar Plant in Fort Mill on Highway 21.

(6:25pm) Esther Buchanan, 256 Baxter Lane, Fort Mill, South Carolina addressed Council regarding her opposition to the proposed Solar Plant in Fort Mill on Highway 21.

(6:27pm) Brian Ballard, 2561 South Anderson Road, Rock Hill, South Carolina addressed Council regarding his opposition to the proposed modifications to the Comprehensive Plan, specifically the Harmony Road/McAllister Road area.

(6:29pm) Jeff Farrar, 3572 Harmony Road, Rock Hill, South Carolina addressed Council regarding his opposition to the proposed modifications to the Comprehensive Plan, specifically the Harmony Road/McAllister Road area.

(6:31pm) Brandon Whitley, 4068 Bamborough Drive, Fort Mill, South Carolina addressed Council regarding his opposition to the proposed Solar Plant in Fort Mill on Highway 21.

(6:33pm) Kathleen Jordan, 1028 McAfee Court, York, South Carolina addressed Council regarding her support for the proposed McAfee Court rezoning.

(6:34pm) Lee Osteen, 674 DeBerry Road, Rock Hill, South Carolina addressed Council regarding his support for the proposed McAfee Court rezoning.

Consent Agenda

(6:35pm) Remove item #1 Minutes of Finance & Operations Committee Meeting to New Business #3.

APPROVED [Unanimous]

MOVANT: Allison Love

SECOND: Tom Audette

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

1. Approval of February 20, 2023 County Council Meeting Minutes

ACCEPTED [Unanimous]

MOVANT: Allison Love

SECOND: Tom Audette

2. COUNCIL TO CONSIDER THIRD READING OF AN ORDINANCE TO AMEND YORK COUNTY CODE OF ORDINANCES, CHAPTER 31: COUNTY POLICIES, SECTION 31.01 LAND DEVELOPMENT FEE SCHEDULE, TO CREATE FEES FOR DESIGN EXCEPTIONS TO THE LAND DEVELOPMENT MANUAL, SKETCH PLAN REVIEWS, AS-BUILT DRAWING REVIEWS, AND TO REVISE SIGN PRODUCTION FEES AND IMPROVEMENT GUARANTEE FUND FEES; TO PROVIDE FOR A PUBLIC HEARING; AND TO PROVIDE FOR OTHER MATTERS RELATING THERETO.

APPROVED [Unanimous]

MOVANT: Allison Love

SECOND: Tom Audette

3. COUNCIL TO CONSIDER SECOND READING OF AN ORDINANCE TO AMEND CHAPTER 155: ZONING CODE TO ALLOW SCHOOLS AS A PERMITTED USE IN THE AGC, AGC-I, AND OI DISTRICTS; TO PROVIDE FOR A PUBLIC HEARING; AND TO PROVIDE FOR OTHER MATTERS RELATING THERETO.

APPROVED [Unanimous]

MOVANT: Allison Love

SECOND: Tom Audette

4. Rezoning Action: Consider Third Reading

Case #	22-42
Zoning Request:	To rezone 51 parcels from various zoning districts to PR
Council Districts:	Two, Three, Four, Five, and Six
Applicant:	York County
Owner:	York County, Duke Energy, SCDNR, River Hill Country Club, Inc
Location:	York County
Planning Commission Date:	November 14, 2022 and January 9, 2023
Staff Recommendation:	Approve

PC Recommendation:

Approve

Tax Map #	Co unc il Dis trict	Property Owner	Current Use	Land Area	Curr ent Zoni ng
016000000 1	3	York County	Worth Mountain, WMA	1,647 .80	AG C
211000000 7	3	SCDNR	Kirsh Wildlife Conservation	356.6 3	AG C
234000000 1	3	SCDNR	McConnells Tract	249.0 0	AG C
244000000 1	3	SCDNR	James Ross Wildlife Reservation	304.6 1	AG C
410000000 1	5	York County	Brattonsville, vacant land	426.4 5	AG C
410000001 6	5	York County	Brattonsville Area, historic house	46.39	AG C
411000000 2	5	SCDNR	Draper WMA	806.3 9	AG C
412000000 1	5	York County	Brattonsville Area, vacant land	55.00	AG C
412000000 2	5	York County	Brattonsville Area, vacant land	129.4 0	AG C
412000000 3	5	York County	Brattonsville Area, historic house	2.10	AG C
412000000 4	5	York County	Brattonsville Area, historic house	1.40	AG C
429000000 1	5	York County	Brattonsville Area, historic house	2.90	AG C/ RU D
429000000 2	5	York County	Brattonsville Area, historic house	1.00	AG C
429000000 3	5	York County	Brattonsville Area, vacant land	72.43	AG C
429000001 4	5	York County	Brattonsville Area, vacant land	37.47	AG C
480000000 2	2	York County	Woodend Farm	65.50	RU D
480000000 4	2	York County	Woodend Farm	20.82	RU D
484000000 6	2	York County	Bethel Lake Wylie Park Preservation	46.81	RS F-

					40
4840000026	2	York County	Bethel Lake Wylie Park Preservation	13.00	RS F-40
4860000010	2	York County	Nanny's Mountain	105.00	RM X-30
4860000081	2	York County	Nanny's Mountain	3.04	RM X-30
4860000109	2	York County	Nanny's Mountain	1.00	RM X-30
5500000114	2	Duke Energy	Allison Creek Access	23.09	AG C
5500000115	2	Duke Energy	Allison Creek Access	28.13	AG C
5510000053	2	Duke Energy	Allison Creek Access	113.00	AG C
5570000002	2	York County	The Naked Goat Market	6.88	GC
5590000180	2	York County	Paddlers Cove, vacant land	18.42	PD
5590000181	2	York County	Field Day Park	50.53	PD
5770000001	2	River Hill CC, Inc	River Hills Golf Course	111.58	RS F-40/OI
5780000003	2	Duke Energy	Buster Boyd Access	5.45	UD
5860000002	6	Duke Energy	Ebenezer Park	21.00	RS F-30
5860000001	6	Duke Energy	Ebenezer Park	5.00	RS F-30
6230000001	4	SCDNR	Blackjacks Heritage Preserve	91.87	UD
6230000000	4	SCDNR	Blackjacks Heritage	94.3	UD

6			Preserve		
624000001 7	4	SCDNR	Blackjacks Heritage Preserve	27.62	UD
747000000 1	5	York County	Catawba Bend Preserve	120.8 9	RU D
747000000 2	5	York County	Catawba Bend Preserve	187.9 9	RU D
747000004 2	5	York County	Catawba Bend Preserve	120.1 0	RU D
770000003 5	5	York County	Catawba Bend Preserve	33.26	RU D
771000000 1	5	York County	Catawba Bend Preserve	272.6 4	RU D
772000000 1	5	York County	Catawba Bend Preserve	282.5 7	RU D
772000000 2	5	York County	Catawba Bend Preserve	11.91	RU D
772000000 7	5	York County	Catawba Bend Preserve	18.75	RU D
772000000 8	5	York County	Catawba Bend Preserve	13.93	RU D
772000000 9	5	York County	Catawba Bend Preserve	7.26	RU D
772000001 0	5	Duke Energy	Hoke Island	33.00	RU D
772000001 8	5	York County	Catawba Bend Preserve	69.82	RU D
772999992 8	5	York County	Catawba Bend Preserve	5.12	RU D
772000003 5	5	York County	Catawba Bend Preserve	7.87	RU D
773000000 1	5	York County	Catawba Bend Preserve	467.5 5	RU D
773000000 2	5	York County	Catawba Bend Preserve	259.8 8	RU D

APPROVED [Unanimous]

MOVANT: Allison Love

SECOND: Tom Audette

5. Rezoning Action: Consider Third Reading

Case # 22-44
Tax Map # 719-00-00-199
Zoning Request: To rezone from LI to OI
Acres: 88.13 +/- acres
Council District: Seven (7) - Cloninger
Applicant: Fort Mill School District – York 4
Owner: Fort Mill School District – York 4
Location: 278 Gold Hill Road, Fort Mill, SC
Planning Commission Date: January 9, 2023
Staff Recommendation: Approve
PC Recommendation: Approve

APPROVED [Unanimous]

MOVANT: Allison Love
SECOND: Tom Audette

6. Rezoning Action: Consider Third Reading

Case # 22-49
Tax Map # 386-00-00-006
Zoning Request: To rezone from AGC to RUD
Acres: 1.12-acre portion of 38.14 +/- acres
Council District: Two (2) - Love
Applicant: Pamela Pendleton
Owner: Estate of Donald Kenneth Johnson, Pamela Pendleton, PR
Location: 155 Walnut Farm Road, York
Planning Commission Date: January 9, 2023
Staff Recommendation: Approve
PC Recommendation: Approve

APPROVED [Unanimous]

MOVANT: Allison Love
SECOND: Tom Audette

7. Rezoning Action: Consider Third Reading

Case # 22-50
Tax Map # 155-00-00-014, -015, -023
Zoning Request: To rezone from AGC to RUD and from RUD to AGC
Acres: 5.23-acre portion of 16.149 +/- acres
Council District: Three (3) - Adkins

Applicant: Carla Yoder
Owner: Mary Ann Lanier and Carla Yoder
Location: McKnight Road, York
Planning Commission Date: January 9, 2023
Staff Recommendation: Approve
PC Recommendation: Approve

APPROVED [Unanimous]

MOVANT: Allison Love

SECOND: Tom Audette

8. Approve nominated applicants for service for Boards & Commissions from the Finance & Operations Committee meeting on February 20, 2023: Mike Duralia, Planning Commission(District 5), Jamie Cooper, Catawba Regional Workforce Investment Board, Ashley Hamilton, Catawba Regional Workforce Investment Board, and William Hagner, York County Natural Gas Board.

APPROVED [Unanimous]

MOVANT: Allison Love

SECOND: Tom Audette

9. Council to approve additional purchase (Bid #2736) of approximately 17,000 AMI smart water meters from Fortiline, Inc., dba Fortiline Waterworks of Concord NC, for use by the Public Works Department, for a total cost not to exceed \$4,592,750.00 in FY23.

APPROVED [Unanimous]

MOVANT: Allison Love

SECOND: Tom Audette

10. County Council to Consider Approval of the Road Acceptance Requests for Willow Bend subdivision Phases 1 and 2, Grantham Place subdivision Phases 1 and 2.

APPROVED [Unanimous]

MOVANT: Allison Love

SECOND: Tom Audette

11. County Council to Consider Approval of the Road Acceptance Requests for Magnolia subdivision, Sanders Landing Phase 1, Sanders Landing Phase 1B, Sanders Landing Phase 2 and Sanders Landing Phase 3.

APPROVED [Unanimous]

MOVANT: Allison Love

SECOND: Tom Audette

Public Hearing(s)

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

Case #	23-01
Tax Map #	130-00-00-016
Zoning Request:	To rezone from AGC to RUD
Acres:	3.0-acre portion of 11.79 +/- acres
Council District:	Three (3) - Adkins
Applicant:	Chris and Tracy Clarkson
Owner:	Chris and Tracy Clarkson
Location:	Smith Valley Road, Sharon
Planning Commission Date:	February 13, 2023
Staff Recommendation:	Approve
PC Recommendation:	Approve

(6:36pm) Application was withdrawn so no action needed by Council. No public hearing needed. If the applicant wants to refile, they will need to completely restart the process.

2. **Public Hearing**

(6:37pm) Jonathan Buono, Planning and Development Director provided an overview of the proposed rezoning

(6:39pm) 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 #	23-02
Tax Map #	383-00-00-009
Zoning Request:	To rezone from AGC to RUD
Acres:	5.7-acres
Council District:	Two (2) - Love
Applicant:	Steven Todd Bryant
Owner:	Steven Todd Bryant
Location:	Double K Road, Clover
Planning Commission Date:	February 13, 2023
Staff Recommendation:	Approve
PC Recommendation:	Approve

(6:39pm)

APPROVED [Unanimous]

MOVANT: Allison Love

SECOND: Tom Audette

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

3. Public Hearing

(6:39pm) Jonathan Buono, Planning and Development Director provided an overview of the proposed rezoning

(6:41pm) 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 Tommy Audette to close the public hearing.

ALLOWED [Unanimous]

MOVANT: Allison Love

SECOND: Tom Audette

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

Rezoning Action: Hold a Public Hearing and Consider First Reading

Case #	23-03
Tax Map #	523-00-00-031
Zoning Request:	To rezone from AGC to RUD
Acres:	4.0-acre portion of 10.50 +/- acres
Council District:	Five (5) - Cox
Applicant:	Jonathan and Ashley Pannell
Owner:	Jonathan and Ashley Pannell
Location:	E. Border Road, Rock Hill
Planning Commission Date:	February 13, 2023
Staff Recommendation:	Approve
PC Recommendation:	Approve

(6:41pm) Motion to approve with the following conditions:

The property must be subdivided so that no more than one zoning district is applied to each parcel. an approved subdivision plat encompassing the portion of the property zoned RUD shall be recorded with the York County Register of Deeds within 90 days of the rezoning approval.

APPROVED [Unanimous]

MOVANT: Tom Audette

SECOND: Allison Love

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

4. Public Hearing

(6:42pm) Jonathan Buono, Planning and Development Director provided an overview of the proposed rezoning

The following individuals spoke in opposition:

(6:55pm) Lisa Sharp, addressed Council regarding her opposition to the proposed rezoning due to the increased traffic and pollution in her neighborhood.

(7:02pm) There being no one else 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 # 23-04
Tax Map # 666-00-00-002; -003; -025; 666-0202-002; -004; -005; -006; -007; -008; -009; -010; -012; -016
Zoning Request: To rezone from UD to LI
Acres: 5.064-acres
Council District: Five (5) - Cox
Applicant: Right Solution Truck Care, LLC/Ismail Rizayer
Owner: Right Solution Truck Care, LLC/Ismail Rizayer
Location: Anderson Road/Rainey Street, Rock Hill
Planning Commission Date: February 13, 2023
Staff Recommendation: Approve (with conditions)
PC Recommendation: Approve (with conditions)

(7:02pm) Motion to Approve with the following conditions:

1. No vehicular access drives are permitted onto Rainey Street from any parcels included in the application.
2. A Type D buffer shall be required along the Rainey Street frontage and any non-application parcel on Rainey Street.
3. The site plan for the proposed development shall be limited to one access point on N. Anderson Road. All other access points shall be removed prior to the establishment of the use.

APPROVED [Unanimous]

MOVANT: Allison Love

SECOND: Tom Audette

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

Old Business

1. Council to consider Third 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.

(7:05pm) Motion to approve third reading to adopt the Comprehensive Plan update, with the following changes to the Future Land Use Map, which are depicted and enumerated as follows in Exhibit B:

1. To change an area west of the urban services boundary, west of York, to the Agricultural future land use designation;
2. To change an area south of York, in the vicinity of Old Pinckney Road, to the Agricultural future land use designation;

3. To change an area east of Anderson Road and north of McAllister Road to the Rural Residential future land use designation;
4. To change an area in the vicinity of Highway 49 and Shiloh Road to the Agricultural future land use designation;
5. To change a small area near the intersection of Alexander Love Highway and Old York Road to the Single Family Residential future land use designation;
6. To change an area along Park Place Road to the Rural Residential future land use designation;
7. To change an area between Highway 55 and Lawrence Road to the Agricultural future land use designation;
8. To change an area at the intersection of Highway 55 and Beamguard Road to the Agricultural future land use designation;
9. To change an area bounded by Paraham Road, Highway 55, Kingsburry Road, and WH Stowe Road to the Agricultural future land use designation; and To change an area at the intersection of Glenn Road and Ridge Road to the Agricultural future land use designation.

APPROVED [Unanimous]

MOVANT: Allison Love

SECOND: William "Bump" Roddey

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

2. Rezoning Action: Consider Second 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)

(7:14pm)

DENIED [5 to 2]

MOVANT: Tommy Adkins
SECOND: Tom Audette
AYES: Audette, Love, Adkins, Cox, Cloninger
NAYS: William "Bump" Roddey, Watts Huckabee

3. Rezoning Action: Consider Second Reading

Case # 22-03
Tax Map # 443-00-00-002
Zoning Request: To rezone from RUD to RMX-10
Acres: 155.01 +/- acres
Council District: Three (3) - Adkins
Applicant: Bull Creek, LLC
Owner: ABC & W LLC
Location: 975 McAfee Court, York
Planning Commission Date: May 9, 2022
Staff Recommendation: Deny
PC Recommendation: Deny

(7:50pm)

DENIED [5 to 2]

MOVANT: Tommy Adkins
SECOND: Tom Audette
AYES: Audette, Love, Adkins, Cox, Cloninger
NAYS: William "Bump" Roddey, Watts Huckabee

4. Rezoning Action: Consider Second Reading

Case # 21-02
Tax Map # 555-00-00-044
Zoning Request: To rezone from RSF-30 to NC
Acres: 1.93 +/- acres
Council District: Two (2) - Love
Applicant: Sheldon Brown
Owner: Sheldon Brown
Location: 5001 W. Liberty Hill Road, York
Planning Commission Date: December 13, 2021
Staff Recommendation: Deny
PC Recommendation: Deny (8-1)

(8:01pm)

DENIED [6 to 1]

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

New Business

1. The York County Code of Ordinances §153.57(B) requires an annual report on impact fees at the first Council meeting in March. The impact fee report provides Council with all of the information required by ordinance, as well as summary data for impact fee collection in 2022.

(8:06pm) Jonathan Buono, Planning & Development Director provided the annual impact fee report:

As required under York County Code of Ordinances §153.57(B), the following information relating to impact fees is submitted to York County Council:

- (a) Recommendations on amendments, if appropriate, to these procedures or to specific ordinances adopting impact fees for particular public facilities;
 - County Council adopted Ordinance #6322 on December 19, 2022, to account for amended capital improvement plans in the appropriation of impact fee funds under §153.59(B).
 - There are no recommendations for other procedural amendments.
- (b) Proposed changes to the county comprehensive plan and/or an applicable capital improvements program, or the capital improvement plan for the particular public facility, including the identification of public facility system improvements anticipated to be funded wholly or partially with impact fees;
 - County Council adopted Ordinance #XXX on December 22, 2022, to adopt an amended capital improvements plan for the Fort Mill School District, which is partially funded with public education facility impact fees pursuant to §153.75-82.
 - No other changes are proposed.
- (c) Proposed changes to the boundaries of impact fee districts or subdistricts, as appropriate;
 - No changes proposed.

- (d) Proposed changes to impact fee schedules as set forth in the ordinances imposing and setting specific impact fees;
- As required by SC Code of Laws § 6-1-950, impact fees shall be reviewed and updated by the Planning Commission on the same review cycle as the Comprehensive Plan (every 5 years). As the current Fort Mill School District public education facilities impact fee was adopted in 2018, the Planning Commission should review the impact fee schedule for the district and provide a recommendation for an update to County Council in 2023.
- (e) Proposed changes to level of service standards;
- No changes proposed.
- (f) Proposed changes in the impact fee calculation methodology;
- No changes proposed.
- (g) Other data, analysis or recommendations as the County Manager or a designee may deem appropriate, or as may be requested by the County Council.
- The following data are submitted as information on the collection of the FMSD impact fee in 2022:
 - Total Fee Amount Collected: \$10,422,906
 - Total Single-Family Buildings: 247
 - Total Multi-Family Buildings: 278
 - Total Multi-Family Units: 494
 - Number of Fee Refunds (expired permits): 2
 - Number of Fee Waivers (retiree housing): 71
 - Number of Fee Exemptions (rebuids): 14
 - The following data are submitted as information on the collection of the CSD impact fee in 2022:
 - Total Fee Amount Collected: \$1,726,374
 - Total Single-Family Buildings: 251
 - Total Multi-Family Buildings: 108
 - Total Multi-Family Units: 351
 - Total Manufactured Home Units: 11
 - Number of Fee Refunds (expired permits): 0
 - Number of Fee Waivers (retiree housing): 21
 - Number of Fee Exemptions (rebuids): 29
 - The following data are submitted as information on the collection of all school district impact fees in 2022:

- Total Fee Amount Collected: \$12,149,280
- Total Single-Family Buildings: 498
- Total Multi-Family Buildings: 386
 - Total Multi-Family Units: 845
- Total Manufactured Home Units: 11
- Number of Fee Refunds (expired permits): 2
- Number of Fee Waivers (retiree housing): 92
- Number of Fee Exemptions (rebuilt): 43

2. COUNCIL TO APPROVE FIRST READING OF AN ORDINANCE AUTHORIZING THE EXECUTION AND DELIVERY OF A FEE IN LIEU OF TAX AND INCENTIVE AGREEMENT BY AND BETWEEN YORK COUNTY, SOUTH CAROLINA (THE "COUNTY") AND A COMPANY IDENTIFIED FOR THE TIME BEING AS "PROJECT MOUNTIE" WITH RESPECT TO CERTAIN PROPERTY, INCLUDING, WITHOUT LIMITATION, ECONOMIC DEVELOPMENT PROPERTY, IN THE COUNTY, WHEREBY SUCH PROPERTY WILL BE SUBJECT TO CERTAIN PAYMENTS IN LIEU OF AD VALOREM TAXES; AND OTHER MATTERS RELATED THERETO.

(8:08pm) Motion was made by Council member Watts Huckabee and seconded by Council member William "Bump" Roddey to go into Executive Session to discuss Project Mountie. **Council members Allison Love, Tom Audette and Debi Cloninger voted in opposition.**

Matters for consideration following Executive Session

(9:02pm) Motion to approve 1st reading.

APPROVED [5 to 2]

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

3. Approval of February 20, 2023 Finance & Operations Committee Minutes

(9:03pm) Motion to modify the Finance & Operations minutes to reflect as follows:

Motion was made by Council member Tom Audette and seconded by Council member Allison Love to approve the modifications with a report to Council of a monitoring structure with checks and balances. Motion Carried.

ACCEPTED [Unanimous]

MOVANT: Allison Love

SECOND: William "Bump" Roddey

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

Committee and Other Reports

(9:05pm) Planning & Zoning Committee Meeting, Wednesday, March 1, 2023 3:30pm
Chairwoman Debi Cloninger

(9:07pm) Economic Development Committee Meeting, Monday, March 6, 2023 5:00pm
Chairman Tom Audette

Citizen Concerns

Council Member New/Non-agenda Comments

(9:07pm) Council member William "Bump" Roddey stated that Council members are faced with very tough decisions and even though they may not agree on everything but they respect each others decisions.

(9:08pm) Chairwoman Christi Cox stated that Council held a retreat last week and there were several action items that came out of the retreat:

Council workshops will be 2 hours for the next 3 workshops

1. Growth Management and Capital Projects
2. Economic Development
3. Communications in General: Public Information internal and external and communications with department heads

(9:10pm) Council member Allison Love stated that the passion that our Council members have goes a long way. Ms. Love also agreed with Mr. Roddey that even though they may not agree on everything they always respect each others decisions. Council member Love invited everyone to a community bonfire on Saturday, March 11 from 5:00pm-10:00pm in Lake Wylie.

(9:11pm) Council member Watts Huckabee stated that the Health and Environmental Protection Committee is meeting on Tuesday, March 7 at 4:30pm.

(9:12pm) Council member Debi Cloninger stated that she is going to do her due diligence on projects coming forward to make sure she does what her constituents want.

(9:13pm) Council member Tom Audette thanked everyone for attending the meeting tonight and expressing their opinions and concerns. Mr. Audette also stated that some local area fundraiser's are partnering with our parks and recreation department to hold fundraising events and showcase our parks and support important causes in the area.

Executive Session

Receipt of Legal Advice: Opioid Litigation Update

Matters for consideration following Executive Session

1. Motion to approve participation in the new opioid settlement agreement with National Teva, Allergan, Walgreens, Walmart, and CVS, subject to local litigation counsel approval.

(9:30pm)

ADOPTED [Unanimous]

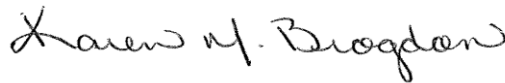
MOVANT: Tom Audette

SECOND: Allison Love

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

Adjourn

There being no further business, the meeting adjourned at 9:30pm.



Karen M. Brogdon, Clerk to Council