



YORK COUNTY
COUNTY COUNCIL
MINUTES • JANUARY 2, 2024
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: Absent, Chairwoman Christi Cox: Present, District 6 Watts Huckabee: Present, District 7 Debi Cloninger: Present.

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

APPROVED [Unanimous]

MOVANT: Allison Love

SECOND: Tom Audette

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

ABSENT: William "Bump" Roddey

1. Approval of December 18, 2023 Transportation Committee Minutes

ACCEPTED [Unanimous]

MOVANT: Allison Love

SECOND: Tom Audette

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

ACCEPTED [Unanimous]

MOVANT: Allison Love

SECOND: Tom Audette

3. Rezoning Action: Consider Third Reading

Case #

23-35

Tax Map #

449-00-00-063

Zoning Request:	To rezone from RMX-20 to RI
Acres:	2.18-acre parcel
Council District:	Three (3) - Adkins
Applicant:	H. Allen Needham
Owner:	York Electric
Location:	N. Shiloh Road and Old York Road, York
Planning Commission Date:	November 13, 2023
Staff Recommendation:	Approve (with condition)
PC Recommendation:	Approve (with condition)

APPROVED [Unanimous]

MOVANT: Allison Love

SECOND: Tom Audette

4. Rezoning Action: Consider Third Reading

Case #	23-42
Tax Map #	581-00-00-063
Zoning Request:	To rezone from RMX-10 to RUD
Acres:	17.48-acre parcel
Council District:	Two (2) - Love
Applicant:	Ashley Watford
Owner:	Kyle and Ashley Watford/Lewis and Karen Watford
Location:	Sandlapper Drive, Clover
Planning Commission Date:	November 13, 2023
Staff Recommendation:	Approve
PC Recommendation:	Approve

APPROVED [Unanimous]

MOVANT: Allison Love

SECOND: Tom Audette

5. COUNCIL TO APPROVE THE FY 2024 - 2025 BUDGET CALENDAR.

APPROVED [Unanimous]

MOVANT: Allison Love

SECOND: Tom Audette

6. Approve applicants for service for Boards & Commissions from the Finance & Operations Committee meeting on December 18, 2023: move Lee Green from the At Large seat to the vacant District 3 seat on the Board of Disabilities and Special Needs, Patricia Myers, Board of Disabilities and Special Needs (At Large), Randy McCurry, Flint Hill Fire Tax District Board, Jesse Spain, Catawba Regional Workforce Investment Board, Joshua Desantis, Catawba Regional Workforce Investment Board, Teresa Curtice, Catawba Regional Workforce Investment Board, Karen Brackett-Browning, Catawba Regional Workforce Investment Board, Nick Maizy, Catawba Regional Workforce Investment Board, Michael Guidry, Catawba Regional Workforce Investment Board, Anthony Parrish, Catawba Regional Workforce Investment Board, John Comins, Veterans Memorial Park Advisory Committee, David Walker, Veterans Memorial Park Advisory Committee, John Lowman, Veterans Memorial Park Advisory Committee, Natalie Hoekstra, Rock Hill/York County CVB, Andrew Corrigan, Rock Hill/York County CVB, Lisa Moseley, Rock Hill/York County CVB, Matthew Velkovich, Planning Commission (District 6), Doyle Roach, Building Board of Appeals, Carolyn Johnson, Building Board of Appeals, and John Neeland, Building Board of Appeals.

APPROVED [Unanimous]

MOVANT: Allison Love

SECOND: Tom Audette

7. Council to approve a request from Sheriff Tolson to allow retiring Public Safety Communications Director Allen Brandon to retain his service weapons.

APPROVED [Unanimous]

MOVANT: Allison Love

SECOND: Tom Audette

8. Council to approve applying and accepting a Legislative Grant from South Carolina Parks and Recreation Tourism in the amount of \$1 Million for park enhancements.

APPROVED [Unanimous]

MOVANT: Allison Love

SECOND: Tom Audette

9. Council to consider creating and funding an Inventory Specialist position in the Water & Sewer Utilities Department.

APPROVED [Unanimous]

MOVANT: Allison Love

SECOND: Tom Audette

10. Council to authorize payment for the Microsoft Enterprise Agreement to SHI International Corp in the amount of \$145,423.58.

APPROVED [Unanimous]

MOVANT: Allison Love

SECOND: Tom Audette

11. Consider approval to proceed with applying for, and accepting if awarded, the 2024 Recreation Trails Program Grant to assist with construction of Mountain Bike Trails at Catawba Bend Preserve and committing to the 20% of local investment and any costs that exceed the grant funding to complete the project. The South Carolina Department of Parks, Recreation and Tourism (SCPRT) administers the RTP grant under the approval of the Federal Highway Administration (FHWA). York County will apply for the maximum request of \$100,000, and York County's obligation will be \$20,000 (20% match). This grant is a reimbursement grant program.

APPROVED [Unanimous]

MOVANT: Allison Love

SECOND: Tom Audette

12. Council to authorize contract negotiations regarding RFP #2898 for the completion of structural repairs and related-preservation activities at York County's McCelvey Center.

APPROVED [Unanimous]

MOVANT: Allison Love

SECOND: Tom Audette

Public Hearing(s)

1. Public Hearing

(6:02pm) Jonathan Buono, Planning and Development Director provided an overview of the proposed rezoning.

The following individual spoke in opposition of the proposed rezoning:

(6:08pm) Jessica (last name unknown), Lesslie Highway, Rock Hill, South Carolina addressed Council regarding her concerns with the proposed rezoning as she is the surrounding neighbor to the property and has additional questions regarding the rezoning.

The following individual spoke in favor of the proposed rezoning:

(6:09pm) Wesley Page, Applicant, stated that he would like to rezone the land to expand the current parking lot . Mr. Page stated that in the future he may want to build another building but not currently.

(6:11pm) There being no one else interested in speaking for or against the proposed ordinance a motion was made by Council member Tom Audette and seconded by Council member Allison Love to close the public hearing.

ALLOWED [Unanimous]

MOVANT: Tom Audette

SECOND: Allison Love

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

ABSENT: William "Bump" Roddey

Rezoning Action: Hold a Public Hearing and Consider First Reading

Case #	23-23
Tax Map #	692-00-00-042; - 074
Zoning Request:	To rezone from UD to LI
Acres:	2.5-acre portion of two parcels
Council District:	Five (5) - Cox
Applicant:	Wesley Page
Owner:	Whitesell Trucking, LLC
Location:	Steen Circle/Lesslie Highway/Anderson Road
Planning Commission Date:	December 11, 2023
Staff Recommendation:	Approve

PC Recommendation: Approve

(6:12pm) Motion to approve with the conditions noted by staff.

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

APPROVED [Unanimous]

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

2. Public Hearing

(6:13pm) Jonathan Buono, Planning and Development Director provided an overview of the proposed rezoning.

(6:16pm) 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 Watts Huckabee to close the public hearing.

ALLOWED [Unanimous]

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

Rezoning Action: Hold a Public Hearing and Consider First Reading

Case #	23-43
Tax Map #	670-00-00-018
Zoning Request:	To rezone from UD to RMX-10
Acres:	0.323-acre parcel
Council District:	Four (4) - Roddey
Applicant:	Carolina Renovation Company
Owner:	Respectful Roads, LLC
Location:	319 Rock Grove Avenue, Rock Hill
Planning Commission Date:	December 11, 2023
Staff Recommendation:	Approve
PC Recommendation:	Approve

(6:16pm)

APPROVED [Unanimous]

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

3. Public Hearing

(6:16pm) Jonathan Buono, Planning and Development Director provided an overview of the proposed rezoning.

The following individual spoke in opposition of the proposed rezoning:

(6:18pm) Gordon Heitman, 257 Hidden Hills Drive, Rock Hill, South Carolina stated that he would like additional information regarding the proposed rezoning so that he can understand the purpose better.

(6:19pm) 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, Love, Adkins, Cox, Huckabee, Cloninger
ABSENT: William "Bump" Roddey

Rezoning Action: Hold a Public Hearing and Consider First Reading

Case #	23-45
Tax Map #	751-00-00-002
Zoning Request:	To rezone from RSF-40 to RUD
Acres:	71.812-acre portion of 76.962-acre parcel
Council District:	Five (5) - Cox
Applicant:	Henry Vinson
Owner:	Henry Vinson
Location:	128 Vinson Road, Rock Hill
Planning Commission Date:	December 11, 2023
Staff Recommendation:	Approve
PC Recommendation:	Approve

(6:19pm)

APPROVED [Unanimous]

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

4. Public Hearing

(6:21pm) Jonathan Buono, Planning and Development Director provided an overview of the proposed rezoning.

(6:23pm) 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, Cox, Huckabee, Cloninger
ABSENT: William "Bump" Roddey

Rezoning Action: Hold a Public Hearing and Consider First Reading

Case #	23-46
Tax Map #	373-00-00-040
Zoning Request:	To rezone from RSF-30 to RMX-10
Acres:	0.81-acre
Council District:	Two (2) - Love
Applicant:	Brian Fullan
Owner:	PIPH-5, LLC
Location:	1646 and 1648 Highway 321, Clover
Planning Commission Date:	December 11, 2023
Staff Recommendation:	Approve
PC Recommendation:	Approve

(6:23pm)

APPROVED [Unanimous]

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

Old Business

New Business

1. Council to authorize County Management and Parks and Recreation Department to seek a qualified consultant to develop a strategic and master plan for the Parks and Recreation Department.

(6:23pm)

APPROVED [Unanimous]

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

2. COUNCIL TO CONSIDER FIRST READING OF AN ORDINANCE TO AMEND CHAPTER 154: LAND DEVELOPMENT CODE, TO MODIFY TABLE 154.200-1: GRAND TREES, INCREASING THE MINIMUM SIZE FOR A TREE TO BE DEFINED AS A "GRAND TREE"; TO ALLOW FULLY-WOODED SCHOOL, INDUSTRIAL, AND COMMERCIAL DEVELOPMENTS TO FULLY MITIGATE GRAND TREE REMOVAL THROUGH FEE-IN-LIEU PAYMENTS; TO PROVIDE FOR A PUBLIC HEARING; AND TO PROVIDE FOR OTHER MATTERS RELATING THERETO.

(6:38pm) Motion to approve with the following amendments:

1. Table of Grand Trees in §154.200 (A)4 shall revert back to the sizes currently approved in the ordinance.
2. §154.200 (B) amended to add an exemption for public K-12 schools.
3. §154.200 (E)2 shall be amended to read as follows: "Industrial developments on fully wooded sites are exempt from this limitation and may provide full mitigation through Fee in Lieu payment."

APPROVED [Unanimous]

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

3. COUNCIL TO CONSIDER FIRST READING OF AN ORDINANCE TO AMEND CHAPTER 155: ZONING CODE TO MODIFY THE MINIMUM SEPARATION BETWEEN TATTOO AND BODY PIERCING ESTABLISHMENTS AND OTHER USES AND DISTRICTS; TO PROVIDE FOR A PUBLIC HEARING; AND TO PROVIDE FOR OTHER MATTERS RELATING THERETO.

(6:54pm)

APPROVED [Unanimous]

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

Committee and Other Reports

(6:57pm) Finance & Operations Committee Meeting, Tuesday, January 2, 2024, 5:40pm
Chairwoman Allison Love

Citizen Concerns

Council Member New/Non-agenda Comments

(6:58pm) Council member Tom Audette stated that he is looking forward to a great 2024.

(6:58pm) Council member Tommy Adkins also stated that he is looking forward to a great 2024.

(6:59pm) Chairwoman Christi Cox requested a memo from staff regarding the status of the Solid Waste Management Plan and if it needs to be updated at this time.

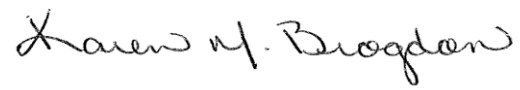
Executive Session

Receipt of Legal Advice/Contractual Matter: Project Mountie/Zoning

Matters for consideration following Executive Session

Adjourn

There being no further business, the meeting adjourned at 7:22pm.

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