



YORK COUNTY
COUNTY COUNCIL
MINUTES • APRIL 3, 2023



FINAL

County Council Meeting

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

6:00 PM

District 1 Tom Audette: Absent, 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

Appearances

(6:03pm) Council and staff recognized Dawn Helms on her service and retirement with York County.

(6:09pm) Katherine Jones, Parks and Recreation Director provided an update on park operations and projects. Ms. Jones stated that Allison Creek Park is currently under construction with hopes to open in the summer of 2023. Ebenezer Park is currently at an 80% camping occupancy with all weekends booked out through July. Both large shelters are booked every weekend in April - July, with limited availability for August or September. Improvements will be made to Ebenezer Park beginning in September 2023. Ms. Jones also provided an update on the community events happening at Field Day Park. It will be requested in the next FY budget, that Field Day Park receive funding for the building of additional pickleball courts. Staff has begun Phase I of the masterplan at Catawba Bend Preserve. Trail construction is underway and parking will be constructed. Additional projects will take place as funding is approved in the budget. Finally, Ms. Jones reported that Bethel Lake Wylie Park District is in the master planning stages of the tax district properties with assistance from York County Parks and Recreation Department, Engineering Department and County Management.

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

(6:25pm) Brian Woolwebber, 664 Hosta Drive, Fort Mill, South Carolina addressed Council regarding his concerns with rezoning 23-06 and the increased traffic in the area.

(6:28pm) William Ratchford, 937 Stallion Spirit Trail, Clover, South Carolina addressed Council regarding his support for the Cherokee Farms rezoning and stated that the neighbors and himself have come to an agreement.

Consent Agenda

(6:29pm)

APPROVED [Unanimous]

MOVANT: Allison Love

SECOND: William "Bump" Roddey

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

ABSENT: Tom Audette

1. Approval of March 14, 2023 Workshop Minutes

ACCEPTED [Unanimous]

MOVANT: Allison Love

SECOND: William "Bump" Roddey

2. Approval of March 20, 2023 County Council Meeting Minutes

ACCEPTED [Unanimous]

MOVANT: Allison Love

SECOND: William "Bump" Roddey

3. Rezoning Action: Consider Third 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

APPROVED [Unanimous]

MOVANT: Allison Love

SECOND: William "Bump" Roddey

4. Rezoning Action: Consider Third Reading

Case #	23-03
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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

APPROVED [Unanimous]

MOVANT: Allison Love
SECOND: William "Bump" Roddey

5. Council to Amend and Provide Second Reading of AN ORDINANCE TO ABANDON, EXTINGUISH, AND RELEASE ANY AND ALL RIGHTS, TITLE AND INTEREST IN A 10' SEWER EASEMENT BURDENING A PORTION OF TAX MAP NUMBER 723-00-00-079, RECORDED IN DEED BOOK 826, PAGE 82 AND DEPICTED IN PLAT BOOK 77, PAGE 180 IN THE OFFICE OF THE REGISTER OF DEEDS OF YORK COUNTY, AND AS SHOWN WITH PARTICULARITY IN THE EASEMENT ABANDONMENT PLAT BEFORE COUNCIL, TO TAKE SUCH OTHER ACTION AS MAY BE NEEDED TO FORMALLY ABANDON THE EASEMENT, TO PROVIDE FOR A PUBLIC HEARING, AND TO PROVIDE FOR OTHER MATTERS RELATED THERETO.

APPROVED [Unanimous]

MOVANT: Allison Love
SECOND: William "Bump" Roddey

6. Approve nominated applicants for service for Boards & Commissions from the Finance & Operations Committee meeting on March 20, 2023: Andy Clinton, Olde English District Commission, Ryan Stephens, Catawba Mental Health Board, Dean Holler, Newport Fire Tax District Board, Peter Macvean, Newport Fire Tax District Board, Candace Pixley, Keep York County Beautiful (District 1), Heather Osborne, Keep York County Beautiful (District 5), and Brooke Gilles, Keep York County Beautiful (At Large).

APPROVED [Unanimous]

MOVANT: Allison Love

SECOND: William "Bump" Roddey

7. Council to approve the amended minutes from the February 6, 2023 Council meeting.

APPROVED [Unanimous]

MOVANT: Allison Love

SECOND: William "Bump" Roddey

8. Council to approve 2023 Prioritized Community Needs List for the Community Development Block Grant Program.

APPROVED [Unanimous]

MOVANT: Allison Love

SECOND: William "Bump" Roddey

9. Council to approve and accept, if awarded, a U.S. Department of Transportation Hazardous Materials Emergency Preparedness Grant in the amount up to \$30,000 for funding of a part-time Preparedness Specialist and associated training.

APPROVED [Unanimous]

MOVANT: Allison Love

SECOND: William "Bump" Roddey

10. Council to authorize contract negotiations regarding RFQ #2851 for mechanical and electrical engineering services for three York County projects including the Rock Hill Library, Moss Justice Center, and Prison Detention Annex.

APPROVED [Unanimous]

MOVANT: Allison Love

SECOND: William "Bump" Roddey

11. Council to authorize a maintenance agreement for audio visual equipment with BIS Digital for the amount of \$8,443.11

APPROVED [Unanimous]

MOVANT: Allison Love

SECOND: William "Bump" Roddey

12. Council to Amend and Provide Second Reading of AN ORDINANCE TO ABANDON, EXTINGUISH, AND RELEASE ANY AND ALL RIGHTS, TITLE AND INTEREST IN A PERMANENT EASEMENT FROM SPRINGLAND, INC. TO YORK COUNTY FILED IN RECORD BOOK 3807, PAGE 113 IN THE OFFICE OF THE REGISTER OF DEEDS OF YORK COUNTY, TO TAKE SUCH OTHER ACTION AS MAY BE NEEDED TO FORMALLY ABANDON THE EASEMENT, TO PROVIDE FOR A PUBLIC HEARING, AND TO PROVIDE FOR OTHER MATTERS RELATED THERETO.

APPROVED [Unanimous]

MOVANT: Allison Love

SECOND: William "Bump" Roddey

13. Council to approve the amended FY 2023-2024 Budget Calendar.

APPROVED [Unanimous]

MOVANT: Allison Love

SECOND: William "Bump" Roddey

Public Hearing(s)

1. Public Hearing

(6:30pm) Jonathan Buono, Planning and Development Director provided an overview of the proposed rezoning.

(6:37pm) 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: Love, Adkins, Roddey, Cox, Huckabee, Cloninger
ABSENT: Tom Audette

Rezoning Action: Hold a Public Hearing and Consider First Reading

Case #	23-06
Tax Map #	725-00-00-022; -302; -303; 726-00-00-081
Zoning Request:	To rezone from UD to LI
Acres:	12.50 +/- acres
Council District:	Seven (7) - Cloninger
Applicant:	Taylor Horry Properties, LLC/Taylor York Properties, LLC
Owner:	Taylor Horry Properties, LLC/Taylor York Properties, LLC
Location:	Highway 51 and Flint Hill Road, Fort Mill
Planning Commission Date:	March 13, 2023
Staff Recommendation:	Approve
PC Recommendation:	Approve

(6:37pm)

APPROVED [Unanimous]

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

2. Public Hearing

(6:38pm) 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 Watts Huckabee and seconded by Council member William "Bump" Roddey to close the public hearing.

ALLOWED [Unanimous]

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

Rezoning Action: Hold a Public Hearing and Consider First Reading

Case #	23-07
Tax Map #	639-00-00-055; - 075; -112
Zoning Request:	To rezone from RSF-40 to RMX-20
Acres:	3.0 +/- acres
Council District:	Six (6) - Huckabee
Applicant:	Lisa Allen
Owner:	Lisa Allen
Location:	Elks Park Road, Rock Hill
Planning Commission Date:	March 13, 2023
Staff Recommendation:	Approve
PC Recommendation:	Approve

(6:39pm)

APPROVED [Unanimous]

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

3. Public Hearing

(6:40pm) Jonathan Buono, Planning and Development Director provided an overview of the proposed rezoning.

The following individuals spoke in opposition of the proposed rezoning:

(6:43pm) Liz Pettine, 3968 Redwood Drive, Rock Hill, South Carolina addressed Council regarding her concerns with the proposed rezoning and the natural waterway that is currently on the property.

(6:45pm) Mary Brown, 3919 Redwood Drive, Rock Hill, South Carolina addressed Council regarding her concerns with the proposed rezoning and the natural waterway that is currently on the property.

(6:47pm) 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 Watts Huckabee to close the public hearing.

ALLOWED [Unanimous]

MOVANT: Allison Love

SECOND: Watts Huckabee

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

ABSENT: Tom Audette

Rezoning Action: Hold a Public Hearing and Consider First Reading

Case #	23-08
Tax Map #	586-01-10-001; -002; -003; -004
Zoning Request:	To rezone from RSF-40 to RMX-10
Acres:	0.802 +/- acres
Council District:	Six (6) - Huckabee
Applicant:	Property Advisors, LLC
Owner:	Property Advisors, LLC
Location:	Palmetto Drive, Rock Hill
Planning Commission Date:	March 13, 2023
Staff Recommendation:	Approve
PC Recommendation:	Approve

(6:47pm)

APPROVED [Unanimous]

MOVANT: Watts Huckabee

SECOND: William "Bump" Roddey

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

ABSENT: Tom Audette

4. Public Hearing

(6:50pm) Jonathan Buono, Planning and Development Director provided an overview of the proposed rezoning.

The following individuals spoke in favor of the proposed rezoning:

(6:51pm) Ainslee Moss, property owner addressed Council regarding her support for the proposed rezoning.

(6:52pm) There being no one else interested in speaking for or against the proposed rezoning 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: Love, Adkins, Roddey, Cox, Huckabee, Cloninger
ABSENT: Tom Audette

Rezoning Action: Hold a Public Hearing and Consider First Reading

Case #	23-09
Tax Map #	337-00-00-015
Zoning Request:	To rezone from AGC to RUD
Acres:	6.49 +/- acres
Council District:	Three (3) - Adkins
Applicant:	Ainslee Moss
Owner:	Ainslee Moss
Location:	2192 and 2196 Garvin Road, York
Planning Commission Date:	March 13, 2023
Staff Recommendation:	Approve
PC Recommendation:	Approve

(6:52pm)

APPROVED [Unanimous]

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

5. Public Hearing

(6:52pm) Jonathan Buono, Planning and Development Director provided an overview of the proposed rezoning.

(6:54pm) 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 Watts Huckabee to close the public hearing.

ALLOWED [Unanimous]

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

Rezoning Action: Hold a Public Hearing and Consider First Reading

Case # 23-10
Tax Map # 610-00-00-021
Zoning Request: To rezone from AGC-I to RUD
Acres: 7.75 +/- acres
Council District: Five (5) - Cox
Applicant: Fred Gilbert Ramsey
Owner: Fred Gilbert Ramsey
Location: 2060 Dunlap Roddey Road, Rock Hill
Planning Commission Date: March 13, 2023
Staff Recommendation: Approve
PC Recommendation: Approve

(6:54pm)

APPROVED [Unanimous]

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

Old Business

1. Rezoning Action: Consider Third Reading

Case # 22-48
Tax Map # 360-00-00-046
Zoning Request: To rezone from RSF-40 to RUD
Acres: 15.15 +/- acres
Council District: Three (3) - Adkins
Applicant: William Ratchford
Owner: William Ratchford
Location: 937 Stallion Spirit Trail, Clover
Planning Commission Date: January 9, 2023
Staff Recommendation: Approve

PC Recommendation: Approve

(6:54pm)

APPROVED [Unanimous]

MOVANT: Tommy Adkins

SECOND: Allison Love

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

ABSENT: Tom Audette

2. Rezoning Action: Consider Second 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)

(6:55pm) Motion to approve with the following additional and amended conditions:

1. No vehicular access drives are permitted onto Rainey Street from any parcels included in the application.
2. 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.
3. The site map submitted by the applicant on March 30, 2023 is attached and incorporated herein as Attachment A and any future development shall conform to and substantially comply with the conditions and requirements of this map attachment.
4. Enhanced landscaping shall be installed at the main entrance on Anderson Road.
5. Existing buildings shall be removed from the site.
6. Type D buffer will be installed along property boundary adjacent to Garrison Road.
7. Add Type C buffer will be installed along property boundary adjacent to Rainey Street.
8. The 8-ft tall opaque fence in the Type C and Type D buffers shall be vinyl PVC material.
9. Parcels identified 666-02-02-011 and -012 are and will remain undisturbed buffer.

APPROVED [Unanimous]

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

3. Council to Provide Second Reading of AN ORDINANCE TO AMEND SECTION 155.1327, TECHNICAL STUDIES, OF THE YORK COUNTY CODE OF ORDINANCES, SO AS TO EXPAND THE APPLICABILITY OF THE TECHNICAL REPORTS AND STUDIES, TO ENHANCE THE SCOPE OF THE TECHNICAL REPORTS AND STUDIES; TO PROVIDE FOR THE IMPLEMENTATION OF THE CONCLUSIONS AND/OR RECOMMENDATIONS OF THE TECHNICAL REPORTS AND STUDIES; AND TO PROVIDE FOR OTHER MATTERS RELATED THERETO.

(6:58pm)

APPROVED [5 to 1]

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

New Business

1. Council to approve award regarding Bid #2854 for the Riverview Road Improvements project (#11149-012), to the lowest responsive and responsible bidder, Blythe Development Company of Charlotte NC, for a total cost of \$17,235,245.50.

(6:59pm)

APPROVED [Unanimous]

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

2. COUNCIL TO RESCIND THIRD 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 APPROVED ON MARCH 20, 2023, IN ORDER TO ALLOW FOR THE CONDUCTION OF A PUBLIC HEARING TO BE HELD ON APRIL 17, 2023, AND SO THAT THE COUNTY COUNCIL CAN THEREAFTER CONSIDER THIRD READING OF THE ORDINANCE AT ITS APRIL 17, 2023 MEETING.

(7:09pm)

APPROVED [Unanimous]

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

3. Council to approve the phase 1, Stewart Cooper Newell Contract in a not-to-exceed amount of \$32,000.00 plus 10% contingency for Project 22339 Animal Services Facility.

(7:09pm)

APPROVED [Unanimous]

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

Committee and Other Reports

(7:10pm) Justice & Public Safety Committee Meeting, Tuesday, March 28, 2023, 6:00pm
Chairman Tommy Adkins

Citizen Concerns

(7:11pm) Alicia Schwartz and Sarah Levins with Project Safe Pet addressed Council regarding solutions to the pet overpopulation in York County. Ms. Schwartz and Ms. Levins stated that the biggest problem in the pet population is uncontrolled reproduction. It was requested that an ordinance be created to require some sort of spay/neuter requirements in York County.

Council Member New/Non-agenda Comments

Executive Session

Personnel Matter: Reasonable Accommodations

Receipt of Legal Advice: Litigation Update

Matters for consideration following Executive Session

1. Motion to proceed with a personnel matter as discussed in Executive Session.

(8:06pm)

ADOPTED [Unanimous]

MOVANT: Watts Huckabee

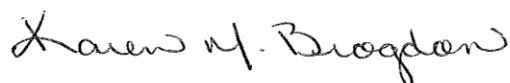
SECOND: Allison Love

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

ABSENT: Tom Audette

Adjourn

There being no further business, the meeting adjourned at 8:07pm.



Karen M. Brogdon, Clerk to Council