



**YORK COUNTY
COUNTY COUNCIL**

MINUTES • MARCH 21, 2022

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, Vice-Chairman Robert Winkler: Present, District 4 William "Bump" Roddey: Present, Chairwoman Christi Cox: Present, District 6 Brandon Guffey: Present, District 7 Joel Hamilton: 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

Thomas "Bud" Smith, Board of Zoning Appeals (District 6)

Elizabeth Bowers, Rock Hill/York County Convention and Visitor's Bureau (At Large)

ABSENT

Dean Faile, Catawba Regional Council of Governments (At Large)

Appearances

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

(6:07pm) Tony Smith, 4249 Sherer Road, Sharon, South Carolina addressed Council regarding his concerns with the newly adopted recode, specifically with restrictions on mobile homes.

Consent Agenda

(6:10pm)

APPROVED [Unanimous]

MOVANT: Joel Hamilton

SECOND: Robert Winkler

AYES: Audette, Love, Winkler, Roddey, Cox, Guffey, Hamilton

1. Approval of February 25, 2022 Workshop Minutes

ACCEPTED [Unanimous]

MOVANT: Joel Hamilton

SECOND: Robert Winkler

2. Approval of March 1, 2022 Health and Environmental Protection Committee Minutes

ACCEPTED [Unanimous]

MOVANT: Joel Hamilton

SECOND: Robert Winkler

3. Approval of March 7, 2022 Planning & Economic Development Committee Minutes

ACCEPTED [Unanimous]

MOVANT: Joel Hamilton

SECOND: Robert Winkler

4. Approval of March 7, 2022 County Council Meeting Minutes

ACCEPTED [Unanimous]

MOVANT: Joel Hamilton

SECOND: Robert Winkler

5. Council to authorize staff to apply for and accept if awarded the Lowe's Hometown's Grant in the amount of \$150,000, no local match required.

APPROVED [Unanimous]

MOVANT: Joel Hamilton

SECOND: Robert Winkler

6. Council to provide Second Reading of AN ORDINANCE AUTHORIZING THE SALE OF A 2,856 SQUARE FOOT (0.0656 OF AN ACRE, MORE OR LESS) PORTION OF A PARCEL LOCATED IN FORT MILL AND PREVIOUSLY IDENTIFIED AS PART OF TAX MAP NUMBER 646-00-00-099, AND WHICH PROPERTY WAS ACQUIRED BY THE COUNTY AS PART OF PROJECT NUMBER 17228-006, HUBERT GRAHAM WAY EXTENSION (DRY RUN ROAD), AND WHICH PROPERTY IS NO LONGER NEEDED FOR THE PROJECT; AUTHORIZING THE CHAIRWOMAN AND COUNTY STAFF TO EXECUTE THE DEED AND ANY RELATED DOCUMENTS NECESSARY TO CLOSE THE TRANSACTION; PROVIDING FOR A PUBLIC HEARING; AND PROVIDING FOR OTHER MATTERS RELATING THERETO.

APPROVED [Unanimous]

MOVANT: Joel Hamilton

SECOND: Robert Winkler

7. Council to authorize an additional allocation of \$223,000 to the Rock Hill/York County Convention and Visitor's Bureau from Accommodation Tax Funds.

APPROVED [Unanimous]

MOVANT: Joel Hamilton

SECOND: Robert Winkler

8. Council to approve a Magistrate Agreement between the County of York and the Town of Clover.

APPROVED [Unanimous]

MOVANT: Joel Hamilton

SECOND: Robert Winkler

9. Council to authorize the Sheriff's Department to apply for and accept if awarded a Police Traffic Services Grant from the S.C. Dept. of Public Safety in the amount of \$378,627.

APPROVED [Unanimous]

MOVANT: Joel Hamilton

SECOND: Robert Winkler

10. Council to authorize the Sheriff's Office to apply for and accept if awarded a DUI Enforcement Grant from the S.C. Dept. of Public Safety in the amount of \$187,057.

APPROVED [Unanimous]

MOVANT: Joel Hamilton
SECOND: Robert Winkler

11. Council to authorize the Sheriff's Office to apply for and accept if awarded a School Resource Officer Program Grant from the S.C. Dept. of Public Safety in the amount of \$1,392,379.

APPROVED [Unanimous]

MOVANT: Joel Hamilton
SECOND: Robert Winkler

12. Council to approve declaration of four County owned vehicles as County surplus.

APPROVED [Unanimous]

MOVANT: Joel Hamilton
SECOND: Robert Winkler

13. Council to approve a Mitigation Agreement with Gold Hill Hotel, LLC for road improvements identified within the TIA for the expansion of a mixed use development along Pleasant Road in Fort Mill; referred as Tax Map Number 651-00-00-434.

APPROVED [Unanimous]

MOVANT: Joel Hamilton
SECOND: Robert Winkler

14. Council to authorize contract negotiations with Cole-Jenest & Stone, Bolton & Menk of Charlotte, NC regarding RFP #2810 for Grant Consulting Services, and to authorize the County Manager to execute the contractual agreement upon successful negotiations.

APPROVED [Unanimous]

MOVANT: Joel Hamilton

SECOND: Robert Winkler

15. Council to approve the First Addendum to the Contract between York County and Marathon Staffing, Inc., of Columbia, SC for temporary staffing services.

APPROVED [Unanimous]

MOVANT: Joel Hamilton

SECOND: Robert Winkler

16. County Council to Consider Approval of the Road Acceptance Requests for Lake Crest subdivision Phases 2 & 3, Rhyne Estates subdivision and Wrenplace Road in Project Leia

APPROVED [Unanimous]

MOVANT: Joel Hamilton

SECOND: Robert Winkler

17. County Council to Consider Approval of the Road Acceptance Requests for Paddlers Cove subd: Paddlers Cove Subdivision Phases 1, 2 and Paddlers Cove Drive Extension.

APPROVED [Unanimous]

MOVANT: Joel Hamilton

SECOND: Robert Winkler

Public Hearing(s)

1. Public Hearing

The following individuals spoke in favor of the proposed ordinance:

(6:11pm) Bucky Glover, Nucycle, LLC's CPA, addressed Council regarding his support for the proposed ordinance.

(6:13pm) There being no one else interested in speaking for or against the proposed ordinance a motion was made by Council member William "Bump" Roddey and seconded by Council member Robert Winkler to close the public hearing.

ALLOWED [Unanimous]

MOVANT: Christi Cox

SECOND: Robert Winkler

AYES: Audette, Love, Winkler, Roddey, Cox, Guffey, Hamilton

COUNCIL TO HOLD A PUBLIC HEARING AND GIVE THIRD READING OF AN ORDINANCE AUTHORIZING THE EXECUTION AND DELIVERY OF A FEE IN LIEU OF TAX AGREEMENT BY AND BETWEEN YORK COUNTY, SOUTH CAROLINA AND NUCYCLE, LLC (FORMERLY KNOWN AS "PROJECT DONALD") WITH RESPECT TO CERTAIN ECONOMIC DEVELOPMENT PROPERTY IN THE COUNTY, WHEREBY SUCH PROPERTY WILL BE SUBJECT TO CERTAIN PAYMENTS IN LIEU OF TAXES; AND OTHER MATTERS RELATED THERETO.

(6:13pm)

APPROVED [Unanimous]

MOVANT: Joel Hamilton

SECOND: Tom Audette

AYES: Audette, Love, Winkler, Roddey, Cox, Guffey, Hamilton

Old Business

1. Rezoning Action: Consider Second Reading

Case #	21-22
Tax Map #	653-00-00-010; 653-00-00-024; 653-00-00-025
Zoning Request:	To rezone from OI to GC
Acres:	3.5 +/- acres
Council District:	One (1) - Audette
Applicant:	Hall Johnston
Owner:	Millwood, Powell, McMurry
Location:	W. Highway 160, Fort Mill
Planning Commission Date:	February 14, 2022
Staff Recommendation:	Approve
PC Recommendation:	Approve (9-0) with condition

(6:13pm) Motion to approve with the following conditions:

1. Left turn movements leaving the site onto Highway 160 W shall be prohibited.

APPROVED [Unanimous]

MOVANT: Tom Audette
SECOND: William "Bump" Roddey
AYES: Audette, Love, Winkler, Roddey, Cox, Guffey, Hamilton

2. Rezoning Action: Consider Second Reading

Case # 22-01
Tax Map # 436-00-00-013(portion)
Zoning Request: To rezone from AGC to RUD
Acres: 1.0 +/- acres
Council District: Five (5) - Cox
Applicant: Debra Spangenberg
Owner: Brannon and Ashlyn Spangenberg
Location: 4211 Madonna Drive, Rock Hill
Planning Commission Date: February 14, 2022
Staff Recommendation: Approve with condition
PC Recommendation: Approve with condition (9-0)

(6:15pm)

APPROVED [Unanimous]

MOVANT: Robert Winkler
SECOND: Allison Love
AYES: Audette, Love, Winkler, Roddey, Cox, Guffey, Hamilton

3. Rezoning Action: Consider Second Reading

Case # 22-02
Tax Map # 543-00-00-052
Zoning Request: To rezone from ID to RUD
Acres: 7.46 +/- acres
Council District: Six (6) - Guffey
Applicant: Sean Sides and Lori Galster
Owner: Sean Sides and Lori Galster
Location: 5062 Matthews Simril Road, Rock Hill
Planning Commission Date: February 14, 2022
Staff Recommendation: Approve
PC Recommendation: Approve (9-0)

(6:15pm)

APPROVED [Unanimous]

MOVANT: Brandon Guffey

SECOND: Joel Hamilton

AYES: Audette, Love, Winkler, Roddey, Cox, Guffey, Hamilton

New Business

Committee and Other Reports

(6:16pm) Planning and Zoning Committee Meeting, Tuesday, March 15, 2022, 5:15pm
Chairwoman Allison Love

(6:17pm) Finance & Operations Committee Meeting, Monday, March 21, 2022, 5:15pm
Chairman Robert Winkler

Council Member New/Non-agenda Comments

(6:19pm) Council member William "Bump" Roddey stated that the Planning and Zoning Committee is going to make modifications to the recode and would like to have public input. Also, Mr. Roddey requested staff to look into dedicating trees on County property to victims who were killed by gun violence.

(6:21pm) Council member Robert Winkler encouraged citizens to run for County Council in their district if they are interested in serving their community.

(6:22pm) Council member Tom Audette stated that the Planning and Zoning Committee addressed commercial parking spaces and the process is much easier for businesses. Mr. Audette also stated that he is working with the Council on Aging to get Access Bus Transportation in the Fort Mill/Tega Cay area.

(6:23pm) Council member Brandon Guffey encouraged citizens in the building community to review the recode and reach out to Council members if they feel modifications need to be made.

Citizen Concerns

Executive Session

Contractual Matter/Receipt of Legal Advice: GT Real Estate Holdings

Receipt of Legal Advice: MorningStar

Receipt of Legal Advice/Contractual Matter: Municipal Inmate Agreements

Receipt of Legal Advice: Blue Granite

Matters for consideration following Executive Session

1. Motion to suspend the rules for purposes of the following motion.

(9:03pm)

ADOPTED [5 to 2]

MOVANT: Joel Hamilton

SECOND: Allison Love

AYES: Love, Winkler, Roddey, Guffey, Hamilton

NAYS: Tom Audette, Christi Cox

2. Motion to approve a resolution committing York County (1) to enter into, amend, or take any actions necessary to execute and deliver a Fee-In-Lieu of tax and incentive agreement with GT Real Estate Holding, LLC ("GTRE"), its affiliates, related entities, covenant to accept certain negotiated Fees in Lieu of Ad Valorem Taxes; (2) to provide for special source revenue or infrastructure improvement credits; (3) to provide specific assurances related to economic development incentives and pertinent

(9:04pm)

ADOPTED [4 to 3]

MOVANT: Joel Hamilton

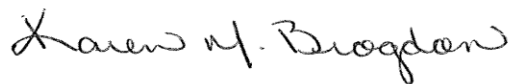
SECOND: William "Bump" Roddey

AYES: Allison Love, William "Bump" Roddey, Brandon Guffey, Joel Hamilton

NAYS: Tom Audette, Robert Winkler, Christi Cox

Adjourn

There being no further business, the meeting adjourned at 9:04pm.



Karen M. Brogdon, Clerk to Council