



**York County
County Council
Agenda
April 21, 2025**

Regular Meeting

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

6:00 PM

Call to Order

Christi Cox, Chairwoman

Invocation and Pledge of Allegiance

Council member Andy Litten, District 2

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

1. Minutes of County Council - County Council Meeting - April 7, 2025
2. Rezoning Action: Consider Third Reading

Case #	24-61
Tax Map #	713-00-00-143; -216
Zoning Request:	To rezone from RSF-40 to RMX-10
Acres:	0.71
Council District:	Seven (7) - Cloninger
Applicant:	Agnes Diblosi
Owner:	Agnes Diblosi
Location:	Ritch Street and Old Nation Road, Fort Mill
Planning Commission Date:	December 9, 2024
Staff Recommendation:	Deny
PC Recommendation:	Deny

Executive Summary: The request to rezone the subject parcel from RSF-40 to RMX-10 is not consistent with the future land use designation of *Single Family Residential*. The purpose of the proposed rezoning is to recombine the parcels and construct one new dwelling unit. A staff report and analysis with findings has been performed.

3. Rezoning Action: Consider Third Reading

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Case #	25-02
Tax Map #	738-00-00-042
Zoning Request:	To rezone from RMX-10 to OI
Acres:	1.01
Council District:	Seven (7) - Cloninger
Applicant:	JCI Homes LLC
Owner:	JCI Homes LLC
Location:	1850 Dobys Bridge Road, Fort Mill
Planning Commission Date:	February 10, 2025
Staff Recommendation:	Approve
PC Recommendation:	Approve (5-0)

Executive Summary: The request to rezone the subject parcel from RMX-10 to OI is consistent with the future land use designation of *Neighborhood Residential*. The purpose of the proposed change is to construct an 8,000-square-foot office building on a currently vacant parcel located within a three-way intersection. A staff report and analysis with findings has been performed.

4. Rezoning Action: Consider Second Reading

Case #	25-03
Tax Map #	586-02-01-001; -037; -038; 592-10-01-012;-027
Zoning Request:	Rezone from RMX-20 or OI to RMX-6
Acres:	12.38 acres
Council District:	6 - Watts
Applicant:	York County Council
Owner:	Lake Club, Devonridge, and Magnolia Place condominiums
Location:	Rock Hill area
Planning Commission Date:	February 10, 2025
Staff Recommendation:	Approve
PC Recommendation:	Approve

Executive Summary: The purpose of this council-initiated request is to rezone three existing multifamily properties to the newly created RMX-6 district and remove their nonconforming status. No new development will result from this action. A staff report and analysis with findings has been performed.

5. Rezoning Action: Consider Second Reading

Case #	25-04
Tax Map #	535-00-00-153
Zoning Request:	Rezone from NC to RSF-30
Acres:	2.13
Council District:	4 - Roddey
Applicant:	Thomas Lee McClellan
Owner:	Thomas Lee and Anna D. McClellan

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Location: McConnells Hwy, Rock Hill
Planning Commission Date: March 10, 2025
Staff Recommendation: Approve
PC Recommendation: Approve

Executive Summary: The request to rezone the subject parcel from NC to RSF-30 is consistent with the future land use designation of *Single Family Residential*. The purpose of the proposed change is to rezone the parcel to a residential district and to subdivide the parcel to create two separate lots for the existing homes. A staff report and analysis with findings has been performed.

6. Rezoning Action: Consider Second Reading

Case # 25-05
Tax Map # 739-00-00-155 and 741-00-00-080
Zoning Request: Rezone from RSF-40 to RUD and from RUD to RSF-40
Acres: 0.185 acre portion of two parcels
Council District: 7 - Cloninger
Applicant: Julio Moreno and Jean Wyland
Owner: Julio Moreno and Jean Wyland
Location: Holbrook Road, Fort Mill
Planning Commission Date: March 10, 2025
Staff Recommendation: Approve
PC Recommendation: Approve

Executive Summary: The purpose of the request to rezone approximately 8,000 SF of each parcel is to exchange portions of their respective lots to resolve an encroachment along their shared border. The total land area zoned RSF-40 and RUD will remain unchanged, and the intended uses of the properties will also remain unchanged. A staff report and analysis with findings has been performed.

7. Council to Provide Second Reading of an Ordinance AUTHORIZING A FOURTH AMENDMENT TO THE INTERGOVERNMENTAL AGREEMENT BY AND BETWEEN THE CITY OF ROCK HILL AND YORK COUNTY RELATING TO THE TEXTILE CORRIDOR REDEVELOPMENT PLAN, THE AMENDED DOWNTOWN REDEVELOPMENT PLAN, THE RED RIVER REDEVELOPMENT PLAN, THE MANCHESTER VILLAGE REDEVELOPMENT PLAN; AND OTHER MATTERS RELATED THERETO

Executive Summary: The Fourth Amendment reduces the TIF allocations from \$54,000,000 to \$48,000,000. The request for the Fourth Amendment comes about to account for a grant received by the City and re-prioritized needs in the District. The City is essentially relinquishing TIF assistance on all other projects due to the significant need for parking assistance to get these very large projects at The Thread and The Herald sites completed. As for the bridge (pedestrian overpass), the City received a \$10 million grant to go towards that construction; however, the City needs an allocation of \$1.2 million from the original \$6 million to cover engineering and architectural services that the grant will not cover.

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8. COUNCIL TO ADOPT A RESOLUTION APPROVING THE PARTIAL ASSIGNMENT AND ASSUMPTION OF THAT CERTAIN AMENDED AND RESTATED FEE AGREEMENT BY AND AMONG YORK COUNTY, SOUTH CAROLINA, LPL HOLDINGS, INC., THE GC NET LEASE (FORT MILL) INVESTORS, LLC, AND THE GC NET LEASE (FORT MILL II) INVESTORS, LLC; AND OTHER MATTERS RELATED THERE TO.

Executive Summary: Partial Assignment and Assumption of Fee Agreement by and among the GC Net Lease (Fort Mill) Investors, LLC (GC), The GC Net Lease (Fort Mill) Investors, LLC (GCII) (Assignors) and 7D7 Property LLC (Assignee).

9. Council to approve award regarding Bid #2959 for uniform rental services for use by county employees, to the lowest responsive and responsible bidder, Unifirst Corporation of Charlotte NC, for a total cost of \$44,887.96 annually for an initial three year period, with an option to renew for an additional two one year periods.

Executive Summary: Currently, approximately 160 county employees wear rental uniforms to include staff assigned to Facilities Maintenance, Equipment Maintenance, Road Maintenance, Water and Sewer, Solid Waste Disposal and Collection, Procurement, and Parks and Recreation.

10. Council to approve York County Office of Emergency Management (YCOEM) to apply for and accept, if awarded, the SC Hazard Mitigation Program Grant (HMPG) to update the County's Multi-Jurisdictional Hazard Mitigation Plan.

Executive Summary: YCOEM seeks to apply for HMPG funding in order to hire a contractor to update York County's Multi-Jurisdictional Hazard Mitigation Plan.

11. Council to authorize staff to apply for, and accept if awarded, a Transportation Alternative Program (TAP) grant from SCDOT for a sidewalk project along Sam Smith Road in the Fort Mill community.

Executive Summary: Council to authorize staff to apply for, and accept if awarded, a Transportation Alternative Program (TAP) grant from SCDOT for a sidewalk project along Sam Smith Road in the Fort Mill community. The 0.45 mile sidewalk project is estimated to cost \$1,500,000. A 20% match is required and has been allocated from the C-funds of County Council Districts 1 and 7.

12. Council to authorize the Sheriff's Office to accept if awarded the 2025-2026 School Resource Officer Program Grant from the S.C. Dept. of Public Safety.

Executive Summary: Council to authorize the Sheriff's Office to accept if awarded 2025-2026 School Resource Officer Program Grant from the S.C. Dept. of Public Safety. Funds have been requested to pay for the salaries and fringe benefits of 18 school resources officers.

13. Council to approve design contract with Kimley-Horn in a not-to-exceed amount of \$520,913.00 for Pennies 5 Project 24341-012: Hwy. 49/Bonum Road/Montgomery Road Intersection.

Executive Summary: The intersection of Hwy. 49, Bonum Road, and Montgomery Road is a Pennies 5 project that was approved by the voters in November. Kimley-Horn is a design firm

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selected to provide the design services for this project. With approval of this agreement, Kimley-Horn can begin design on this intersection improvement.

14. Council to approve design contract with STV, Inc. in a not-to-exceed amount of \$499,073.72 for Pennies 5 Project 24341-020: Black Street/Albright Road Intersection.

Executive Summary: The intersection of Black Street and Albright Road is a Pennies 5 project that was approved by the voters in November. STV is a design firm selected to provide the design services for this project. With approval of this agreement, STV can begin design on this intersection improvement.

15. Council to authorize contract negotiations regarding RFP #2958 for food services at York County's Detention Center.

Executive Summary: The Sheriff's Office is requesting authorization to enter into contract negotiations for food services for York County inmates. It currently averages a daily inmate population of 525 annually. The current contractual agreement for inmate food services will expire on June 30, 2025. A formal solicitation for new services was initiated via the RFP process, and now requires authorization for contract negotiations.

16. Council to approve the purchase of MDT hardware and installation services.

Executive Summary: County Council has approved the purchase of 49 mobile data terminals (MDTs) for deployment and use by fire departments located throughout York County. The original approval of funds from Coronavirus State and Local Fiscal Recovery Funds did not include hardware and installation costs. Quotes have been received for the hardware and installation costs and approval is recommended for the quote of \$84,571.30 by Mobile Communications America of York, SC.

17. Council to approve change order for 2 Pierce Tanker Fire Apparatus in the amount of \$6,398.00.

Executive Summary: On October 3, 2022, County Council approved the purchase of two Pierce Pumpers and two Pierce Tankers for a total cost of \$2,588,860.00 (Consent Agenda Item 13) of which the portion approved for tankers was to be \$936,310.00. During final inspection, a change order was requested for the purpose of installing additional railing for safety by the fire departments receiving the apparatus. The total for the materials and installation by Spartan is \$6,398.00.

18. Consider approval of nominated applicants for service for Boards & Commissions from the Finance & Operations Committee meeting on April 7, 2025: Antonio Mickel, Board of Zoning Appeals (District 4), Derrick William, Planning Commission (District 4), William Nichols, Riverview Fire Tax District Board, Stacie Harrison, Catawba Regional Workforce Investment Board, Jeff Ledford, Lake Wylie Parks and Recreation District, Daniel Venosta, Bethel-Lake Wylie Land Acquisition and Preservation Parks District Board, Laura Ullrich, Catawba Regional Council of Governments, Shelby Champion, Keep York County Beautiful (At Large), Corey Tilley, Keep York County Beautiful (At Large), Joel Parris, Keep York County Beautiful (At Large), Thomas Henry, Rock Hill/York County Convention and Visitor's Bureau (At Large), Charlie Ruffalo, Rock Hill/York County Convention and Visitor's Bureau (At Large), and Jack

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Public Hearing(s)

Old Business

1. COUNCIL TO CONSIDER PROVIDING THIRD READING OF AN ORDINANCE TO AMEND CHAPTER 155: ZONING CODE, SUBCHAPTER F: *NONCONFORMITIES*, TO ALLOW EXISTING NONCONFORMING LOTS TO BE MADE LESS NONCONFORMING THROUGH LOT COMBINATION OR RECOMBINATION; TO ALLOW FOR THE LIMITED EXPANSION OF NONCONFORMING RESIDENTIAL AND NONCONFORMING NONRESIDENTIAL USES; TO PROVIDE FOR A PUBLIC HEARING; AND TO PROVIDE FOR OTHER MATTERS RELATING THERETO.

Executive Summary: The proposed ordinance amendments allow more flexibility for the staff to authorize the combination/recombination of lots, and for reasonable additions and expansions of residential accessory uses/structures and nonresidential principal uses/structures, except where approval by the Board of Zoning Appeals is required. The loosening of the nonconforming regulations is expected to have a positive impact on both property owners and small businesses, particularly those that have been in place for decades.

2. Council to consider Second Reading of an ordinance to amend Chapter 154: *Land Development Code* to revise the definition of "minor subdivision" to exclude lots created prior to October 21, 2019, to clarify that division of a lot into seven or more lots requires preliminary plat approval; to provide for a public hearing; and to provide for other matters relating thereto.

Executive Summary: The proposed ordinance amendment revises the definition of a "minor subdivision", to exclude any lot created prior to the adoption of minor subdivisions in the *Land Development Code*, which was October 21, 2019, thus providing additional certainty for property owners and review staff.

3. COUNCIL TO APPROVE SECOND READING OF AN ORDINANCE AUTHORIZING THE EXECUTION AND DELIVERY OF AN INFRASTRUCTURE CREDIT AGREEMENT BY AND BETWEEN YORK COUNTY, SOUTH CAROLINA AND THAT CERTAIN ENTITY OR ENTITIES IDENTIFIED BY THE COUNTY AS "PROJECT UNAGI" WHEREBY CERTAIN PROPERTY WILL BE SUBJECT TO CERTAIN STATUTORY PAYMENTS IN LIEU OF TAXES AND BENEFIT FROM CERTAIN SPECIAL SOURCE CREDITS, THE PLACEMENT OF PROPERTY COMPRISING PROJECT UNAGI WITHIN THE BOUNDARIES OF A MULTI COUNTY PARK; AND TO PROVIDE FOR OTHER MATTERS RELATED THERETO.

Executive Summary: York County to enter into an Infrastructure Credit Agreement with Project Unagi. Project Unagi is looking to invest \$5,000,000 and create 146 jobs with an average salary of \$39.00 per hour.

New Business

1. FY 26 County Manager Budget Presentation

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Executive Summary: The York County Manager will provide Council with an overview of the recommended FY 26 budget.

2. Council to approve a Financial Participation Agreement with SCDOT for the Exit 85 Interchange Project.

Executive Summary: The County agreed to commit an additional \$16,000,000 towards the construction of the Exit 85 interchange project. This agreement memorializes that commitment with SCDOT, who is managing the project.

3. Council to consider first reading by title only an ordinance to amend the code of the County of York, South Carolina, Chapter 153, Sections 153.31(A) and (B) for the purpose of restructuring the membership of the Economic Development Board; to prescribe the new composition of the Board; to set out the transition period for members and terms; to provide for a public hearing; and to provide for other matters relating thereto.

Executive Summary: The York County Economic Development Board was originally established to conduct an adequate planning program for the stimulation of economic activity and the development of the business and industrial potential of the county. The board once had membership across multiple sectors, all which were either determined by ordinance or appointed by Council. Since 2021 the board has not met or held an official meeting. The economic development committee is looking to reconstitute the board to create better engagement within the community.

Committee and Other Reports

Citizen Concerns

Council Member New/Non-agenda Comments

Executive Session

Receipt of Legal Advice: Legal Matters and Litigation Update

Receipt of Legal Advice/Contractual Matter: Interstate Exchanges

Personnel Matter: County Auditor's Office

Personnel Matter: County Attorney Annual Review Follow-Up

Proposed Contractual Matter/Receipt of Legal Advice: Retention of Outside Counsel

Contractual Matter/ Economic Development: Project Montalban

Matters for consideration following Executive Session

Adjourn

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