



YORK COUNTY COUNTY COUNCIL

AGENDA • JANUARY 19, 2021



County Council 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 Allison Love, District 2

Oath of Office for newly appointed Board and Commission Members

Jim Jones, Catawba Regional Workforce Investment Board
Rease Hagner, Catawba Regional Workforce Investment Board
Allan Chatham, Catawba Regional Workforce Investment Board
Alton Johnson, Catawba Regional Workforce Investment Board
Jason Broadwater, Catawba Regional Workforce Investment Board
Teresa Curtice, Catawba Regional Workforce Investment Board
Mark Van Sickle, Rock Hill/York County Convention and Visitor's Bureau (District 1)
Sam Hall, Rock Hill/York County Convention and Visitor's Bureau (District 3)
Philip Hanushek, Hospitality Tax Advisory Committee (District 1)
Antonio Mickel, York County Planning Commission (District 4)

Appearances

Annual audit presentation by Green Finney.

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

Consent Agenda

1. Minutes of County Council - County Council Meeting - Jan 4, 2021 6:00 PM

2. Rezoning Action: Consider Second Reading

Case #	20-13
Tax Map #	6700000013
Zoning Request:	To rezone from UD to RC-II
Acres:	0.17 +/- acres
Council District:	Four (4) Bump Roddey
Applicant:	Mabel Alfonso
Owner:	Mabel Alfonso
Location:	334 Rock Grove Ave, Rock Hill
Planning Commission Date:	December 14, 2020
Staff Recommendation:	Approve
PC Recommendation:	Approve

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3. Council to approve the execution of a professional services contract with Dodd Studios, LLC of Fort Mill, SC for \$110,000 to provide a comprehensive business and marketing plan for Riverbend Park
4. Council to defer, until February 1, 2021, the Third Reading of AN ORDINANCE AUTHORIZING THE EXECUTION AND DELIVERY OF A FEE IN LIEU OF TAX AGREEMENT AND INCENTIVE AGREEMENT BY AND BETWEEN YORK COUNTY, SOUTH CAROLINA AND A COMPANY OR COMPANIES KNOWN TO THE COUNTY AT THIS TIME AS "PROJECT JABBA" WITH RESPECT TO CERTAIN ECONOMIC DEVELOPMENT PROPERTY IN THE COUNTY, WHEREBY SUCH PROPERTY WILL BE SUBJECT TO CERTAIN NEGOTIATED PAYMENTS IN LIEU OF TAXES, INCLUDING THE PROVISION OF CERTAIN SPECIAL SOURCE CREDITS; THE EXECUTION AND DELIVERY OF AN INFRASTRUCTURE CREDIT AGREEMENT BY AND BETWEEN THE COUNTY AND PROJECT JABBA WHEREBY CERTAIN PROPERTY THAT IS NOT ELIGIBLE FOR NEGOTIATED PAYMENTS IN LIEU OF TAXES, WILL BE SUBJECT TO CERTAIN NON-NEGOTIATED PAYMENTS IN LIEU OF TAXES INCLUDING THE PROVISION OF CERTAIN SPECIAL SOURCE INFRASTRUCTURE CREDITS; THE PLACEMENT OF PROJECT JABBA WITHIN THE BOUNDARIES OF A MULTI-COUNTY PARK; AND OTHER MATTERS RELATED THERETO.
5. Council to Provide AUTHORIZATION TO APPLY AND TO ACCEPT IF AWARDED, A SOUTH CAROLINA COORDINATING COUNCIL GRANT IN THE AMOUNT OF \$200,000. NO LOCAL MATCH REQUIRED.
6. Council to approve insurance premium regarding property and liability coverage for the Culture and Heritage Museums, with the South Carolina State Fiscal Accountability Authority Insurance Reserve Fund, for a total premium cost in the amount of \$69,030.12.
7. Council to approve Utility Relocation Agreements with Duke Energy, York County Natural Gas Authority and Comporium totaling \$440,560.74 for Pennies 3 Project 11149-008j, FMSB/Spratt Street Intersection Improvement, and authorizing The County Manager to execute the Relocation Agreements.
8. Council to approve Utility Relocation Agreements with Duke Energy, York County Natural Gas Authority, Comporium, and Spectrum totaling \$602,693.23 for Pennies 3 Project 11149-010, SC 160 East Improvement, and authorizing The County Manager to execute the Relocation Agreements.
9. Council to approve the Campspot SasS Licensing Agreement providing for implementation and use of the administrative software system at Ebenzer Park

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10. Council to approve the FY 2021 - 2022 Budget Calendar.

Public Hearing(s)

1. Council to hold a public hearing and provide Third Reading of AN ORDINANCE AUTHORIZING THE EXECUTION AND DELIVERY OF AN AMENDMENT TO AN EXISTING FEE-IN-LIEU OF AD VALOREM TAXES AGREEMENT TO PROVIDE FOR CHANGES TO AN EXISTING FEE-IN-LIEU OF AD VALOREM TAX INCENTIVE TO A COMPANY NOW IDENTIFIED UNDER THE CODE NAME OF “PROJECT DALEY AND FORD”; THE INCLUSION OF CERTAIN PROPERTY IN YORK COUNTY, SOUTH CAROLINA IN THE COUNTY’S MULTI-COUNTY INDUSTRIAL PARK AGREEMENT WITH CHESTER COUNTY, S.C.; AND OTHER MATTERS RELATED THERETO.
2. Council to hold a Public Hearing and consider Second Reading of an ordinance to amend the York County Code of Ordinances, Chapter 154, Subdivision Code, to remove development criteria for the reduction in lot sizes, to reduce the spacing of certain buffer tree plantings, to establish “Cluster Subdivisions” which includes the following provisions: purpose, applicability, open space standards, perimeter buffer, and subdivision design; to amend the York County Code of Ordinances, Chapter 155, Zoning Code, to remove the required amenities and density bonuses for residential planned developments, to differentiate the required impervious ratio requirements between uses, to revise minimum lot sizes for residential uses, to establish lot sizes for Cluster Subdivision, to simplify the residential density table, to amend the open space section in its entirety, to remove the site amenities from the commercial design guidelines, to amend the tree protection section: to add a definition for tree save area, to clarify the process to remove a grand tree, to clarify which developments require a tree save area, to clarify when an aerial photograph may replace a physical tree survey; to provide for a public hearing; and to provide for other matters related thereto.
3. Council to hold a public hearing and provide Third Reading of AN ORDINANCE TO AUTHORIZE THE SALE OF A 60,630 SQUARE FOOT (1.392 ACRES, MORE OR LESS) PORTION OF ONE UNDEVELOPED PARCEL LOCATED IN FORT MILL IN THE PROXIMITY OF THE INTERSECTION OF SPRATT STREET AND FORT MILL PARKWAY, IDENTIFIED BY TAX MAP NUMBER 020-20-01-057; TO ENTERTAIN AN EXISTING OFFER TO PURCHASE THE PARCEL; TO AUTHORIZE THE CHAIRWOMAN TO EXECUTE THE CONTRACT OF SALE AND DEED; TO PROVIDE FOR A PUBLIC HEARING; AND TO PROVIDE FOR OTHER MATTERS RELATING THERETO.

4. Council to Hold a Public Hearing and Consider Third Reading of AN ORDINANCE TO ESTABLISH AND CREATE A SPECIAL TAX DISTRICT TO BE KNOWN AS BETHEL-LAKE WYLIE LAND ACQUISITION AND PRESERVATION PARKS DISTRICT IN YORK COUNTY, SOUTH CAROLINA, TO BE ADMINISTERED AS AN AGENCY OF THE COUNTY; TO DEFINE ITS AREAS AND BOUNDARIES; TO DEFINE THE NATURE OF THE SERVICES TO BE RENDERED THEREIN; TO FIX THE MAXIMUM LEVEL OF TAXES WHICH MAY BE LEVIED TO PROVIDE FOR THE OPERATION AND MAINTENANCE OF BETHEL-LAKE WYLIE LAND ACQUISITION AND PRESERVATION PARKS DISTRICT; AND TO PROVIDE FOR OTHER MATTERS RELATING THERETO.

Old Business

1. Rezoning Action: Consider Second Reading

Case #	20-11
Tax Map #	4080000120
Zoning Request:	To rezone from AGC to RUD
Acres:	4.0 +/- acres
Council District:	Five (5) Christi Cox
Applicant:	Robert Lee Carter
Owner:	Robert Lee Carter
Location:	3555 Armstrong Ford Road, Rock Hill
Planning Commission Date:	December 14, 2020
Staff Recommendation:	Approve
PC Recommendation:	Approve

New Business

1. The Solicitor's Office requests Council to ratify a grant application and to accept an award of \$7,145 from the Coronavirus Emergency Supplemental Funding Program Grant, with no local match.
2. Council to approve Intergovernmental Agreement (IGA) for Exit 82 and Exit 85 interchanges as both projects were recently awarded grant funding from the State Infrastructure Bank.

Committee and Other Reports

Finance and Operations Committee, Tuesday, January 19, 2021, 5:30pm, Chairman Robert Winkler

Council Member New/Non-agenda Comments

Citizen Concerns

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Executive Session:

Matters for consideration following Executive Session

Adjourn

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