



YORK COUNTY
COUNTY COUNCIL
AGENDA • MAY 17, 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 Robert Winkler, District 3

Oath of Office for newly appointed Board and Commission Members

Robin Peterson, Keep York County Beautiful, District 1
Lisa Moseley, Rock Hill/York County Convention and Visitor's Bureau, At Large
James Spratt, Riverview Fire Tax District Board
Don Clarke, Rock Hill/York County Airport Commission
Duncan Alford, Accommodations Tax Advisory Committee
Michael Drummond, York County Natural Gas Board

Appearances

Keep York County Beautiful to present their annual report.

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

Consent Agenda

1. Minutes of Transportation Committee - Transportation Committee - May 3, 2021 5:55 PM
2. Minutes of County Council - County Council Meeting - May 3, 2021 6:00 PM

3. Rezoning Action: Consider Second Reading

Case #	21-06
Tax Map #	437-00-00-035
Zoning Request:	To rezone from AGC-I to AGC
Acres:	14.93 +/- acres
Council District:	Five (5) Christi Cox
Applicant:	Sam and Jennifer Dozier
Owner:	Sam and Jennifer Dozier
Location:	2850 Gordon Road, Rock Hill
Planning Commission Date:	April 12, 2021
Staff Recommendation:	Approve
PC Recommendation:	Approve

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4. Rezoning Action: Consider Second Reading

Case # 21-07
Tax Map # 720-00-00-021; 720-00-00-023
Zoning Request: To rezone from RUD to BD-II
Acres: 8.80 +/- acres
Council District: One (1) Tom Audette
Applicant: Lev Saks, SS5PropCo LLC
Owner: Anthony Patania
Location: 3399 & 3409 Pleasant Road, Fort Mill
Planning Commission Date: April 12, 2021
Staff Recommendation: Approve
PC Recommendation: Approve

5. Council to consider Third Reading of an Ordinance to amend the York County Code of Ordinances, Chapter 151, Floodplain Management, to revise the chapter title to "Flood Damage Prevention", to add a definition for "Non-Encroachment Area" (NEA); to amend use of the term "Floodway" to include "Non-Encroachment Area"; to add a definition for "Special Flood Hazard Area" (SFHA); to clarify specific standards where lowest adjacent grade (LAG) applies to elevated building; to amend specific standards for accessory structures; to amend the establishment of an appeal board; to amend variance requirements for accessory and agricultural structures; to amend the York County Code of Ordinance, Chapter 152, Stormwater Management and Sediment Control, to amend the duties of the Stormwater Appeals Board; to provide for a Public Hearing; and to provide for other matters related thereto.
6. COUNCIL TO APPROVE SECOND 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 A COMPANY KNOWN TO THE COUNTY AT THIS TIME AS PROJECT BEAR CLAW 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.
7. COUNCIL TO APPROVE SECOND 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 RECON" WITH RESPECT TO CERTAIN ECONOMIC DEVELOPMENT PROPERTY IN THE COUNTY, WHEREBY SUCH PROPERTY WILL BE SUBJECT TO CERTAIN PAYMENTS IN LIEU OF TAXES, INCLUDING THE PROVISION OF CERTAIN SPECIAL SOURCE CREDITS; AND OTHER MATTERS RELATED THERETO.

8. Council to approve the purchase of 304.6 stream mitigation credits required by the Hubert Graham Way Extension Corps of Engineers Permit for a total of \$68,535.00 from Turners Branch Mitigation Bank.
9. Council to approve a sole source FY 2021-2022 purchase for body worn and dash cameras for use by the Sheriff's office, from Axon Enterprise Inc. of Scottsdale AZ, for a total of \$357,286.87.
10. Council to approve an annual renewal for forensic software licensing agreement with Grayshift LLC, of Atlanta GA, for a total cost of 64,065.00.
11. Council to approve purchase of Safariland body armor gear for a cost not to exceed \$60,000.000 for FY 2022 via state awarded contract, from Lawmen's Safety Supply Inc. of Columbia SC.
12. Council to approve FY 2021/2022 purchase request regarding RFP #2667 for armed security services for use by the Sheriff's Office, to Allied Universal Security Service of Columbia SC, for a total cost of \$235,000.00.
13. Council to approve a sole source procurement of supplies and chemistries from ThermoFisher Technologies/Life Technologies of South San Francisco CA, for an amount not to exceed \$100,000.00.
14. Council to approve forensic software upgrades by The Computer Solution Company of Virginia LLC, of Winston Salem NC, for use by the Sheriff's Office, for a total cost of \$33,000.00.
15. Council to authorize contract negotiations regarding RFQ #2738 for design services for the replacement of York County Animal Shelter's HVAC system.
16. Council to approve award regarding Bid #2747 for the purchase of a TeeMark Super Paint/Aerosol and Oil Crusher for use by York County Solid Waste Collection and Recycling, to the lowest responsive and responsible bidder, Compactors Inc. of Hilton Head Island, SC for the total cost of \$46,622.74.
17. Council to approve award regarding Bid #2746 for the purchase of two stationary compactors and four octagon receivers for use by York County Solid Waste Collection and Recycling, to the lowest responsive and responsible bidder, Bakers Waste Equipment of Lenoir NC, for a total cost of \$73,729.42.

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18. Council to approve authorization for contract negotiations regarding RFP #2742 for water quality testing services for use by York County's Planning and Development Services Department.
19. Council to approve purchase of annotation presentation system and UPS through BIS Digital, Inc., of Fort Lauderdale Fl, for a total of \$13,877.07 for the Historic Courthouse.
20. Council to approve an agreement with Sturgis Web Services of Fort Mill SC for processing of credit card payments

Public Hearing(s)

1. COUNCIL TO HOLD A PUBLIC HEARING AND CONSIDER SECOND READING OF AN ORDINANCE AUTHORIZING THE COUNTY'S SALE OF ITS SPECULATIVE BUILDING LOCATED IN EAST YORK INDUSTRIAL PARK, LOCATED AT 1725 GENTHE COURT, YORK, SOUTH CAROLINA, 29745, DESCRIBED AS A +/- 40,000 SQUARE FOOT INDUSTRIAL BUILDING ON OR ABOUT +/-11.6 ACRES AND IDENTIFIED BY TAX MAP NUMBERS 400-00-00-020, AS MORE PARTICULARLY SHOWN ON THE COMBINATION PLAT (WITH PART OF PARCEL 400-00-00-002) FILED WITH THE YORK COUNTY REGISTER OF DEEDS IN PLAT BOOK 158, PAGE 368, "AS IS, WHERE IS" TO GRID TRAINING CORPORATION, WITH SUCH SALE EVINCED BY THE PURCHASE AND SALE AGREEMENT, ATTACHED HERETO; APPROVING THE AGREEMENT AND RATIFYING ITS EXECUTION BY THE COUNTY MANAGER; AUTHORIZING THE CHAIRMAN AND OTHER COUNTY OFFICIALS TO FURTHER EXECUTE SUCH DOCUMENTS INCIDENT TO THE CLOSING AND SALE OF THE PROPERTY, INCLUDING THE DEED FOR THE PROPERTY; PROVIDING FOR A PUBLIC HEARING, AND PROVIDING FOR OTHER MATTERS RELATED THERETO.
2. Council to hold a Public Hearing and approve Second Reading of an Ordinance to amend the York County Code of Ordances, Chapter 155, Zoning Code, to clarify the separation requirement for tree save areas; to exempt residential developments which are in the Rural Development Districts and located entirely outside of the Urban Services Boundary from the tree survey requirement; to provide for a Public Hearing; and to provide for other matters related thereto.

3. Council to Hold a Public Hearing and consider adopting a RESOLUTION IN SUPPORT OF THE ISSUANCE BY THE SOUTH CAROLINA JOBS-ECONOMIC DEVELOPMENT AUTHORITY OF ITS EDUCATIONAL FACILITIES REVENUE BONDS (YORK PREPARATORY ACADEMY PROJECT), PURSUANT TO THE PROVISIONS OF TITLE 41, CHAPTER 43 OF THE CODE OF LAWS OF SOUTH CAROLINA 1976, AS AMENDED, IN THE AGGREGATE PRINCIPAL AMOUNT OF NOT TO EXCEED \$100,000,000 AND, PENDING ISSUANCE THEREOF, AUTHORIZING THE ISSUANCE OF BOND ANTICIPATION NOTES IN THE AMOUNT OF NOT TO EXCEED \$100,000,000 PURSUANT TO THE PROVISIONS OF TITLE 11, CHAPTER 17 OF THE CODE OF LAWS OF SOUTH CAROLINA 1976, AS AMENDED.

Old Business

1. COUNCIL TO CONSIDER SECOND READING OF AN ORDINANCE TO ESTABLISH OPERATING AND CAPITAL BUDGETS FOR THE OPERATION OF THE COUNTY GOVERNMENT OF YORK COUNTY FOR THE FISCAL YEAR COMMENCING JULY 1, 2021; TO PROVIDE FOR THE LEVY OF TAXES FOR YORK COUNTY FOR THE FISCAL YEAR COMMENCING JULY 1, 2021; TO PROVIDE FOR THE EXPENDITURE OF TAX REVENUES AND OTHER COUNTY FUNDS; AND PROVIDE FOR OTHER FISCAL MATTERS RELATING TO COUNTY GOVERNMENT.

2. Rezoning Action: Consider Second Reading

Case #	21-05
Tax Map #	633-07-03-002
Zoning Request:	To rezone from RC-I to BD-III (with conditions)
Acres:	0.76 +/- acres
Council District:	Six (6) Brandon Guffey
Applicant:	Dhirendra Patel
Owner:	Triangle Point, LTD.
Location:	2216 India Hook Road, Rock Hill
Planning Commission Date:	April 12, 2021
Staff Recommendation:	Approve with conditions
PC Recommendation:	Approve with modified conditions

3. COUNCIL TO APPROVE SECOND READING OF AN ORDINANCE TO AMEND THE CODE OF THE COUNTY OF YORK, SOUTH CAROLINA, DISPOSAL OF WASTE AT COUNTY LANDFILL, CHAPTER 33, SECTION 50.33(B)(9), IN ORDER TO PROVIDE FOR AN INCREASE IN FEES FOR THE ACCEPTANCE OF RECYCLABLE MATERIAL DELIVERED TO THE YORK COUNTY MATERIAL RECOVERY FACILITY AND TO PROVIDE FOR OTHER MATTERS RELATING THERETO.

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4. COUNCIL TO CONSIDER SECOND READING OF AN ORDINANCE TO AMEND THE CODE OF THE COUNTY OF YORK, SOUTH CAROLINA, CHAPTER 51.05, WATER AND SEWER RATES AND CHARGES, TERMS AND CONDITIONS OF SERVICE, SECTION (B)(10) IN ORDER TO AMEND THE SEWER RATE SCHEDULE AND TO PROVIDE FOR OTHER MATTERS RELATED THERETO.
5. COUNCIL TO APPROVE SECOND READING OF AN ORDINANCE TO THE CODE OF THE COUNTY OF YORK, SOUTH CAROLINA, CHAPTER 90.02, “RATES, FEES, AND CHARGES FOR PUBLIC PARK FACILITIES, SERVICES, OR SPONSORSHIPS” IN ORDER TO ESTABLISH USAGE FEES FOR THE NEWLY CONSTRUCTED MULTIPURPOSE EVENT BUILDING AT EBENEZER PARK, TO REDUCE THE CAMPING AND SHELTER RENTAL RESERVATION FEES, TO REVISE THE DEFINITION OF SENIOR AND DISABILITY CATEGORIES AND ADD ACTIVE DUTY MILITARY CATEGORY FOR CAMPING RATES AND SEASON PASSES; AND TO PROVIDE FOR OTHER MATTERS RELATING THERETO.

New Business

1. Council to Consider approval of the Allison Creek Park Lease Agreement between York County and Duke Energy.

Committee and Other Reports

Finance & Operations Committee Meeting, Monday, May 17, 2021, 5:45pm, Chairman Robert Winkler

Council Member New/Non-agenda Comments

Citizen Concerns

Lonnie Harvey to address Council regarding redistricting the school board districts.

Chris Johnson with Rock Hill Clean and Green to address Council regarding the proposed increase in tipping fees.

Executive Session:

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

Matters for consideration following Executive Session

Adjourn

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