



YORK COUNTY COUNTY COUNCIL

AGENDA • OCTOBER 4, 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

Appearances

David Lisk to address Council regarding Impact York County, Clinton Action Plan and the proposed Southside Community TIF.

Melinda Woodhurst, Veterans Affairs Director to provide Council with information regarding the proposed State-Funded Veterans Cemetery.

Chuck Flink to provide the Riverbend Park Masterplan.

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

Consent Agenda

1. Minutes of County Council Workshop - Workshop - Sep 14, 2021 6:00 PM
2. Minutes of Finance & Operations Committee - Finance & Operations Committee - Sep 20, 2021 5:30 PM
3. Minutes of County Council - County Council Meeting - Sep 20, 2021 6:00 PM
4. Rezoning Action: Consider Third Reading
 - Case # 21-08
 - Tax Map # 714-00-00-005; 714-00-00-006
 - Zoning Request: To rezone from RD-1 to ID
 - Acres: 3.5 +/- acres
 - Council District: One (1) - Tom Audette
 - Applicant: AME, Inc. (Nate Pierce)
 - Owner: Gene and Donna Evans
 - Location: 1955 Luckadoo Road, Fort Mill
 - Planning Commission Date: August 9, 2021
 - Staff Recommendation: Approve

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PC Recommendation: Approve

5. Rezoning Action: Consider Second Reading

Case # 21-14
Tax Map # 362-00-00-085
Zoning Request: To rezone from UD to RUD-I
Acres: 10.013 +/- acres
Council District: Two (2) Allison Love
Applicant: Terry Wilson
Owner: Terry Wilson
Location: Highway 321, Clover
Planning Commission Date: August 9, 2021
Staff Recommendation: Approve
PC Recommendation: Approve

6. Council to provide second reading to AN ORDINANCE TO AMEND THE MASTER AGREEMENT GOVERNING THE YORK-CHESTER INDUSTRIAL PARK BETWEEN CHESTER COUNTY, SOUTH CAROLINA AND YORK COUNTY, SOUTH CAROLINA SO AS TO ENLARGE THE PARK PURSUANT TO THE PROVISIONS HEREIN, AND TO PROVIDE FOR OTHER MATTERS RELATED THERETO.
7. Council to approve the nominated applicants for service for Boards & Commissions from the Finance & Operations Committee meeting on September 20, 2021: Jeffrey Blair, Zoning Board of Appeals (District 5), Bryant Cook, Employee Grievance Committee, Heather Savikas, Employee Grievance Committee and Beth White, Stormwater Appeals Board.
8. Council to approve rejection of all responses received regarding Bid #2766 for the purchase of 150+/- stab vest and outer carriers for use by the Sheriff's Office.
9. Council to approve award regarding Bid #2772 for York County's Animal Shelter kennel door replacement project, to the lowest responsive and responsible bidder, S.D. Clifton Construction of Martinez, GA for a total cost of \$162,586.00.
10. Council to approve the Vehicle Replacement Committee's recommendations for vehicle replacement authorizing staff to prepare specifications and seek bids for replacement vehicles.
11. Council to authorize the renewal of maintenance with Central Square Technologies in the amount of \$239,837.36.

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12. Council to approve Lesslie Fire Department's request to rescind authorization to purchase a 2011 Crown Victoria from the County's inventory of surplus vehicles, for a total amount of \$2,000.00.
13. Council to approve a three year planned HVAC controls service agreement with Johnson Controls Inc. of Charlotte NC, for a total cost of \$158,101.00.
14. Council to approve a change order request #2 regarding Bid #2726 to include asbestos abatement and removal, boiler removal, decommission an underground storage tank, and lighting revisions at the Law Enforcement Training Center for a total amount of \$51,259.00.
15. Council to approve the HDR Engineering Inc. of the Carolinas Design Services Contract for the Pennies 4 Project 17228-016: Neely Road for \$ 1,306,362.53
16. County Council to Consider Approval of the Road Acceptance Requests for October 2021: Glynwood Forest, Summerhouse at Paddlers Cove Phases 1, 2 and 3
17. Council to Provide First Reading by Title Only of an Ordinance Approving and Authorizing the ASSIGNMENT AND ASSUMPTION OF EASEMENTS FOR OPERATION OF, AND BILL OF SALE FOR, WATER SYSTEMS, DESCRIBED AS A PORTION OF THE COUNTY CATAWBA WATER MAIN PROJECT, TO THE CITY OF ROCK HILL; TO PROVIDE FOR A PUBLIC HEARING; AND, TO PROVIDE FOR OTHER MATTERS RELATING THERETO.
18. Council to approve a policy regarding American Rescue Act Policy DBE/MBE/SBE Participation.

Public Hearing(s)

1. Rezoning Action: Hold Public Hearing and Consider First Reading

Case #	21-16
Tax Map #	651-00-00-084; 651-00-00-101; 651-00-00-107; 651-00-00-121
Zoning Request:	To rezone from RD-I to BD-III
Acres:	4.44 +/- acres
Council District:	One (1) - Tom Audette
Applicant:	Vulcan Property Group, LLC
Owner:	Peachfirst Partners LLC; Troy and Nanette Lovins; ABI KOA Fort Mill, LLC
Location:	1024-1054 Gold Hill Road, Fort Mill
Planning Commission Date:	September 13, 2021
Staff Recommendation:	Approve

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PC Recommendation: Approve (5-3)

2. Rezoning Action: Hold Public Hearing and Consider First Reading

Case # 21-17
Tax Map # 553-00-00-092
Zoning Request: To rezone from RUD-I to BD-I
Acres: 4.886 +/- acres
Council District: Two (2) - Love
Applicant: Michael Cox
Owner: Lake Pointe Family Ministries of Lake Wylie
Location: 3168 Hands Mill Highway
Planning Commission Date: September 13, 2021
Staff Recommendation: Deny
PC Recommendation: Approve (7-1)

3. Rezoning Action: Hold a Public Hearing and Consider First Reading

Case # 21-18
Tax Map # 694-00-00-038
Zoning Request: To rezone from UD to RC-I
Acres: 10.35 +/- acres
Council District: Five (5) - Cox
Applicant: Carol Williams
Owner: Estate of Charles M. Ayers
Location: Branham Road, Rock Hill
Planning Commission Date: September 13, 2021
Staff Recommendation: Approve
PC Recommendation: Approve

4. Council to Hold a Public Hearing and Consider Third Reading of AN ORDINANCE PROVIDING FOR THE ISSUANCE AND SALE OF NOT EXCEEDING TEN MILLION DOLLARS (\$10,000,000) AGGREGATE PRINCIPAL AMOUNT OF GENERAL OBLIGATION BONDS OF YORK COUNTY, SOUTH CAROLINA, TO DEFRAY THE COSTS OF ACQUIRING PROPERTIES FOR GREENSPACE, CONSERVATION, HISTORIC RESTORATION, PASSIVE RECREATION, AND INTERACTIVE COMMUNITY USES IN THE BETHEL-LAKE WYLIE LAND ACQUISITION AND PRESERVATION PARKS DISTRICT, AND THE COSTS OF ISSUANCE THEREOF; AND OTHER MATTERS RELATING THERETO

Old Business

New Business

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1. Council to Consider and Adopt a RESOLUTION OF THE YORK COUNTY COUNCIL TO RECEIVE, ACCEPT, AND ADOPT THE RIVERBEND PARK MASTER PLAN AS PRESENTED BY THE RIVERBEND PARK STEERING COMMITTEE, TO AUTHORIZE YORK COUNTY MANAGEMENT, PERSONNEL, AND/OR ANY OTHER DESIGNEE TO INITIATE THE IMPLEMENTATION OF PARK DEVELOPMENT PHASING, SPECIFICALLY PHASE 1 AS DETAILED WITHIN THE PLAN, FOR THE PURPOSE OF FULFILLING THE LONG TERM PLAN TO TRANSFORM 1900 ACRES ALONG THE CATAWBA RIVER INTO AN OUTDOOR RECREATION AREA AND NATURE-BASED PARK AND PRESERVE BENEFITING THE CITIZENS OF AND VISITORS TO YORK COUNTY FOR GENERATIONS TO COME; AND TO ADDRESS OTHER MATTERS RELATING THERETO.
2. Council to adopt a Resolution in Support of the State-Funded Veterans Cemetery in York County; to direct York County Management and Staff to Assist the Director of York County Veterans Affairs to the furthest extent practicable in her pursuit of a York County based Veterans Cemetery, and to Provide for other matters related thereto.
3. Council discussion and direction on the Rock Hill/York County Convention and Visitor's Bureau.

Committee and Other Reports

Council Member New/Non-agenda Comments

Citizen Concerns

Kerri Bishop to address Council regarding the New Indy Paper Plant.

Executive Session:

Receipt of Legal Advice: Consideration of Mediated Settlement Agreement for Project: Riverview Road (S-851) Improvements, Project No. 11149-012, Tract Nos. 12 and 13

Contractual Matter: Project Thistle I

Receipt of Legal Advice: Fort Mill School District Impact Fees

Receipt of Legal Advice: Rock Hill TIF

Receipt of Legal Advice: Potential Trademark Park Names

Matters for consideration following Executive Session

Adjourn

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