



**YORK COUNTY  
COUNTY COUNCIL**



**MINUTES • MARCH 20, 2023  
FINAL**

**County Council Meeting**

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

**6:00 PM**

District 1 Tom Audette: Present, Vice-Chairwoman Allison Love: Present, District 3 Tommy Adkins: Present, District 4 William "Bump" Roddey: Absent, Chairwoman Christi Cox: Present, District 6 Watts Huckabee: Present, District 7 Debi Cloninger: 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**

- Mike Geddings, Catawba Regional Workforce Investment Board
- Jamie Cooper, Catawba Regional Workforce Investment Board
- Ashley Hamilton, Catawba Regional Workforce Investment Board
- Lee Green, York County Board of Disabilities and Special Needs (Maxabilities)
- Bobby Willis, Lesslie Fire Tax Board

**Appearances**

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

(6:04pm) John Wright, 912 Stallion Spirit Trail, Clover, South Carolina addressed Council regarding his opposition to proposed rezoning 22-48 and his request for a deferral for additional time to review the documents that were signed by the HOA president.

(6:06pm) Craig Feely, 737 Rocky Hollow Trail, Clover, South Carolina addressed Council regarding his request for a deferral to rezoning 22-48 as he would like additional time to review the documents that were signed by the HOA president.

(6:08pm) Lisa Feely, 737 Rocky Hollow Trail, Clover, South Carolina addressed Council regarding her opposition to proposed rezoning 22-48 and her request for a deferral for additional time to review the documents that were signed by the HOA president.

(6:10pm) Teresa Wilburn, 754 Rocky Hollow Trail, Clover, South Carolina addressed Council regarding her opposition to proposed rezoning 22-48 and her request for a deferral for additional time to review the documents that were signed by the HOA president.

(6:11pm) Jeff Ledford, 2149 Water Oak Lane, Clover, South Carolina addressed Council regarding his support for proposed rezoning 22-48 and stated that the farm is well maintained and the animals are well taken care of.

(6:12pm) Julie Ratchford, 937 Stallion Spirit Trail, Clover, South Carolina addressed Council regarding her support for proposed rezoning 22-48 and assured the neighbors that she was not trying to cause problems in the Cherokee Farms neighborhood. Her family just wanted to have a farm for her children to learn and grow on and to give back to the community by allowing 4-H to hold events on her property.

(6:15pm) William Ratchford, 937 Stallion Spirit Trail, Clover, South Carolina addressed Council regarding his support for the proposed rezoning 22-48.

(6:17pm) Jonathan Beamguard, 1840 Beamguard Road, Clover, South Carolina addressed Council regarding his support for the proposed rezoning 22-48.

(6:18) George Becker, 888 Stallion Spirit Trail, Clover, South Carolina addressed Council regarding his opposition to proposed rezoning 22-48 and his request for a deferral for additional time to review the documents that were signed by the HOA president.

(6:20pm) Julia Curtis, 106 Sterling Drive, York, South Carolina addressed Council regarding affordable housing and felt that the proposed rezoning on McAfee Court was not going to be affordable to residents.

### **Consent Agenda**

(6:24pm)

**APPROVED [Unanimous]**

**MOVANT:** Allison Love

**SECOND:** Tom Audette

**AYES:** Audette, Love, Adkins, Cox, Huckabee, Cloninger

**ABSENT:** William "Bump" Roddey

1. Approval of February 24, 2023 Workshop Minutes

**ACCEPTED [Unanimous]**

**MOVANT:** Allison Love

**SECOND:** Tom Audette

2. Approval of March 1, 2023 Regular Meeting Minutes

**ACCEPTED [Unanimous]**

**MOVANT:** Allison Love

**SECOND:** Tom Audette

3. Approval of March 6, 2023 Economic Development Committee Minutes

**ACCEPTED [Unanimous]**

**MOVANT:** Allison Love

**SECOND:** Tom Audette

4. Approval of March 6, 2023 County Council Meeting Minutes

**ACCEPTED [Unanimous]**

**MOVANT:** Allison Love

**SECOND:** Tom Audette

5. Approval of March 7, 2023 Health and Environmental Protection Committee Minutes

**ACCEPTED [Unanimous]**

**MOVANT:** Allison Love

**SECOND:** Tom Audette

6. Rezoning Action: Consider Second Reading

Case #	23-02
Tax Map #	383-00-00-009
Zoning Request:	To rezone from AGC to RUD
Acres:	5.7-acres
Council District:	Two (2) - Love
Applicant:	Steven Todd Bryant
Owner:	Steven Todd Bryant
Location:	Double K Road, Clover
Planning Commission Date:	February 13, 2023
Staff Recommendation:	Approve
PC Recommendation:	Approve

**APPROVED [Unanimous]**

**MOVANT:** Allison Love

**SECOND:** Tom Audette

7. Rezoning Action: Consider Second Reading

Case # 23-03  
Tax Map # 523-00-00-031  
Zoning Request: To rezone from AGC to RUD  
Acres: 4.0-acre portion of 10.50 +/- acres  
Council District: Five (5) - Cox  
Applicant: Jonathan and Ashley Pannell  
Owner: Jonathan and Ashley Pannell  
Location: E. Border Road, Rock Hill  
Planning Commission Date: February 13, 2023  
Staff Recommendation: Approve  
PC Recommendation: Approve

**APPROVED [Unanimous]**

**MOVANT:** Allison Love

**SECOND:** Tom Audette

8. COUNCIL TO CONSIDER THIRD READING OF AN ORDINANCE TO AMEND CHAPTER 155: ZONING CODE TO ALLOW SCHOOLS AS A PERMITTED USE IN THE AGC, AGC-I, AND OI DISTRICTS; TO PROVIDE FOR A PUBLIC HEARING; AND TO PROVIDE FOR OTHER MATTERS RELATING THERETO.

**APPROVED [Unanimous]**

**MOVANT:** Allison Love

**SECOND:** Tom Audette

9. Council to authorize the Sheriff's Department to apply for and accept if awarded a Supplemental Allocation for Victims Services (SAVS) Grant in the amount of \$46,914.

**APPROVED [Unanimous]**

**MOVANT:** Allison Love

**SECOND:** Tom Audette

10. Council to authorize the Sheriff's Department to apply for and accept if awarded 2023 Justice Assistance Grant Program from the S.C. Dept. of Public Safety.

**APPROVED [Unanimous]**

**MOVANT:** Allison Love

**SECOND:** Tom Audette

11. Council to approve the purchase of six Hurst vehicle extrication rescue tools and accessories for use by the Department of Fire Safety, and Bethesda, Bullock Creek, Hickory Grove, McConnells, and Smyrna Fire Departments, from Municipal Emergency Services of Charlotte NC, for a total cost of \$202,820.64, in accordance to the Cooperative Purchase provision as defined in section 35.008 (C)(2) of the York County Procurement Code.

**APPROVED [Unanimous]**

**MOVANT:** Allison Love

**SECOND:** Tom Audette

12. Council to approve purchase of eight additional Flock Safety Cameras for use by the Sheriff's Office, from Flock Group Inc., of Dallas, TX, for a total cost of \$51,00.00 plus associated taxes.

**APPROVED [Unanimous]**

**MOVANT:** Allison Love

**SECOND:** Tom Audette

13. Council to approve the purchase regarding the replacement of outboard boat motors via SC State Contract #4400018523, for use by the Sheriff's Office, from Central Florida Yamaha Inc., of Lake Placid FL, for a total cost of \$34,446.16.

**APPROVED [Unanimous]**

**MOVANT:** Allison Love

**SECOND:** Tom Audette

14. Council to approve award regarding Bid #2850 for the purchase of one new, unused 50ft Articulating Boom Lift for use by the Public Works Department, to the lowest responsive and responsible bidder, Blanchard Machinery of Rock Hill SC, for a total cost of \$58,047.50.

**APPROVED [Unanimous]**

**MOVANT:** Allison Love

**SECOND:** Tom Audette

15. Council to approve contractual agreement with CPL Architects, Engineers, Landscape Architect and Surveyor, DPC of Greenville, SC, regarding RFQ #2838 for mechanical engineering services for York County's HVAC replacement/upgrade at the Sheriffs District 3 Office located at 236 North Park Drive for a total cost \$66,800.00.

**APPROVED [Unanimous]**

**MOVANT:** Allison Love

**SECOND:** Tom Audette

16. Council to approve contractual agreement with SKA Consulting Engineers of Greensboro, NC, regarding RFQ #2838 for mechanical engineering services for York County's HVAC replacement/upgrade at the York County Public Communications and Emergency Management Facility, for a total cost \$87,000.00.

**APPROVED [Unanimous]**

**MOVANT:** Allison Love

**SECOND:** Tom Audette

17. Council to approve sole source purchase regarding inmate management hardware/software solution for use by the Sheriff's Office, from Codex Corp dba Guardian RFID of Maple Grove MN, for a total cost of \$68,898.00, plus associated taxes.

**APPROVED [Unanimous]**

**MOVANT:** Allison Love

**SECOND:** Tom Audette

18. Apply for and accept if awarded FY 2023-2024 Highway Safety Traffic Grant from the S.C. Dept. of Public Safety. If awarded, grant will fund three traffic safety projects.

**APPROVED [Unanimous]**

**MOVANT:** Allison Love

**SECOND:** Tom Audette

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

**APPROVED [Unanimous]**

**MOVANT:** Allison Love

**SECOND:** Tom Audette

20. Council to approve an agreement with the Catawba Nation for harvesting native plants, known as Arundinaria gigantea or rivercane from Catawba Bend Preserve for the rivercane conservation and restoration efforts of the Nation.

**APPROVED [Unanimous]**

**MOVANT:** Allison Love

**SECOND:** Tom Audette

21. Council to Consider First Reading by Title Only of an Ordinance to abandon, extinguish, and release any all rights, title and interest in a 10' Sewer Easement burdening a portion of tax map number 727-00-00-079, recorded in Deed Book 826, Page 87 and depicted in Plat Book 77, page 68 in the Office of the Register of Deeds of York County, and as shown with particularity in the Easement Abandonment Plat before Council, to take such other action as may be needed to formally abandon the easement, to provide for a public hearing, and to provide for other matters related thereto.

**APPROVED [Unanimous]**

**MOVANT:** Allison Love

**SECOND:** Tom Audette

22. Council to approve Change Orders with MMI for structural stabilization of homestead and Col. Bratton house in the amount of \$49,787.

**APPROVED [Unanimous]**

**MOVANT:** Allison Love

**SECOND:** Tom Audette

23. Council to Consider First Reading by Title Only of an Ordinance to abandon, extinguish, and release any all rights, title and interest in a Permanent Slope Easement from SLI to York County filed in Record Book 3807, Page 113 in the Office of the Register of Deeds of York County, to take such other action as may be needed to formally abandon the easement, to provide for a public hearing, and to provide for other matters related thereto.

**APPROVED [Unanimous]**

**MOVANT:** Allison Love

**SECOND:** Tom Audette

24. Council to approve Change Order with Scaffolding Solutions for an additional nine months of shoring at the McCelvey Center in the amount of \$23,005.56.

**APPROVED [Unanimous]**

**MOVANT:** Allison Love

**SECOND:** Tom Audette

25. Apply for and accept if awarded funds from the 2023 Body Armor Assistance Grant Program from the S.C. Dept. of Public Safety.



**APPROVED [Unanimous]**

**MOVANT:** Allison Love

**SECOND:** Tom Audette

26. Council to consider the declaration of a wrecked 2007 Dodge Caravan county vehicle as salvage; the acceptance of the insurance settlement from Allstate Insurance Company; and the authorization of County Management and any of its designees to execute requested insurance documentation to transfer title.

**APPROVED [Unanimous]**

**MOVANT:** Allison Love

**SECOND:** Tom Audette

### **Public Hearing(s)**

### **Old Business**

1. Rezoning Action: Consider Third Reading

Case #	22-48
Tax Map #	360-00-00-046
Zoning Request:	To rezone from RSF-40 to RUD
Acres:	15.15 +/- acres
Council District:	Three (3) - Adkins
Applicant:	William Ratchford
Owner:	William Ratchford
Location:	937 Stallion Spirit Trail, Clover
Planning Commission Date:	January 9, 2023
Staff Recommendation:	Approve
PC Recommendation:	Approve

(6:24pm) Motion was made by Council member Tommy Adkins and seconded by Council member Tom Audette to approve 3rd reading.

(6:35pm) Motion was made by Council member Tommy Adkins and seconded by Council member Allison Love to go into Executive Session for receipt of legal advice.

### **Matters for consideration following Executive Session**

(6:55pm) Council member Tommy Adkins withdrew his original motion to approve.

(6:55pm) Motion was made by Council member Tommy Adkins and seconded by Council member Tom Audette to defer to the next council meeting.

**DEFERRED [Unanimous]**

**MOVANT:** Tommy Adkins

**SECOND:** Tom Audette

**AYES:** Audette, Love, Adkins, Cox, Huckabee, Cloninger

**ABSENT:** William "Bump" Roddey

2. Rezoning Action: Consider Second Reading

Case #	23-04
Tax Map #	666-00-00-002; -003; -025; 666-0202-002; -004; -005; -006; -007; -008; -009; -010; -012; -016
Zoning Request:	To rezone from UD to LI
Acres:	5.064-acres
Council District:	Five (5) - Cox
Applicant:	Right Solution Truck Care, LLC/Ismail Rizayer
Owner:	Right Solution Truck Care, LLC/Ismail Rizayer
Location:	Anderson Road/Rainey Street, Rock Hill
Planning Commission Date:	February 13, 2023
Staff Recommendation:	Approve (with conditions)
PC Recommendation:	Approve (with conditions)

(6:56pm)

**DEFERRED [Unanimous]**

**MOVANT:** Allison Love  
**SECOND:** Tom Audette  
**AYES:** Audette, Love, Adkins, Cox, Huckabee, Cloninger  
**ABSENT:** William "Bump" Roddey

3. Council to Amend and provide Third Reading of AN ORDINANCE TO AMEND CHAPTER 33 OF THE YORK COUNTY CODE OF ORDINANCES IN ORDER TO CLARIFY DEFINITIONS RELATED TO EMPLOYEE CLASSIFICATION, TO REFINЕ POLICIES AND PROCEDURES RELATED TO RECRUITMENT, EQUAL OPPORTUNITY STANDING, HIRING PRACTICES, RECLASSIFICATIONS, PERFORMANCE APPRAISALS, TERMINATION OF EMPLOYMENT AND RESIGNATION PRACTICES, TO CREATE AN ALTERNATIVE WORK ARRANGEMENT POLICY TO REPLACE THE TELECOMMUTING POLICY, TO AMEND THE WORKERS COMPENSATION AND ANNUAL LEAVE POLICIES, TO AMEND THE COUNTY SUBSTANCE ABUSE POLICY, INCLUDING REQUIREMENTS FOR POST-ACCIDENT TESTING, TO AMEND THE INCLEMENT WEATHER POLICY, AND TO PROVIDE FOR OTHER MATTERS RELATED THERETO.

(6:57pm) This matter has been deferred to the Finance & Operations Committee meeting for further discussion prior to third reading.

**DEFERRED [Unanimous]**

**MOVANT:** Tom Audette  
**SECOND:** Allison Love  
**AYES:** Audette, Love, Adkins, Cox, Huckabee, Cloninger  
**ABSENT:** William "Bump" Roddey

**New Business**

1. Council to approve award regarding Bid #2853 for the purchase of 460 Self Contained Breathing Apparatus Units and associated equipment, to the lowest responsive and responsible bidder, Rinehart Family Company Inc., of Candler NC, dba Rinehart Fire Services, for a total cost of \$4,270,755.20, as part of the Coronavirus State and Local Fiscal Recovery Funds.

(7:07pm)

**APPROVED [Unanimous]**

**MOVANT:** Tommy Adkins  
**SECOND:** Tom Audette  
**AYES:** Audette, Love, Adkins, Cox, Huckabee, Cloninger  
**ABSENT:** William "Bump" Roddey

2. Council to rescind authorization to enter into contract negotiations regarding RFQ #2838 for mechanical engineering services for York County's Fire Training Center's HVAC electrical upgrade project, as part of the Coronavirus State and Local Fiscal Recovery Funds.

(7:07pm)

**APPROVED [Unanimous]**

**MOVANT:** Tom Audette  
**SECOND:** Tommy Adkins  
**AYES:** Audette, Love, Adkins, Cox, Huckabee, Cloninger  
**ABSENT:** William "Bump" Roddey

3. Council to authorize contract negotiations regarding RFP #2844 for the replacement of York County's geographic information system consisting of York County parcels, as part of the Coronavirus State and Local Fiscal Recovery Funds.

(7:08pm)

**APPROVED [Unanimous]**

**MOVANT:** Tom Audette  
**SECOND:** Tommy Adkins  
**AYES:** Audette, Love, Adkins, Cox, Huckabee, Cloninger  
**ABSENT:** William "Bump" Roddey

4. Council to approve purchase as provisioned by §35.009 (G)(w) of the York County Procurement Code, regarding the replacement of a unified computing system from Data Network Solutions of Chaplin SC, for a total cost of \$504,559.98, as part of the Coronavirus State and Local Fiscal Recovery Funds.

(7:10pm)

**APPROVED [Unanimous]**

**MOVANT:** Tom Audette  
**SECOND:** Tommy Adkins  
**AYES:** Audette, Love, Adkins, Cox, Huckabee, Cloninger  
**ABSENT:** William "Bump" Roddey

**Committee and Other Reports**

(7:10pm) Health & Environmental Protection Committee Meeting, Tuesday, March 7, 2023  
4:30pm Chairman, Watts Huckabee

(7:12pm) Finance & Operations Committee Meeting, Monday, March 20, 2023 5:40pm  
Chairwoman, Allison Love

**Citizen Concerns**

(7:13pm) Dr. David Keely addressed Council regarding the Tobacco Free York County Coalition and the growing problem of underage youth becoming addicted to nicotine. Dr. Keely requested that the County research the idea of requiring retailers to obtain a retailer license to sell tobacco products.

**Council Member New/Non-agenda Comments**

(7:25pm) Council member Tom Audette stated that the Pennies for Progress 5 Committee has started their meeting process. The Committee was in Tega Cay last week and encouraged citizens to attend the meetings and make recommendations on road improvement requests.

(7:26pm) Council member Debi Cloninger commended Sheriff Tolson and his staff on their work on I-77 and controlling the issues in the Fort Mill area.

(7:27pm) Council member Tom Audette agreed with Ms. Cloninger and thanked the Sheriff's Office for their work.

**Executive Session**

Contractual Matter/Receipt of Legal Advice: Project Mountie

Receipt of Legal Advice: Litigation Update

**Matters for consideration following Executive Session**

**Adjourn**

There being no further business, the meeting adjourned at 8:39pm.

*Karen M. Brogdon*

Karen M. Brogdon, Clerk to Council