



**YORK COUNTY
COUNTY COUNCIL**



MINUTES • JANUARY 19, 2016

FINAL

County Council Meeting

**Agricultural Building
Council Chambers**

6:00 PM

6 S. Congress Street, York, SC 29745

District 1 Michael Johnson: Present, District 2 Bruce Henderson: Present, District 3 Robert Winkler: Present, District 4 William "Bump" Roddey: Present, District 5 Christi Cox: Present, Council Chairman District 6 Britt Blackwell: Present, District 7 Chad Williams: 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

- Stephanie Hallman, Keep York County Beautiful (At Large-2)
- Jason LaBarge, Rock Hill/York County Convention & Visitor's Bureau (At Large-6)
- David Oxendine, York County Economic Development Board (Manufacturing-5)
- Jonathan Worrall, York County Economic Development Board (Office-1)
- Jason Collett, York County Economic Development Board (Office-1)
- Gil Sowell, York County Economic Development Board (Warehouse/Distribution)
- Richard Roach, York County Economic Development Board (Agribusiness-5)
- Jackie Canty, York County Economic Development Board (Catawba Indian Nation) **ABSENT**
- Antonia Barnes, Catawba Regional Workforce Investment Board **ABSENT**
- Constance Larson, Catawba Regional Workforce Investment Board **ABSENT**
- Hardy Lanier, Catawba Regional Workforce Investment Board **ABSENT**

Appearances

Mr. Robert DeLoach did not address Council regarding his property tax increase after loss of homestead exemption.

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

(6:06pm) Billy Hagner, 1901 Voyager Road, York, South Carolina addressed Council regarding his opposition to the bond ordinance to include the administration building.

(6:09pm) Lee Eubanks, 4598 Deer Run, Rock Hill, South Carolina addressed Council regarding his concerns for deficient bridges in York County.

(6:11pm) Shannon Parrish, realtor representing Earth and Woods, Inc. addressed Council regarding the property rezoning for Earth and Woods, Inc. Ms. Parrish requested that the rezoning include: general merchandise, building materials and supplies and garden and lawn equipment sales and services.

(6:13pm) Jim Bradford, 12 Wright Ave, York, South Carolina addressed Council regarding his support for the proposed bond ordinance to include the administration building.

(6:16pm) Tom Smiley, 12025 Forest Home Drive addressed Council regarding his opposition to the proposed rezoning for Earth and Woods, Inc. Mr. Smiley is concerned with the decrease in property values and traffic congestion in the area.

Public Hearing(s)

1. Public Hearing

Speak in favor

(6:18pm) Richard Wilson with Cato Corporation addressed Council regarding his support for the rezoning request. Mr. Wilson stated that the Cato Corporation is not going to build a distribution center on the property because it is better suited for Class A office space. Mr. Wilson explained that the distribution center will be built at a different location in York County.

(6:20pm) Tracey Dotson, Vice President of Brokerage and Development at Lincoln Harris, 4870 Piedmont Town Centre Drive, Charlotte, North Carolina. Ms. Dotson explained that the property would be constructed in long term phases. The first phase would take approximately 5-10 years with a focus on development for a civic space, construct an entrance and then the focus will be on mixed use with offices, retail, possibly hotels and residential. Phase II would take place between years 10-15 focusing on connectivity throughout the site with civic spaces, green spaces and open spaces. Phase III would take place between years 15-20 and would focus on connection back to Highway 21 with additional office space.

(6:25pm) Steve McCrae, Attorney representing Fort Mill Land Development, LLC. Mr. McCrae explained that it is necessary to enter into a development agreement with Fort Mill Land Development under the SC Local Government Development Agreement Act. The development agreement would protect vested property rights and coordinate the provision of adequate public facilities with the timing of the development.

(6:27pm) Lee Eubanks, representing the Eubanks Family Partnership which owns 216 acres two tenths of a mile from the Cato Property. Mr. Eubanks addressed Council regarding his support for the Cato Corporation.

(6:29pm) There being no one else speaking for or against the proposed ordinance a motion was made by Council member Michael Johnson and seconded by Council member William "Bump" Roddey to close the public hearing.

ALLOWED [Unanimous]

MOVANT: Michael Johnson
SECOND: William "Bump" Roddey
AYES: Johnson, Henderson, Winkler, Roddey, Cox, Blackwell, Williams

Rezoning Action: Consider Second Reading and Public Hearing:

Case # 15-36
Tax Map # 7160000002, 7160000051, 7160000057, 7160000069,
7160000076, 7160000078, 7160000079, 7160000080,
7160000081, 7160000082, 7160000083, 7160000084,
& 7170000008
Zoning Request: Request to rezone property from UD, BD-III, (Gold Hill Commons) PD, RUD & AGC TO PD
Acres: 360.51 +/-
Council District: One (1) Johnson
Applicant: Fort Mill Land Development, LLC
Owner: Cato Land Development, LLC/The Cato Corporation
Location: 2280 Deerfield Drive in the Fort Mill community
Planning and Development Staff: APPROVAL
Planning Commission: APPROVAL (6-1) (Barnett 5)

Staff Recommendation: Approval based on the information prepared by staff outlined in this Planning Commission Report and the findings below:

Project Positives

- Compatible uses with the surrounding vicinity
- Interconnecting street and pedestrian network
- Public trail facilities
- Higher density housing that will support a live/work environment
- A residential unit cap to ensure that a mix of uses will occur throughout the project
- Potential for the creation of an activity center for job producing office/professional uses
- Consistency with the Comprehensive Plan
- The proposed uses within the development will support the development of future transit routes and facilities

Potential Issues

- The project will add a significant number of trips to the Gold Hill/I-77 interchange and surrounding roads

Please Note: A copy of the 24" x 36" PD Plan is provided in the Council's Yellow Folder

(6:29pm)

APPROVED [Unanimous]

MOVANT: Michael Johnson

SECOND: Bruce Henderson

AYES: Johnson, Henderson, Winkler, Roddey, Cox, Blackwell, Williams

Old Business

1. Council to Consider Third Reading of AN ORDINANCE TO PROVIDE FOR THE ISSUANCE AND SALE OF \$108,970,000 GENERAL OBLIGATION BONDS OF 2016 OF YORK COUNTY, SOUTH CAROLINA, TO PRESCRIBE THE PURPOSES FOR WHICH THE PROCEEDS SHALL BE EXPENDED, TO PROVIDE FOR THE PAYMENT THEREOF, AND OTHER MATTERS RELATING THERETO.

(6:29pm)

APPROVED [4 to 3]

MOVANT: William "Bump" Roddey

SECOND: Robert Winkler

AYES: Bruce Henderson, Robert Winkler, William "Bump" Roddey, Chad Williams

NAYS: Michael Johnson, Christi Cox, Britt Blackwell

2. Rezoning Action: Consider Second Reading:

Case #	15-32
Tax Map #	5460000122
Zoning Request:	Request to rezone property from BD-I to BD-III
Acres:	0.77 +/-
Council District:	Six (6) Blackwell
Applicant:	John D. Rinehart
Owner:	Main 7, LLC
Location:	4939 Mount Gallant Road in the Rock Hill community
Planning and Development Staff:	DENIAL
Planning Commission:	APPROVAL with Condition (7-0)

Staff Recommendation: Denial based on the information prepared by staff outlined in this Planning Commission Report and the findings below:

1. The proposed rezoning is not consistent with the Comprehensive Land Use Plan for the area.
2. The proposed rezoning is not consistent with the character of the surrounding area.

Planning Commission Recommendation:

At its December 14, 2015 meeting the Planning Commission recommended approval of the rezoning and limited uses within the site to the following:

1. The use is limited to pet grooming services, pet supplies and kennels

At its January 4, 2016 meeting the Council proposed an additional condition:

1. All BD-I uses permitted within the BD-III Zoning District

(6:41pm)

Motion to approve with all BD-I uses permitted within the BD-III zoning district as well as the pet grooming services, pet supplies and kennels.

APPROVED [Unanimous]

MOVANT: Michael Johnson

SECOND: Robert Winkler

AYES: Johnson, Henderson, Winkler, Roddey, Cox, Blackwell, Williams

3. Rezoning Action: Consider Second Reading:

Case #	15-34
Tax Map #	6480000005
Zoning Request:	Request to rezone property from RUD TO BD-III
Acres:	6.59 +/-
Council District:	One (1) Johnson
Applicant:	Earth and Woods, LLC
Owner:	Wells Fargo Bank
Location:	3354 Hwy 160 in the Fort Mill community
Planning and Development Staff:	DENIAL
Planning Commission:	APPROVAL with Condition (6-0) (Heinsohn (7) Recusal)

Staff Recommendation: Denial based on the information prepared by staff outlined in this Planning Commission Report and the findings below:

1. The proposed rezoning is not consistent with the Comprehensive Land Use Plan for the area.
2. The proposed rezoning is not consistent with the character of the surrounding area.

Planning Commission Recommendation:

At its December 14, 2015 meeting the Planning Commission recommended approval of the rezoning and limited uses within the site to the following:

- The use is limited to garden and lawn equipment sales and services

(6:42pm)

Motion to approve with condition of limiting BD-III uses to section R-5, S-5, and S-10 while retaining all RUD uses.

APPROVED [Unanimous]

MOVANT: Michael Johnson

SECOND: Robert Winkler

AYES: Johnson, Henderson, Winkler, Roddey, Cox, Blackwell, Williams

New Business

1. Monthly Comprehensive Plan Update - Audra Miller, Planning Director

(6:46pm) Audra Miller, Planning Director updated Council on the Comp Plan. The advisory committee is working through the elements of the Comprehensive Plan. Ms. Miller stated that the last public meeting will be held sometime toward the end of February with a workshop with Council in March.

2. Request Council adoption of the submitted draft of the FY 2017 Budget Calendar.

(6:48pm)

APPROVED [Unanimous]

MOVANT: Chad Williams

SECOND: Michael Johnson

AYES: Johnson, Henderson, Winkler, Roddey, Cox, Blackwell, Williams

3. Council to consider award of Bid #2320 regarding the purchase of a 2016 one ton 4x2 crew cab truck for use by Water and Sewer, to the lowest responsive and responsible bidder, Earl Tindol Ford of Gastonia, NC for a total cost of \$34,988.00.

(6:48pm)

APPROVED [Unanimous]

MOVANT: Robert Winkler

SECOND: William "Bump" Roddey

AYES: Johnson, Henderson, Winkler, Roddey, Cox, Blackwell, Williams

4. Council to consider adoption of RESOLUTION IN SUPPORT OF ROCK HILL SCHOOL DISTRICT 3 SALE OF PROPERTY.

(6:48pm)

APPROVED [Unanimous]

MOVANT: Michael Johnson

SECOND: William "Bump" Roddey

AYES: Johnson, Henderson, Winkler, Roddey, Cox, Blackwell, Williams

5. Council to consider an access agreement between U.S. Marine Corps Forces, Special Operations Command and Ebenezer Park, York County, South Carolina.

(6:49pm)

APPROVED [Unanimous]

MOVANT: William "Bump" Roddey

SECOND: Michael Johnson

AYES: Johnson, Henderson, Winkler, Roddey, Cox, Blackwell, Williams

6. Council to consider authorization of a venue agreement at Ebenezer Park for the 2016 Polar Plunge.

(6:50pm)

APPROVED [Unanimous]

MOVANT: Chad Williams

SECOND: Michael Johnson

AYES: Johnson, Henderson, Winkler, Roddey, Cox, Blackwell, Williams

7. COUNCIL TO CONSIDER ACCEPTANCE OF THE FOLLOWING ROADWAYS INTO THE COUNTY ROAD MAINTENANCE SYSTEM: MAY GREEN DRIVE, BAY TREE LANE, BAY TREE LANE (2), BRAYLEE BROOK DRIVE, BICYCLE COURT, STACY LANE, ALBANY PARK DRIVE, WATLING STREET, WATLING STREET (2), ALBANY PARK DRIVE (2).

(6:50pm)

APPROVED [6 to 1]

MOVANT: Chad Williams

SECOND: William "Bump" Roddey

AYES: Johnson, Henderson, Winkler, Roddey, Blackwell, Williams

NAYS: Christi Cox

Consent Agenda

(6:56pm)

APPROVED [Unanimous]

MOVANT: Michael Johnson

SECOND: William "Bump" Roddey

AYES: Johnson, Henderson, Winkler, Roddey, Cox, Blackwell, Williams

1. Approval of January 4, 2016 County Council Meeting Minutes

ACCEPTED [Unanimous]

MOVANT: Michael Johnson

SECOND: William "Bump" Roddey

Committee and Other Reports

(6:56pm) Pennies for Progress Committee Meeting, January 15, 2016, 11:30am, Chairwoman Christi Cox

(6:57pm) Finance & Operations Committee Meeting, January 19, 2016, 5:00pm, Chairman Michael Johnson

Council Member New/Non-agenda Comments

(7:03pm) Council member Bruce Henderson stated that he would like to have a Zoning Committee meeting to discuss a developing ordinance to help identify a process on how to handle the finding of burial plots.

(7:05pm) Council member William "Bump" Roddey addressed staff regarding citizen's concerns of excessive litter on the roadways. Council member Roddey requested staff's assistance in addressing this problem.

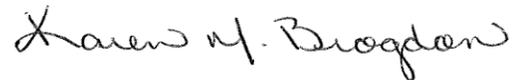
Executive Session: Personnel Matter: County Attorney Evaluation

Matters for consideration following Executive Session

Adjourn

(8:03pm)

There being no further business, the meeting adjourned at 8:03pm.



Karen M. Brogdon, Clerk to Council