



**YORK COUNTY  
COUNTY COUNCIL**

**ACTIONS • JANUARY 19, 2016**



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**County Council Meeting**

**Agricultural Building  
Council Chambers  
6 S. Congress Street, York, SC 29745**

**6:00 PM**

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**Call to Order**

J. Britt Blackwell, Chairman

**Invocation and Pledge of Allegiance**

Council member Bruce Henderson, District 2

**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)  
Johnathan 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**

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)**

Billy Hagner, 1901 Voyager Road, York, South Carolina addressed Council regarding the bond ordinance and the administrative building.

Lee Eubanks, 4598 Deer Run, Rock Hill, South Carolina addressed Council regarding deficient bridges in York County.

Shannon Parrish, Realtor representing Earth and Woods, Inc. addressed Council regarding her support for the property rezoning at 3354 Highway 160, Fort Mill, South Carolina

Jim Bradford, 12 Wright Ave, York, South Carolina addressed Council regarding his support for the bond ordinance.

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Tom Smiley, 12025 Forest Home Drive, Fort Mill, South Carolina addressed Council regarding his concerns with the proposed rezoning for Earth and Woods, Inc.

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

1. Rezoning Action: Gave Second Reading and Held a 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**

### **Old Business**

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1. Gave 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.

2. Rezoning Action: Gave 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

3. Rezoning Action: Gave 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)

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

### **New Business**

1. Audra Miller, Planning Director provided the Monthly Comprehensive Plan Update.
2. Council adopted the submitted draft of the FY 2017 Budget Calendar.
3. Authorized 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.
4. Adopted a RESOLUTION IN SUPPORT OF ROCK HILL SCHOOL DISTRICT 3 SALE OF PROPERTY.
5. Authorized an access agreement between U.S. Marine Corps Forces, Special Operations Command and Ebenezer Park, York County, South Carolina.
6. Authorized a venue agreement at Ebenezer Park for the 2016 Polar Plunge.
7. ACCEPTED 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, WALTLLING STREET, WALTLLING STREET (2), ALBANY PARK DRIVE (2).

### **Consent Agenda**

Approved the Consent Agenda and approved the minutes from the January 4, 2016 County Council Meeting.

### **Committee and Other Reports**

Pennies for Progress Committee Meeting, January 15, 2016, 11:30am, Chairwoman Christi Cox

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

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

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.

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**