



**YORK COUNTY**  
**COUNTY COUNCIL**  
**MINUTES • JUNE 20, 2016**



**FINAL**

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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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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**

Marc Howie, York County Economic Development Board (York County Growth Partners Representative)

David Williams, York County Economic Development Board (York County Regional Chamber Representative) **ABSENT**

Omar Kasso, Board of Rural Fire Control (District 1)

Alex Haeefe, Zoning Board of Appeals (District 6) **ABSENT**

**Appearances**

(6:05pm) Carey Tilley provided Council with an update on the Museum of York County and the Main Street Children's Museum.

(6:10pm) Brittany Giles, 229 Sheffield Drive, York, South Carolina addressed Council regarding the paving of Sheffield Drive in the English Garden Park Neighborhood.

Paul Anderko to address Council regarding 4 year terms for County Council members. **ABSENT**

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

(6:15pm) Harvey Hawkins, 1585 Allison Circle, Rock Hill, South Carolina addressed Council regarding his support for the proposed ordinance for 4 year staggered terms for County Council members.

(6:17pm) Chet Miller, 2056 Balmoral Drive, York, South Carolina addressed Council regarding his support for the proposed ordinance for 4 year staggered terms for County Council members.

(6:19pm) Scott Childers, 1349 Filbert Highway, York, South Carolina addressed Council regarding his concerns with the proposed 2016-2017 budget.

(6:22pm) Senator Creighton Coleman addressed Council regarding the Veterans Monument funding from the State.

(6:25pm) JJ Mattingly, 1384 East Alexander Love Highway, York, South Carolina thanked everyone for their support of the Veterans Monument Park in York.

(6:26pm) LeAnn Lowery, 3060 Clover Circle, York, South Carolina addressed Council regarding the Lake Wylie Petition for the creation of the Special Tax District in Lake Wylie.

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

#### 1. Public Hearing

(6:28pm) There being no one interested in speaking for or against the proposed rezoning a motion was made by Council member Michael Johnson and seconded by Council member Robert Winkler to close the public hearing.

#### **ALLOWED [Unanimous]**

**MOVANT:** Michael Johnson

**SECOND:** Robert Winkler

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

**ABSENT:** William "Bump" Roddey

#### Rezoning Action: Consider First Reading and Hold a Public Hearing:

Case #	16-07
Tax Map #	5350000152
Zoning Request:	To rezone from RC-II to BD-III
Acres:	+/- 9 acres
Council District:	Four (4) William "Bump" Roddey
Applicant:	Brent A. Finley
Owner:	Sherry Stillwell/Estate of Frances Johnston
Location:	1626 Darby Road in the Rock Hill community
Planning and Development Staff:	APPROVAL
Planning Commission:	APPROVAL with condition (8-0)
Planning Commission Date:	May 9, 2016

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

1. The proposed rezoning request is consistent with the Comprehensive Land Use Plan for the area.
2. The proposed rezoning request is consistent with the character of the surrounding area.
3. The proposed rezoning request is located within a small mixed use node that includes commercial development.

At their May 9, 2016 meeting, the Planning Commission recommended the following condition:

1. Restrict all uses except “ministorage” and permitted accessory use.

(6:29pm)

Motion to approve with the following conditions: Restrict all uses except "ministorage" and permitted accessory use.

**APPROVED [Unanimous]**

**MOVANT:** Robert Winkler

**SECOND:** Michael Johnson

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

**ABSENT:** William "Bump" Roddey

2. Public Hearing

The following individuals spoke in opposition of the proposed Comprehensive Plan

(6:30pm) Betty Rankin, 2600 William Lytle Place, Rock Hill, South Carolina addressed Council regarding her opposition to the proposed Comprehensive Plan and the extension of the Urban Services Boundaries (USB).

(6:40pm) Dennis Merrill, 1011 Whitehorse Road, Rock Hill, South Carolina addressed Council regarding his opposition to the proposed Comprehensive Plan and the extension of the Urban Services Boundaries (USB).

(6:46pm) David Laboon, 312 Chipwood Lane, Rock Hill, South Carolina addressed Council regarding his opposition to the proposed Comprehensive Plan and the extension of the Urban Services Boundaries (USB).

(7:00pm) Nancy Craig, 1525 Dunlap Roddey Road, Rock Hill, South Carolina addressed Council regarding her concerns with the proposed Comprehensive Plan.

(7:10pm) Carl Cornwell, 2380 Neely Store Road, Rock Hill, South Carolina addressed Council regarding his concerns with the proposed Comprehensive Plan and the extension of the Urban Services Boundaries (USB).

(7:11pm) Kris Frazier, 6575 Baker Lane, Lake Wylie, South Carolina addressed Council regarding her concerns with the proposed extension of the Urban Services Boundaries (USB).

(7:13pm) Ragin Craig, 1804 Craig Road, Rock Hill, South Carolina addressed Council regarding his opposition to the proposed Comprehensive Plan and the extension of the Urban Services Boundaries (USB).

The following individuals spoke in favor of the proposed Comprehensive Plan

(7:27pm) Larry Barnette, 1712 Appletree Lane, Fort Mill, South Carolina addressed Council regarding his support of the proposed Comprehensive Plan but his opposition to the extension of the Urban Services Boundaries (USB).

(7:32pm) Jeff Blair, 299 Southside Road, Rock Hill, South Carolina addressed Council regarding his support of the proposed Comprehensive Plan but his opposition to the extension of the Urban Services Boundaries (USB).

(7:40pm) Scott Childers, 1349 Filbert Highway, York, South Carolina addressed Council regarding his support of the proposed Comprehensive Plan.

(7:52pm) Dwayne Christopher, 1211 Rickenhouse Lane, Rock Hill, South Carolina addressed Council regarding his support of the proposed Comprehensive Plan.

(7:59pm) Kathy Bigham, 1528 Blanchard Bend, Rock Hill, South Carolina addressed Council regarding her support of the proposed Comprehensive Plan.

(8:04pm) Bert Hesse, CEO of Studio South Holdings appeared on behalf of the Catawba Indian Nation addressed Council regarding the ground breaking of Catawba Studios at the Catawba Indian Nation and his support for the proposed Comprehensive Plan.

(8:07pm) Allison Love, 6580 Baker Lane, Clover, South Carolina addressed Council regarding her support of the proposed Comprehensive Plan.

There being no one else interested in speaking for or against the proposed Ordinance a motion was made by Council member William "Bump" Roddey and seconded by Council member Robert Winkler to close the public hearing.

**ALLOWED [Unanimous]**

**MOVANT:** William "Bump" Roddey

**SECOND:** Robert Winkler

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

Hold a Public Hearing and consider 2nd reading of an ordinance "TO ADOPT YORK FORWARD THE 2035 YORK COUNTY COMPREHENSIVE PLAN INCLUDING THE COMPREHENSIVE LAND USE PLAN MAP, PLAN ELEMENTS, AND APPENDICES PURSUANT TO THE CODE OF LAWS OF SOUTH CAROLINA , TITLE 6, CHAPTER 29 ENTITLED "SOUTH CAROLINA LOCAL GOVERNMENT COMPREHENSIVE PLANNING ENABLING ACT OF 1994," TO HOLD A PUBLIC HEARING, AND TO PROVIDE FOR OTHER MATTERS RELATED THERETO."

(8:15pm)

Motion to approve second reading of the comprehensive plan ordinance except the component addressing the Urban Services Boundary (USB), as shown on the Future Land Use Map and as set forth in related textual references, which component requires further analysis by Council and, that the US border remain as that as provided on the 2004 Comprehensive Plan as modified through prior action prior to June 20, 2016, so that the Chairman can appoint a 7 person citizen committee to evaluate the overall USB Boundary and in particular address the Dave Lyle Boulevard extension area impacted by the USB, in terms of proper thoroughfare, right-of-way, and utility extensions and in terms of appropriate commercial and agricultural land designations, and thereafter report back to Council no later than the last meeting in October 2016, at which time the Council will address the USB component of the Comprehensive Plan.

**APPROVED [6 to 1]**

**MOVANT:** Christi Cox

**SECOND:** Michael Johnson

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

**NAYS:** William "Bump" Roddey

3. Public Hearing

The following individuals spoke in favor of the proposed ordinance.

(8:39pm) John Reid Smith, 1280 South Parham Road, York, South Carolina is the owner of the property and he addressed Council regarding his support for the proposed rezoning.

(8:40pm) Steve Black, 1329 Fairhope Road, York, South Carolina addressed Council regarding his support for the proposed rezoning.

(8:41pm) Joe Farr, 6347 Crossroads Drive, York, South Carolina addressed Council regarding his support for the proposed rezoning.

(8:44pm) Neal Boyd, 1631 Paul Boyd, Clover, South Carolina addressed Council regarding his support for the proposed rezoning.

(8:47pm) Ray Emser, 2106 Pinewild Court, York, South Carolina addressed Council regarding his support for the proposed rezoning.

(8:48pm) Jake Farr, 308 Bethel Street, Clover, South Carolina addressed Council regarding his support for the proposed rezoning.

There being no one else interested in speaking for or against the proposed ordinance a motion was made by Council member Bruce Henderson and seconded by Council member William "Bump" Roddey to close the public hearing.

**ALLOWED [Unanimous]**

**MOVANT:** Bruce Henderson

**SECOND:** William "Bump" Roddey

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

Rezoning Action: Consider Second Reading and Hold a Public Hearing:

Case #	16-06
Tax Map #	4560000043
Zoning Request:	To rezone from RUD to BD-I
Acres:	+/- 0.97 acres
Council District:	Two (2) Bruce Henderson
Applicant:	John Reid Smith
Owner:	Boyd Byrum
Location:	3170 Charlotte Hwy (SC 49) in the York Community
Planning and Development Staff:	DENIAL
Planning Commission:	APPROVAL (7-0) (Darby (4) Abstain)
Planning Commission Date:	May 9, 2016

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 character of the surrounding area.
2. The proposed rezoning is not consistent with the Comprehensive Land Use Plan for the area.
3. The proposed rezoning might be considered spot zoning as there is no commercial

zoning in the vicinity and it is not consistent with the land use plan.

(8:49pm)

**APPROVED [Unanimous]**

**MOVANT:** Bruce Henderson

**SECOND:** Christi Cox

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

4. Public Hearing

(8:53pm) There being no one interested in speaking for or against the proposed rezoning a motion was made by Council member Michael Johnson and seconded by Council member Robert Winkler to close the public hearing.

**ALLOWED [Unanimous]**

**MOVANT:** Michael Johnson

**SECOND:** Robert Winkler

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

Rezoning Action: Consider Third Reading and Hold a Public Hearing:

Case #	16-13
Tax Map #	749-00-00-002
Zoning Request	Request to rezone property from BD-I to RC-I
Acres	5.51 +/-
Council District	Five (5) Cox
Applicant	York County
Owner	Matthew and Laura Goins
Location	2192 Hope Drive (formerly 2885 Reservation Road), in the Rock Hill Community
Planning and Development Staff:	Council Initiated Rezoning
Planning Commission	June 13, 2016

This is a Council initiated rezoning. The property is located adjacent to an existing residential subdivision and properties to the north, south, east, and west are currently zoned RC-I. The draft Comprehensive Plan Future Land Use map shows this area as single family residential.

(8:53pm)

**APPROVED [Unanimous]**

**MOVANT:** Christi Cox

**SECOND:** William "Bump" Roddey

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

5. Public Hearing

(8:56pm) There being no one interested in 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

COUNCIL TO CONSIDER 3RD READING OF AN ORDINANCE AND HOLD A PUBLIC HEARING TO AMEND THE CODE OF THE COUNTY OF YORK, SOUTH CAROLINA, CHAPTER 31, ENTITLED COUNTY POLICIES: SECTION 31.01, RATES, FEES AND CHARGES FOR ZONING APPEALS, APPLICATIONS FOR VARIANCES, REZONING REQUESTS, PERMITS, INSPECTIONS, PLAN REVIEWS AND OTHER APPLICATIONS, PROCEDURES AND SERVICES RENDERED BY THE YORK COUNTY PLANNING AND DEVELOPMENT DEPARTMENT AND THE YORK COUNTY ENGINEERING DEPARTMENT, SUBSECTION (A); CHAPTER 150, ENTITLED BUILDING REGULATIONS: SECTION 150.21, EXTRA INSPECTIONS, FEE; CHAPTER 152, ENTITLED STORMWATER MANAGEMENT AND SEDIMENT CONTROL: SECTION 152.23, FEE SCHEDULE; IN ORDER TO INCREASE THE PERMIT (BUILDING AND CODES) FEES; INCLUDE THE EXISTING COMMERCIAL PLAN REVIEW (BUILDING AND CODES) FEE; DELETE THE EXTRA INSPECTION FEES THAT CONFLICT WITH THE FEE TABLE AND WITH PRIOR ORDINANCES; INCREASE THE BUILDING BOARD OF ADJUSTMENT APPEAL FEE; ESTABLISH VALUE OF NEW RESIDENTIAL OR COMMERCIAL CONSTRUCTION BY THE ADOPTED ICC BUILDING VALUATION DATA, SQUARE FOOT CONSTRUCTION COSTS ON JULY 1ST OF EACH YEAR; ESTABLISH VALUE OF COMMERCIAL CONSTRUCTION UPFITS BY THE TOTAL CONSTRUCTION VALUE OR CONTRACT OF THE PROJECT; INCREASE THE REVIEW AND RE-REVIEW (STORMWATER/ENVIRONMENTAL COMPLIANCE) FEES; CHANGE SUBDIVISION REVIEWS TO SUBDIVISION CONSTRUCTION PLANS AND ADD FEES FOR SUBDIVISION CONSTRUCTION PLANS; INCREASE THE FINAL PLAT, PRELIMINARY PLAT, SUBDIVISION CODE VARIANCE, AND FINAL PLAT APPLICATION FEES TO ADDRESS INCREASED ADMINISTRATION COSTS; ADD A FEE FOR REVIEW OF PRELIMINARY PLAT RE-REVIEWS; DELETE THE SUBDIVISION ORDINANCE FEE; ADD A SUBDIVISION CODE ADMINISTRATIVE APPEAL FEE TO PROVIDE FOR ADMINISTRATION OF THE PREVIOUSLY APPROVED SUBDIVISION CODE ADMINISTRATIVE APPEAL PROCESS; INCREASE THE ZONING CODE ADMINISTRATIVE APPEAL, PUBLIC SERVICE USE APPLICATION, REZONINGS, SPECIAL EXCEPTION APPLICATION, AND ZONING VARIANCE APPLICATION FEES DUE TO INCREASED COSTS

(8:56pm)

**APPROVED [Unanimous]**

**MOVANT:** Michael Johnson

**SECOND:** Robert Winkler

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

6. Public Hearing

The following individuals spoke in favor of the proposed ordinance

(8:57pm) Rebecca Dulin, with Parker, Poe of Columbia, South Carolina addressed Council regarding the companies support of the proposed ordinance.

There being no one else interested in 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

Council to hold a Public Hearing, CONSIDER AMENDING AND THIRD READING OF AN ORDINANCE AUTHORIZING THE EXECUTION AND DELIVERY OF A FEE-IN-LIEU OF AD VALOREM TAXES AND INCENTIVE AGREEMENT BY AND AMONG YORK COUNTY, SOUTH CAROLINA, O'BRIEN ROCK HILL, LLC (FORMERLY IDENTIFIED AS PROJECT GLASS), AS SPONSOR, AS SPONSOR AND CRYSTAL DISTRIBUTION, INC. (D/B/A CDI CURBS COMPANY) AS SPONSOR AFFILIATE, TO PROVIDE FOR A FEE IN LIEU OF AD VALOREM TAXES INCENTIVE, THE INCLUSION OF THE PROJECT IN A MULTI-COUNTY INDUSTRIAL PARK, AND THE GRANT OF AN INFRASTRUCTURE CREDIT; AND OTHER RELATED MATTERS.

(8:57pm)

**APPROVED [Unanimous]**

**MOVANT:** Robert Winkler

**SECOND:** Michael Johnson

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

7. Public Hearing

The following individuals spoke in favor of the proposed ordinance

(8:59pm) Kris Frazier, 6575 Baker Lane, Lake Wylie, South Carolina addressed Council asking for more information from staff regarding the product development fund.

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

**ALLOWED [Unanimous]**

**MOVANT:** William "Bump" Roddey

**SECOND:** Michael Johnson

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

Hold a Public Hearing and consider second reading of AN ORDINANCE TO AMEND CHAPTER 35 OF THE YORK COUNTY CODE, RELATING TO TAXATION AND FINANCE, SO AS TO ADD NEW SECTION 35.150 ENTITLED "ECONOMIC DEVELOPMENT PROJECT DEVELOPMENT FUND"; TO PROVIDE FOR THE CREATION OF THE FUND AND ITS PURPOSES AND USES; AND TO PROVIDE FOR OTHER MATTERS RELATED THERETO.

(9:00pm)

Council requested that David Swenson give a presentation at the June 27th Special Called Meeting with hold another public hearing at 3rd reading in July.

**APPROVED [6 to 1]**

**MOVANT:** Robert Winkler

**SECOND:** Michael Johnson

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

**NAYS:** Bruce Henderson

**Old Business**

1. COUNCIL TO CONSIDER 3RD READING OF AN ORDINANCE TO AMEND THE CODE OF THE COUNTY OF YORK, SOUTH CAROLINA, CHAPTER 155, SECTIONS 155.385, 155.387, 155.388, 155.389, AND 155.390, IN ORDER TO AMEND AND UPDATE THE “TRANSPORTATION CORRIDOR PRESERVATION OVERLAY” ORDINANCE FOR THE PURPOSE OF REMOVING REFERENCES TO THE 2003 PENNIES FOR PROGRESS PROJECTS, REPLACING SPECIFIC PENNIES PROGRAM REFERENCES WITH CAPITAL PROJECT SALES AND USE TAX PROGRAM, AND REMOVING COMPLETED ROADWAY PROJECTS FROM THE LIST OF ROADS INCLUDED IN THE TRANSPORTATION PRESERVATION CORRIDOR; TO PROVIDE FOR A PUBLIC HEARING; AND, TO PROVIDE FOR OTHER MATTERS RELATING THERETO.

(9:13pm)

**APPROVED [Unanimous]**

**MOVANT:** Michael Johnson

**SECOND:** Robert Winkler

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

2. COUNCIL TO CONSIDER 3RD READING OF AN ORDINANCE TO AMEND THE CODE OF THE COUNTY OF YORK, SOUTH CAROLINA, CHAPTER 156, TEMPORARY DWELLING PERMITS IN ORDER TO DEFINE TEMPORARY EMERGENCY HARDSHIP; TO DEFINE THE CONDITIONS AN APPLICANT MUST MEET TO RECEIVE A TEMPORARY EMERGENCY DWELLING PERMIT; TO AMEND REQUIRED APPLICATION ITEMS; TO AMEND PERMIT TERM, REVOCATION AND EXPIRATION; TO TEMPORARILY ALLOW PARKING OF RECREATIONAL VEHICLES ON THE PROPERTY AFTER THE PERMIT EXPIRES; TO PROVIDE A PENALTY PROVISION; TO PROVIDE FOR A PUBLIC HEARING; AND TO PROVIDE FOR OTHER MATTERS RELATING THERETO.

(9:14pm)

**APPROVED [5 to 2]**

**MOVANT:** Chad Williams  
**SECOND:** Michael Johnson  
**AYES:** Johnson, Winkler, Roddey, Blackwell, Williams  
**NAYS:** Bruce Henderson, Christi Cox

3. COUNCIL TO CONSIDER 3RD READING OF AN ORDINANCE TO AMEND THE CODE OF THE COUNTY OF YORK, SOUTH CAROLINA, CHAPTER 155, ENTITLED ZONING CODE, SECTIONS 155.009, GENERAL PROVISIONS: DEFINITIONS; 155.022, AGRICULTURAL CONSERVATION DISTRICT: SPECIAL EXCEPTIONS, SUBSECTION (A); 155.037, AGRICULTURAL CONSERVATION I DISTRICT: SPECIAL EXCEPTIONS, SUBSECTION (A); 155.047, RURAL DEVELOPMENT DISTRICT: SPECIAL EXCEPTIONS, SUBSECTION (A); 155.062, RURAL DEVELOPMENT I DISTRICT: SPECIAL EXCEPTIONS, SUBSECTION (A); 155.077, RESIDENTIAL CONSERVATION I DISTRICT: SPECIAL EXCEPTIONS, SUBSECTION (A); 155.092, RESIDENTIAL CONSERVATION II DISTRICT: SPECIAL EXCEPTIONS, SUBSECTION (A); 155.102, RESIDENTIAL DEVELOPMENT I DISTRICT: SPECIAL EXCEPTIONS, SUBSECTION (A); 155.112, RESIDENTIAL DEVELOPMENT II DISTRICT: SPECIAL EXCEPTIONS, SUBSECTION (A); 155.147, BUSINESS DEVELOPMENT III DISTRICT: SPECIAL EXCEPTIONS, SUBSECTIONS (A) AND (B); 155.162, INDUSTRIAL DEVELOPMENT DISTRICT: SPECIAL EXCEPTIONS, SUBSECTION (A); 155.177, LIGHT INDUSTRIAL DISTRICT: SPECIAL EXCEPTIONS, SUBSECTION (A); 155.192, URBAN DEVELOPMENT DISTRICT: SPECIAL EXCEPTIONS, SUBSECTION (A); AND 155.446, PARKING (OFF-STREET) AND LOADING; IN ORDER TO PROVIDE FOR DEFINITIONS OF PARKING AND STORAGE OF CERTAIN VEHICLES IN THE AGC, RUD, RUD-I, RC-I, RC-II, RD-I, RD-II, AND UD ZONING DISTRICTS; AMEND THE REQUIREMENTS FOR PARKING AND STORAGE OF CERTAIN VEHICLES; TO APPLY PARKING AND STORAGE OF CERTAIN VEHICLES TO AGC-I; TO REQUIRE APPLICANTS FOR SPECIAL EXCEPTIONS TO SUBMIT CONCEPTUAL PLANS RATHER THAN SITE PLANS AND TRAFFIC IMPACT ANALYSIS (TIA) BASED ON THE PROPOSED USE FOR HEARINGS BEFORE THE ZONING BOARD OF APPEALS WITHIN THE AGC, AGC-I, RUD, RUD-I, RC-I, RC-II, RD-I, RD-II, BD-III, ID, LI, AND UD ZONING DISTRICTS; TO REQUIRE APPLICANTS FOR SPECIAL EXCEPTIONS TO SUBMIT SITE PLANS, AND BUILDING PLANS IF NECESSARY, AFTER RECEIVING APPROVAL FROM THE ZONING BOARD OF APPEALS WITHIN THE AGC, AGC-I, RUD, RUD-I,

(9:15pm)

**APPROVED [Unanimous]**

**MOVANT:** Chad Williams

**SECOND:** Robert Winkler

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

4. COUNCIL TO CONSIDER 3RD READING OF AN ORDINANCE TO AMEND THE CODE OF THE COUNTY OF YORK, SOUTH CAROLINA, CHAPTER 155, ENTITLED ZONING CODE, SECTIONS 155.009, GENERAL PROVISIONS: DEFINITIONS; 155.010, GENERAL PROVISIONS: PERMITTED USES AND SPECIAL EXCEPTIONS; 155.126, BUSINESS DEVELOPMENT I DISTRICT: PERMITTED USES, SUBSECTION (E); 155.146, BUSINESS DEVELOPMENT III DISTRICT: GENERAL: PERMITTED USES, SUBSECTION (N); 155.161, INDUSTRIAL DEVELOPMENT DISTRICT: PERMITTED USES; 155.191, URBAN DEVELOPMENT DISTRICT: PERMITTED USES; IN ORDER TO DEFINE BREWERY, BREWPUB, AND TAP ROOM; ADD BREWERIES AND ACCESSORY TAP ROOMS AS A PERMITTED USE WITHIN THE ID AND UD ZONING DISTRICTS; ENSURE THAT BREWERIES WITH ACCESSORY TAP ROOMS WILL NOT HAVE AN ADVERSE IMPACT ON SURROUNDING PROPERTIES; REPLACE THE TERM MICRO-BREWERIES WITH BREWPUBS WITHIN THE BD-I, BD-III, AND UD ZONING DISTRICTS; TO PROVIDE FOR A PUBLIC HEARING; AND TO PROVIDE FOR OTHER MATTERS RELATING THERETO.

(9:18pm)

**APPROVED [Unanimous]**

**MOVANT:** Michael Johnson

**SECOND:** Robert Winkler

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

5. COUNCIL TO CONSIDER 3RD READING OF AN ORDINANCE TO AMEND THE CODE OF THE COUNTY OF YORK, SOUTH CAROLINA, CHAPTER 154, ENTITLED SUBDIVISION CODE, SECTION 154.030, PRELIMINARY PLAT APPLICATION AND SUPPORTING DATA (REQUIREMENTS), SUBSECTIONS (B)(2)(L), (B)(2)(M), AND (B)(5)(H); SECTION 154.035 FINAL PLAT APPLICATION AND SUPPORTING DATA (REQUIREMENTS), SUBSECTIONS (B)(13) AND (B)(23); CHAPTER 155, ENTITLED ZONING CODE, SECTION 155.255, ABANDONED CEMETERIES OVERLAY, PURPOSE; SECTION 155.256(B), ABANDONED CEMETERIES OVERLAY, ADMINISTRATION; SECTION 155.594, APPLICATION FOR ZONING COMPLIANCE, SUBSECTIONS (B)(45), (B)(46), AND (B)(47); IN ORDER TO REQUIRE VERIFICATION DURING THE REVIEW AND APPROVAL PROCESS OF PRELIMINARY PLATS OF SUBDIVISION, FINAL PLATS OF SUBDIVISION, AND COMMERCIAL SITE PLANS THAT A PROPERTY DOES NOT CONTAIN ABANDONED CEMETERIES ON THE OFFICIAL LIST DEVELOPED BY THE YORK COUNTY CULTURAL AND HERITAGE COMMISSION THOUGH THE HISTORIC SURVEY OF YORK COUNTY; ESTABLISH A MINIMUM TEN (10) FOOT UNDISTURBED BUFFER AROUND THE PERIMETER OF ANY KNOWN ABANDONED CEMETERIES AS PART OF PRELIMINARY PLATS OF SUBDIVISION, FINAL PLATS OF SUBDIVISION, AND COMMERCIAL SITE PLANS REVIEW AND APPROVAL; REQUIRE PUBLIC PEDESTRIAN ACCESS TO KNOWN ABANDONED CEMETERIES; AMEND THE REQUIREMENTS FOR THE KEEPING OF THE OFFICIAL LIST OF ABANDONED CEMETERIES; PROVIDE CASE NUMBERS AND CONDITIONS OF APPROVAL OF REZONINGS, SPECIAL EXCEPTIONS, AND VARIANCES ON PRELIMINARY PLATS OF SUBDIVISION, FINAL PLATS OF SUBDIVISION, AND COMMERCIAL SITE PLANS; TO PROVIDE FOR A PUBLIC HEARING; AND TO PROVIDE FOR OTHER MATTERS RELATING THERETO.

(9:19pm)

**APPROVED [Unanimous]**

**MOVANT:** Bruce Henderson

**SECOND:** Chad Williams

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

6. COUNCIL TO CONSIDER 3RD READING OF AN ORDINANCE TO AMEND THE CODE OF THE COUNTY OF YORK, SOUTH CAROLINA, CHAPTER 155, ENTITLED ZONING CODE, SECTIONS 155.497, PUBLIC SERVICE USES; 155.571, INITIATION OF AMENDMENT, SUBSECTION (F); SECTION 155.574, PUBLIC HEARING AND NOTICE THEREOF, SUBSECTION (C); SECTION 155.592, APPEALS, HEARING AND NOTICE, SUBSECTIONS (F)(1) AND (G); IN ORDER TO ADD PUBLIC NOTICE REQUIREMENTS FOR PUBLIC SERVICE USES; TO ALLOW FOR THE PLANNING AND DEVELOPMENT SERVICES DEPARTMENT TO ESTABLISH WRITTEN POLICIES RELATED TO ADDITIONAL PUBLIC NOTICE REQUIREMENTS FOR PUBLIC SERVICES USES, REZONINGS, VARIANCES, AND SPECIAL EXCEPTIONS; TO CLARIFY THE NOTICE REQUIREMENTS FOR REZONINGS, VARIANCES, SPECIAL EXCEPTIONS AND ADMINISTRATIVE APPEALS; TO REQUIRE SUBSTANTIAL COMPLIANCE WITH NOTICE REQUIREMENTS; TO PROVIDE FOR A PUBLIC HEARING; AND TO PROVIDE FOR OTHER MATTERS RELATING THERETO.

(9:21pm)

**APPROVED [Unanimous]**

**MOVANT:** Chad Williams

**SECOND:** Michael Johnson

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

7. Council to consider second reading of an Ordinance entitled “TO AUTHORIZE THE SALE OF A SMALL, UNDEVELOPED PARCEL LOCATED ON SOUTH CAROLINA HIGHWAY 5, IDENTIFIED BY TAX MAP NUMBER 595-04-01-050; TO ENTERTAIN AN EXISTING OFFER TO PURCHASE THE PARCEL; TO AUTHORIZE THE CHAIRMAN TO EXECUTE THE CONTRACT OF SALE AND DEED; TO PROVIDE FOR A PUBLIC HEARING; AND TO PROVIDE FOR OTHER MATTERS RELATING THERETO.”

(9:22pm)

**APPROVED [Unanimous]**

**MOVANT:** Chad Williams

**SECOND:** Robert Winkler

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

8. Consider Amending and 3rd Reading of an Ordinance entitled "TO ESTABLISH OPERATING AND CAPITAL BUDGETS FOR THE OPERATION OF THE COUNTY GOVERNMENT OF YORK COUNTY FOR THE FISCAL YEAR COMMENCING JULY 1, 2016; TO PROVIDE FOR THE LEVY OF TAXES FOR YORK COUNTY FOR THE FISCAL YEAR COMMENCING JULY 1, 2016; TO PROVIDE FOR THE EXPENDITURE OF TAX REVENUES AND OTHER COUNTY FUNDS; TO PROVIDE FOR OTHER FISCAL MATTERS RELATING TO COUNTY GOVERNMENT."

(9:23pm)

Motion to approve as presented with no increase in general fund millage rate and to remove the Western Utility Study, Animal Control Supervisor truck, and York County on the Move, also eliminate the three employees slotted for the Sheriff's Office, approve this ordinance contingent upon the Council not including the proposed CVB funding for two years and not hire any new employees in the fire protection area until the study is complete.

Council member Christi Cox made a motion to amend the original motion to eliminate the litter pickup position. **Motion fails due to lack of a second.**

**APPROVED [6 to 1]**

**MOVANT:** Robert Winkler

**SECOND:** Michael Johnson

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

**NAYS:** Chad Williams

**New Business**

1. Council Chairman, Britt Blackwell to introduce the Agricultural/ Tourism State Task Force Committee headed by Tommy Pope.

(9:53pm)

Tommy Pope, Chairman  
Christi Cox, County Council member  
Robert Winkler, County Council member

Bobby Walker, York County Forever  
Dennis Moss, Representative  
Adam Shumate, Ducks Unlimited/York County Natural Gas  
Faith Isreal, York County Clemson Co-op Extension 4-H Youth Development Agent  
Alan Abernathy, York County Sportsman  
FFA Representative  
CVB Representative

2. Receive Petition concerning the creation of a Special Tax District to be known as the Lake Wylie Parks and Recreation District and consider authorizing the drafting of a Resolution, as described in South Carolina Code Section 4-9-30, certifying the Petition meets the statutory requirements and ordering an election to be held within the area of the proposed special tax district in the November general election, for consideration by the County Council at the next called meeting of Council.

(9:55pm)

**APPROVED [Unanimous]**

**MOVANT:** Bruce Henderson

**SECOND:** Robert Winkler

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

3. Consider authorizing the Sheriff's Department to apply for and accept if awarded for the 2016 Justice Assistance Grant in the amount of \$35,547.00 with no matching funds required.

(10:00pm)

**APPROVED [Unanimous]**

**MOVANT:** Robert Winkler

**SECOND:** Chad Williams

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

4. Request Council to approve the Hospitality Tax Advisory Committee's Recommendation for FY 2017 Marketing Grant Funding.

(10:01pm)

**APPROVED [Unanimous]**

**MOVANT:** Chad Williams

**SECOND:** Robert Winkler

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

5. Council to consider an access agreement allowing the U.S. Marine Corps to conduct training exercises at Ebenezer Park.

(10:01pm)

**APPROVED [Unanimous]**

**MOVANT:** Michael Johnson

**SECOND:** Bruce Henderson

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

6. Consider First Reading of AN ORDINANCE TO PROVIDE FOR FOUR-YEAR STAGGERED TERMS FOR MEMBERS OF THE YORK COUNTY COUNCIL, SUBJECT TO APPROVAL IN A PUBLIC REFERENDUM; TO PROVIDE FOR A PUBLIC REFERENDUM ON CHANGING THE TERMS OF OFFICE OF MEMBERS OF THE YORK COUNTY COUNCIL FROM TWO-YEAR TERMS TO FOUR-YEAR STAGGERED TERMS; AND TO PROVIDE FOR OTHER MATTERS RELATING THERETO.

(10:01pm)

**APPROVED [6 to 1]**

**MOVANT:** Chad Williams

**SECOND:** William "Bump" Roddey

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

**NAYS:** Christi Cox

7. REQUEST AUTHORIZATION TO APPLY AND TO ACCEPT IF AWARDED, A DUKE ENERGY ADVANCE SC GRANT IN THE AMOUNT UP TO \$100,000 FOR PROJECT COTTON CANDY. NO LOCAL MATCH IS REQUIRED.

(10:21pm)

**APPROVED [Unanimous]**

**MOVANT:** Robert Winkler

**SECOND:** Michael Johnson

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

8. COUNCIL TO CONSIDER ADOPTING A RESOLUTION IDENTIFYING A PROJECT TO SATISFY THE REQUIREMENTS OF TITLE 12, CHAPTER 44 OF THE SOUTH CAROLINA CODE, SO AS TO ALLOW INVESTMENT EXPENDITURES INCURRED BY A COMPANY KNOWN TO THE COUNTY AS PROJECT RUDOLPH, ITS AFFILIATES AND RELATED ENTITIES, TO QUALIFY AS EXPENDITURES ELIGIBLE FOR A FEE-IN-LIEU OF TAXES ARRANGEMENT WITH YORK COUNTY, SOUTH CAROLINA; AND OTHER MATTERS RELATED THERETO

(10:21pm)

**APPROVED [Unanimous]**

**MOVANT:** Robert Winkler

**SECOND:** Chad Williams

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

9. Council to consider approval of contract renewal agreement with Stanley Convergent Security Solutions Inc., for preventive maintenance and services for the Moss Justice Center and Prison's security electronics systems for a total annual cost of \$122,340.00.

(10:21pm)

**APPROVED [Unanimous]**

**MOVANT:** Chad Williams

**SECOND:** Robert Winkler

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

10. Council to consider award of Bid #2352 regarding the construction of Worth Mountain's public boat ramp project, to the lowest responsive and responsible bidder, BWC Contracting Inc, of Gaffney, SC in the amount of \$284,000.00 and \$35.00 per ton in contingency funds.

(10:22pm)

**APPROVED [Unanimous]**

**MOVANT:** Robert Winkler

**SECOND:** Chad Williams

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

11. Council to consider award of Bid # 2354 regarding application services of calcium chloride to qualifying unpaved roads to the lowest responsive and responsible bidder, South Eastern Road Treatment of Evans, GA for a total cost of \$1.022 per gallon.

(10:22pm)

**APPROVED [Unanimous]**

**MOVANT:** Robert Winkler

**SECOND:** Chad Williams

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

12. Council to consider award of Bid #2355 regarding the purchase of macadam base stone materials to the lowest responsive and responsible bidder, Martin Marietta of Charlotte, NC for a total cost of \$300,000.00.

(10:23pm)

**APPROVED [Unanimous]**

**MOVANT:** Chad Williams

**SECOND:** Robert Winkler

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

13. Council to consider award of Bid #2357 for the purchase of five MSA Thermal Imaging Cameras for use by the Lesslie Volunteer Fire Department to the lowest responsive and responsible bidder, Newton's Fire and Safety Equipment Inc., of Graham, NC for a total cost of \$39,536.50.

(10:23pm)

**APPROVED [Unanimous]**

**MOVANT:** Christi Cox

**SECOND:** Robert Winkler

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

14. Council to consider award of Bid #2359 regarding York County's 2015-2016 Critical Needs Road Resurfacing project to the lowest responsive and responsible bidder, Granite Contracting LLC, of Cornelius NC in the amount of \$1,641,635.49.

(10:24pm)

**APPROVED [Unanimous]**

**MOVANT:** William "Bump" Roddey

**SECOND:** Robert Winkler

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

15. COUNCIL TO CONSIDER 1ST READING OF AN ORDINANCE TO AMEND THE CODE OF THE COUNTY OF YORK, SOUTH CAROLINA, CHAPTER 155, ENTITLED ZONING CODE, SECTIONS 155.009, DEFINITIONS; 155.571, INITIATION OF AMENDMENT, SUBSECTIONS (B), (C) AND (D); AND 155.572, PLANNING COMMISSION REPORT, SUBSECTION (B); IN ORDER TO AMEND THE DEFINITION OF SITE PLAN; REQUIRE A SITE PLAN AND TRAFFIC IMPACT ANALYSIS BE SUBMITTED FOR ALL APPLICATIONS FOR AMENDMENT (REZONING); TO PRECLUDE THE PLANNING COMMISSION FROM CONSIDERING APPLICATION FOR AMENDMENT (REZONING) UNTIL AN APPLICATION IS COMPLETE; TO ADD TRAFFIC IMPACT FACTORS AS A CONSIDERATION FOR THE PLANNING COMMISSION REPORT; TO PROVIDE FOR A PUBLIC HEARING; TO TAKE EFFECT SEPTEMBER 1, 2016; AND TO PROVIDE FOR OTHER MATTERS RELATING THERETO.

(10:24pm)

**APPROVED [Unanimous]**

**MOVANT:** Bruce Henderson

**SECOND:** Robert Winkler

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

16. COUNCIL TO CONSIDER 1ST READING OF AN ORDINANCE TO AMEND THE CODE OF THE COUNTY OF YORK, SOUTH CAROLINA, CHAPTER 154, ENTITLED SUBDIVISION CODE, SECTIONS 154.029, PRELIMINARY PLAT REVIEW, SUBSECTIONS (B) AND (D); AND 154.030, PRELIMINARY PLAT APPLICATION AND SUPPORTING DATA (REQUIREMENTS), SUBSECTIONS (A)(1) AND (A)(4); IN ORDER TO REVISE PRELIMINARY PLAT REVIEW PROCEDURES BY REQUIRING ALL APPLICATION REQUIREMENTS BE MET BEFORE THE PLANNING COMMISSION MAY REVIEW AN APPLICATION FOR PRELIMINARY PLAT; TO ESTABLISH FINDINGS FOR PRELIMINARY PLAT APPROVAL BY THE PLANNING COMMISSION; TO AMEND THE APPLICATION REQUIREMENTS FOR A PRELIMINARY PLAT TO INCLUDE TRAFFIC IMPACT ANALYSES; CLARIFY THE APPLICATION REQUIREMENTS REGARDING SCDHEC APPROVAL OF SEPTIC SYSTEMS; TO PROVIDE FOR A PUBLIC HEARING; TO TAKE EFFECT SEPTEMBER 1, 2016; AND TO PROVIDE FOR OTHER MATTERS RELATING THERETO.

(10:25pm)

**APPROVED [Unanimous]**

**MOVANT:** Chad Williams

**SECOND:** Robert Winkler

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

17. COUNCIL TO CONSIDER 1ST READING OF AN ORDINANCE TO AMEND THE CODE OF THE COUNTY OF YORK, SOUTH CAROLINA, CHAPTER 154, ENTITLED SUBDIVISION CODE, SECTIONS 154.004, DEFINITIONS; AND 154.037, PLAT APPROVAL PROCESS: STREETS; IN ORDER TO ADD DEFINITIONS FOR AVERAGE DAILY TRIPS, AMERICAN ASSOCIATION OF STATE HIGHWAY AND TRANSPORTATION OFFICIALS, INSTITUTE OF TRANSPORTATION ENGINEERS, AND TRAFFIC IMPACT ANALYSIS METHODOLOGY GUIDELINES; TO AMEND TRAFFIC IMPACT ANALYSIS REQUIREMENTS IN THEIR ENTIRETY; TO PROVIDE FOR A PUBLIC HEARING; TO TAKE EFFECT SEPTEMBER 1, 2016; AND TO PROVIDE FOR OTHER MATTERS RELATING THERETO.

(10:27pm)

**APPROVED [Unanimous]**

**MOVANT:** Robert Winkler

**SECOND:** Michael Johnson

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

18. Consider First Reading of AN ORDINANCE TO AMEND THE CODE OF THE COUNTY OF YORK, SOUTH CAROLINA, CHAPTER 32, SECTIONS 32.36(A)(1) AND (A)(2) FOR THE PURPOSE OF CREATING STAGGERED THREE YEAR TERMS FOR BOARD MEMBERS SERVING ON THE CULTURE AND HERITAGE COMMISSION; TO SET OUT THE TRANSITION OF SITTING MEMBERS TO THE NEWLY ESTABLISHED INITIAL STAGGERED TERMS; AND TO PROVIDE FOR OTHER MATTERS RELATING THERETO.

(10:27pm)

**APPROVED [Unanimous]**

**MOVANT:** Chad Williams

**SECOND:** Michael Johnson

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

19. Council to consider terminating the December 18, 2008 lease agreement with the City of Rock Hill for the Ogden Road Fire Training Center and authorizing the County Manager to execute the termination form proposed by the City of Rock Hill”

(10:28pm)

**APPROVED [Unanimous]**

**MOVANT:** William "Bump" Roddey

**SECOND:** Robert Winkler

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

**Consent Agenda**

(10:28pm)

**APPROVED [Unanimous]**

**MOVANT:** Robert Winkler

**SECOND:** Christi Cox

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

1. Approval of June 6, 2016 Pennies for Progress Committee Minutes

**ACCEPTED [Unanimous]**

**MOVANT:** Robert Winkler

**SECOND:** Christi Cox

2. Approval of June 6, 2016 Transportation Committee Minutes

**ACCEPTED [Unanimous]**

**MOVANT:** Robert Winkler

**SECOND:** Christi Cox

3. Approval of June 6, 2016 County Council Meeting Minutes

**ACCEPTED [Unanimous]**

**MOVANT:** Robert Winkler

**SECOND:** Christi Cox

**Committee and Other Reports**

(10:29pm) Zoning Committee Meeting, 4:00pm, June 20, 2016, Chairman, Bruce Henderson

(10:32pm) Pennies for Progress Committee Meeting, 4:30pm, June 20, 2016, Chairwoman, Christi Cox

(10:34pm) Finance & Operations Committee Meeting, 5:30pm, June 20, 2016, Chairman, Michael Johnson

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

(10:36pm) Council member Bruce Henderson requested Council to consider moving forward with the CWS/Utilities Inc. water situation in Lake Wylie.

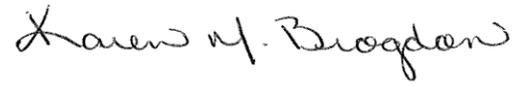
**Executive Session**

Receipt of Legal Advice

**Matters for consideration following Executive Session**

**Adjourn**

There being no further business, the meeting adjourned at 10:45pm.

A handwritten signature in black ink that reads "Karen M. Brogdon". The signature is written in a cursive, flowing style.

Karen M. Brogdon, Clerk to Council