



**YORK COUNTY
COUNTY COUNCIL**

AGENDA • JANUARY 4, 2016



County Council Meeting

**Agricultural Building
Council Chambers**

6:00 PM

6 S. Congress Street, York, SC 29745

Call to Order

Chairman, J. Britt Blackwell

Invocation and Pledge of Allegiance

Council member Michael Johnson, District 1

Oath of Office for newly appointed Board and Commission Members

Appearances

Kevin Madden with Greene Finney and Horton to present the FY 2015 Audit.

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

Public Hearing(s)

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

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

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

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: Regent Parkway 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

Old Business

1. Consider Amending and Third Reading of AN ORDINANCE TO PROVIDE FOR THE ISSUANCE AND SALE OF \$89,770,000 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: Consider Second Reading:

Case # 15-26
Tax Map # 5450000003
Zoning Request: Request to rezone property from AGC to RD-II
Acres: 65.28 +/-
Council District: Six (6) Blackwell
Applicant: Blake Communities UP2 LLC
Owner: William T. Drenna (PIR)
Location: 922 Hands Mill Hwy in the Rock Hill community
Planning and Development Staff: APPROVAL

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Planning Commission:

APPROVAL (5-1)

Please note: The applicant has modified their request and reduced the acreage of their proposed rezoning from 95 Acres to 65 Acres. Please see attached illustration.

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

- The proposed rezoning is not consistent with the Comprehensive Land Use Plan.
- This parcel is located within the Urban Services Boundary.
- This parcel is immediately adjacent to a recommended large mixed use center with a small portion of the applicant's parcel actually inside the boundary.
- Mixed use centers encourage a mixture of medium to high density housing and neighborhood scale commercial.

At their September 14, 2015 meeting the **Planning Commission recommended** the following conditions be placed on the rezoning application:

- 1) No Multi Family uses shall be permitted
- 2) No Mobile /Manufactured Homes shall be permitted
- 3) The applicant shall subdivide 5 acres minimum to located the Cell Tower and provide survey prior to receiving 3rd reading.
- 4) The applicant shall submit and receive approval of their Transportation Impact Analysis (TIA) before 3rd reading (**This has not yet been submitted**)
- 5) The development of the site shall not exceed 3.5 units per acre (Gross Density).*

After the October 5th Public Hearing the applicant has since proposed the following additional conditions with staff comments:

- 1) Density – We will limit the density to 2.5 du/ac (gross).
- 2) Buffering – We propose 50' buffers on the northern and eastern property lines protecting the creek, and along SC 274. (**This condition is inappropriate because a 50 foot buffer is already required along creek per Section 155.320**)
- 3) A 25' buffer for the age-targeted section of the development.
- 4) We will limit the development to two (2) entrances off of SC 274.
- 5) Housing – We propose that age-targeted will have a minimum heated area of 1,600 sf. All other homes will have a heated minimum area of 2,000 sf. (**Staff feels that this would be better served to be written into the CC&R's**)

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3. Rezoning Action: Consider Third Reading:

Case # 15-29
Tax Map # 6020000060
Zoning Request: Request to rezone property from BD-III to ID
Acres: 1.33 +/-
Council District: Four (4) Roddey
Applicant and
Owner: Family Auto Sales, LLC
Location: 1794 Saluda Street in the Rock Hill community
Planning and Development Staff: APPROVAL
Planning Commission: NOT AFFIRMED (3-3) (Hopper (A-L), Hargrove (6), and Darby (4) Opposed)

Please Note: The applicant has requested deferral until the January 19, 2016 Meeting.

Staff Recommendation: Approval. Based on the information prepared by staff outlined within this Planning Commission report, staff recommends Approval because of the following considerations and findings:

Observations and findings:

- The proposed rezoning is not consistent with the Comprehensive Plan.
- The proposed rezoning will allow the applicant to improve the aesthetics of the existing site by screening damaged vehicles from view from the public right of way and neighboring properties with an opaque, 8 foot fence.
- The proposed rezoning will correct a Code Enforcement violation.
- Future use of the site will be limited by the size of the parcel.

Attached is the requested memo to Council responding to the concerns raised at the November 16th meeting.

4. Council to Consider amending and third reading of an Ordinance TO AMEND THE CODE OF THE COUNTY OF YORK, SOUTH CAROLINA CHAPTER 30, SECTION 32 TO SPECIFY THE INFORMATION THAT A PERSON APPEARING BEFORE COUNTY COUNCIL MUST PROVIDE TO COUNCIL AND TO PROVIDE FOR OTHER MATTERS RELATING THERETO.

5. Council to consider third reading of an Ordinance TO AMEND THE CODE OF THE COUNTY OF YORK, SOUTH CAROLINA CHAPTER 30, SECTION 10 TO REQUIRE MEMBERS OF BOARDS AND COMMISSION TO DISCLOSE POTENTIAL CONFLICTS OR RECUSE THEMSELVES; TO DEFINE CONFLICT, ORGANIZATION, INTEREST, AND CONCERN; TO PROVIDE FOR A PROCESS OF DISCLOSURE; TO PROVIDE FOR SANCTION OR REMOVAL FOR FAILURE TO COMPLY; AND TO PROVIDE FOR OTHER MATTERS RELATING THERETO.

New Business

1. Consider approval of nominated applicants for service for Boards & Commissions from the Finance & Operations Committee meeting on December 21, 2015, along with nominations from the floor: David Oxendine, York County Economic Development Board (At Large Manufacturing-5), Johnathan Worrall, York County Economic Development Board (At Large Office-1), Jason Collett, York County Economic Development Board (At Large Office-1), Gil Sowell, York County Economic Development Board (At Large Warehouse/Distribution), Richard Roach, York County Economic Development Board (At Large Agribusiness-5), Jackie Canty, York County Economic Development Board (Catawba Indian Nation), Antonia Barnes, Catawba Regional Workforce Investment Board, Constance Larson, Catawba Regional Workforce Investment Board, Hardy Lanier, Catawba Regional Workforce Investment Board and Rickey Wilson, Volunteer Firemen's Retirement Local Managing Committee.
2. Council to consider adoption of A RESOLUTION TO ENDORSE YORK COUNTY'S CONVENTION AND VISITORS BUREAU'S PROMOTION OF ITS VISITOR AND TOURISM RELATED MOBILE APP.

3. Rezoning Action: Consider First Reading:

Case #	15-36
Tax Map #	716000002, 716000051, 716000057, 716000069, 716000076, 716000078, 716000079, 716000080, 716000081, 716000082, 716000083, 716000084, & 717000008
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:

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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

4. Consider First Reading of AN ORDINANCE TO AMEND CHAPTER 33 OF THE YORK COUNTY CODE OF ORDINANCES, SECTION 33.018, PAY POLICY, TO ADD NEW SUBSECTION 33.018(D) TO PROVIDE FOR AN ELECTED OFFICIAL DISCRETIONARY PAY POLICY; AND TO PROVIDE FOR OTHER MATTERS RELATED THERETO.
5. Consider Adoption of A RESOLUTION TO AUTHORIZE THE EXECUTION OF AN ELEVENTH ADDENDUM TO AN AGREEMENT BY AND AMONG TENET HEALTHCARE CORPORATION (FORMED AS A RESULT OF A MERGER BETWEEN AMERICAN MEDICAL INTERNATIONAL, INC., AND NATIONAL MEDICAL ENTERPRISES, INC.), AMISUB OF SOUTH CAROLINA, INC., AND YORK COUNTY, SOUTH CAROLINA; TO PROVIDE THE TERMS, CONDITIONS AND PROVISIONS OF SUCH ELEVENTH ADDENDUM; AND TO PROVIDE FOR OTHER MATTERS RELATING THERETO.

Consent Agenda

1. Minutes of Finance & Operations Committee - Finance & Operations Committee - Dec 21, 2015 5:30 PM
2. Minutes of County Council - County Council Meeting - Dec 21, 2015 6:00 PM

Committee and Other Reports

Council Member New/Non-agenda Comments

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Executive Session:

Matters for consideration following Executive Session

Adjourn