

Minutes
York County Council Workshop
April 13, 2021
6 South Congress Street, York, SC
Council Chambers
6:00pm

The York County Council met on the above date for a York County Council Workshop at 6:00pm located at 6 South Congress Street, Council Chambers, York, South Carolina. The following Council members were present: Council member Allison Love, Chairwoman Christi Cox, Vice-Chairman Robert Winkler, Council member Brandon Guffey and Council member, Tom Audette. Also present were County Manager, David Hudspeth, Assistant County Manager, Mike Moore, Assistant County Manager, Kevin Madden, County Attorney Michael Kendree and Clerk to Council, Karen Brogdon.

Chairwoman, Christi Cox called the workshop to order.

1. Jonathan Buono, Planning Director presented a summary of proposed changes in recode York County, Module 1.

a. Timeline

- i. Public Meeting with public input – May 2020 with final drafts of Modules 1-4 being completed in approximately August 2021 and Council adoption in September or November 2021.

b. Base Districts

- i. AGC and AGC-I will be combined to just AGC
- ii. RUD and RUD-I will be combined to just RUD
- iii. New district of PR will be created. This district will include areas designated for parklands, conservation, and open space. Land in this district may remain largely in its natural state, though some areas may provide for active and passive recreational uses.
- iv. RC-I will become RSF-40 (Residential Single Family 40,000 square feet)
- v. RC-II will become RSF-30 (Residential Single Family 30,000 square feet)
- vi. RD-I will become RMX-20 (Residential Mixed 20,000 square feet)
- vii. RD-II will become RMX-10 (Residential Mixed 10,000 square feet)
- viii. New district of RMX-6 – which is designed to permit a variety of residential uses and variable, moderate to high densities based on the characteristics of the uses. Areas so designated are deemed suited to and with market potential for the uses.
- ix. BD-I will become NC (Neighborhood Commercial)
- x. BD-III will become OI (Office Industrial)
- xi. BD-III will become GC (General Commercial)
- xii. New district of RNC (Rural Neighborhood Commercial) designed to provide rural areas with small-scale commercial services, professional offices, and convenience uses
- xiii. New district of OA (Outdoor Amusement) includes an implementation goal to rezone parcels in the Carowinds area to address land use conflicts.

- xiv. No changes are proposed for LI and ID. However, there is a proposed new district of RI (Rural Industrial) which accommodates, in areas outside the USB, industrial uses that: are compatible with rural character, do not require urban services, such as water and sewer and typically require large land areas and separation from residential uses or where the primary activities typically occur outdoors.

c. Special Districts

- i. TND will become BV (Baxter Village)
- ii. No changes to PD
- iii. New Special Districts will be the following:
 - 1. BT (Business and Technology) that will require the following standards
 - a. Minimum 20 acres
 - b. 50% of building GFA must be for employment uses
 - c. Supportive commercial, retail, service uses
 - d. Maximum 20% land area for warehousing uses
 - e. Maximum 20% land area for residential uses
 - f. Maximum residential density equivalent to RMX-10
 - g. Step-down height maximum of 50 ft near edge of district
 - h. Access to Major Collector
 - i. Transportation Demand Management Program
 - 2. MU (Mixed Use) that will require the following standards:
 - a. Minimum 10 acres, 20 acres if SFR is included
 - b. Minimum 25% of land area for residential
 - c. Maximum of 50% of residential can be SFR
 - d. Minimum 30% land area for non-residential uses
 - e. Minimum 25% ground floor non-residential uses must be “active”
 - f. Access to Major Collector+
 - g. Single-family blocks of 400-600ft
 - h. Pedestrian oriented buildings
 - i. 14 ft active pedestrian zones
 - j. Parallel parking in non-residential areas
- iv. Standards applied to all Special Districts:
 - 1. Site plan required

2. Open Space (25-30%) and amenities
3. Master Landscape Plan (trees, buffers, screening)
4. Master Sign Plan (prior to construction)
5. Master Architectural Plan
6. Master Lighting Plan
7. Parking Demand Study
8. Internal connectivity, including pedestrians
9. Must connect to public water/sewer
10. Underground power

d. Overlay Districts

- i. The following overlay districts will be folded into Part 3: Buffers and Screening or Land Development Code (Chapter 154)
 1. Abandoned Cemeteries
 2. Arterial Roads Development
 3. Lake Wylie and Catawba River Buffers
- ii. The following overlay districts will receive minor modifications:
 1. Airport
 2. Transportation Corridor Preservation
- iii. The following overlay districts will receive significant modifications:
 1. Historic Sites
 2. Lake Wylie Zoning
 3. Scenic

e. Legacy District (UD District)

- i. Often located near municipal boundaries, with a few isolated UD Districts in rural areas
- ii. Typically allows significantly more intensive uses than those allowed by the adjacent city/town
- iii. Allows 148 uses
 1. 140 permitted uses
 2. 8 special exception uses

Staff requested Council's direction on how to move forward with the Legacy District.

- Option 1: Eliminate
 - Remove from Zoning Code and Zoning Map
 - Rezone all properties currently zoned UD
 - +/- 6,068 acres
 - +/- 1.7% of unincorporated County land area
- Option 2: Legacy District
 - Maintain prohibition against new UD Districts
 - Prohibit expansion of existing UD Districts
 - Consider revising down list of allowed uses
 - Properties remain zoned UD until property owner files a rezoning application

- Consider other triggers that require rezoning
- Option 3: Keep
 - Continue to allow expansion of existing UD Districts
 - Consider rezoning application for new UD users
 - Consider revising list of allowed uses

It was a consensus of the Council members to move forward with Option 2 for the Legacy Districts (UD Districts).

Council member Allison Love requested staff to send her a list and/or map of what properties are UD separated by Council district and a list of all the allowed uses for UD.

f. Tax Districts

- i. The following tax districts will be relocated to an appropriate location Code Chapter:
 - 1. Preservation Tax Incentive
 - 2. Recreation Tax District
 - 3. Bethel Rural Fire Tax District
 - 4. Lake Wylie Parks and Recreation District
- g. **Use Table** – will be updated with a consolidation of like uses and definitions and an addition of 60 new uses. However, the use table will go from 216 uses to 185 uses even with the 60 new additions.
- h. **Use Regulations** – classification of new and unlisted uses, use and district separation and tweaks/additions/consolidations
- i. **Accessory Uses and Temporary Uses** will be modified as well

Assistant County Manager/Finance Director/Treasurer, Kevin Madden provided an overview of the proposed FY 2021/2022 budget presented to Council:

- Management has prepared a balanced budget that maintains the appropriate level of services for our taxpayers. The County reserves continue to be stable.
- The Rural Fire budget has a 0.6 mill increase to provide for improved fire protection in the unincorporated area.
- As intended, the County's Landfill and Water & Sewer fund are both healthy and operating off the charges for services provided
- Management has recommended an increase in the recycling tipping fee to help offset losses in recycling and to reflect changes in the current market.
- The County will have a new Special Revenue Fund – The Bethel Lake Wylie Preservation Park District Fund.
- There is a 2.5% merit based raise included in the budget.
- In FY 2022, the value of a mill for the entire County is projected to be \$1,595,000; an increase of approximately 2.9%. The value of a mill for the unincorporated area of the County is projected to increase by approximately 7.6% for an unincorporated value of \$925,000 per mill.
- There was a reallocation of General Fund millage between General Fund Other, the General Fund Sheriff, and General Fund Solicitor related to a reallocation of the General Fund millage. General Fund Other and the Sheriff's millage both increased 0.1 mills and

the Solicitor's millage decreased by 0.2 mills. In addition, the Sheriff's Office will be responsible for prison operations in the amount of approximately \$2.3 million.

- Before first reading, management will include a transfer from the General Fund to the Capital Projects Fund of any projected surplus to fund future capital projects included in the Ten Year Capital Plan as discussed at the Council Retreat. At this time, management is still determining the appropriate transfer amount.
- The population increase numbers are not available at this time, but will be included as soon as they are.

Chairwoman Christi Cox requested that the budget message be placed on the county website for citizens to view.

Council member Allison Love requested that staff research the recreation funding for municipalities and determine if Field Day Park could be included in the recreation funding allocation.

Vice-Chairman Robert Winkler requested that staff review the Rural Fire funding allocations to the individual fire departments and determine if they can be increased.

Chairwoman Christi Cox requested that staff look into the FILOT impacts on Lesslie Fire Department.

Kevin Madden stated that the budget message will continue to be updated over the next couple of months and he will provide Council members and the public with revised copies.

There being no further business a motion to adjourn was made by Vice-Chairman Robert Winkler and seconded by Council member Tom Audette. Motion Carried.