

Minutes
York County Council Workshop
November 14, 2023
1070 Heckle Boulevard, Rock Hill, SC
Large Conference Room
6:00pm

The York County Council met on the above date for a York County Council Workshop at 6:00pm located at 1070 Heckle Boulevard, Rock Hill, South Carolina. The following Council members were present: Council member Tommy Adkins, Vice-Chairwoman Allison Love, Chairwoman Christi Cox, Council member Watts Huckabee, Council member Debi Cloninger, Council member Tom Audette, and Council member William Bump” Roddey (left meeting early). 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.

Lisa Hagood, Ron Pompey, Diane Dil, Jonathan Buono and Josh Reinhardt were also in attendance.

Chairwoman Christi Cox called the meeting to order and explained that we had an out of town Consultant in attendance for the Coroner’s Facility item and requested that this item be held first in order to accommodate the Consultant.

Motion was made by Council member Watts Huckabee and seconded by Council member Allison Love to amend the agenda and hear the discussion regarding a design contract for the Coroner’s facility first. Motion Carried.

County Manager, David Hudspeth provided an overview of the request. Mr. Hudspeth explained that this was discussed at the Council’s retreat in early 2023 and it is currently a capital project line item in the budget.

Assistant County Manager, Mike Moore explained that several options were considered for a new Coroner’s Facility and staff determined that a potential site that the County already owns is a suitable site for the facility. Mr. Moore also explained that the Coroner is aware of this proposal and approves of this location.

Rachel Nilson, Architect with CPL presented information regarding the proposed facility:

- Phase I is approximately 9,000sf and would include public areas/entrance, main offices, investigator office area, office support area, locker area, lab & storage and building receiving and storage area.
- Phase II for future use is approximately 4,200sf and would be focused on an autopsy area.
- Location advantages: secure site, no land costs, central location, architectural design to be complementary to Courthouse.
- Feasibility Study
 - 2021-2022

- Programming, Geotechnical, Concept Design, Budgeting
- Current Project
 - 9/18 – Council awarded RFQ #2885 to select CPL Architects and Engineers for design and bid documents
 - CPL met with Engineering and staff to negotiate scope and fee
 - Project Budget: \$7 Million
 - Schedule
 - Design – December 2023-December 2024
 - Construction – January 2025-Early Spring 2026

County Manager, David Hudspeth explained that staff has worked with a real estate agent regarding properties that the County could buy and upfit but there are currently, not any other suitable locations/properties available at this time.

Staff will provide the following information to Council members prior to this item being on the November 20th agenda:

- Comparable information (with pictures) from other Counties
- Legible map of the proposed facility
- Number of deaths over the past 4 years
- How many Coroner's Office employees, currently
- How many morgue spaces are needed as opposed to how many are proposed?

Discussion regarding YC Code 154.200 Protection of Grand Trees.

Jonathan Buono, Planning and Development director provided a history regarding the Grand Tree Ordinance.

October 10, 2023, County Council held a workshop, during which Council requested that staff review the ordinance regarding the diameter of grand trees.

Mr. Buono reported that York County's grand tree list is in a good place, fitting squarely within the range of what other counties in the state protect. The grand tree DBH (diameter measured at breast height, a forestry term for 4.5') has already changed in the code of ordinances twice inside of the last three years. Staff suggests that this figure should be stabilized for the benefit of surveying, design and review. For these reasons, staff does not recommend any substantive changes to the County's grand tree measurement.

Council member Tom Audette suggested that we follow the same guidelines as the City of Rock Hill and modify to 32" for all tree types.

Council member Tommy Adkins suggested the following modifications:

- Remove pine trees from the grand tree list, dogwoods change from 9" to 12", black jack oaks, redbud, sassafras, and the Sourwoods change from 6" to 10", all other species change from 24" to 32". Also, revise the ordinance to allow industrial, school and commercial properties that are fully wooded to mitigate 100% and deter the clear cutting of the trees of the tract builders as the school properties, commercial and industrial sites, to be more flexible and transparent.

Majority of Council members present at the workshop agreed with the proposal by Council member Adkins and felt that this was a good compromise.

Chairwoman Cox instructed staff to put this on the next Council agenda as proposed by Council member Adkins for consideration.

Discussion regarding YC Code 155.198 Use Separation

Jonathan Buono provided an overview of the use separation provisions Lake Wylie Zoning Overlay District. The stated goal of the separation requirements is to prevent further concentration of these uses in the area (not prohibit). The current language for the use separation in the code is effective at the stated goal, but members of Council have expressed a concern that it may go too far, or otherwise discourage synergistic co-location of uses.

Staff offers a few alternatives to amend the separation requirement and if Council should elect to amend the provision, staff recommends Option #4. This option increases the separation distance from 660 to 1,000 feet, but as a trade-off encourages co-location, synergy by allowing the otherwise separated uses to be on the same lot, or on an adjacent lot with a cross-access easement. The easement is important to ensure that the uses are not merely on adjacent lots, but are designed to interface, share traffic circulation, and reduce new curb cuts.

Option 1: Separation by Only Same Use

Minimum Separation Between Uses and Districts

1. The use separation requirements in this Paragraph apply to all of the following land uses:
 - (a) Vehicle service, repair, and customization;
 - (b) Car washes and detail shops;
 - (c) Gasoline sales;
 - (d) Restaurants or other prepared food establishments, with drive-thru or drive-in facilities; and
 - (e) Self-storage facilities
2. The land uses specified in 155.198(B)(1) above, shall be located at least 660 feet from the same land use listed in 155.198(B)(1).

Option 2: Separation by Only Same Use, Increased Distance

Minimum Separation Between Uses and Districts

1. The use separation requirements in this Paragraph apply to all of the following land uses:
 - (a) Vehicle service, repair, and customization;
 - (b) Car washes and detail shops;
 - (c) Gasoline sales;
 - (d) Restaurants or other prepared food establishments, with drive-thru or drive-in facilities; and
 - (e) Self-storage facilities
2. The land uses specified in 155.198(B)(1) above, shall be located at least 1,000 feet from the same land use listed in 155.198(B)(1).

Option 3: Allowance for Adjacency

Minimum Separation Between Uses and Districts

1. The use separation requirements in this Paragraph apply to all of the following land uses:
 - (a) Vehicle service, repair, and customization;
 - (b) Car washes and detail shops;
 - (c) Gasoline sales;
 - (d) Restaurants or other prepared food establishments, with drive-thru or drive-in facilities; and
 - (e) Self-storage facilities
2. Unless located on the same lot, or an adjacent lot with a cross access easement, the land uses specified in 155.198(B)(1) above, shall be located at least 660 feet from any other land use listed in 155.198(B)(1).

Option 4: Allowance for Adjacency, Increased Distance

Minimum Separation Between Uses and Districts

1. The use separation requirements in this Paragraph apply to all of the following land uses:
 - (a) Vehicle service, repair, and customization;
 - (b) Car washes and detail shops;
 - (c) Gasoline sales;
 - (d) Restaurants or other prepared food establishments, with drive-thru or drive-in facilities; and
 - (e) Self-storage facilities
3. Unless located on the same lot, or an adjacent lot with a cross access easement, the land uses specified in 155.198(B)(1) above, shall be located at least 1,000 feet from any other land use listed in 155.198(B)(1).

After a general discussion among Council members, Council member Allison Love suggested that she have a meeting with Council members Tom Audette and Watts Huckabee and staff members to discuss further to determine the best option.

Executive Session: Litigation Update

Council did not go into Executive Session.

Matters for Consideration Following Executive Session

There being no further discussion, a motion to adjourn was made by Council member Tom Audette and seconded by Council member Watts Huckabee. Motion Carried.