

Minutes
York County Planning and Economic Development Committee Meeting
Tuesday, June 15 2021
4:15pm

The York County Planning and Economic Development Committee met on the above date for a Planning and Economic Development Committee Meeting at 4:00pm at 1070 Heckle Boulevard, Rock Hill, SC. The following Council members were present: Council member Allison Love, Council member Joel Hamilton and Council member Tom Audette. Also present were: County Manager, David Hudspeth, Assistant County Manager, Kevin Madden, Assistant County Manager, Mike Moore, Economic Development Director, David Swenson, Planning Director Jonathan Buono, Assistant County Attorney, Laura Dover and Clerk to Council, Karen Brogdon.

Meeting called to order by Chairman, Joel Hamilton

Planning Director, Jonathan Buono provided the Committee members with an update on the 2020 ISO (Insurance Services Office) Classification. These classifications impact insurance costs for new construction.

- Residential (one and two family dwellings)
- Commercial (all other construction)
- From 10 (lowest) to 1 (exemplary)

2020 Building Code Effectiveness Grading Classification

<u>Year</u>	<u>Residential</u>	<u>Commercial</u>
2010	4	4
2016	5	4
2018	4	4
2020	4	3

2020 Building Code Enforcement Evaluation Report

<u>Section</u>	<u>Year</u>	<u>Residential</u>	<u>Commercial</u>
Administration of Codes (54 Points)	2018	40.21	40.81
	2020	40.48	41.13
Plan Review (23 Points)	2018	13.03	12.47
	2020	17.72	22.29
Field Inspection	2018	15.16	16.80
	2020	15.89	20.41
Final Score (100 Points)	2018	65.36	70.08
	2020	70.77	83.83

Mr. Buono explained that the next classification goal is as follows:

Residential 4 to 3
Commercial 3 to 2

Areas to Improve:

Building Code adoption and amendments

Total training hours

Staffing Levels (residential)

Mr. Buono also reported that the census delay impact to the Comprehensive Plan – originally scheduled towards the end of summer for adoption. However, the census data will not be released until the fall and that information will be included in the comprehensive plan.

Economic Development Director, David Swenson provided an overview of Economic Development and reviewed the department's Strategic Plan update and an Economic Development activities update.

Mr. Swenson reported that the Strategic Plan update will be delivered by Garner Economics to the full Council on either July 26 or 27 with the Steering Committee. Highlights that will be covered are competitive realities report, assets and challenges assessment, stakeholder feedback, demographic and community trends, optimal targets and final recommendation focus.

Mr. Swenson also reviewed business development and retention.

- 9 companies creating 755 jobs and \$89.7M of new investment
- 4 are international owned operations
- 4 received local discretionary incentives
- 4 are leasing existing speculative built buildings (3 in Rock Hill and 1 in Fort Mill)
- 2 are leasing small space
- 2 are expanding at current site
- 35 new opportunities for FY 20-21
- Number of leads continues to be good
- 24 active opportunities
 - DOIC, Developers, Brokers, Site Consultants, Alliances
 - Manufacturing is 85% of mix
 - Majority would be 50 to 100 employee range; 5 over 500 jobs
 - Majority are \$5M to \$50M
- Highlighted Opportunities
 - Colt – food company looking at Rock Hill for BTS
 - Cuprum – existing mfg company in Rock Hill
 - Grapefruit – packaging mfg looking at sites in Rock Hill
 - Lake – new HQ and mfg operation
 - Moon – building products mfg taking building in Fort Mill
 - Nucycle – recycling company focused on Rock Hill
 - Solomon – food company looking at Rock Hill and 2 other sites
- 47 visits in CFY
- Completed new wage and benefit survey – July release
- Concerns about labor force availability and costs
- Potential for an August Job Fair with SC Works and other allies
- Product Development
 - Industrial buildings
 - 20 available buildings – April/May

- 8 spec/1.4M sf
 - 4 specs in progress
- Update:
 - 7 out of 8 specs leased up in May/June
 - New focus is spec buildings 800,000sf+
- Industrial Land
 - <1,000 acres industrial land
 - 3 sites > 50 acres
 - Developer controlled market
 - 120 total public acres
 - Need 100+ acres site ready

There being no further business a motion to adjourn was made by Council member Allison Love and seconded by Council member Tom Audette. Motion Carried.