

**Minutes**  
**York County Council Workshop**  
**March 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, Large Conference Room, Rock Hill, South Carolina. The following Council members were present: Council member Tommy Adkins, Council member Tom Audette, Council member Allison Love, Chairwoman Christi Cox, Council member Watts Huckabee, Council member William “Bump” Roddey, and Council member Debi Cloninger. 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.

Jonathan Buono and Diane Dil were also in attendance.

Chairwoman Christi Cox called the meeting to order.

Discussion and consideration of Growth Management Policy

- **Consideration of adequate public facilities ordinance/concurrency study**
  - Jonathan Buono explained that an APFO/Concurrency study would determine if a proposed development could be served with adequate public facilities when it is completed.
    - Schools, transportation, utilities, water supply, etc.
    - There is a level of service that would have to be identified by the study;
    - The ordinance would capture an adequate level of service for all of the facilities.
    - Subsequent actions after an adequacy review could include a denial, temporary denial period, phased approval, proportionate share contributions;
    - Vast majority of states are silent on this issue. If York County moved forward on this study, may be the only county in the state and there may not be precedent to model after;
    - This could be used as a tool to offset the impact of the development;
    - Not just a Council/Government project. All facilities and organizations would be involved. School Districts would be relied upon heavily to provide information;
    - Developers may challenge this type of ordinance because it will impact their business.
  - Management would like to have Council’s approval to move forward with the study by the consultant, White and Smith.
  - Council is fine with moving forward with the study, but would like staff to contact the school districts to let them know this is taking place and determine their willingness to participate.

- **Consideration of acre lot density/flexible zoning classifications**
  - General discussion was held regarding options for acre lot density/flexible zoning classifications
    - On density, Management will follow up with Council Vice Chairwoman Love to better determine the desired outcome for a countywide change.
    - On zoning district flexibility, staff suggested that it might be appropriate to add a new zoning district with a minimum lot size between AGC's 5 acres and RUD's 1 acre.
    - Conditions to modify baseline district standards—such as density and lot size—are allowed by statute through a Planned Development District rezoning (also called PD or PUD). Other options to achieve the same effect include deed restrictions and Development Agreements.
    - Staff, County Attorney, and Management will continue to research this topic and report to Council with their findings.
- **Consideration of preservation/conservation/agriculture business strategies**
  - Discussion was held regarding how to preserve greenspace and farmland in the future.
  - There are also Economic Development and educational components that the County should not miss out on by not researching this topic further.
  - Council Chairwoman, Christi Cox will create an Ad Hoc Committee to research this topic further to determine if there are any options available.
- **Follow up discussion on capital projects list presented by Management at the Strategic Planning Retreat.**
  - Council focused on the Coroner's Office and the Animal Shelter specifically.
  - Mr. Hudseph explained that the County has property behind the Family Court Building they Management is recommending constructing a new Coroner's Office on. \$2M proposed in the next budget for preliminary design of the structure. Consultant has been hired for a schematic design and conceptual budget. Should be on Council's agenda in April to award the study.
  - Mr. Hudspeth explained that the estimated cost for land and a new Animal Shelter would be approximately \$16M. \$2M proposed in the next budget to pursue purchase of land or preliminary design of the structure. However, a consultant will need to be hired to perform a study to determine exactly what the County's needs are.

| <b>Project</b>                                  | <b>Estimated Cost</b> | <b>Funding Source</b> |
|-------------------------------------------------|-----------------------|-----------------------|
| Animal Services Center<br>(Land and New Const.) | \$16,000,000          | 1100-GF Surplus       |
| Coroner Building (TBD)                          | \$7,000,000           | 1100-GF Surplus       |

- Additional discussions may need to be held regarding municipalities contributing to costs of Animal Control services and amending the ordinance to allow for stiffer penalties for Animal Control violations.
- Council would like to have follow up discussions on both of these capital projects, regarding costs, locations, designs, etc.

There being no further discussion the meeting adjourned.