

Minutes
York County Council Workshop
January 10, 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 elect Watts Huckabee, 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.

Also present were Planning and Development Director, Jonathan Buono and Planning Manager, Diane Dil.

Chairwoman Christi Cox called the meeting to order.

Planning Manager, Diane Dil presented information regarding the Comprehensive Plan Update, an overview of the update process, overview of changes to each element and an over view of proposed Future Land Use Map Amendments.

Update Process

- Began in 2020 by reviewing each element with the Planning Commission
 - Review existing goals, strategies, and policies
 - Identified completed action items from current plan
 - Discussed emerging trends or new ideas
- Staff began revising the draft document
 - Combined State of the County and York Forward into one document
 - Removed completed action items (many a result of the Recode)
 - Updated existing conditions of each element
 - Updated demographic data from census and other data sources
 - Added newly required Resilience Element
 - Amended the Future Land Use Map
- June – held a Workshop with the Planning Commission to review revised goals and Future Land Use Map
- August/September – Public Outreach
 - Held five public meetings throughout the County
- Adoption Process
 - October – presented the draft document and provided an overview of changes to the Planning Commission
 - November – Planning Commission approved the resolution to recommend adoption of the plan (with changes to FLU in Catawba area)

Land Use Element

1. Direct growth to areas where there are adequate utilities, infrastructure, and services
 - a. Added language to prepare for land uses that support transit
2. Promote a balanced mixture of uses
 - a. Introduced the concept of a “transitional” area on the FLU map
3. Development that enhances local character, protects the environment, and provides long-term value
 - a. Added language that supports utilizing conditions in the rezoning process
 - b. Consider expanding Lake Wylie Design Guidelines to other areas of the County
4. Preserve the rural character beyond USB
 - a. Added language to provide criteria for AGC to RUD rezonings

Housing Element

1. Ensure a diversity of housing types and price points
 - a. Continue to request funds for a housing study
2. Ensure housing is located in areas that maximize the efficiency of existing resources
 - a. Included language to support infill housing
 - b. Added policies to encourage land conservation
3. Preserve and protect existing neighborhoods and rural areas
 - a. Consider programs that address housing conditions
4. Quality housing available for every income level
 - a. Consider working with non-profits to provide land for affordable housing

Transportation Element

1. Provide a well-connected transportation system
 - a. Mostly an update of completed projects and wordsmith
2. Create a safe, comfortable, and connected bike and ped network
 - a. Consolidated bike and ped policies into one specific goal
3. Plan and support opportunities for regional transit system
 - a. Mostly an update of completed projects and wordsmith
4. Maintain an efficient and safe transportation system
 - a. Increased emphasis on access management
5. Participate in public and private transportation agencies
 - a. Mostly an update of completed projects and wordsmith

Economic Development Element

1. Encourage jobs and capital investment that is balanced and equitable
 - a. Added language to support federal Opportunity Zone program
 - b. Added language to adopt county-wide Baily Bill ordinance
2. Identify and protect targeted sites for economic development opportunities
 - a. Protect properties identified for office or industrial from developing into other uses
3. Maintain and expand infrastructure to support existing and future businesses
 - a. Moved freight comments from transportation element
4. Maximize YC’s regional competitive market position
 - a. Focus continues on trying to reduce the tax burden on local businesses.

5. Create a high quality of life to attract a well-qualified workforce
 - a. Mostly an update of completed projects and wordsmith

Community Facilities Element

1. Provide community facilities and services in a coordinated, cost-effective manner
 - a. Mostly minor word changes and updates
2. Employ water and sewer extensions as a growth management tool
 - a. Mostly minor word changes and updates
3. Support internal and external agencies to meet their service goals
 - a. Mostly minor word changes and updates
4. Support the school districts to prepare and accommodate student population changes
 - a. Mostly minor word changes and updates

Natural Resources Element

1. Preserve and protect the County's natural resources
 - a. Consolidated York County Forever strategies into one section
 - b. Many strategies removed because of Recode
2. Leverage the vast natural resources to expand and encourage outdoor recreation
 - a. This goal continues to evolve as County gets more involved with parks and recreation
3. Moved stormwater management from this element to Resiliency

Cultural Resources Element

1. Identify, preserve, and enhance sites with significant cultural value
 - a. Updated previous plan's Scenic Overlay achievements from Recode
 - b. Established a procedure to update GIS database of historic sites
2. Protect scenic rural landscapes and open spaces
 - a. Added language to implement Scenic Byway Corridor Management Plan
3. Capitalize on cultural resources to attract new commerce and industry
 - a. Streamlined strategies to reflect modernized practices

Resiliency Element

1. Development in York County will include provisions that enable long term resiliency
 - a. Promote mitigation banking into capital projects
 - b. Consider hazard mitigation and response in County projects == staging areas and supply distribution
2. Improve the County's ability to manage and recover from natural disasters
 - a. Review Disaster Recovery Plan to insure alignment with Comprehensive Plan
3. Increase resiliency through informing the public on ways to prepare and mitigate for natural hazards
 - a. Work with OEM, York County Soil and Water Conservation to tran and information the public
4. Reduce the impacts of stormwater hazards on people and property
 - a. Moved this goal from Natural Resources element
 - b. Support establishing Regional Stormwater Consortium
 - c. Consider floodplain buyouts

Changes to Future Land Use Map

1. Future Land Use Map Amendments
 - a. Based on new development trends, patterns and needs
 - b. Update with relationship to annexations
 - c. Modified mixed use areas
2. Overview of amendments
 - a. Agriculture to Rural Residential
 - i. Expand around existing parceled areas
 - ii. Establish buffer/transitional area where Agriculture abuts single-family
 - iii. Review “islands” around Clover
 - iv. Consider future growth (large lot subdivisions) along major roadways
 - b. Residential
 - i. Recommend changes both from SFR to NR and NR to SFR
 - c. Industrial
 - i. Regional Employment Center – new category to align with Business and Technology Special District
 - ii. Expand Industrial Designation beyond Catawba Nuclear Plant, New Indy, and large electric facilities – focused on growing existing industrial areas
 - d. Municipal Infill
 - i. Adjust to reflect annexations

At this time, Diane Dil reviewed areas that were changed from Agricultural to Rural Residential, Employment Center to Rural Residential, NR to SFR, Employment Center to SFR, Employment Center to Regional Employment Center, RR to SFR, RR to Industrial, Employment Center to Industrial, I-77 Employment Center to Municipal Infill, FLU designations to Municipal Infill, SFR to NR, SFR to Transitional, and NR to Transitional.

Future Land Use Map

- Mixed Use Nodes
 - Removed 4 nodes
 - Surrounded by municipalities – minimal County influence (2 in FM and 1 in York)
 - Development pattern does not support commercial growth (Mt. Gallant and India Hook/Twin Lakes)
 - Modified the shape to better reflect the surrounding area

Planning Commission Resolution

Resolution recommending the five-year update
Included amendment to FLU map:

1. The proposed FLU map be modified in the vicinity of the intersection of Hall Spencer Road and South Anderson Road such that:
 - a. Properties within the Industrial Development zoning district and designated as Employment Center future land use in the current Future Land Use Map be designated as Industrial future land use; and

- b. Properties not within the Industrial Development zoning district and designated as Employment Center future land use in the current Future Land Use Map be designated as Artisan Employment future land use.

Upcoming McAfee FLU Change

- Applicant intends to request FLU amendment support a proposed Manufactured Home Park
- The developer intends to extend water and sewer to serve this new development
- This action will likely increase the desirability for additional development
- Staff has proposed an area that would correspond to this new infrastructure

Council members have many more questions about their respective districts and the proposed modifications and they have each requested that they have individual meetings with staff to discuss further. Council would also like to postpone 2nd reading of the proposed ordinance.

Staff will send each council member their district information and work with Council members to set up individual meetings.

Brief discussion was held regarding the upcoming annual strategic planning work session. Council members are available on February 24 and 25 and as an alternate March 3 and 4. Staff will contact the presenter to check his availability.

There being no further discussion, a motion to adjourn was made by council member Allison Love and seconded by Council member Tom Audette. Motion carried.