

**MAYOR**  
Michael D. Fuesser

**MAYOR PRO TEM**  
Edward Brown

**CITY MANAGER**  
Dalton Pierce, MPA



**CITY COUNCIL**  
Matt Hickey  
Marion Ramsey  
Stephanie Jarrett  
Charles Brewer  
Kellie Harrold

**CITY CLERK**  
Amy Craig

**York City Council**  
**Meeting Agenda**  
**Tuesday, May 7, 2024**  
**Meeting at 6:00 PM**

**1. WELCOME AND CALL TO ORDER**

**MAYOR MIKE FUESSER**

**2. PRAYER**

**MAYOR PRO TEM ED BROWN**

**3. PLEDGE OF ALLEGIANCE**

**NJROTC**

**4. PRESENTATIONS**

- 4.1. 2024 MEO Institute Honor Roll Recipient
- 4.2. Silver in the City 2024 Recap
- 4.3. Capital Consultants
- 4.4. 2023 Fire Safe South Carolina Community
- 4.5. New Employees –
  - Lance Corporal Walter Aldridge
  - Officer Alex Fulton
- 4.6. Promotions –
  - Jessica Cooper - Sergeant
  - Zach Hudson - Lieutenant
  - Dusty Gaston – Lance Corporal
  - Ian O’Neal -SWAT

**CHARLIE BARRINEAU**  
**JOHN LEAKE & TERRY MONTGOMERY**  
**DAVID CARTER**  
**FIRE CHIEF MIKE REGAL**  
**CHIEF BRIAN TRAIL**

**CHIEF BRIAN TRAIL**

**5. COMMENTS FROM THE PUBLIC ON AGENDA ITEMS**

**6. CITY MANAGER’S REPORT**

**CITY MANAGER DALTON PIERCE**

- 6.1. FY24-25 Budget Update
- 6.2. CivicsEDU – Civics Academy Program

**7. APPROVAL OF MINUTES OF PREVIOUS MEETINGS**

- 7.1. Council Meeting April 2, 2024\*
- 7.2. Council Work Session April 15, 2024\*

***\* Denotes Vote Required***

10 N. ROOSEVELT STREET  
PO BOX 500  
YORK, SOUTH CAROLINA 29745

(803) 684-2341  
**WWW.YORKSC.GOV**

## **8. FINANCIAL REPORT**

**CITY MANAGER DALTON PIERCE**

## **9. OLD BUSINESS**

### **9.1 ORDINANCES:**

- Second Reading Ordinance 24-719, Sale of Property – McCorkle Street\*

## **10. NEW BUSINESS**

### **10.1 BIDS & SOLICITATIONS:**

- RIA Water & Sewer Planning Grant\*

### **10.2 SPECIAL EVENTS APPLICATIONS:**

- Memorial Day Remembrance Event\*
- Silver in the City 2025\*

### **10.3 ORDINANCE(S):**

- First Reading Ordinance 24-720, Certify Properties as Textile Mill Site\*
- First Reading Ordinance 24-721, Rezoning Fairhope Road\*
- First Reading Ordinance 24-722, Annexing/Rezoning Alexander Love Highway\*
- First Reading Ordinance 24-723, Larson Road Property Acquisition\*

## **11. MAYOR'S REPORT**

**MAYOR MIKE FUESSER**

11.1 Proclamation – Municipal Clerks Week 2024

11.2 Proclamation – National Police Week 2024

11.3 Proclamation – National Public Works Week 2024

11.4 Proclamation – Mental Health Awareness Month 2024

## **12. EXECUTIVE SESSION**

12.1 Discussion of Negotiations Incident to Proposed Contractual Arrangements

12.2 Discussion of Proposed Sale or Purchase of Property

12.3 Discussion of Negotiations Incident to Proposed Contractual Arrangements

12.4 Discussion of Negotiations Incident to Proposed Contractual Arrangements

12.5 Discussion of Personnel Matters Related to the City Manager

## **13. UPON RETURNING TO OPEN SESSION, COUNCIL MAY TAKE ACTION ON MATTERS DISCUSSED IN EXECUTIVE SESSION.**

## **14. ADJOURN**

*\* Denotes Vote Required*

# City of York

---

## Memo

**TO:** Mayor & City Council

**FROM:** Dalton Pierce, MPA, City Manager

**MEETING DATE:** May 7<sup>th</sup>, 2024

**SUBJECT:** City Manager's Report

---



### **GENERAL INFORMATION**

#### **6.1: FY24-25 Budget Update**

Staff have submitted their Budget requests for the upcoming fiscal year. An overview of those requests will be provided to the City Council.

#### **6.2: CivicsEDU – Civics Academy Program**

CivicsEDU has selected York, SC, as the ideal location to pilot our Civic Academy Program (CAP). CivicsEDU believes that our City offers a vibrant community with a strong interest in civic engagement, making it an excellent fit for the program at no cost to the City.

### **REQUESTED ACTION**

General Information

### **ATTACHMENT(S):**

1. CivicsEDU – Citizen Academy Program



# CIVIC ACADEMY PROGRAM GUIDE

---

A program of

 **civicsEDU**



# WHAT IS CIVICSEDU?

CivicsEDU is an emerging Charlotte-area nonprofit with a focus on improving civic literacy in schools and communities. We understand the significance of civic education and strive to reimagine it to be more engaging and captivating for residents. We firmly believe that civics transcends being merely a school subject; it is a fundamental aspect of the citizenship journey. Thus, civics should be viewed as an ongoing process of learning and active participation throughout one's life.

We recognize that the strength of a democracy lies in the active involvement of its citizens. Hence, our organization endeavors to catalyze a robust democracy, particularly at the grassroots level of government. We have many programs and services in the works! So keep up with us!

For more information, visit us online at:  
[www.civicsedu.org](http://www.civicsedu.org)

## Top Row (l to r)

**Adrian Paila**, Chief of Staff

**Kaelan Boyd**, Co-Founder & Executive Director

**Emily Conway**, Director of Civic Education and Outreach

## Bottom Row (l to r)

**Ashley Qualls**, Director of Finance and Development

**Nina Cooper**, Co-Founder & Director of Policy and Research



# WHAT IS A CIVIC ACADEMY PROGRAM?



A Civic Academy Program (CAP) is a dynamic and interactive initiative, designed to engage participants in a comprehensive exploration of civic responsibilities, community engagement, and effective governance practices. Developed collaboratively between CivicsEDU staff and local government (LG) partners, CAPs offer a structured and immersive cohort-based learning journey. Through a blend of workshops, tours, and hands-on activities, participants delve into various aspects of civic life, including but not limited to civic leadership, public policy, grassroots advocacy, and community development.

The aim of a CAP is to furnish local governments with a tailored approach to enlightening residents about the significance of local government and the array of services it offers. Additionally, CAPs offer local government leadership valuable data to support informed decision-making processes.



# LEARNING OUTCOMES

## Increased Understanding of Local Government Structures and Functions

Participants will gain a comprehensive understanding of the roles, responsibilities, and structures of local government, including the functions of various departments, elected officials, and administrative processes.

## Enhanced Civic Engagement Skills

Through interactive workshops and practical exercises, participants will develop skills in civic engagement, such as effective communication with government officials, community organizing, advocacy strategies, and techniques for participating in local decision-making processes.

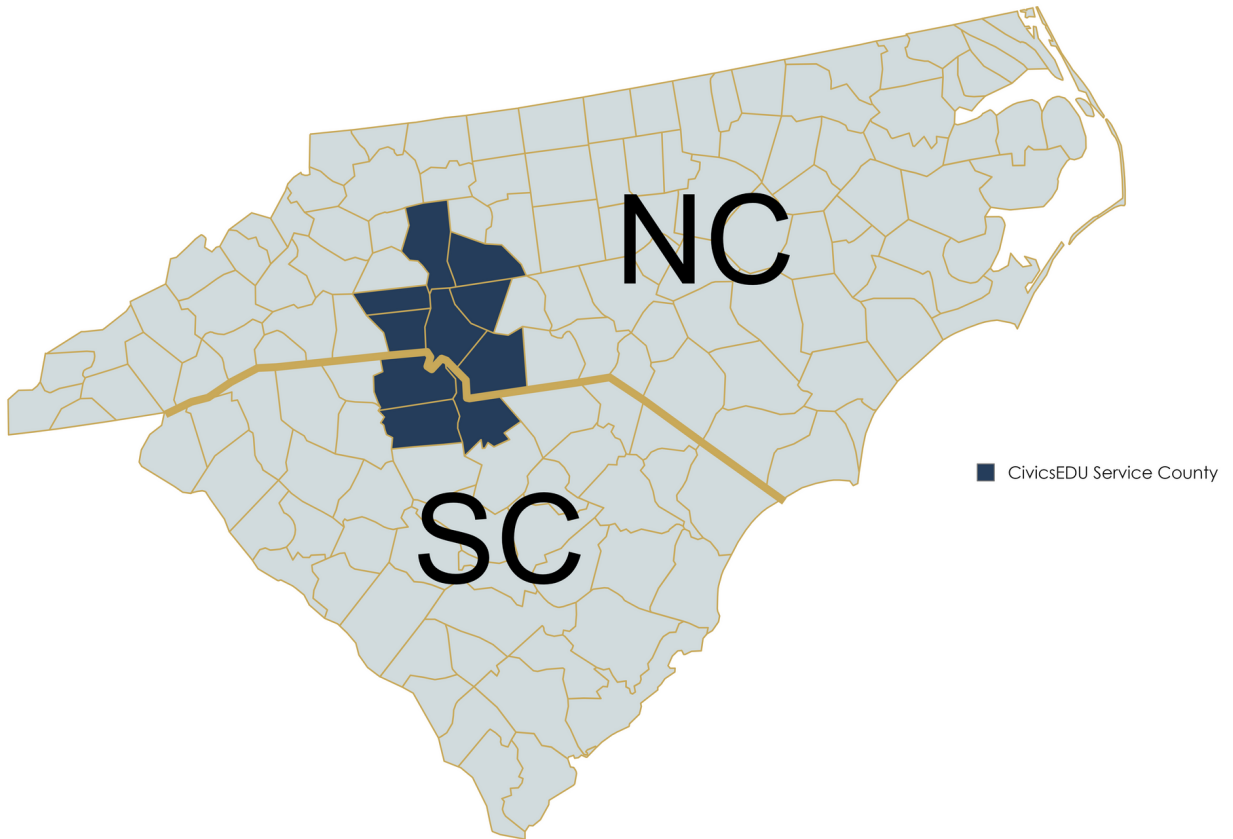
## Empowered Community Leadership

Program graduates will become empowered community leaders, ready to drive positive change in their neighborhoods. Equipped with essential knowledge and skills, they'll mobilize residents, tackle local issues, and collaborate with local government partners to enhance their communities.

## Increased Awareness of Local Policy Issues

Participants will explore key local policy issues like urban planning, elections, transportation, sustainability, social services, and economic development. They'll learn to analyze proposals, identify community needs, and advocate for resident-focused policies.

# SERVICE AREA



We are currently offering this service to local governments in the Charlotte-Concord-Gastonia metropolitan area, which includes municipalities within and the counties of:

- Cabarrus
- Chester
- Gaston
- Iredell
- Lancaster
- Lincoln
- Mecklenburg
- Rowan
- Union
- York

*Depending on program demand, more counties and cities in the region will be added soon.*



# PROGRAM ELEMENTS

## **Sessions**

CAPs are powered by structured sessions that empower cohort participants to actively engage in the learning process and equip themselves for future involvement. Session content may encompass presentations, guest speakers, and various other program components.

## **Policy Recommendation Workshops**

During a dedicated session, cohort participants will have an opportunity to choose a local government service and collaborate on crafting policy recommendations for consideration by local government leaders. These recommendations will serve as concrete feedback that cohort members can actively pursue as part of their immersion process.

## **Guided Tours**

CivicsEDU will organize guided tours for cohort members at chosen local government facilities. This initiative offers participants a hands-on experience with local government operations and an exclusive behind-the-scenes glimpse into the essential services that sustain their communities daily.

## **Evaluations**

The CivicsEDU Policy and Research Team will conduct an evaluation throughout the CAP to measure the program's effectiveness and report those findings to the local government partner.



# PROGRAM OPTIONS

**DID YOU KNOW?** CAPs are designed to be customized based on the strategic needs of our local government partners. LG partners can select up to 5 critical services as the focus of their program. LG partners can also determine the length of their program by selecting one of the options below.

## 2 Week Express Program

- 4 sessions (1.5 hrs each)
  - Introductory (1 session) + up to 1 LG service focus (2 sessions)
  - Policy recommendation workshop (1 session)
  - Pre-evaluation & post-evaluation
- 

## 4 Week Standard Program

- Up to 8 sessions (1.5 hrs each)
  - Introductory (1 session) + up to 3 LG service focuses (6 sessions)
  - Policy recommendation workshop (1 session)
  - Guided tours of LG facilities
  - Pre-evaluation & post-evaluation
- 

## 6 Week Extended Program

- Up to 12 sessions (1.5 hrs each)
- Introductory (1 session) + up to 5 LG service focuses (10 sessions)
- Policy recommendation workshop (1 session)
- Guided tours of LG facilities
- Pre-evaluation & post-evaluation



# WHAT'S THE PROCESS?



- The local government or CivicsEDU initiates a formal request to explore the feasibility of establishing a CAP.
- Following an initial discussion and preliminary agreement, CivicsEDU will commence crafting a customizable CAP plan tailored to the preferences of the local government partner.
- The local government partner will evaluate and approve the CAP plan via a formal agreement and offer any necessary resources for CivicsEDU to effectively implement the program.
- CivicsEDU will consistently update the local government partner on the progress of the program throughout its duration.
- Upon completion of the CAP, participants will receive recognition during a session of the local government legislative body. Additionally, local government leadership will receive a formal presentation of evaluation data collected from cohort participants and recommendations for future engagement.



# TEAM CONTACTS

Our team is always here to help! We specialize in providing local governments with solutions to educate their residents on critical services. We believe that civic education is the intellectual fuel of every community, and we strive to do our part in ensuring that it works for everyone!



**EMILY CONWAY**

Director of Civic Education and Outreach  
[emily@civicsedu.org](mailto:emily@civicsedu.org)



**NINA COOPER**

Director of Policy and Research  
[nina@civicsedu.org](mailto:nina@civicsedu.org)



[civicsedu.org](http://civicsedu.org) | [info@civicsedu.org](mailto:info@civicsedu.org)

---

# City Council Meeting April 2, 2024

**DATE AND TIME:** Tuesday, April 2, 2024, 6:00 PM

**Members Present:**

Mayor Mike Fuesser  
Mayor Pro Tem Ed Brown  
Councilmember Stephanie Jarrett

Councilmember Charles Brewer  
Councilmember Marion Ramsey

**Members Absent:**

Councilmember Hickey  
Councilmember Harrold

**Staff Present:**

City Manager Dalton Pierce  
Municipal Clerk Amy Craig  
Finance Director Jeff Wilkins  
Utilities Director Ben Wright  
Fire Chief Mike Regal

Human Resources Director Sarah Ramirez  
Community Events Coordinator Chloe Jones  
Planning Director David Breakfield  
Lieutenant Detective Kevin Hoffman  
Sergeant Detective Kiera Fayall

**Participants:**

**Others Present:**

(See Sign-in Sheet)

---

**1. WELCOME AND CALL TO ORDER**

Mayor Mike Fuesser

- Mayor called the meeting to order at 6:00 pm

**2. PRAYER**

Mayor Pro Tem Ed Brown

**3. PLEDGE OF ALLEGIANCE**

Mayor Mike Fuesser

**4. PRESENTATIONS**

**4.1. Crimestoppers YC Investigator of the Year Award**

Lieutenant Detective Kevin Hoffman presented Sergeant Detective Kiera Fayall as the award recipient for Crimestoppers York County Investigator of the Year for 2023. She was presented a plaque for this prestigious accomplishment.

**5. PUBLIC HEARING**

**5.1 Second Reading Ordinance 24-717, Amendment FY23-24 Rates & Fees**

*\*\*No public comments were made.\*\**

**5.2 Second Reading Ordinance 24-718, Highway Commercial Zoning**

*\*\*No public comments were made.\*\**

---

# City Council Meeting April 2, 2024

## 6. COMMENTS FROM THE PUBLIC

*\*\*No public comments were made.\*\**

## 7. CITY MANAGER'S REPORT

### 7.1 Mid-Fiscal Year Highlights

City Manager Dalton Pierce provided a presentation that covered the highlights from October 2023 until now. The presentation demonstrated the various capital projects, FY23-24 Budget, LGIP accounts, departmental highlights, programs and initiatives. City Manager Pierce stated that the audit report should be completed in 45-60 days and that the new AMI system will be installed very soon and will provide more accuracy than the City's current system. Citizens can expect their water bill to increase slightly because of the accuracy of the new system.

## 8. APPROVAL OF MINUTES OF PREVIOUS MEETINGS

### 8.1. Council Meeting March 5, 2024

### 8.2 Council Work Session March 18, 2024

Councilmember Ramsey made a Motion to approve the Council Meeting Minutes from March 5<sup>th</sup> and the Council Workshop Meeting from March 18<sup>th</sup>, which was Seconded by Mayor Pro Tem Brown. With no Discussion, the Motion was approved unanimously.

## 9. MONTHLY FINANCIAL REPORT

Finance Director Jeff Wilkins provided a presentation of the City's mid-year finances in regard to the revenues versus the budget. The City has already exceeded the expected property taxes for the year and is at the \$3.8million mark on those. The Business License revenues will continue to increase in April, May, and June. Department Heads have been given a deadline of May 1<sup>st</sup> to turn in their Budget requests. Currently, Parks & Rec are doing well with the baseball season and in the summer there is typically a lull. Once football season picks up in the fall, the revenues will increase again. All departments are doing well at over 50% of their mark, minus Public Works, which is at 47% of their mark. The substantial repairs for the trucks has caused the difference for their department.

## 10. OLD BUSINESS

### 10.1. ORDINANCES:

- Second Reading Ordinance 24-717, Amendment FY23-24 Rates & Fees  
Councilmember Jarrett made a Motion to approve Second Reading Ordinance 24-717, Amendment FY23-24 Rates & Fees, which was Seconded by Mayor Pro Tem Brown. With no Discussion, the Motion was adopted unanimously.
- Second Reading Ordinance 24-718, Highway Commercial Zoning  
Councilmember Jarrett made a Motion to approve Second Reading Ordinance 24-718, Highway Commercial Zoning, which was Seconded by Mayor Pro Tem Brown. With no Discussion, the Motion was adopted unanimously.

## 11. NEW BUSINESS

### 11.1 BIDS & SOLICITATIONS:

- Liberty Street Water Filtration Plant  
The City solicited bids for the demolition and remediation for the Liberty Street Water Filtration Plant, in which four bidders came forth. Staff and the engineer recommend that Wilma's Pump & Tank Co. be awarded the bid for this project and not to exceed \$350,000.

---

# City Council Meeting April 2, 2024

Councilmember Brewer made a Motion to approve Wilma's Pump & Tank Co.'s bid, not to exceed the value of \$350,000, which was Seconded by Councilmember Ramsey. With no Discussion, the Motion was adopted unanimously.

## 11.2 SPECIAL EVENT APPLICATIONS:

- Kickoff to Summer Carnival

Community Events Coordinator Chloe Jones stated that TC's Amusement, the host from last year, will host this event again. Kickoff to Summer Carnival will provide games, rides, food trailers for the community. There will be no road closures for this event. The event is to be held Thursday, May 30<sup>th</sup>-Sunday, June 2<sup>nd</sup>.

Councilmember Jarrett made a Motion to approve the Kickoff to Summer Carnival Thursday, May 30<sup>th</sup> to Sunday, June 2<sup>nd</sup>, which was Seconded by Councilmember Ramsey. With no Discussion, the Motion was adopted unanimously.

## 11.3 ORDINANCES:

- First Reading Ordinance 24-719, Sale of Property – McCorkle Street

City Manager Dalton Pierce stated that the City has received a Letter of Intent from a local developer that wishes to purchase and infill the property on McCorkle Street, which consists of 14 lots. The City acquired the lots 3 years ago and has no future intent for this property. The lots have already been platted and surveyed out. The developer has agreed to install all the infrastructure within the right of way for roads, water, and sewer. After speaking with staff, City Manager Pierce stated that there will not be any rezoning requirements. The lots are currently zoned as R7.

Councilmember Ramsey made a Motion to approve First Reading Ordinance 24-719, Sale of Property – McCorkle Street, which was Seconded by Mayor Pro Tem Brown. With no Discussion, the Motion was adopted unanimously.

## 11.4 A-TAX GRANTS:

- A-Tax Grants Funding Recommendations

City Manager Dalton Pierce stated that the Accommodations Tax Grant Committee is responsible for handling the Accommodations Tax Grant funding allocations for all funding related to tourism. The Community Events Department has received 7 applications for the 2024 Accommodations Tax Grant program. The FY23-24 Budget allocates \$50,000 accommodations revenue for these programs. The total grant requests are \$60,367, and the committee recommends that \$44,217.16 be granted.

Councilmember Jarrett made a Motion to approve the A-tax grants as staff has recommended, which was Seconded by Councilmember Brewer. With no Discussion, the Motion was adopted unanimously.

## 12. MAYOR'S REPORT

- Mayor Fuesser read a Proclamation for Fair Housing Month 2024.

## 13. EXECUTIVE SESSION

13.1 Discussion of Negotiations Incident to Proposed Contractual Arrangements

13.2 Discussion of Negotiations Incident to Proposed Contractual Arrangements

13.3 Discussion of Proposed Sale or Purchase of Property

Mayor Pro Tem Brown made a Motion to leave Regular Session and go into Executive Session, which was Seconded by Councilmember Ramsey. With no Discussion, the Motion was adopted unanimously.

---

## City Council Meeting April 2, 2024

Councilmember Ramsey made a Motion to exit Executive Session and enter back into Regular Session, which was Seconded by Mayor Pro Tem Brown. The Motion was adopted unanimously.

### **14. UPON RETURNING TO OPEN SESSION, COUNCIL MAY TAKE ACTION ON MATTERS DISCUSSED IN EXECUTIVE SESSION.**

Councilmember Jarrett made a Motion to move forward with the agreement to provide consulting services with Retail Strategies, which was Seconded by Councilmember Ramsey. With no Discussion, the Motion was adopted unanimously.

### **15. ADJOURN**

Mayor Pro Tem Brown made a Motion to Adjourn, which was Seconded by Councilmember Ramsey. With no Discussion, the Motion was adopted unanimously. The Meeting Adjourned at 7:19pm.

Respectfully Submitted,

*Amy W. Craig*

Amy Craig  
Municipal Clerk

---

# City Council Work Session April 15, 2024

**DATE AND TIME:** Monday, April 15, 2024, 5:00 PM

**Members Present:**

Mayor Mike Fuesser  
Mayor Pro Tem Ed Brown  
Councilmember Matthew Hickey

Councilmember Stephanie Jarrett  
Councilmember Charles Brewer  
Councilmember Kellie Harrold

**Members Absent:**

Councilmember Marion Ramsey

**Staff Present:**

City Manager Dalton Pierce  
Municipal Clerk Amy Craig  
Finance Director Jeff Wilkins  
Police Chief Brian Trail

Human Resources Director Sarah Ramirez  
Community Engagement Director Becky Mestas  
Planning Director David Breakfield

**Participants:**

**Others Present:**

(See Sign-in Sheet)

---

**1. WELCOME AND CALL TO ORDER**

Mayor Mike Fuesser

- Mayor called the meeting to order at 5:00 pm

**2. PRAYER**

Mayor Pro Tem Ed Brown

**3. PLEDGE OF ALLEGIANCE**

HCI Kindergarten Class

Mrs. Roberts' Kindergarten class from Harold C. Johnson Elementary School led the Pledge of Allegiance.

**4. PRESENTATIONS**

**4.1. Textile Mill Tax Credits**

Trip McGarity, representing York Hotel Group, LLC, has been researching options to assist the City of York with tax credits. The best option that Mr. McGarity has found is the Textile Mill Tax Credits, and the City of York meets all the criteria (the building is abandoned, located in a distressed area, was a textile mill, and the developer did not own the property) to be approved. Mr. McGarity has requested that Council certify the 4 parcels where the hotel will be located as an abandoned textile site and then he will be able to reach out to the state for the credits. No financial involvement is required from the City. An ordinance will be proposed on May 7<sup>th</sup> and a Second Reading on June 4<sup>th</sup>.

**4.2. Fairhope Road**

Brady Sanford with Sanford Enterprises proposed that the corner of Fairhope Road and Alexander Love Highway be rezoned from General Industrial to R10. With the need for more apartment complexes, he is suggesting that this parcel will better serve the City as R10 for the approval of apartments rather than General Industrial. R10 has been approved but has not been implemented yet. The proposal consists of an apartment complex with 204 units that complies with the



---

# City Council Work Session April 15, 2024

restrictions for the Overlay, Gateway Corridor, and R10 zoning districts. Council and Mr. Sanford had a Discussion regarding a sidewalk that would extend to Dollar General, which entails talking to SCDOT, parcel ownership, and street crossing. With the intent being the development of apartments, Council will consider rezoning conditional on use for apartments. Mr. Sanford is looking for a developer for this project that can possibly provide a workforce, market value element for teachers and police officers so they can afford housing within the city limits.

## 4.3. Alexander Cove

Scott Munday with NVR Homes presented a plan to develop townhomes, Alexander Cove, in the Gateway Corridor and R9 district. He stated that his proposed plan complies with the zoning ordinance and R9 ordinance. The proposed plan consists of townhomes that are conventional and 3-story townhomes that attract retirees, so it should not affect the School District. The price range will be approximately \$320's to \$400's. One amenity is a large field, which is a signature amenity. Other amenities include a tot lot, small and large dog parks, pedestrian trail, fishing pier at the heavily buffered lake, and community gardens. The goal is to demonstrate how R9 can be complied with for townhomes. Council and Mr. Munday discussed connectivity and expenses with sidewalks being on other people's property, elevation and grading, back to back lots and buffers, and age restricted rather than age targeted buyers. Mr. Munday plans to contact SCDOT regarding the connectivity options.

## 5. DISCUSSIONS

### 5.1 York Public Safety Project Updates

City Manager Dalton Pierce stated that last year, the state provided \$600,000 for Public Safety upgrades, which included renovations for the Fire Station and a gun range for the Police Department. The RFP for the fire station will go out soon, and in the meantime, the City is working with the Fire Marshall's office by moving two sprinklers. The gun range will have 8 lanes, instead of 4, and will go from 25 yards to 60 yards. The Bid opening for the gun range took place last week and 2 bids were received. One bidder was disqualified over a grading license issue. On May 7th, the Bid will go before Council for approval for the first phase, which includes grading and stormwater. The second phase will include the targeting system and firing lanes.

### 5.2 Land Purchase – Larson Road Light Industrial Park

City Manager Dalton Pierce stated that the Larson Road purchase was a collaborative effort between the City and York Electric Cooperative. YEC procured grant funds from the State and City of York committed \$300,000 in Capacity Fees. Although, the technical term is "purchasing ordinance," for the 3.7 acres, the land is actually being transferred. The First Reading will be held on May 7<sup>th</sup> for this item.

### 5.3 Lincoln Road Sidewalk Project

City Manager Dalton Pierce stated that bids were opened for the Lincoln Road Sidewalk Project. With the State Appropriations granting \$700,000 for the Water Filtration Plant project and only \$350,000 being used for engineering and construction, City Manager Pierce has reached out to lobbyist David Carter to see if the remaining State Appropriations can be reallocated to the Lincoln Road Sidewalk Project because the project is over \$1million, leaving the City with close to \$670,000. The City will have to pay approximately \$80,000-\$90,000 of it. The Bid expires in 60 days, so time is of the essence.

### 5.4 Green Street Park Conceptual

City Manager Dalton Pierce provided a conceptual plan for Green Street Park based off the feedback from Council in previous meetings. This conceptual plan is ADA compliant and one of the swings close to the sidewalk will be an ADA compliant swing as well. The City is waiting on

---

## City Council Work Session April 15, 2024

a cost estimate for the fencing, but overall the Budget looks good for this project. The Green Street Park Project is not a big project, and the bid should go out to bid in the next week or two.

### 5.5 Future Sports Complex

City Manager Dalton Pierce stated the Park Master Plan 2021 and Impact Fee Schedule has a future Sports Complex listed, but no conceptual plan was provided. A few amenities include ballfields, soccer fields, multipurpose fields, and indoor performance. The City will have its own edge in regional sports with this complex. City Manager Pierce has spoken with an environmental attorney and the COG. A grant has been approved for this site for Phase I. The project will cost approximately \$12million. The property is currently owned by the County, so an exchange of property will need to be the first step in moving forward. Once a concept is in place, then the City will approach the County about the property.

## 6. ADJOURN

Councilmember Jarrett made a Motion to Adjourn, which was Seconded by Mayor Pro Tem Brown. With no Discussion, the Motion was adopted unanimously. The Meeting Adjourned at 6:01pm.

Respectfully Submitted,

*Amy W. Craig*

Amy Craig  
Municipal Clerk

# City of York

---

## Memo

**TO:** Mayor & City Council

**FROM:** Dalton Pierce, MPA, City Manager

**MEETING DATE:** May 7<sup>th</sup>, 2024

**SUBJECT:** Old Business – Second Reading Ordinance 24-719

---



### **GENERAL INFORMATION**

#### **9.1 Second Reading Ordinance 24-719 Sale of Property - McCorkle Street**

The City received a letter of intent on 2/29/2024 to purchase 14 City-owned parcels, Tax Map Numbers: 070-09-14-010, -011, -012, -013, -014, -015, -016, -017, 070-09-15-032, -033, -034, -035, -036, -037. The City acquired these properties in 2021 from the York County Forfeited Land Commission. The prospective purchaser would install all required infrastructure (Street, Water, Sewer, Stormwater) to serve these lots and comply with all City rules and regulations (i.e., utility, zoning). Lastly, at this current time, the City has no future plans for investment in these 14 City-owned parcels. Finally, the in-filling of these lots with single-family homes would complete the buildout of this residential area of the City. First Reading Ordinance 24-719, Sale of Property – McCorkle Street was approved on April 2, 2024.

### **REQUESTED ACTION**

Approval of 2<sup>nd</sup> Reading

### **ATTACHMENT(S):**

1. Properties Exhibit
2. Ordinance 24-719



## Properties Exhibit



STATE OF SOUTH CAROLINA  
COUNTY OF YORK

)  
)

CITY OF YORK

ORDINANCE 24-719

AN ORDINANCE APPROVING THE SALE, TRANSFER, AND/OR CONVEYANCE OF REAL  
PROPERTY OWNED BY CITY OF YORK AND IDENTIFIED AS TAX PARCELS:

070-09-14-010, -011, -012, -013, -014, -015, -016, -017  
070-09-15-032, -033, -034, -035, -036, -037

WHEREAS, City of York (the "Municipality") is a municipal corporation and political subdivision of the State of South Carolina;

WHEREAS, the Council of the Municipality (the "Council") is the duly elected governing body of the Municipality;

WHEREAS, the Council is vested with the authority to sell and dispose of real property owned by the Municipality pursuant to Sections 5-7-40 and 5-7-260 of the South Carolina Code of Laws, 1976, as amended;

WHEREAS, the Municipality is the owner of those certain parcels of real property within the Municipality, identified above, being 14 lots (the "Property");

WHEREAS, the Council hereby determines, as a fact and after appropriate investigation, that a portion of this property is unusable for municipal purposes, is no longer needed for municipal purposes, or would be of better and higher use and benefit to the Municipality if owned by an individual or entity other than the Municipality, and that as such the Property constitutes surplus property.

WHEREAS, JSII Builders, LLC (the "Buyer") has offered to acquire these parcels under the terms set out below: (the "Purchase Price") and under certain requirements on the part of JSII;

WHEREAS, the Council hereby determines, as a fact and after appropriate investigation, that the Purchase Price represents reasonably equivalent value for the Property in that these lots were acquired from the York County Forfeited Land Commission and are of currently no value or tax income to the city but this proposed development would provide such tax and other income to the City;

WHEREAS, based upon the foregoing, the Council has determined that the sale, transfer, and/or conveyance of these Properties to the Buyer is equitable to,

favorable for, and in the best interests of the citizens of the Municipality.

NOW THEREFORE BE IT ORDAINED BY THE COUNCIL OF YORK DULY ASSEMBLED:

SECTION 1: The Council hereby approves the sale, transfer, and/or conveyance of the Properties to the Buyer.

SECTION 2. Such sale, transfer, and/or conveyance shall be completed by Special Warranty Deed via the terms of the Agreement as provided and attached hereto. The City Manager is hereby authorized and directed to execute any and all deeds, instruments, affidavits, agreements and/or other documents which may be necessary to effectuate the sale, transfer, and/or conveyance of the Property.

SECTION 3. The Council hereby determines that the process by which the value of the Property was determined represented a fair and objective methodology. As such, the sale, transfer, and/or conveyance of the Property is hereby exempted from any potentially applicable requirements under the Municipality's purchasing or procurement code.

SECTION 4. In connection with the sale, transfer, and/or conveyance of the Property, any actions previously undertaken by the Mayor, the City Manager, the Council, or staff in connection with the negotiation thereof prior to the enactment of this Ordinance are ratified and confirmed.

SECTION 5. The following conditions shall be a condition of this approval:

1. Each lot will be purchased for \$1,000.00 per lot.
2. JSII shall be required to install all infrastructure including but not limited to water, sewer, street, and stormwater.
3. JSII shall provide engineered drawings to the City for all Road and utility improvements.
4. Roadway shall be paved to SCDOT Standards and open ditch roadway like the others in this area are allowed.
5. The water line to be installed by JSII shall not have to exceed 8 inches in diameter and shall be continuous from Woodland Drive to Southbrook Drive.
6. One Fire Hydrant shall be installed not less than 500 feet from any parcel herein.
7. No sidewalks shall be required.
8. It is determined that a Low-Pressure sewer system is sufficient herein for these house sites.
9. No Planning Commission or other approval or zoning change shall be required as lots are recognized as meeting R-7 standards and Final Plat approval is only conditioned upon approval of installed utilities and placement of a binder coat of asphalt paving on the roadway.
10. Building permits can be issued immediately upon Final Plat approval and these lots shall not be subject to any "new lot limitations" as they are existing lots.

11. The purchaser shall pay all related closings cost including deed stamps and recoding costs and City shall net the full purchaser price of \$14,000.00 at closing.
12. Title to the lots will either be determined to be marketable at the time of closing or JSII is not obligated to purchase and is without any recourse against City for same.

DONE AND RATIFIED IN COUNCIL ASSEMBLED THIS \_\_\_\_\_DAY OF \_\_\_\_\_, 2024.

\_\_\_\_\_  
Mayor Michael D. Fuesser

ATTEST:

\_\_\_\_\_  
Municipal Clerk Amy H. Craig

First Reading: \_\_\_\_\_

Second Reading: \_\_\_\_\_



# City of York

## Memo

**TO:** Mayor & City Council

**FROM:** Dalton Pierce, MPA, City Manager

**MEETING DATE:** May 7th, 2024

**SUBJECT:** RIA Water and Sewer Planning Grant



### **GENERAL INFORMATION**

#### **10.1 Bids & Solicitations – RIA Water & Sewer Planning Grant**

The City Council is being asked to approve an award for a qualified bidder to provide needed Engineering Services for the RIA approved City of York Water and Sewer Study.

The City has been awarded a \$250,000 Grant through the South Carolina Rural Infrastructure Authority for the first phase of its Water and Sewer Study. Project tasks will involve inventory, field surveys, data collection, rate studies, financial analyses, GIS mapping, and reporting for the City's Water and Sewer system.

#### Grant Funding Application Breakdown

City Match (25%)	\$62,500
RIA Planning Grant (75%)	\$187,500
<u>COG Grant Administration Fee</u>	<u>\$10,000</u>
Total	\$260,000

An RFP was released on March 20, 2024, to find a qualified and capable bidder to perform such work and provide the needed services per City expectations. The scope and specifications were advertised in accordance with the City's procurement requirements. On April 11, 2024, at 2:00 p.m., the Rural Infrastructure Authority received the bids and sent them to an Engineering Selection Committee comprised of City Staff for review.

The following bids were received:

MRB Group - \$226,240  
Joel E Wood & Associates - \$258,100  
Keck & Wood, Inc. - \$245,00

The Selection Committee reviewed each RFP submitted and used a rubric based on the Technical Approach, Project Schedule, Grant Experience, Proximity and knowledge of the area, and Project cost.

The committee met on April 24, 2024, and selected Keck & Wood based on the grading criteria above.

### **REQUESTED ACTION**

Staff recommends that the City Council approve Keck & Wood, Inc. for the Water and Sewer Study pending RIA contract review and approval.

### **ATTACHMENT(S):**

None.

# City of York

---

## Memo

**TO:** Mayor & City Council

**FROM:** Rebecca Mestas, Community Engagement Director

**MEETING DATE:** May 7, 2024

**SUBJECT:** Special Events Applications

---



### **GENERAL INFORMATION**

#### **10.2 Memorial Day Remembrance Event, Saturday, May 25, 2024**

The American Legion Post 66 is requesting approval to host the annual Memorial Day Remembrance on Saturday, May 25, 2024. This event requires temporary road closure on Liberty Street between College and Roosevelt for crowds to gather for the service.

#### **10.2 Silver in the City, Friday, April 25, 2025 – Sunday, April 27, 2025**

The Palmetto Airstream Club is seeking approval to host the 8<sup>th</sup> annual Silver in the City Airstream Rally Friday, April 25 – Sunday, April 27. This event brings together Airstream club members along with airstream enthusiasts from around the region. Road closures on Congress Street from Liberty to Madison are necessary for Airstream parking and event activities.

### **STAFF RECOMMENDATIONS**

Staff recommends approval of special event applications

### **ATTACHMENT(S):**

- a. Memorial Day Service
- b. Silver in the City

### **REQUESTED ACTION**

Council Approval



## CITY OF YORK SPECIAL EVENT PERMIT APPLICATION

Date of Application Submission: March 26, 2024

Name of Festival or Special Event: Memorial Day Remembrance Event

Location and/or Route of the Event: Veterans Memorial Park

*Note: A sketch/diagram must be attached to the application.*

Proposed Date(s) of Event: May 26, 2024

Alternate Date(s) for Event: \_\_\_\_\_

Event Setup time: Sat May 25 to \_\_\_\_\_

Actual Event: 4pm to 5pm

Road Closure time: 4pm to 5pm

Breakdown time: 6pm to 7pm

Estimated number of attendees (including event staff): 200

Requesting Organization: York American Legion Post 66

Address: 918 W Liberty, York, SC

Purpose of the Event: Remembrance of American Servicemembers lost in service

Is your organization a charity or non-profit organization? Non-profit

Will the proceeds benefit your organization? If no, please specify which organization it will benefit NA

This is a ☐ private ☒ public event to be held on ☐ private ☒ public property.

Permit Holder/Event Point of Contact: Terry Dreyer

Mobile Number: 803-487-5604 Email: robdreyer100@gmail.com

Street Address: 918 W. Liberty York, SC 29745

Additional Authorized Contact: Ronnie Taylor

Mobile Number: 803-517-0641

Email: \_\_\_\_\_

Planned Activities: Memorial Service, Military Honors

*Note: A proposed schedule of events must be attached to the application*

Will inflatables or amusement rides be used at the event? ☐ Yes ☒ No

If yes, explain: \_\_\_\_\_

Company name: \_\_\_\_\_ City of York Business License #: \_\_\_\_\_

Will motorized vehicles, equipment or animals be used for the event? ☐ Yes ☒ No

If yes, explain: \_\_\_\_\_

Company name: \_\_\_\_\_ City of York Business License #: \_\_\_\_\_

*\*\*Note: All events that include the use of live animals, motorized vehicles or equipment, inflatables (jump castles etc.) or other amusement rides are required to obtain a copy of the contracting companies certificate of liability insurance naming the City of York as an also insured on general liability.*

Do you plan to have food trucks/vendors of any kind with items for sale? ☐ Yes ☒ No

If yes, explain (include the items being sold and if cooking with grease): \_\_\_\_\_

Does your event require the use of utility services such as power or water? ☒ Yes ☐ No

*Note: Any additional utilities must be provided at the applicant's expense*

If yes, explain: Power for loudspeaker system

Will alcohol be served at the event? ☐ Yes ☒ No

If yes, explain (and include, how do you plan to ensure/enforce that only those that are of legal drinking age are consuming/purchasing alcohol ) : \_\_\_\_\_

Will amplified sound be used at the event? ☒ Yes ☐ No

If yes, explain: Loudspeaker system for guest speaker and master of ceremony

Will tents be used at the event? ☐ Yes ☒ No

If yes, explain (include size and type of tents): \_\_\_\_\_

Will signs or banners be erected at the event? ☐ Yes ☒ No

If yes, explain (include size and locations): \_\_\_\_\_

Will city staff be responsible for street /public clean-up at the event? ☐ Yes ☒ No

If yes, explain (include extent of clean-up and if waste containers are needed): \_\_\_\_\_

Have arrangements been made for restroom facilities? ☐ Yes ☒ No

If yes, explain (include locations of restrooms and service provider): \_\_\_\_\_

Describe in detail your plan to control parking, crowds, and vehicular traffic: This should include the number of officers required for crowd/traffic control and arrangements for medical assistance if needed. The cost for officers at any event is \$50.00 per hour. The full amount must be paid 14 days prior to the event or the event will be cancelled.

Close off Liberty St. from College St to N. Roosevelt St

List any/all streets which may need to be closed during the event (include date and times of proposed closures):

Liberty St from College St to N. Roosevelt St

Are you requesting barricades for road closures (fees may apply)? ☐ Yes ☒ No *Note: If yes, include a list of location(s) and a map designating the location of each barricade, the number needed, and person responsible for barricades.*

---

---

**Please provide any additional information that may be helpful:**

This is an annual remembrance event conducted by the York American Legion and affiliated organizations to remember the sacrifices of American Service Personnel when answering the call action for our nation

---

---

**RELEASE and INDEMNIFICATION**

In consideration for being permitted to use public facilities and/or facilities owned by the City of York, Applicant agrees to indemnify, release and hold harmless the City of York, its officers and employees from and against all liability, claims, and demands which are incurred, made or brought by any person or entity on account of damage, loss or injury, including, without limitation, claims arising from property loss or damage, bodily injury, personal injury, sickness, disease, death, or any other loss of any kind whatsoever which arise out of or are in any manner connected with the use of the facilities whether any such liability, claims, and demands result from the act, omission, negligence, or other fault on the fault of the City of York, its officers, or its employees or from any other cause whatsoever. Your organization is fully responsible for complying with all applicable laws and safety procedures. This permit does not authorize you to enter upon private property or in any way hinder or obstruct pedestrian or vehicular traffic. In order to protect the general health, safety and public welfare of its citizens, The City of York reserves the right to deny and/or modify the conditions of this permit or to cancel it entirely if it is deemed appropriate by the City of York.

Application Submitted By: *Name & Title* Terry Dreyer, Adjutant, York American Leg

Signature:  Date: Mar 26, 2024



## CITY OF YORK SPECIAL EVENT PERMIT APPLICATION

Date of Application Submission: April 15, 2024

Name of Festival or Special Event: Silver Fw The City 2025

Location and/or Route of the Event: North Congress St between E+W Madison  
Note: A sketch/diagram must be attached to the application. and E+W Liberty St

Proposed Date(s) of Event: April 25, 26, 27, 2025

Alternate Date(s) for Event: \_\_\_\_\_

Event Setup time: 9:00 AM to 10:30 AM April 25, 2025

Actual Event: 9:00 AM to 12: noon April 25 thru 27, 2025

Road Closure time: 9:00 AM to 12: noon April 25 thru 27, 2025

Breakdown time: \_\_\_\_\_ to \_\_\_\_\_

Estimated number of attendees (including event staff): 3,000 to 5,000

Requesting Organization: Palmetto State Airstream Club 22

Address: P.O. Box 1612 Jackson Center, Ohio  
45334

Purpose of the Event: Economic impact on local businesses & restaurants

Is your organization a charity or non-profit organization? Non-profit

Will the proceeds benefit your organization? If no, please specify which organization it will benefit No.

all monetary donations from Airstreamers  
participants will be donated to PATH

This is a ☐ private ☒ public event to be held on ☐ private ☒ public property.

Permit Holder/Event Point of Contact: Terry Montgomery

Mobile Number: 803-242-6125 Email: terrymontgomery31@gmail.com



Street Address: 1351 Rabbit Run Rd York SC 29745

Additional Authorized Contact: Terry Montgomery

Mobile Number: 803-242-6125 Email: terry.montgomery31@gmail.com

Planned Activities: parade open house entertainment

Note: A proposed schedule of events must be attached to the application

Will inflatables or amusement rides be used at the event? ☐ Yes ☒ No

If yes, explain: \_\_\_\_\_

Company name: \_\_\_\_\_ City of York Business License #: \_\_\_\_\_

Will motorized vehicles, equipment or animals be used for the event? ☐ Yes ☒ No

If yes, explain: \_\_\_\_\_

Company name: \_\_\_\_\_ City of York Business License #: \_\_\_\_\_

**\*\*Note:** All events that include the use of live animals, motorized vehicles or equipment, inflatables (jump castles etc.) or other amusement rides are required to obtain a copy of the contracting companies certificate of liability insurance naming the City of York as an also insured on general liability.

Do you plan to have food trucks/vendors of any kind with items for sale? ☐ Yes ☒ No

If yes, explain (include the items being sold and if cooking with grease): \_\_\_\_\_  
\_\_\_\_\_

Does your event require the use of utility services such as power or water? ☐ Yes ☒ No

only @ sewer dump station

Note: Any additional utilities must be provided at the applicant's expense

If yes, explain: \_\_\_\_\_

Will alcohol be served at the event? ☐ Yes ☒ No

If yes, explain (and include, how do you plan to ensure/enforce that only those that are of legal drinking age are consuming/purchasing alcohol) :  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Will amplified sound be used at the event? ☒ Yes ☐ No

If yes, explain: Entertainment @ City Market

Will tents be used at the event? ☐ Yes ☒ No

If yes, explain (include size and type of tents): \_\_\_\_\_

Will signs or banners be erected at the event? ☒ Yes ☐ No

If yes, explain (include size and locations): Banner on East Liberty Street

Will city staff be responsible for street /public clean-up at the event? ☐ Yes ☒ No

If yes, explain (include extent of clean-up and if waste containers are needed): \_\_\_\_\_

Have arrangements been made for restroom facilities? ☐ Yes ☒ No

If yes, explain (include locations of restrooms and service provider):

All Airstream w.o.'s attending are self contained

**Describe in detail your plan to control parking, crowds, and vehicular traffic: This should include the number of officers required for crowd/traffic control and arrangements for medical assistance if needed. The cost for officers at any event is \$50.00 per hour. The full amount must be paid 14 days prior to the event or the event will be cancelled.**

**List any/all streets which may need to be closed during the event (include date and times of proposed closures):**

North Congress Street between Liberty + Madison  
from 9:00 AM April 25 thru April 27, 2025  
@ 12 noon

Are you requesting barricades for road closures (fees may apply)? ☒ Yes ☐ No Note: If yes, include a list of location(s) and a map designating the location of each barricade, the number needed, and person responsible for barricades.

North Congress St at the intersection  
with E+W Liberty and E+W Madison

Please provide any additional information that may be helpful:

2025  
Parade Friday morning April 25 2024  
parade route Kings Mtn to North Congress  
to South Congress to East Jefferson to Trinity  
to Garner to East Madison

### **RELEASE and INDEMNIFICATION**

In consideration for being permitted to use public facilities and/or facilities owned by the City of York, Applicant agrees to indemnify, release and hold harmless the City of York, its officers and employees from and against all liability, claims, and demands which are incurred, made or brought by any person or entity on account of damage, loss or injury, including, without limitation, claims arising from property loss or damage, bodily injury, personal injury, sickness, disease, death, or any other loss of any kind whatsoever which arise out of or are in any manner connected with the use of the facilities whether any such liability, claims, and demands result from the act, omission, negligence, or other fault on the fault of the City of York, its officers, or its employees or from any other cause whatsoever. Your organization is fully responsible for complying with all applicable laws and safety procedures. This permit does not authorize you to enter upon private property or in any way hinder or obstruct pedestrian or vehicular traffic. In order to protect the general health, safety and public welfare of its citizens, The City of York reserves the right to deny and/or modify the conditions of this permit or to cancel it entirely if it is deemed appropriate by the City of York.

Application Submitted By: Name & Title Terry Montgomery

Signature: Terry Montgomery

Date: 4-15-2024

Palmetto State Airstream  
club member  
Event organizer

# City of York

---

## Memo

**TO:** Mayor & City Council

**FROM:** Dalton Pierce, MPA, City Manager

**MEETING DATE:** May 7<sup>th</sup>, 2024

**SUBJECT:** Ordinances

---



### **GENERAL INFORMATION**

#### **10.3 First Reading Ordinance 24-720 Certify Properties as Textile Mill Site**

York Hotel Group, LLC, the developer, for the prospective hotel project located at S. Congress St. is seeking Textile Mill Tax Credits. The developer has investigated both abandoned building credits and textile mill credits. Of the two options, pursuing the textile mill credits presents the most promising scenario. This could bring significant benefits to our city, and the developer will need the City Council to certify all of these identified sites as abandoned textile mill sites based on the evidence and information generated by Mr. Richard Few of Parker & Poe through the adoption of an ordinance. An ordinance has been provided for the First Reading to be considered for approval.

### **STAFF RECOMMENDATIONS**

Staff recommends approval of First Reading Ordinance 24-720.

### **REQUESTED ACTION**

Approval of First Reading Ordinance 24-720, Certify Properties as Textile Mill Site

### **ATTACHMENT(S):**

1. Ordinance 24-720
2. Catawba Regional Council of Governments Distress Letter

### **GENERAL INFORMATION**

#### **10.3 First Reading Ordinance 24-721 Rezoning Fairhope Road**

The Planning Commission believes that quality apartments are greatly needed in the City of York and that a potential project would be a showcase for how development should occur in the City. To clarify, the Fairhope Road project is only a rezoning and not an annexation. An ordinance has been provided for the First Reading to be considered for approval. If approved, the rezoning would accommodate approximately 200 apartment units.

### **STAFF RECOMMENDATIONS**

Planning Commission recommends that the rezoning for Fairhope Road be conditionally approved from General Industrial to R10 based on the sidewalks being extended to the nearby commercial area.

### **REQUESTED ACTION**

Approval of First Reading Ordinance 24-721, Rezoning Fairhope Road

**ATTACHMENT(S):**

1. Ordinance 24-721
2. Site Plan

**GENERAL INFORMATION****10.3 First Reading Ordinance 24-722 Annexation/Rezoning Alexander Love Highway**

The Planning Commission believes that additional townhomes are greatly needed in the City of York and that the potential project would be a showcase for how development should occur in the City. An ordinance has been provided for the First Reading to be considered for approval. If approved, the rezoning would accommodate approximately 180 townhome units.

**STAFF RECOMMENDATIONS**

Planning Commission recommends that the annexation/rezoning for Alexander Cove be conditionally approved to R9 based on the following:

1. The developer providing an off-site sidewalk to the existing sidewalk system
2. A large portion of the project being age targeted
3. The townhomes facing Alexander Love Hwy being 3 stories in height.

**REQUESTED ACTION**

Approval of First Reading Ordinance 24-722, Annexation/Rezoning Alexander Love Highway

**ATTACHMENT(S):**

1. Ordinance 24-722
2. Annexation/Rezoning Application
3. Proposed Rezoning R9 Single Family
4. Affidavit
5. Petition for Annexation
6. Site Plan
7. Conditional Zoning Plan
8. Conditional Zoning Details and Notes

**GENERAL INFORMATION****10.3 First Reading Ordinance 24-723 Larson Road Property Acquisition**

The City and York Electric Cooperative partnered to develop the 31.55 +/- acres Larson Road. Light Industrial Park Project and the City will receive 3.7 acres per the agreement.

**STAFF RECOMMENDATIONS**

Staff recommends the approval of First Reading Ordinance 24-723, Larson Road Property Acquisition

**REQUESTED ACTION**

Approval of First Reading Ordinance 24-723, Larson Road Property Acquisition

**ATTACHMENT(S):**

1. Ordinance 24-723
2. Exhibit A

STATE OF SOUTH CAROLINA

COUNTY OF YORK

)  
)  
)

CITY OF YORK

ORDINANCE 24-720

**AN ORDINANCE TO ADD AN UNCODIFIED ORDINANCE TO THE CODE OF THE CITY OF YORK TO CERTIFY PROPERTIES AS TEXTILE MILL SITES AS PROVIDED BY THE SOUTH CAROLINA TEXTILES COMMUNITIES REVITALIZATION ACT (S.C. CODE SECTION 12-65-10 ET SEQ.) FOR THOSE CERTAIN PROPERTIES LOCATED AT 13 AND 35 S. CONGRESS STREET AND 14 S. ROOSEVELT STREET, YORK, SOUTH CAROLINA**

WHEREAS, York Hotel, LLC (the “Developer”) has contracted to purchase that certain property consisting of 2.2269 acres located at 13 and 35 S. Congress Street and 14 S. Roosevelt Street, York, South Carolina, with TMS Nos. 0701101009, 0701101008, 0701101007 and 0701101016, respectively (the “Property”), and intends to rehabilitate such property in a manner that qualifies for South Carolina income tax credits under the South Carolina Textiles Communities Revitalization Act, S.C. Code Section 12-65-10 et seq. (the “Act”); and

WHEREAS, pursuant to the Act, a taxpayer may apply to the municipality or county in which the textile mill site is located for a certification of the textile mill site made by ordinance or binding resolution of the governing body of the municipality or county. The certification shall include findings that the:

- (1) textile mill site was a textile mill as defined in S.C. Code Section 12-65-20(3);
- (2) textile mill site has been abandoned as defined in S.C. Code Section 12-65-20(1); and
- (3) geographic area of the textile mill site is consistent with S.C. Code Section 12-65-20(4).

WHEREAS, the Property is located within the City of York, South Carolina (the “City”); and

WHEREAS, the Developer has requested that the York City Council certify the Property as a textile mill site under the Act; and

WHEREAS, the Act specifically applies to sites located within a distressed area of a county, where a “textile mill site” encompasses all land and improvements which were used directly for textile manufacturing operations or ancillary uses, or were located on the same parcel or a contiguous parcel within one-thousand feet of any textile mill structure or ancillary uses (the “Distressed Location Provision”); and

WHEREAS, York City Council acknowledges and recognizes: (a) the history and past operations of the former Quality Mills manufacturing facility located on S. Congress Street in York (the “Quality Mills Facility”); (b) the areas of former ancillary uses to the Quality Mills Facility, and (c) that the properties at 35 S. Congress Street and 14 S. Roosevelt Street are contiguous to areas of the property originally used for such ancillary uses on part of a tract of

land owned by Quality Mills, Inc. which owned and operated the Quality Mills Facility until its closure in September of 1985 and was subsequently transferred and conveyed to the County of York, South Carolina as two parcels by deed recorded on October 1, 1985 recorded in the Office of the York County Clerk of Court in Deed Book 843 at Page 122 and thereafter transferred to the City of York by deed recorded on April 14, 2022 in the Office of the York County Clerk of Court in Deed Book 20122 at Page 327;

WHEREAS, the Property is also located in a distressed area of York County as designated by the Catawba Regional Council of Governments in its letter to the Developer dated \_\_\_\_\_, 2024 and attached hereto as Exhibit A and based on the Property's location and past due, the York City Council deems the Property to be a site located within a distressed area of York County;

WHEREAS, the exhibits attached hereto as Exhibit B-1 and Exhibit B-2 depict, respectively, (a) a current GIS map of the Quality Mills Facility and all areas located on the same parcel or a contiguous parcel within 1,000 feet of the Arcade Mill Facility; and (B) [any other information required by City]; and

WHEREAS, the York City Council, after careful investigation and due deliberation, determined that the redevelopment of the Property for commercial purposes, which will bring significant capital investment and create new jobs, will be highly beneficial to the City, and the City agrees to certify the Property as a textile mill site under the Act.

NOW, THEREFORE, BE IT ORDAINED by the York City Council as follows:

Section 1. That all recitals hereof are true and correct and a part of this Ordinance.

Section 2. That the City makes the following certifications as requested by the Taxpayer pursuant to the Act:

- (a) The Property was a textile mill as defined in S.C. Code Section 12-65-20(3).
- (b) The Property has been abandoned as defined in S.C. Code Section 12-65-20(1).
- (c) The geographic area of the Property is consistent with the definition of a textile mill site, as defined in S.C. Code Section 12-65-20(4)(b).

Section 4. That this Ordinance is intended to comply with the certification requirements set forth in S.C. Code Section 12-65-60.

Section 5. That all ordinances or parts of ordinances inconsistent with this Ordinance are hereby repealed to the extent of such inconsistency.

Section 6. This Ordinance shall take effect upon the second reading approval.

DONE AND RATIFIED in Council assembled on this \_\_\_\_ day of \_\_\_\_\_,  
2024.

\_\_\_\_\_  
Mayor Michael D. Fuesser

ATTEST:

\_\_\_\_\_  
Municipal Clerk Amy H. Craig

First Reading: \_\_\_\_\_

Public Hearing: \_\_\_\_\_

Second Reading: \_\_\_\_\_



## Attachment 2



April 9, 2024

Mr. Richard Few, Jr.  
Partner, Parker Poe  
110 East Court Street, Suite 200  
Greenville, SC 29601

VIA EMAIL

Dear Mr. Few:

Per your request, we have determined that the proposed site (York County tax map numbers 0701101009, 0701101008, 0701101007 and 0701101016) is in a distressed area of the region, as designated by the Board of Directors of the Catawba Regional Council of Governments (COG).

As you are aware, amendments to the South Carolina Abandoned Buildings Revitalization Act and the Textile Communities Revitalization Act provide the opportunity for state tax credits for certain activities pertaining to a property that is located in a distressed area, as designated by the applicable Council of Governments. At a meeting on Thursday, February 28, 2019, the Catawba Regional COG Board of Directors adopted criteria for establishing distressed areas in the Catawba Region. We are also providing a map to you with designated areas of distress along with the location of the site (based upon the tax map numbers you provided) superimposed on this map.

The Catawba Regional Council of Governments makes no assertion or determination regarding the eligibility of the property for any type or amount of state or federal tax credits or other financing; this letter only confirms that the site is in a designated area of distress as determined by the Catawba Regional COG.

If we may provide further assistance to you, please do not hesitate to let me know.

Sincerely,

A handwritten signature in black ink, appearing to read "Randy Imler".

Randy Imler  
Executive Director

Attachment

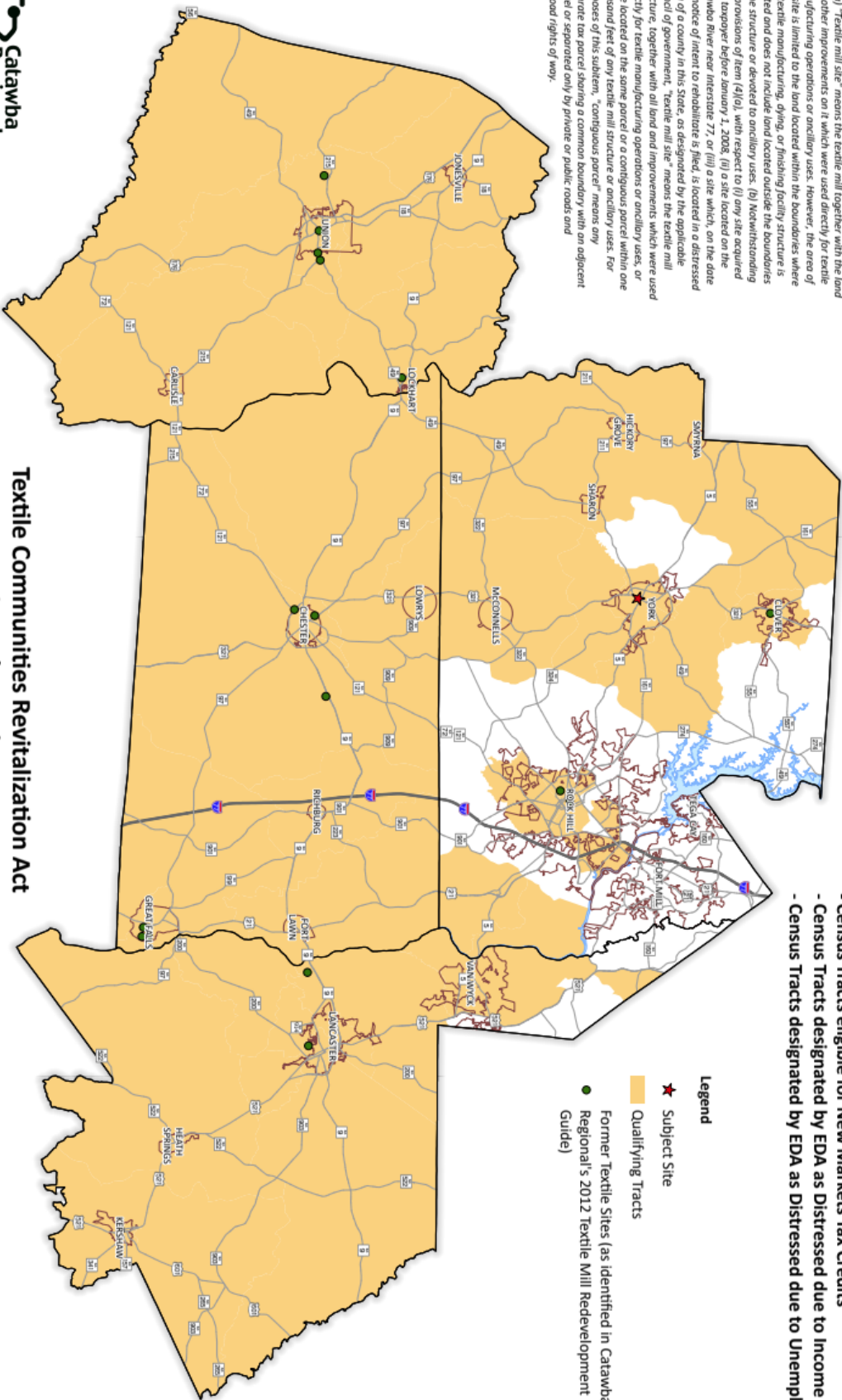
cc: Stephen Allen, Marty Little

SECTION 3, A, Section 12-65-20(4)(b) of the 1976 Code is amended to read:

(4)(i) "Textile mill site" means the textile mill together with the land and other improvements on it which were used directly for textile manufacturing operations or ancillary uses. However, the area of the site is limited to the land located within the boundaries where the textile manufacturing, dying, or finishing facility structure is located and does not include land located outside the boundaries of the structure or devoted to ancillary uses. (b) Notwithstanding the provisions of item (4)(i), with respect to (i) any site acquired by a taxpayer before January 1, 2008, (ii) a site which, on the date the notice of intent to rehabilitate is filed, is located in a distressed area of a county in this State, as designated by the applicable council of government, "Textile mill site" means the textile mill structure, together with all land and improvements which were used directly for textile manufacturing operations or ancillary uses, or were located on the same parcel or a contiguous parcel within one thousand feet of any textile mill structure or ancillary uses. For purposes of this subitem, "contiguous parcel" means any separate tax parcel sharing a common boundary with an adjacent parcel or separated only by private or public roads and railroad rights of way.

#### Criteria:

- Census Tracts designated Opportunity Zones by the Governor
- Census Tracts eligible for New Markets Tax Credits
- Census Tracts designated by EDA as Distressed due to Income
- Census Tracts designated by EDA as Distressed due to Unemployment



STATE OF SOUTH CAROLINA  
COUNTY OF YORK

)  
)  
)

CITY OF YORK

ORDINANCE 24-721

AMENDING APPENDIX A, ZONING ORDINANCE AND OFFICIAL ZONING  
MAP BY REZONING PROPERTY REFERENCED BY YORK COUNTY TAX  
MAP ID NUMBER 070-23-01-038 FROM GI- GENERAL INDUSTRIAL to R10-  
MULTIFAMILY RESIDENTIAL

WHEREAS, the York City Council and Planning Commission find that a rezoning application has been received for property referenced by York County Tax Map Identification # 070-23-01-038 at the corner of Fairhope Rd. and Alexander Love Hwy.

WHEREAS, the York City Council and Planning Commission find that the Official Zoning Map may be revised if the proposed change is found to be in compliance with the Future Land Use Map and overall Comprehensive Plan; and

WHEREAS, the York City Council and Planning Commission find that the proposed rezoning application along with supporting information substantially complies with numerous important objectives of the Comprehensive Plan.

NOW, THEREFORE, BE IT ORDAINED in Council assembled on the dates hereafter set forth that the York City Council does herewith amend Appendix A, Zoning Ordinance and Official Zoning Map by rezoning the property identified by tax map identification #070-23-01-038 from GI- General Industrial to R-10 Multifamily Residential.

\_\_\_\_\_  
MICHAEL D. FUESSER, MAYOR

ATTEST:

\_\_\_\_\_  
Municipal Clerk

First Reading:

\_\_\_\_\_

Public Hearing:

\_\_\_\_\_

Second Reading:

\_\_\_\_\_







STATE OF SOUTH CAROLINA  
COUNTY OF YORK

)  
)  
)

CITY OF YORK

ORDINANCE 24-722

AMENDING APPENDIX A, ZONING ORDINANCE AND OFFICIAL ZONING MAP BY ANNEXING AND REZONING PROPERTY REFERENCED BY YORK COUNTY TAX MAP ID NUMBERS 348-00-00-014; 350-00-00-003 & 070-16-01-064 FROM GI, UD, and RMX-20 TO R9- SINGLE FAMILY ATTACHED RESIDENTIAL

WHEREAS, the York City Council and Planning Commission find that an annexation/rezoning application has been received for property referenced by York County Tax Map Identification # 348-00-00-014; 350-00-00-003 & 070-16-01-064 and located on Alexander Love Hwy.

WHEREAS, the York City Council and Planning Commission find that the Official Zoning Map may be revised if the proposed change is found to be in compliance with the Future Land Use Map and overall Comprehensive Plan; and

WHEREAS, the York City Council and Planning Commission find that the proposed annexation/rezoning application substantially complied with numerous important objectives of the Comprehensive Plan.

NOW, THEREFORE, BE IT ORDAINED in Council assembled on the dates hereafter set forth that the York City Council does herewith amend Appendix A, Zoning Ordinance and Official Zoning Map by annexing and rezoning the properties identified by tax map identification #'s 348-00-00-014; 350-00-00-003 & 070-16-01-064 from GI, UD, and RMX-20 to R9- Single Family Attached Residential.

---

MICHAEL D. FUESSER, MAYOR

ATTEST:

---

Municipal Clerk

First Reading:

---

Public Hearing:

---

Second Reading:

---

Proposed Annexation/rezoning Application  
York South Carolina  
Page 1

RECEIVED  
1/19/2024

Type of application

Annexation: ☒ Rezoning ☒

Fee -\$300.00 paid

1/30/2024  
#17798

To the Honorable Mayor and City Council.

The undersigned hereby respectfully requested that the City of York Zoning Ordinance be amended as described below:

- 1) This is a request for a change in the: (check one)  
☒ Zoning map (fill in items # 2, 3, 4, 5, 6, and 9 only)  
☐ Zoning Text (fill in items # 7 and 9 only)  
☐ Zoning Schedule of district Regulations (fill in items # 8 and 9 only)

Tax map change	2) Give exact address, and plat map reference for property for which you propose a zoning change: Address <u>The 3 parcels are currently not addressed</u>
	District No. <u>070</u> Block No. <u>16-01</u> lot (s) <u>064</u> <u>348</u> <u>00-00</u> <u>014</u> <u>350</u> <u>00-00</u> <u>003</u>
	3) Area of subject property <u>45.692</u> Sq. ft. or acres 4) How is this property presently zoned: (check one) <input type="checkbox"/> R-15 <input type="checkbox"/> R-7 <input type="checkbox"/> R-5 <input type="checkbox"/> PUD <input type="checkbox"/> MH <input type="checkbox"/> B-1 <input type="checkbox"/> H-C <input checked="" type="checkbox"/> G-1 <input type="checkbox"/> TU <input type="checkbox"/> R-7 MH <input type="checkbox"/> HD <input checked="" type="checkbox"/> UD <input checked="" type="checkbox"/> RMX-20 5) What new zoning do you propose for this property: (check one) <input type="checkbox"/> R-15 <input type="checkbox"/> R-7 <input type="checkbox"/> R-5 <input type="checkbox"/> PUD <input type="checkbox"/> MH <input type="checkbox"/> B-1 <input type="checkbox"/> H-C <input type="checkbox"/> G-1 <input type="checkbox"/> TU <input type="checkbox"/> R-7 MH <input type="checkbox"/> HD <input checked="" type="checkbox"/> R-9  UNDER ITEM # 9 EXPLAIN WHY THIS AREA SHOULD BE ZONED AS YOU PROPOSED. 6) Does the applicant own all of the property proposed for this zoning change: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If NO, give address of the property involved which he does not own and owners name in property owner list on page 2 of this application.
Text Change	7) If this involves a change in the Zoning Text, what section or sections will be affected: _____ *SHOW PROPOSED CHANGE AND REASONS THEREFORE UNDER #9
Schedule change	8) If this involves a change in the Schedule of District Regulations, what columns(s) _____ District(s) _____

9) Explanation \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

If more space is need continue on next page

Proposed Annexation/rezoning Application  
York South Carolina

Page 2

It is understood by the undersigned that while this application will be carefully reviewed and considered, the burden of proving the need for the proposed amendment rest with the applicant

Date 1-9-24 Signed Timothy J Harris  
Phone 803 242 3694 Address 2846 Chester HWY - Po Box 729 York, SC

9) Explanation (Cont.) \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

10) Property Owners within Request:

Property Address	Owner	Owners's address
TM 0701601064	Timothy Harris	P.O. Box 729, York, SC 29745
TM 3480000014	Timothy Harris	P.O. Box 729, York, SC 29745
TM 3500000003	Timothy Harris	P.O. Box 729, York, SC 29745
_____	_____	_____
_____	_____	_____
_____	_____	_____
_____	_____	_____

11) Property Owners Adjacent to the Request:

Owner/Address	Owner/Address
P.O. Box 772, York, SC 29745	1091 Bate Harvey Rd, Clover, SC 29710
706 E. Old Limestone Rd, York, SC 29745	P.O. Box 441, York, SC 29745
13 W. Madison St, York, SC 29745	1372 Gabby Ford Rd, York, SC 29745
118 Annie Carpenter Dr, Shelby, NC 28152	_____

**DO NOT WRITE IN THIS SECTION-FOR OFFICIAL USE ONLY**

Date received by Planning Department \_\_\_\_\_  
Date Advertised - (1<sup>st</sup>) \_\_\_\_\_ (2<sup>nd</sup>) \_\_\_\_\_  
Date posted \_\_\_\_\_  
Date Public Hearing held \_\_\_\_\_  
Date of City Council Action (Approved) \_\_\_\_\_ (1<sup>st</sup>) \_\_\_\_\_ (2<sup>nd</sup>) \_\_\_\_\_  
Date applicant notified \_\_\_\_\_

**PLANNING COMMISSION RECOMMENDATIONS:**

( ) APPROVED ( ) DENIED ( ) DEFERRED

**CITY COUNCIL ACTION:**

( ) APPROVED ( ) DENIED ( ) DEFERRED



CITY OF YORK

CASH RECEIPT

Receipt No: 577768

Date: 01/30/2024

Time: 04:50:34 PM

Received From:

ANNEXATION APP FEE

Amount: 300.00

Paid: 300.00

Change: 0.00

For:

BUILDING PERMITS 300.00

NVR, INC/ALEXANDER  
COVE

17798:

Received By: AP

**CITY OF YORK, SC**  
**ALEXANDER COVE**

**Proposed Rezoning to R-9 Single Family Attached Residential Zoning District**

Item	Required	Provided
Density	≤ 6 units per gross acre	4 units per gross acre
Min Front Setback	20'	20'
Min Side Setback	8'	8'
Min Rear Setback	18'	18'
Min Lot Width	20'	20'
Min Lot Size	1,800 SF	2,000 SF
Back-to-Back Lots	< 25%	0%
Exterior Materials	Glass, cement siding, brick, stone	Glass, cement siding, brick, stone
Front Elevation	≥ 40% brick or stone	≥ 40% brick or stone
Front Elevation	≥ 15% of units with ≥ 80% stone or brick	≥ 15% of units with ≥ 80% stone or brick
Front Elevation	Not same elevation across and beside	Not same elevation across and beside
Front Color Pattern	Not same color beside	Not same color beside
Min Roof Pitch	6/12	6/12
Side Elevation at Corner	2 windows +substantial façade line changes	2 windows +substantial façade line changes
Max Building Height	35'	40'
Min Heated SF	1,200 SF	1,400 SF
Front Porches	≥ 50% of units with 6' x 8' porch	≥ 50% of units with 6' x 8' porch: all rear load 20' lots and mix of 24' lots
Garages	Windows and carriage style hardware	Windows and carriage style hardware
Garages	≥ 25% rear load (43 units)	≥ 26% rear load (47 units)
Mail Kiosks	Central location, 4 parking spaces	Central location, 4 parking spaces
Open Space (OS)	≥ 35% of gross acreage	63% of gross acreage
Open Space (OS)	≥ 20% of gross acreage in contiguous OS	42% of gross acreage in contiguous OS
Open Space (OS)	≥ 50% of lots join OS	60% of lots join OS
Tree Save	5.09 acres	11.11 acres
Amenities	5,000 SF playground	25,000 SF sports field/event lawn
Amenities	Added option	Community garden ≥ 10,000 SF
		Dog park ≥ 5,000 SF
		Fishing pier
		Tot lot ≥ 1,600 SF
		Pavilion with picnic tables ≥ 400 SF
Min 5' Paved Trail	546 LF (182 * 3)	≥ 750 LF
Perimeter Buffer	≥ 50'	≥ 50'
BMP	≥ 50' from nearest lot boundary	≥ 50' from nearest lot boundary

## AFFIDAVIT OF AGENCY

Re: Alexander Cove Rezoning and Annexation Petitions and Applications dated January 9, 2024 (the "Petitions").

Property Tax Nos.: 348-00-00-014, 350-00-00-003, & 070-16-01-064 (hereinafter referred to as the "Property")

The undersigned Affiant Timothy J. Harris, being first duly sworn, deposes and states the following:

---

1. I am over 18 years of age, am competent to execute this document, and am a citizen of the State of South Carolina.
2. I am the owner in fee simple of the Property.
3. I personally signed the Petitions on January 9, 2024.
4. I have authorized NVR, Inc., a Virginia corporation, to act as my agent and represent my interests with respect to the Petitions to annex and rezone the Property.
5. This Affidavit shall serve as further assurance to the City of York, South Carolina, that NVR, Inc. is authorized to act as my agent with respect to the Petitions, including but not limited to submission of supporting materials, payment of any necessary fees, and presenting on my behalf at any hearings regarding the Petitions.

Timothy J. Harris:



---

Affiant Signature

STATE OF SOUTH CAROLINA )

COUNTY OF YORK )

I, DAVID ROBERTS, a Notary Public of YORK County,  
State of South Carolina, certify that TIMOTHY HARRIS, (the "Signatory"),  
appeared before me this day and that he/she, being authorized to do so, acknowledged the  
execution of the foregoing instrument.

I certify that the Signatory personally appeared before me this day, and  
(check one of the following)

☒ (I have personal knowledge of the identity of the Signatory); or

☐ (I have seen satisfactory evidence of the Signatory's identity, by  
a current state or federal identification with the Signatory's  
photograph in the form of:

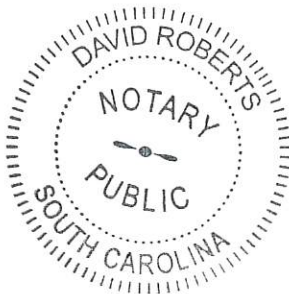
(check one of the following)

☐ a driver's license or

☐ in the form of \_\_\_\_\_); or

☐ (a credible witness has sworn to the identity of the  
Signatory).

Sworn to and subscribed before me this the 30th day of January, 2024.



David Roberts  
Notary Public

Print Name: DAVID ROBERTS

My Commission Expires: 1/27/31



STATE OF SOUTH CAROLINA

)

COUNTY OF YORK

)

CITY OF YORK

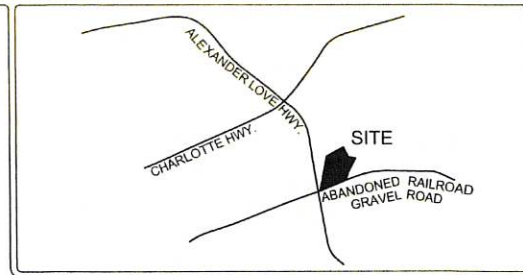
**PETITION FOR ANNEXATION OF REAL PROPERTY  
TO THE CORPORATE LIMITS OF THE  
CITY OF YORK, SOUTH CAROLINA**

This Petition for Annexation by Timothy J. Harris is requesting the York City Council to annex by Ordinance the hereinafter described real property and is dated as of this the 9<sup>th</sup> day of JAN 2024 and is herewith dated prior to the first signature being affixed hereto. This Petition for Annexation is in accordance with the provisions as set forth in Section/Paragraph/Title 5-3-150 of the Code of Laws of South Carolina, 1976, and as amended. The Petition is signed by the above-named property owner. The Petition requests that the real property in the area as shown on the attached description consisting of two parcels, known currently as York County Parcels 348-00-00-014 and 350-00-00-003, being real property lying near Alexander Love Highway, East of the City Limits, and joining a portion of the City of York, South Carolina, be annexed to the corporate limits of the City of York, South Carolina. The real property involved herein is more fully described and set forth on the attached plat as follows:

**SEE ATTACHED DESCRIPTION AND PLAT REFERENCE**

It is requested that the above real property be annexed to the City of York, South Carolina with and initial zoning of R-9

Timothy J Harris  
Timothy J. Harris

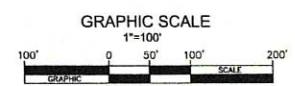


- NOTES:
- THIS PROPERTY IS LOCATED IN FLOOD ZONE X AND A FLOOD ZONE AE ACCORDING TO F.I.R.M. NO 45091C0164E DATED SEPTEMBER 26, 2008.
  - FLOOD ZONE LINES ARE SCALED FROM CURRENT FEMA RATE MAPS. SCALES VARY FROM 1"=500' TO 1"=2000' AND ARE NOTED AS BEING APPROXIMATE ON SAID MAPS. JOEL E. WOODS & ASSOCIATES, INC. DOES NOT CERTIFY TO OR ASSUME RESPONSIBILITY FOR THE ACCURACY OF THE FLOOD ZONE LINES.
  - THIS PROPERTY IS SUBJECT TO ALL EASEMENTS AND RESTRICTIONS OF RECORD.
  - JOEL E. WOOD & ASSOCIATES, INC. IS NOT LIABLE FOR ANY AND ALL SETBACKS SHOWN OR NOT SHOWN HEREON; SETBACKS TO BE VERIFIED BY THE OWNER WITH THE COUNTY, CITY, TOWN AND/OR HOA.
  - REFERENCE (PB 73 PG 160), (DB 11601 PG 0114 - 0117), (DB 358 PG 428 - 429), (DB 358 PG 311 - 314), (DB 77 PG 305-306), (DB 109 PG 150), (DB 209 PG 254) AND (DB 246 PG 107 - 109).
  - NO NEW LOTS CREATED.
  - REFERENCE SCDOT PLAN FILE No. 46.163B SHEETS 10 & 11 AND DOCKET No. 46.746.

LEGEND	
COMPUTED POINT	□
UTILITY POLES	⦿
SANITARY SEWER MANHOLE	⊙
FIRE HYDRANT	⦿
CABLE BOX	⊙
GAS	⊙
OVERHEAD ELECTRIC	—
SANITARY SEWER MANHOLE	—
TEMPORARY DRAINAGE EASEMENT	▨
PERMANENT EASEMENT	▩

LINE TABLE		
LINE #	DIRECTION	LENGTH
L1	N17° 28' 02"E	62.39
L2	S20° 42' 46"W	32.41
L3	N10° 30' 49"W	69.59
L4	N70° 14' 30"E	101.42
L5	S75° 19' 40"W	115.41
L6	N79° 29' 11"E	20.00
L7	S79° 29' 11"W	5.00
L8	N10° 30' 49"W	10.00

2024001365  
PLAT LARGE RECORDING FEES \$25.00  
PRESENTED & RECORDED  
01-16-2024 04:11:51 PM  
BK: PLAT 172  
PG: 68



BOUNDARY SURVEY  
OF  
TM#348-00-00-014  
YORK TOWNSHIP  
YORK COUNTY, SOUTH CAROLINA  
PREPARED FOR  
ALEXANDER COVE TOWNHOMES

JOEL E. WOOD & ASSOCIATES  
PLANNING • ENGINEERING • MANAGEMENT

P.O. BOX 296 CLOVER, SC 29710 (803)684-3390

SURVEY DATE: 12/8/2023 CADCOMP111 FB# MC/1  
PROJ: 231004 FILE: SURVEY BASE BOUNDARY

Certificate of Accuracy  
I hereby state that to the best of my professional knowledge, information and belief, the survey shown hereon was made in accordance with the requirements of the Standards Practice Manual for Surveying in South Carolina, and meets or exceeds the requirements for a Class A survey as specified therein; also there are no visible encroachments or projections other than shown. This plat is property of Joel E. Wood & Associates, Inc., is certified only to the persons or entity named herein, and must contain the original signature and raised seal to be valid.

Date 12/11/2023  
Michael S. Culler, III  
29114  
S.C. Registration No.

PIN: 348-00-00-014  
TMS: 350-00-00-003  
070-16-01-064



SETBACKS		
FRONT	N/A	FRONT 25'
SIDES	N/A	SIDES 10'
REAR	N/A	REAR 25'
(PER GI ZONING)		(PER RMX-20 ZONING)

SETBACKS		
FRONT	N/A	FRONT 25'
SIDES	N/A	SIDES 10'
REAR	N/A	REAR 25'
(PER UD ZONING)		(PER RMX-20 ZONING)





PARCELS: 0701601064 (IN CITY, CURRENT ZONING = GI)  
3480000014 (TO BE ANNEXED, CURRENT ZONING = UD & RMX-20)  
3500000003 (TO BE ANNEXED, CURRENT ZONING = RMX-20)

PROJECT AREA = 45.554 AC  
PROPOSED ZONING - R9  
LOTS :  20' X 100' LOTS = 86  
 24' X 110' LOTS = 95  
TOTAL = 181

LOT DENSITY = 4 LOTS/AC.  
LOTS CONTIGUOUS TO OPEN SPACE (C) = 108 (60%)  
LOTS w/ ALLEYS = 47 (26%)  
OPEN SPACE REQUIRED = 35% (15.94 AC.)  
OPEN SPACE SHOWN = 63% (28.90 AC.)  
CENTRAL CONTIGUOUS OPEN SPACE = 42% (19.25 AC.)  
TREE SAVE AREA REQUIRED = 5.58 AC.  
TREE SAVE AREA SHOWN = 11.11 AC.  
TREE SAVE AREA ≥ 200' FROM BOUNDARY = 53% (2.94 AC.)

AMENITY AREA 1

1. SPORTS FIELD / EVENT LAWN  $\geq 25,000$  SF (BERMUDA SOD)
2. SHADE STRUCTURE  $\geq 400$  SF

## AMENITY AREA 2

1. TOT LOT  $\geq 1,600$  SF

AMENITY AREA 3

2. DOG PARK  $\geq$  5,000 SF (BLACK ALUMINUM FENCING)

## AMENITY AREA 4

1. COMMUNITY GARDEN  $\geq 10,000$  SF

## AMENITY AREA 5

1. COVERED PAVILION  $\geq 400$  SF
2. 4 PICNIC TABLES
3. FISHING PIER




<div>APPROVALS</div> <div><div>Project Engr: _____</div><div>Drawn By: _____</div><div>Checked By: _____</div><div>Review: _____</div><div>Bid: _____</div><div>Construction: _____</div></div>		<div>PREPARED BY</div> <div><div><div><div><div></div><div>W</div></div></div><div><div>JOEL E. WOOD &amp; ASSOCIATES</div><div>PLANNING • ENGINEERING • MANAGEMENT</div></div></div><div><div>P.O. BOX 296 CLOVER, SC 29710</div><div>(803) 684-3390</div></div></div>		<div>SEALS</div> <div><div>PRELIMINARY DRAWING - FOR REVIEW ONLY</div></div>		<div>PROJECT</div> <div><div>ALEXANDER COVE TOWNHOMES</div><div><div>CITY OF YORK , SOUTH CAROLINA</div><div>PREPARED FOR</div><div>NVR</div></div></div>		<div>SHEET TITLE</div> <div><div>CONDITIONAL ZONING PLAN</div></div>				<table><tr><td>NO.</td><td>DATE</td><td>REVISIONS</td><td>BY</td></tr><tr><td></td><td></td><td></td><td></td></tr><tr><td></td><td></td><td></td><td></td></tr><tr><td></td><td></td><td></td><td></td></tr><tr><td></td><td></td><td></td><td></td></tr><tr><td></td><td></td><td></td><td></td></tr><tr><td></td><td></td><td></td><td></td></tr><tr><td></td><td></td><td></td><td></td></tr><tr><td></td><td></td><td></td><td></td></tr><tr><td></td><td></td><td></td><td></td></tr></table>				NO.	DATE	REVISIONS	BY																																					<div><div>1" = 80'</div><div>SCALE: 1" = 80'</div><div>DATE: 10/11/2023</div><div>JOB NO.:</div><div>SHEET 1 of 5</div></div>	
NO.	DATE	REVISIONS	BY																																																						



# RENDERING OF COMMUNITY ENTRANCE AND HIGHWAY 5 CORRIDOR



APPROVALS		PREPARED BY		SEALS		PROJECT		SHEET TITLE		NO.	DATE	REVISIONS	BY	SCALE: N/A	
Project Engr:	_____	<div><div>JOEL E. WOOD &amp; ASSOCIATES PLANNING • ENGINEERING • MANAGEMENT</div><div>P.O. BOX 296 CLOVER, SC 29710 (803) 684-3390</div></div>	<div>PRELIMINARY DRAWING - FOR REVIEW ONLY</div>	ALEXANDER COVE TOWNHOMES		<div>CITY OF YORK, SOUTH CAROLINA PREPARED FOR NVR</div>		CONDITIONAL ZONING DETAIL & NOTES							DATE: 10/11/2023
Drawn By:	_____												JOB NO.:		
Checked By:	_____													SHEET	2 OF 5
Review:	_____														
Bid:	_____														
Construction:	_____														







# ALEXANDER COVE TOWNHOMES



### ARCHITECTURAL FEATURES

- Minimum HSF 1,400
- Minimum Width 20'
- Maximum Height 40'
- Exterior Materials Fiber cement, brick, and/or stone
- Front Elevations ≥ 40% brick or stone  
15% of units with ≥ 80% brick or stone  
Exterior colors to vary per unit
- Front Porches ≥ 50% of units with 6' x 8' front porches
- Garages ≥ 25% alley loaded  
Mix of one-car and two-car garage plans  
Carriage style hardware and windows




Example of 20' Wide Townhome with Alley Access (actual color palette may vary)



Example of 24' Wide Townhome with Primary Bedroom on First Floor (actual color palette may vary)

Table LU-8: Draft Description of Future Land Use Designations

Land Use Designation	Description of Land Use	Sample Types of Expected Uses
Gateway	Gateway land uses are located exclusively on the Alexander Love High-Large and small-scale manufacturing way between SC 161 and SC 5. This is an essential economic develop- and production uses, small-medium ment corridor for the community. Land uses patterns consist of typically manufacturing and production uses, more auto-intensive uses. Access management policies should be imple-large scale data centers, medical re- mented to limit the number of curb cuts from new development along search, assembly operations, office the corridor. Appropriate uses include industrial, corridor commercial, buildings, library, school, governmental office institutional, mixed-use, transitional, and high-density residential and churches and other similar uses, development. Single-family development is not suitable for this area.	townhomes, apartments, neighborhood scale commercial, churches, schools, open space. Mixed-Uses with a com- mercial and residential component (8- 16 Units/Acre (Gross Density))

APPROVALS		PREPARED BY		SEALS	PROJECT	SHEET TITLE		NO.	DATE	REVISIONS	BY	SCALE: N/A
Project Engr: _____	Drawn By: _____		JOEL E. WOOD & ASSOCIATES PLANNING • ENGINEERING • MANAGEMENT	PRELIMINARY DRAWING - FOR REVIEW ONLY	ALEXANDER COVE TOWNHOMES  CITY OF YORK, SOUTH CAROLINA PREPARED FOR NVR	CONDITIONAL ZONING DETAIL & NOTES						DATE: 10/11/2023
Review: _____	Bld: _____											JOB NO.:
Construction: _____												SHEET 4 OF 5



Density:  
The maximum housing density shall be 6 units per gross acre. Density of subdivision is 4 units per gross acre.

- Lot specifications and dimensional requirements:
- a. The minimum setbacks shall be as follows (from the street right-of-way or property line):
    - I. 20 feet on front
    - II. 8 feet on sides (12 feet where adjacent to a street)
    - III. 18 feet on rear
  - b. The minimum lot width at the setback line shall be 20 ft.
  - c. The minimum lot size shall be 1,800 sq. ft.
  - d. A maximum of 25% of the overall number of lots may be of the back-to-back variety.

Phasing:  
The phasing of the project shall be shown on the proposed conceptual site plan, and once approved by the City, carried unchanged through the preliminary and final plat submittals. Proposed phasing changes shall be handled through the standard amendment process.

Architectural:

- Façade design:
- 1. Exterior building materials may include glass, cementitious siding, brick or brick veneer, stone or stone veneer, stucco, wood or a combination thereof. A minimum of 40% of the exterior front façade shall be covered with either brick or stone. Vinyl shall only be used for windows, doors, and trim.
  - 2. At least 15% of the residential units shall have a minimum of 80% of the exterior front façade covered with either brick or stone and at least one unit per building shall meet this requirement.
  - 3. No two models of home shall be located directly adjacent to each other or located directly across the street from each other.
  - 4. A variety of color patterns shall be provided such that no two homes directly adjacent to each other are of the same color.
  - 5. The minimum roof pitch for the primary roof sections shall be 6 / 12 and porch, dormer, and accessory shed roof shall have a minimum roof pitch of 4 / 12.
  - 6. Where the side of a residence will be visible due to facing a road (as with a corner lot), the common space, a neighborhood amenity area, or another reason, the side façade must include at least two windows of standard egress size (e.g., 48 inches by 20 inches) with a trim that is at least 3.5 inches, and one of the following: 1. Wrap-around porch or side porch that is at least 48 square feet on the side façade; and / or 2. Substantial façade line changes, such as varying number of stories, dormers, architectural additions, bay windows, roof styles, and chimneys.
  - 7. The maximum building height shall be 40 feet as part of a variance request for 3 story townhomes.

Heated area:  
The minimum heated square footage for each home shall be no less than 1,200 sq. ft.

- Design flexibility:
- 1. A minimum of 5% of the total number of lots (up to a maximum of 20 lots) shall be provided that meet the following specifications:
  - 2. Minimum heated square footage of 1,000 sq. ft.
  - 3. Exterior building materials may include glass, cementitious siding, brick or brick veneer, stone or stone veneer, stucco, wood or a combination thereof.
- A minimum of 20% of the exterior front façade shall be covered with either brick or stone. Vinyl shall only be used for windows, doors, and trim.

Front porches:  
At least 50% of the dwellings must include a front porch with a minimum depth of six feet and a minimum width of eight feet. The conceptual, preliminary, and final plat submittals shall include designations for each lot with such front porches.

- Garages:
- 1. Front-facing garage doors shall be provided with windows and carriage style hardware.
  - 2. At least 25% of the overall number of lots in the project shall be identified as lots for rear-loaded garages (and labeled as such on the conceptual, preliminary, and final submittals).

Parking:  
Off-street parking shall be designed per standard City of York requirements.

Community mailboxes:  
Community mailboxes shall be installed per USPS requirements. For each USPS-required community mailbox location, at least four (4) off-street parking spaces shall be provided as well as landscaping, lighting, and buffering (type B buffer between the mailboxes, parking, etc. and adjacent houses). Based upon approval by USPS, the City desires that community mailboxes be installed in or near central amenity areas that have available parking but are appropriately separated from active pedestrian / playground areas.

- Open space / tree preservation and protection:
- 1. At least 35% of the overall project gross area shall be maintained as open space. Open space provided is 63%.
  - 2. At least one continuous open space area (centrally located as much as possible) shall be provided that has an area totaling at least 20% of the overall project gross area. Such open space area shall have a minimum width of 100 feet. At least 50% of the total number of housing units shall share a property line with or be directly across the street from said open area.
  - 3. In the designated open space areas, at least 35% of the existing tress canopy shall be retained and properly protected during development of the project. To ensure maintenance of the tree canopy on the property interior, at least 50% of the trees effected by the noted existing tree canopy maintenance requirements shall be located at least 200 feet from the exterior property lines of the project.


- Amenities:
- 1. Amenities shall meet the façade design requirements specified above. See chart on Sheet 1 for the 5 amenity areas.
  - 2. Improved amenity areas shall be specified on the conceptual, preliminary and final submittals and then installed or approved surety provided prior to final plat approval.
  - 3. All amenities must be:
    - a. Constructed prior to approval/recordation of phase 1 or the amenities must be bonded at 150% of the estimated construction value (as provided by a SC-licensed professional engineer), and
    - b. Built prior to approval/recordation of phase 2.
  - 4. Identification signage shall be provided at trail entrances, open space access points, etc. and be installed prior to final plat approval. Location and depictions of the signage shall be shown on the conceptual, preliminary and final submittals.
  - 5. The amenities, open space buffer, stormwater controls, etc. will be maintained by the conditions, covenants, and restrictions (CCRs) established by the developer and assumed by the homeowner's association (HOA).
  - 6. At the final plat stage, the method(s) must be identified for ensuring that all required improvements are installed and maintained. Deed restrictions, etc. must be submitted for City review at the final plat stage (and ultimately recorded).

- Streetscape:
- 1. The streetscaping of interior streets and exterior streets along the property frontage shall be per standard City of York requirements and the following:
  - 2. Street trees (uses Gateway Corridor standards as template for tree species for exterior streets). Street trees must be planted at least 10 feet from private/public utility lines. Root barrier protection must be installed to prevent root intrusion.
    - a. Street lighting (use Gateway Corridor standards as template for exterior streets)
    - b. Sidewalk on each side of each new street

- Landscape / Buffer/ Signage:
- 1. A type B bufferyard shall be provided where residential lots are located back-to-back directly adjacent to another lot or are directly adjacent to overflow parking lots, stormwater pond, lift station, amenity area, community mailbox center, subdivision signage, trail, etc. Trees shall be planted along the shared property lines or in the common space area, if applicable.
  - 2. A type B bufferyard shall be provided along perimeter property lines and along adjacent streets, highways, etc. where an existing equivalent buffer does not exist.
  - 3. A minimum 50 feet wide undisturbed area shall be provided along perimeter property lines and along adjacent streets, highways, etc.
  - 4. Stormwater retention/detention areas and lift stations shall be located a minimum of 50 feet from the property line of a lot for an individual residential unit.
  - 5. A minimum 30-foot buffer setback is required for any proposed lots adjacent to bodies of water. All bodies of water shall be protected. A double row of silt fence shall be required when disturbance is proposed within 50 feet of water bodies.
  - 6. Any proposed subdivision signage, fencing, home occupation or accessory structure shall be in accordance with standard City of York requirements.
  - 7. Subdivision-identification signage easement(s) must be noted on the conceptual site plan as well as preliminary and final plat submittals.
  - 8. A free standing subdivision identification sign may be installed at each subdivision entrance subject to the following conditions:
    - a. The sign structure height shall not exceed 8 feet.
    - b. The sign area shall not exceed 35 square feet.
    - c. The sign structure shall be constructed of brick, natural stone or stucco. Aluminum is only allowed for the placard for the subdivision name.
    - d. The sign structure shall contain a minimum of two different approved building materials from the following list: brick, natural stone or stucco.
    - e. Internal illumination is prohibited but the sign may be spot lit from the ground.
    - f. The minimum setback shall be 20 feet from any street right away or property line and shall meet standard line-of-sight requirements.
    - g. Landscaping that complies with City standards shall be installed around the sign.
    - h. If located in the Local Historic District, the sign must be reviewed for approval by the Board of Architectural Review.
    - i. If located in the Gateway Corridor Overlay District, City staff may approve the sign design per the above-referenced requirements.
  - 9. Subdivision entrances must be provided with landscaping that complies with Type B buffer requirements (not the general Type B buffer requirements from the zoning ordinance) as prescribed by the Gateway Corridor Overlay District Standards.
  - 10. Subdivision-identification signage shall be provided with decorative landscaping/spot lighting around the signage and a type B buffer between the signage and adjacent houses.
  - 11. Subdivision entrances must be provided with landscaping, etc. features that comply with standard landscaping requirements.
  - 12. If deemed appropriate by the City, a dedicated easement for potential City of York welcome signage shall be provided. The City will be responsible for the actual design and build of the welcome signage.
  - 13. If applicable, provide complete engineered design for any proposed retaining walls (including guardrails/fencing that meets the building code requirements, trees/landscaping, structural details, drainage, etc.). The design must include a minimum 42-inch tall black vinyl coated chain link fence (decorative black aluminum fence is acceptable) and decorative trees along the top edge of the wall. Retaining wall designs to be provided as part of the preliminary plat.

- Fire, Utility, and Public Works Department requirements:
- 1. The applicant shall verify with the Utilities department that the project can be served by the City utilities system.
  - 2. The proposed public water and sanitary sewer systems shall be sized according to the city requirements and the design drawings shall be submitted with the construction drawings/preliminary plat/final submittals.
  - 3. The proposed water system shall connect to any existing nearby portion of the public water system per City requirements.
  - 4. All requirements of the City of York Fire, Utility and Public Works Departments shall be met at the preliminary and final plat stages.
  - 5. Design and construction of the proposed stormwater system shall be in accordance with City of York/SCDHEC standards and specifications including fencing, landscaping, maintenance, etc. A minimum of 42" tall black aluminum fence shall be provided around all stormwater retention/detention facilities. The SCDHEC stormwater permit shall be submitted with the construction drawings/preliminary plat submittal.

- Public transportation infrastructure requirements:
- 1. Street improvements shall be designed per SCDOT, City of York and pertinent traffic study standards and specifications including street, sidewalk, crosswalk, signage, speed-limiting devices, etc.
  - 2. The minimum number of street entrances to the subdivision shall be based on the requirements specified in the zoning ordinance as well as Fire Department requirements.
  - 3. All streets shall be publicly dedicated for maintenance and acceptance by the City of York, subject to the City's warranty and acceptance policies.
  - 4. At the final plat stage, the method(s) must be identified for ensuring that all required public infrastructure improvements are installed, maintained, and properly warrantied.
  - 5. As deemed necessary by the City, dedicated street, utility, and other rights-of-way for sub streets and utility lines shall be provided to adjacent property lines.
  - 6. Dead-end streets shall not exceed more than 150 feet (nearest road intersection at end of pavement) without an approved temporary turnaround unless otherwise approved by the City of York and such streets shall be designed per standard City of York requirements.
  - 7. A 26-ft paved street width with a 2-ft valley curb shall be provided for dead-end streets (cul-de-sacs or sub streets) exceeding 500-ft in length. The dead-end street shall be measured from the intersection of nearest street to the center of the cul-de-sac or end of paved stub street. Street stubs must provide emergency vehicle turnaround (if no cul-de-sac is proposed).
  - 8. If buildings exceed 30 feet in height, streets shall be increased to 26 feet clear width (excluding curbing) per international fire code requirements.
  - 9. The proposed subdivision name and street names must be approved by the York County Emergency Preparedness 911 at the preliminary plat stage. The applicant will provide written verification of York County approval with the preliminary plat submittal.

APPROVALS		PREPARED BY		SEALS	PROJECT	SHEET TITLE	NO.	DATE	REVISIONS	BY	SCALE: N/A									
Project Engr:	_____		JOEL E. WOOD & ASSOCIATES  PLANNING • ENGINEERING • MANAGEMENT	PRELIMINARY DRAWING - FOR REVIEW ONLY	ALEXANDER COVE TOWNHOMES	CONDITIONAL ZONING DETAIL & NOTES														
Drawn By:	_____														DATE: 10/11/2023					
Checked By:	_____														JOB NO.:					
Review:	_____	P.O. BOX 296 CLOVER, SC 29710		(803) 684-3390	CITY OF YORK , SOUTH CAROLINA PREPARED FOR NVR						SHEET 5 OF 5									
Bid:	_____																			
Construction:	_____																			



STATE OF SOUTH CAROLINA  
COUNTY OF YORK

)  
)  
)

CITY OF YORK

ORDINANCE 24-723

**AN ORDINANCE APPROVING THE ACQUISITION OF REAL PROPERTY OWNED BY CATAWBA DEVELOPMENT, INC AND IDENTIFIED AS APPROXIMATELY 3.80 ACRES MORE OR LESS AND A PORTION OF PARCEL 070-23-01-040**

**WHEREAS**, City of York (the "Municipality") is a municipal corporation and political subdivision of the State of South Carolina;

**WHEREAS**, the Council of the Municipality (the "Council") is the duly elected governing body of the Municipality;

**WHEREAS**, the Council is vested with the authority to acquire real property to be owned by the Municipality pursuant to the South Carolina Code of Laws, 1976, as amended;

**WHEREAS**, the Catawba Development, Inc. is the owner of that certain parcel of real property identified as 070-23-01-040 (the Master Parcel) of which 3.80 acres, more or less based on final survey, will be gifted to the City of York for Economic Development Purposes as part of the Lawson Road Industrial and Business Park;

**WHEREAS**, the Council hereby determines, as a fact and after appropriate investigation, that under the terms of a previously agreed to Purchase Agreement it is in the best interests of the City to accept such property for the stated development agreement purposes and the City also recognizes that the City will, per same agreement, be given a first right of refusal to either purchase or be granted an additional approximately 1.83 acres in said Business Park so long as same is used for "civic" municipal purposes, such as a Fire Station, which is of additional benefit to the City of York;

**WHEREAS**, based upon the foregoing, the Council has determined that the acquisition of this portion of the Property by the City is equitable to, favorable for, and in the best interests of the citizens of the Municipality;

**NOW THEREFORE BE IT ORDAINED BY THE COUNCIL OF YORK DULY ASSEMBLED:**

**SECTION 1:** The Council hereby approves acquisition of this parcel of Property by the City

**SECTION 2.** Such acquisition shall be completed by the City and the City Manager is hereby authorized and directed to execute any and instruments, affidavits, agreements and/or other documents which may be necessary to effectuate the acquisition of the Property.

**SECTION 3.** The Council hereby determines that the process by which the decision to acquire this Property was determined represented a fair and objective methodology. As such, the sale, transfer, and/or conveyance of the Property is hereby exempted from any potentially applicable requirements under the Municipality's purchasing or procurement code.

**SECTION 4.** In connection with the acquisition of the Property, any actions previously undertaken by the Mayor, the City Manager, the Council, or staff in connection with the negotiation thereof

prior to the enactment of this Ordinance are ratified and confirmed.

**DONE AND RATIFIED IN COUNCIL ASSEMBLED THIS 7<sup>th</sup> DAY OF MAY, 2024.**

ATTEST:

---

Mayor Michael D. Fuesser

---

Municipal Clerk Amy H. Craig

First Reading: \_\_\_\_\_

Public Hearing: \_\_\_\_\_

Second Reading: \_\_\_\_\_

PARCEL	LOT AREA (AC.)
A	±4.12
B	±20.46
C	±3.70
D (CIVIC)	±1.83
TOTAL	±30.11

PROP. UTILITY EASEMENT

PROP. STORM CONTROL  
MEASURE (SCM) EASEMENT

EXIST. EDGE OF PAVEMENT

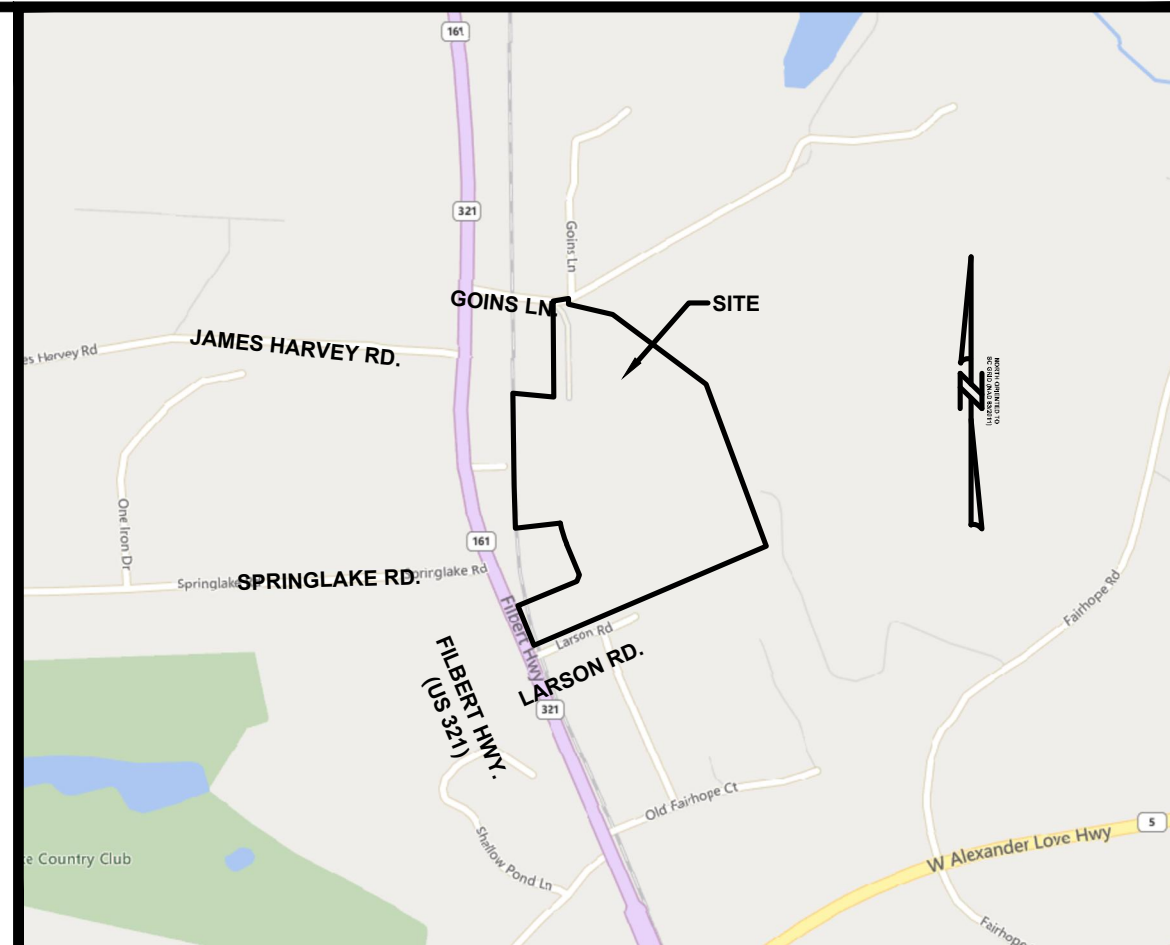
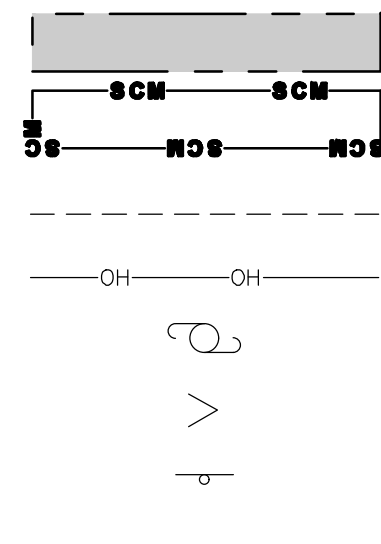
EXIST. OVERHEAD POWER LINE

EXIST. UTILITY POLE

EXIST. GUY WIRE

EXIST. ROAD SIGN

EXIST. ELECTRIC R/W



FILBERT HIGHWAY SITE VICINITY MAP      SCALE: 1" = 1000'

NAME:	FILBERT HIGHWAY SITE
SITE AREA:	332.65 AC.
LOCATION:	CITY OF YORK, SC
PROPOSED USE:	INDUSTRIAL
PARCEL INFO:	0702301040 DB 844C PG 27, PB D187 PG 9
APPROVED ZONING:	GE: GENERAL INDUSTRIAL
WATERSHED:	HEADWATERS FISHING CREEK-CATAWBA RIVER
<u>PROPERTY OWNERS:</u>	CATAWBA DEVELOPMENT LLC. PID #0702301040 DB 2087 PG 16 PB 169 PG 287 123 LARSON ROAD YORK, SC 29745
<u>ENGINEERING FIRM:</u>	ESP ASSOCIATES, INC. 3475 LAKEMONT BLVD. FORT MILL, SC 29708 (803) 802-2440
PHONE:	JOHN SCOTT CHILDERS
CONTACT:	SCHILDERS@ESPASSOCIATES.COM
EMAIL:	

TOTAL SITE AREA:	532.65 AC.
PROP. AREA IN PARCELS:	530.11 AC. (92.22%)
EXIST. AREA IN PUBLIC R/W:	30.08 AC. (0.25%)
PROP. AREA IN 60' PRIVATE R/W:	32.26 AC. (6.92%)
PROP. COMMON OPEN SPACE:	20.21 AC. (0.64%)
PROP. USE:	INDUSTRIAL
TOTAL LENGTH OF PROPOSED 60' R/W:	21,727 LF
TOTAL LENGTH OF FUTURE 50' R/W:	3,437 LF
NOTE:	
LAYOUT SUBJECT TO CHANGE. PARCELS AND UTILITIES ARE FOR REFERENCE PURPOSES ONLY.	

NO.	DATE	REVISION	BY
1	10/19/2022	LARSON REVISIONS	CKY

# EXHIBIT A

# FILBERT HIGHWAY SITE

CITY OF YORK, SC

**CATAWBA DEVELOPMENT, LLC.**

## PROJECT INFORMATION

PROJECT MANAGER:	MRR
DESIGNED BY:	CKY
DRAWN BY:	CKY
PROJECT NUMBER:	JX30.400
ORIGINAL DATE:	09/27/2022

SHEET:  
**EXHIBIT A**



# **PROCLAMATION**

## **Municipal Clerks Week**

**WHEREAS**, The Office of the Municipal Clerk, a time honored and vital part of local governments exists throughout the world; and

**WHEREAS**, The Office of the Municipal Clerk is the oldest among public servants; and

**WHEREAS**, The Office of the Municipal Clerk provides the professional link between the citizens, the local governing bodies and agencies of government at other levels; and

**WHEREAS**, Municipal Clerks have pledged to be ever mindful of their neutrality and impartiality, rendering equal service to all; and

**WHEREAS**, The Municipal Clerk serves as the information center on functions of local government and community; and

**NOW THEREFORE**, be it resolved, that I, Michael D. Fuesser, Mayor of the City of York, do hereby proclaim the week of May 5-11, 2024, as

## **Municipal Clerks Week**

And further extend appreciation to our Municipal Clerk, Amy Craig, and to all Municipal Clerks for the vital services they perform and their exemplary service and dedication to the communities they represent.

**IN WITNESS THEREOF**, I hereunto set my hand and caused the Seal of the City to be affixed this 7<sup>th</sup> day of May 2024.

---

Michael D. Fuesser

Mayor



# PROCLAMATION

## National Police Week 2024

To recognize National Police Week 2024 and to honor the service and sacrifice of those law enforcement officers killed in the line of duty while protecting our communities and safeguarding our democracy.

**WHEREAS**, there are more than 800,000 law enforcement officers serving in the communities across the United States, including the dedicated members of the York Police Department and York County Sheriff's Office; and

**WHEREAS**, since the first recorded death in 1786, there are currently 23,785 law enforcement officers in the United States that have made the ultimate sacrifice and been killed in the line of duty, including three in York County, which are Detective Michael Robert Doty EOW: January 17, 2018, Deputy Sheriff James Brent McCants EOW: September 25, 1992, and Rural Police Officer Elliott P. Harris EOW: July 17, 1932; and

**WHEREAS**, the names of these dedicated public servants are engraved on the walls of the National Law Enforcement Officers Memorial in Washington, DC; and

**WHEREAS**, nearly 300 new names of fallen heroes are being added to the National Law Enforcement Officers Memorial this spring, including 200 officers killed in previous years and several officers that have succumbed to illnesses related to the horrific events of 9/11; and

**WHEREAS**, the service and sacrifice of all officers killed in the line of duty will be honored during the National Law Enforcement Officers Memorial Fund's 36<sup>th</sup> Candlelight vigil, on the evening of May 13, 2024; and

**WHEREAS**, the Candlelight Vigil is part of National Police Week, which will be observed this year May 12-18; and

**WHEREAS**, May 15 is designated as Peace Officers Memorial Day, in honor of all fallen officers and their families and U.S. flags should be flown at half-staff; and

**NOW THEREFORE**, be it resolved, I, Michael D. Fuesser, Mayor of the City of York, do hereby declare that the City of York will observe May 12-18, 2024 as National Police Week in York, South Carolina, and publicly salutes the service of law enforcement officers in our community and in communities across the nation.

**IN WITNESS THEREOF**, I hereunto set my hand this 7<sup>th</sup> day of May 2024.

---

Michael D. Fuesser  
Mayor



# **PROCLAMATION**

## **National Public Works Week**

**WHEREAS**, Public Works professionals focus on infrastructure, facilities and services that are of vital importance to sustainable and resilient communities and to the public health, high quality of life and well-being of the people of City of York; and

**WHEREAS**, these infrastructure, facilities and services could not be provided without the dedicated efforts of public works professionals, who are engineers, managers, and employees at all levels of government and the private sector, who are responsible for rebuilding, improving, and protecting our nation's transportation, water supply, water treatment and solid waste systems, public buildings, and other structures and facilities essential for our citizens; and

**WHEREAS**, it is in the public interest for the citizens, civic leaders and children in the City of York to gain knowledge of and to maintain an ongoing interest and understanding of the importance of public works and public works programs in their respective communities; and

**WHEREAS**, the year 2024 marks the 64<sup>th</sup> annual National Public Works Week sponsored by the American Public Works Association/Canadian Public Works Association; and

**NOW THEREFORE**, be it resolved, that I, Michael D. Fuesser, Mayor of the City of York, do hereby designate the week of May 19-25, 2024, as National Public Works Week; I urge all citizens to join with representatives of the American Public Works Association and government agencies in activities, events, and ceremonies designed to pay tribute to our public works professionals, engineers, managers, and employees and to recognize the substantial contributions they make to protecting our national health, safety, and quality of life.

**IN WITNESS THEREOF**, I hereunto set my hand and caused the Seal of the City to be affixed this 7<sup>th</sup> day of May 2024.

---

Michael D. Fuesser  
Mayor



# PROCLAMATION

## MENTAL HEALTH AWARENESS MONTH MAY 2024

**WHEREAS**, mental health is an essential part of overall well-being, impacting individuals, families, and communities across York, South Carolina; and

**WHEREAS**, one in five American adults and one in six American youth experience a mental health condition each year, and everyone faces challenges in life that can impact their mental health; and

**WHEREAS**, despite its prevalence, mental health remains shrouded in stigma, preventing many from seeking help; and

**WHEREAS**, early intervention and access to quality care are crucial for managing mental health conditions and improving quality of life; and

**WHEREAS**, May is recognized nationally as Mental Health Awareness Month, providing an opportunity to raise awareness, combat stigma, and promote mental health resources; and

**NOW THEREFORE**, be it resolved, that I, Michael D. Fuesser, Mayor of the City of York, do hereby proclaim May 2024 as Mental Health Awareness Month in York, South Carolina.

York City Council and I encourage residents of York, South Carolina to :

- Educate themselves and others about mental health conditions, treatment options, and available resources.
- Challenge stigma by speaking respectfully and inclusively about mental health.
- Seek help if they are struggling with their mental health and encourage others to do the same.
- Support organizations that provide mental health services and advocacy.
- Create safe and supportive environments for open conversations about mental health.
- Together, we can create a community where everyone feels empowered to prioritize their mental well-being and seek help when needed.

**IN WITNESS THEREOF**, I hereunto set my hand and caused this seal of York, South Carolina, to be affixed this 7<sup>th</sup> day of May 2024.

---

Michael D. Fuesser  
Mayor