

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, August 1, 2023
City of York Council Chambers
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** **MAYOR MIKE FUESSER**
- 4. PRESENTATIONS**
 - 4.1. New Employee – Baer Blackmon **UTILITIES DIRECTOR BEN WRIGHT**
 - 4.2. FBI Academy – Kevin Hoffman **CHIEF BRIAN TRAIL**
- 5. PUBLIC HEARING**
 - 5.1 Second Reading Ordinance 23-696, Amending Appendix A Zoning & Appendix B Subdivisions
 - 5.2 Second Reading Ordinance 23-697, Rezoning Railroad Avenue
 - 5.3 Second Reading Ordinance 23-698, Appendix A RV Storage
- 6. COMMENTS FROM THE PUBLIC ON AGENDA ITEMS**
- 7. CITY MANAGER’S REPORT** **CITY MANAGER DALTON PIERCE**
 - 7.1. SC Rural Infrastructure Grant – Water & Sewer Inventory Collection & Assessment Study
 - 7.2. Advanced Leadership Institute: South Carolina City and County Management Association and The Darla Moore Foundation
- 8. APPROVAL OF MINUTES OF PREVIOUS MEETINGS**
 - 8.1. Council Special Called Meeting July 24, 2023*
- 9. MONTHLY FINANCIAL REPORT** **FINANCE DIRECTOR JEFF WILKINS**
- 10. OLD BUSINESS**
 - 10.1. ORDINANCES:
 - Second Reading Ordinance 23-696, Amending Appendix A Zoning & Appendix B Subdivisions*

**** Denotes Vote Required***

- Second Reading Ordinance 23-697, Rezoning Railroad Avenue*
- Second Reading Ordinance 23-698, Amending Appendix A RV Storage*

10.2. Needs Assessment – CDBG*

11. NEW BUSINESS

11.1. DISCUSSION(S):

- FY23-24 Budget Final Budget Workshop
 - A. Operating
 - B. Capital Projects
 - C. Fees & Rates
- Proposed Organizational Changes
 - A. Handbook
 - B. Accrual Rates
 - C. Holidays
- Ancillary Benefit Renewal

12. MAYOR'S REPORT

13. ADJOURN

** Denotes Vote Required*

City of York

Memo

TO: Mayor and Council

FROM: Ben Wright, Utilities Director

MEETING DATE: August 1, 2023

SUBJECT: Presentations - New Employee



GENERAL INFORMATION

New Employee – Baer Blackmon

Baer Blackmon joined the City of York as the new Utilities Technician on July 24, 2023. Baer has lived in York most of his life. He has a grown son that goes to Western Carolina. Baer enjoys traveling and he has a degree in IT Networking from ECPI. He will be able to utilize his background in IT for the Utilities Department and we are glad to have him join our Utilities Crew.

City of York

Memo

TO: Mayor & City Council

FROM: Dalton Pierce, MPA, City Manager

MEETING DATE: August 1, 2023

SUBJECT: Public Hearings



Before enacting or amending certain ordinances, City Council shall hold a Public Hearing at which parties in interest and citizens shall have an opportunity to be heard. Speakers will be recognized for up to five (5) minutes. City of York residents may be recognized first by the Mayor.

GENERAL INFORMATION 5.1

Second Reading Ordinance 23-696, Amending Appendix A Zoning and Appendix B Subdivisions In May, a final report of the Moratorium was provided for Council to review. On June 19, 2023, during Council's Work Session, Planning Director David Breakfield provided a summary of the report with the revisions and commentary. On July 11 and 17, 2023, a discussion took place to solicit feedback, questions, or concerns that Council may have. On July 24, 2023, First Reading Ordinance 23-696, Amending Appendix A Zoning and Appendix B Subdivisions was approved contingent upon amendments that Council requested during the Special Called Meeting. Those amendments consisted of childcare facilities, garages, facades, diversity percentages, fencing, spacing, trees, and affordability of homes.

GENERAL INFORMATION 5.2

Second Reading Ordinance 23-697, Rezoning Railroad Avenue
The purpose of rezoning Railroad Avenue is to allow the property to become zoned as R7 from Gl. Planning Commission believes that the rezoning request would be compatible with the surrounding community and be consistent with the Comprehensive Plan.
First Reading Ordinance 23-697, Rezoning Railroad Avenue was approved on July 11, 2023.

GENERAL INFORMATION 5.3

Second Reading Ordinance 23-698, Amending Appendix A RV Storage
The purpose of this amendment is to revise the highway commercial zoning district, which will allow for boat and RV storage facilities by special exception. The Planning Commission was not comfortable with allowing such uses by right in the HC district but believes such uses may be appropriate in certain HC-zoned areas; therefore the recommendation to allow by special exception. First Reading Ordinance 23-698, Amending Appendix A RV Storage was approved on July 11, 2023.

City of York

Memo

TO: Mayor & City Council

FROM: Dalton Pierce, MPA, City Manager

MEETING DATE: August 1, 2023

SUBJECT: City Manager's Report



GENERAL INFORMATION: Item 7.1

The City of York staff met with Ms. Grazier Rhea regarding grant application deadlines. During the meeting, staff decided to apply for a \$250,000 SC Rural Infrastructure Authority Grant for a comprehensive water and sewer Inventory Collection & Assessment study. City staff have provided all necessary information related to our water and sewer system and associated tasks. (See below). The application deadline is August 15, 2023, with an award date to be in November 2023.

Task 1: Inventory Water System using GIS Mapping

Consultant shall inventory the water system, including GPS location and visual inspection of valves, hydrants, and tanks. The City will provide available maps and record drawing information to assist in supplementing the field investigation. Inventory assessment and discussions with City staff will be utilized to determine areas where a more detailed condition assessment is recommended. This will include reviewing historical Hydrant Testing, and pressure monitoring to assess the condition of the water system. Review reports of leaks, line breaks, and other maintenance to determine areas in poor condition. Review water purchase and meter data and evaluate system water loss.

Task 2: Inventory Sanitary Sewer System using GIS Mapping

Consultant shall inventory the sanitary sewer system utilizing GPS mapping information and condition assessment to develop a GIS map of the existing system. Consultant shall inventory the sanitary sewer system, including GPS location and visual inspection of manholes and pressure release valves. The City will provide available maps and record drawing information to assist in supplementing the field investigation. Inventory assessment and discussions with City staff will be utilized to determine areas where a more detailed condition assessment is recommended. Review reports of leaks, line breaks, WWTP Data, and other maintenance to determine areas of poor condition.

Deliverables

Task 1 & 2 data collection shall be provided to the city, when complete, in the form of GIS shape files (SC State Plane with latitude and longitude coordinates) accompanied by individual layers of assets collected for the water and sanitary sewer system.

GENERAL INFORMATION: Item 7.2

The City Manager was accepted into the first cohort for the SC Advanced Local Leadership Institute through the South Carolina City and County Management Association and the Darla Moore Foundation. The program was a six-month program with twenty other local government professionals throughout the state of South Carolina with six sessions that covered a variety of topics that included leading change and change management, strategic direction and alignment, creating a high-performance culture, conflict management, Diversity and inclusion, managing a crisis, employee engagement, governing in a disruptive environment, and collaboration with other organizations. During the program, a capstone project was required. The capstone project that the City Manager completed was for the City of Hampton, SC annexation of property for a new high school. The City Manager graduated from the program on July 19, 2023.

Council Special Called July 24, 2023

DATE AND TIME: Monday, July 24, 2023, 5:00pm

Members Present:

Mayor Pro Tem Ed Brown
Councilmember Marion Ramsey
Councilmember Stephanie Jarrett

Councilmember Charles Brewer
Councilmember Kellie Harrold
Councilmember Matt Hickey

Members Absent:

Mayor Mike Fuesser

Staff Present:

City Manager Dalton Pierce
Municipal Clerk Amy Craig

Human Resources Director Sarah Ramirez
Planning Director David Breakfield

Participants:

Others Present:

(See Sign-in Sheet)

1. WELCOME AND CALL TO ORDER

Mayor Pro Tem Brown

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

2. PRAYER

3. PLEDGE OF ALLEGIANCE

4. ORDINANCE(S):

- First Reading Ordinance 23-696, Amending Appendix A Zoning and Appendix B Subdivisions
Councilmember Jarrett made a Motion to approve First Reading Ordinance 23-696, Amending Appendix A Zoning and Appendix B Subdivisions following Council's discussion, which was Seconded by Councilmember Hickey. In Discussion, Council reiterated their desire to have certain criteria defined more clearly. The criteria discussed pertained to childcare facilities, front-facing garages, facades, diversity percentages, rear-loading garages and lot sizes, fencing, spacing, street trees, and affordability of homes. With no other Discussion, the Motion with the Amendments was adopted unanimously.
- First Reading Ordinance 23-699, Amending Comprehensive Plan
Councilmember Brewer made a Motion to approve First Reading Ordinance 23-699, Amending Comprehensive Plan, which was Seconded by Councilmember Hickey. With no Discussion, the Motion was adopted unanimously.

5. APPROVAL OF MINUTES OF PREVIOUS MEETINGS

- Council Meeting July 11, 2023
- Council Work Session July 17, 2023

Council Special Called July 24, 2023

Councilmember Brewer made a Motion to approve the Minutes from July 11, 2023, and July 17, 2023, which was Seconded by Councilmember Hickey. With no Discussion, the Motion was passed unanimously.

6. ADJOURN

Councilmember Brewer made a Motion to Adjourn, which was Seconded by Councilmember Jarrett. The Motion was passed unanimously. The meeting Adjourned at 5:30pm.

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: August 1, 2023

SUBJECT: Old Business - Ordinances



GENERAL INFORMATION 5.1

Second Reading Ordinance 23-696, Amending Appendix A Zoning and Appendix B Subdivisions
In May, a final report of the Moratorium was provided for Council to review. On June 19, 2023, during Council's Work Session, Planning Director David Breakfield provided a summary of the report with the revisions and commentary. On July 11 and 17, 2023, a discussion took place to solicit feedback, questions, or concerns that Council may have. On July 24, 2023, First Reading Ordinance 23-696, Amending Appendix A Zoning and Appendix B Subdivisions was approved contingent upon amendments that Council requested during the Special Called Meeting. Those amendments consisted of childcare facilities, garages, facades, diversity percentages, fencing, spacing, trees, and affordability of homes.

STAFF RECOMMENDATIONS

Planning Commission recommends adoption of Second Reading Ordinance 23-696, Amending Appendix A Zoning and Appendix B Subdivisions as written reflecting the amendments from the First Reading during the July 24, 2023, Special Called meeting.

ATTACHMENT(S):

A. Ordinance 23-696, Amending Appendix A Zoning and Appendix B Subdivisions

REQUESTED ACTION

Council Approval for Second Reading

GENERAL INFORMATION 5.2

Second Reading Ordinance 23-697, Rezoning Railroad Avenue
The purpose of rezoning Railroad Avenue is to allow the property to become zoned as R7 from G1. Planning Commission believes that the rezoning request would be compatible with the surrounding community and be consistent with the Comprehensive Plan.
First Reading Ordinance 23-697, Rezoning Railroad Avenue was approved on July 11, 2023.

STAFF RECOMMENDATIONS

Staff recommends adoption of a Second Reading Ordinance 23-697, Rezoning Railroad Avenue to properly utilize the property as a residential development location.

ATTACHMENT(S):

A. Ordinance 23-697, Rezoning Railroad Avenue

REQUESTED ACTION

Council Approval for Second Reading

GENERAL INFORMATION 5.3

Second Reading Ordinance 23-698, Amending Appendix A RV Storage

The purpose of this amendment is to revise the highway commercial zoning district, which will allow for boat and RV storage facilities by special exception. The Planning Commission was not comfortable with allowing such uses by right in the HC district but believes such uses may be appropriate in certain HC-zoned areas; therefore the recommendation to allow by special exception. First Reading Ordinance 23-698, Amending Appendix A RV Storage was approved on July 11, 2023.

STAFF RECOMMENDATIONS

Staff recommends adoption of Second Reading Ordinance 23-698, Amending Appendix A RV Storage, to allow boat and RV storage to be allowed by special exception.

ATTACHMENT(S):

A. Ordinance 23-698, Amending Appendix A RV Storage

REQUESTED ACTION

Council Approval for Second Reading

ORDINANCE 23-696

Amending Appendix A, Zoning Ordinance and Appendix B, Subdivision Ordinance by revising and updating residential zoning requirements and standards to better facilitate current and upcoming growth

WHEREAS, York City Council and Planning Commission find that the City's existing ordinances should be reviewed and updated periodically,

WHEREAS, York City Council and Planning Commission find that is necessary to implement needed changes to the zoning and subdivision ordinances to facilitate desired growth moving forward; and

WHEREAS, York City Council and Planning Commission find that such revised ordinances/ standards would ultimately streamline and make the overall application process more understandable for all involved; and

NOW, THEREFORE, BE IT ORDAINED by the City Council of York, South Carolina, assembled on dates hereafter set forth, that Appendix A, Zoning Ordinance and Appendix B, Subdivision Ordinance be amended as follows:

Revisions to Appendix A- Zoning Ordinance

Section V. - Intent of Districts, C. Annexation of territory:

1. Where property has not been specifically included within a district, or where territory has become a part of the city by annexation, such areas shall automatically be classed as being in the ~~R-15 residential district~~ TU- Transitional Use zoning district, except that at the time the application for annexation is filed, the applicant(s) may request an alternative zoning classification. Such a request must be submitted to the Planning Commission for study and recommendation to City Council in accordance with the procedural requirements for amendments generally. City Council shall then specify an interim zoning district classification or classifications in the annexation ordinance with such classification or classifications to become effective upon the effective date of annexation.

Section VI. - Establishment of Districts:

For the purpose of this ordinance, the areas under the jurisdiction of the York Planning Commission and the City Council are hereby divided into the following zoning districts ~~11 districts designated as follows~~ (**revisions in bold**):

R-15 restricted residential district

R-12 residential district

R-11 residential district

R-10 residential district

R-9 residential district

R-8 residential district

R-7 residential district

R-7MH residential district, mobile homes

R-5 multifamily residential district

MH mobile home parks district

MU mixed use

TU transitional use district

IU institutional use district

PUD planned unit development district

B-1 central business district

HC highway commercial district

GI general industrial district

Section VIII. - Zoning Districts

Add the following:

R8- Single-Family Detached Residential Zoning District

Purpose:

The purpose of this district is to encourage the creation of single-family detached residential subdivisions that provide diversity of price point, housing density, architecture, site layout, amenities, etc. This designation is principally applied to undeveloped areas where design flexibility will not adversely affect existing residential subdivisions. The City's Comprehensive Plan describes areas best suited for this zoning designation.

The following uses are allowed by special exception:

- Child care center
- Public or private school
- Church

The following uses are conditionally allowed subject to requirements specified for this district:

- Detached single-family residential units on individual lots
- Home occupation and accessory uses allowed for detached single-family residential units as prescribed by the Zoning Ordinance

In addition to all standard pertinent requirements of the City of York Zoning and Subdivision Ordinances (Appendices A & B of the York City Code), the following requirements shall be met for all proposed residential subdivisions:

Density:

- The maximum housing density shall be 2.5 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 (10 feet where adjacent to a street)
 - iii. 20 feet on rear
- b. The minimum lot width at the setback line shall be 40 feet. A maximum of 20% of the total number of lots may have this minimum lot width. At least 50% of the “40”-ft lots must be dispersed throughout the overall project (no more than 2 contiguous “40”-ft lots).
- c. At least 30%, 60% and 80% of the overall number of lots shall have a minimum lot width at the setback line of 60 feet, 55 feet and 50 feet, respectively.
- d. At least 10% of the overall number of lots in the project shall have a minimum lot width of 75 feet (at least 50% of such lots shall not be of the corner variety and must be clustered together).
- e. The minimum lot size shall be 4,500 sq. ft. At least 30% and 60% of the lots shall have a minimum lot area of 8,000 square feet and 6,000 square feet, respectively
- f. At least 10% of the overall number of lots in the project shall have a minimum lot area of 10,000 sq. ft. At least 50% of such lots shall not be of the corner variety and must be clustered together.
- g. A maximum of 25% of the overall number of lots may be of the back-to-back variety.

Phasing:

- a. 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:

Facade design

- 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 be only be used for windows, doors and trim.
- No same two models of home shall be located directly adjacent to each other or located directly across the street from each other.
- A variety of color patterns shall be provided such that no two homes directly adjacent to each other are of the same color.
- The minimum roof pitch for the primary roof sections shall be 6/12 and porch, dormer and accessory shed roofs shall have a minimum roof pitch of 4/12.
- Where the side of a residence will be visible due to facing a road (as with a corner lot), 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 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.
- The maximum building height shall be 35 feet.
- At least 10% of the total number of lots must have single story houses.
- At least 10% of the multi-story houses shall have bedroom(s) on the first floor.

Heated area:

- The minimum heated square footage for each home shall be no less than 1600 sq. ft. for 1-story homes and no less than 2000 sq. ft. for 2-story homes.

Design flexibility:

- 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:
 - Minimum heated square footage of 1000 sq.ft for 1-story homes and no less than 1200 sq. ft for 2-story homes.
 - 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 be 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:

- Front-facing garage doors shall be provided with windows and carriage style hardware.
- At least 20% of the houses in a development phase must have garages that are located at least 18 feet behind the front façade, or side-loaded or rear-loaded garages. The conceptual, preliminary and final plat submittals shall include designations for each lot with such architectural requirements.
- Attached side-facing garages must have architectural details and/or windows that mimic the features of the living portion of the dwelling on the side of the garage facing the street.
- At least 10% of the overall number of lots in the project shall be identified as lots for side-loaded garages (and labeled as such on the conceptual, preliminary and final submittals).
- At least 10% 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:

- At least 35% of the overall project gross area shall be maintained as open space.
- 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 space area.

- In the designated open space areas, at least 35% of the existing tree canopy shall be retained and properly protected during development of the project. To ensure maintenance of tree canopy on the property interior, at least 50% of the trees effected by the noted existing tree canopy maintenance requirement shall be located at least 200 feet from the exterior property lines of the project. A landscape architect is required to provide a written analysis verifying the integrity and long-term vitality of tree-save areas.

Amenities:

- a. Amenities shall meet the façade design requirements specified above.
- b. For the first 50 lots and for each subsequent additional 50 lots (or fraction thereof), a subdivision shall be provided with at least two of the following amenities (seating areas can be counted only twice in the required amenity count):

For the first 50 residential units:

- Playground with a minimum area of 2500 sq. ft. or gazebo or other covered shelter (minimum 1,000 sq. ft.) and picnic area with a minimum size of 2500 ft.² per area that includes at least two picnic tables and at least one barbecue grill or pit. A fence shall be installed around the perimeter of tot lots. The fence shall be vinyl, vinyl coated chain-link or decorative black aluminum (and be compliant with applicable requirements of the neighborhood association). The playground surface shall be durable, light-colored and rubberized or equivalent quality; plus
- One of the options listed below

For the next 50 residential units (or fraction thereof):

- Playground with a minimum area of 2500 sq. ft. or gazebo or other covered shelter (minimum 1,000 sq. ft.) and picnic area with a minimum size of 2500 ft.² per area that includes at least two picnic tables and at least one barbecue grill or pit. A fence shall be installed around the perimeter of tot lots. The fence shall be vinyl, vinyl coated chain-link or decorative black aluminum (and be compliant with applicable requirements of the neighborhood association). The playground surface shall be durable, light-colored and rubberized or equivalent quality; plus
- One of the options listed below

For the next 50 residential units (or fraction thereof):

- Playground with a minimum area of 2500 sq. ft. or gazebo or other covered shelter (minimum 1,000 sq. ft.) and picnic area with a minimum size of 2500 ft.² per area that includes at least two picnic tables and at least one barbecue grill or pit. A fence shall be installed around the perimeter of tot lots. The fence shall be vinyl, vinyl coated chain-link or decorative black aluminum (and be compliant with applicable

requirements of the neighborhood association). The playground surface shall be durable, light-colored and rubberized or equivalent quality;

or

- Swimming pool and cabana sized to comply with NRPA standards (shall be provided for a project with at least 150 residential units) or clubhouse, plus
- One of the options listed below

For each additional 50 residential units (or fraction thereof), 2 of the options listed below shall be implemented:

Options:

- Seating area (at least 3 benches with pergola)
- Community garden (minimum 10,000 sq. ft.)
- Fenced dog park with a minimum area of 5,000 sq. ft.
- Public or private golf course
- Canoe and kayak launch, or boat ramp
- Resident clubhouse
- Paved recreational area (minimum 2500 sq. ft.)
- Playground with a minimum area of 2500 sq. ft.
- Gazebo or other covered shelter (minimum 1,000 sq. ft.) or picnic area with a minimum size of 2500 ft.² per area that includes at least two picnic tables and at least one barbecue grill or pit.
- Swimming pool and cabana sized to comply with NRPA standards (shall be provided for a project with at least 150 residential units) or clubhouse.

c. 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.

d. All amenities must be:

- Constructed prior to approval/recording of phase 1 or the amenities must be bonded at 150% of the estimated construction value (as provided by SC-licensed professional engineer), and
- Built prior to approval/recording of phase 2.

e. 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.

f. Provide minimum 5-ft wide paved (asphalt) trails and/or natural surface trails to interconnect amenities and open space areas. For each lot in the project, a minimum 10 linear feet of trails shall be provided in the open space areas.

g. 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 homeowners association (HOA).

- h. The HOA shall ensure that no more than 10% of the total units are rental at any given time.
- i. 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:

- a. The streetscaping of interior streets and exterior streets along the property frontage shall be per standard City of York requirements and the following:
 - Street trees (use 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.
 - Street lighting (use Gateway Corridor standards as template for exterior streets)
 - Sidewalk on each side of each new street and along the street frontage of exterior streets

Landscape/ Buffer/ Signage:

- a. A type B bufferyard shall be provided where residential lots are located back-to-back, back directly adjacent to another lot or are directly adjacent to overflow parking lot, 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.
- b. 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.
- c. A minimum 50 feet wide undisturbed area shall be provided along perimeter property lines and along adjacent streets, highways, etc.
- d. 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.
- e. 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.
- f. Any proposed subdivision signage, fencing, home occupation or accessory structure shall be in accordance with standard City of York requirements.
- g. Subdivision-identification signage easement(s) must be noted on the conceptual site plan as well as preliminary and final plat submittals.

h. A freestanding subdivision identification sign shall be installed at each subdivision entrance subject to the following conditions:

1. The sign structure height shall not exceed 8 feet.
2. The sign area shall not exceed 35 square feet.
3. The sign structure shall be constructed of brick, natural stone or stucco. Aluminum is only allowed for the placard for the subdivision name.
4. The sign structure shall contain a minimum of two different approved building materials from the following list: brick, natural stone or stucco.
5. Internal illumination is prohibited but the sign shall be spot lit from the ground.
6. The minimum setback shall be 20 feet from any street right away or property line and shall meet standard line-of-sight requirements.
7. Landscaping that complies with City standards shall be installed around the sign.
8. If located in the Local Historic District, the sign must be reviewed for approval by the Board of Architectural Review.
9. If located in the Gateway Corridor Overlay District, City staff may approve the sign design per the above-referenced requirements.

i. 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.

j. 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.

k. 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 preliminary plat.

Fire, Utility and Public Works Department requirements:

a. The applicant shall verify with the Utilities Department that the project can be served by the City utilities system.

b. The proposed public water and sanitary sewer systems shall be sized according to City requirements and the design drawings shall be submitted with the construction drawings/preliminary plat/final submittals.

c. The proposed water system shall connect to any existing nearby portion of the public water system per City requirements.

d. All requirements of the City of York Fire, Utility and Public Works Departments shall be met at the preliminary and final plat stages.

e. 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 42" tall black aluminum fence or black-vinyl-coated chain link fencing 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

a. 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.

b. The minimum number of street entrances to the subdivision shall be based on requirements specified in the zoning ordinance as well as Fire Department requirements.

c. All streets shall be publicly dedicated for maintenance and acceptance by the City of York, subject to the City's warranty and acceptance policies.

d. At the final plat stage, the method(s) must be identified for ensuring that all required public infrastructure improvements are installed, maintained and properly warranted.

e. As deemed necessary by the City, dedicated street, utility, and other rights-of-way for stub streets and utility lines shall be provided to adjacent property lines.

f. Dead-end streets shall not exceed more than 150 feet (nearest road intersection to 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.

g. A 26-ft paved street width with 2-ft valley curb shall be provided for dead-end streets (cul-de-sacs or stub 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).

h. If buildings exceed 30 feet in height, streets shall be increased to 26 feet clear width (excluding curbing) per international fire code requirements.

i. 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.

Vested rights:

a. Vested rights to the project shall expire if any of the following occurs:

- If a preliminary plat is not approved within 2 years of special exception approval, or

- If the time period between preliminary and final plat approvals exceed 2 years, or
- If any portion of the approved conceptual site plan is not given final plat approval within 5 years of special exception approval.

R9- Single-Family Attached Residential Zoning District

Purpose

The purpose of this district is to encourage the creation of single-family attached residential subdivisions that provide diversity of price point, housing density, architecture, site layout, amenities, etc. This designation is principally applied to undeveloped areas where design flexibility will not adversely affect existing residential subdivisions. The City's Comprehensive Plan describes areas best suited for this zoning designation.

The following uses are allowed by special exception:

- Child care center
- Public or private school
- Church

The following uses are conditionally allowed subject to requirements specified for this district:

- Attached single-family residential units on individual lots
- Home occupations allowed by the Zoning Ordinance

In addition to all standard pertinent requirements of the City of York Zoning and Subdivision Ordinances (Appendices A & B of the York City Code), the following requirements shall be met for all proposed residential subdivisions:

Density:

- The maximum housing density shall be 6 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:

- b. 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:

Facade design:

- 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 be only be used for windows, doors, and trim.
- 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.
- No same two models of home shall be located directly adjacent to each other or located directly across the street from each other.
- A variety of color patterns shall be provided such that no two homes directly adjacent to each other are of the same color.
- The minimum roof pitch for the primary roof sections shall be 6/12 and porch, dormer and accessory shed roofs shall have a minimum roof pitch of 4/12.
- Where the side of a residence will be visible due to facing a road (as with a corner lot), 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 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.
- The maximum building height shall be 35 feet.

Heated area:

- The minimum heated square footage for each home shall be no less than 1,200 sq. Ft.

Design flexibility:

- 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:
 - Minimum heated square footage of 1,000 sq.ft.
 - 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 be 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:

- Front-facing garage doors shall be provided with windows and carriage style hardware.
- 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:

- At least 35% of the overall project gross area shall be maintained as open space.

- 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 space area.
- In the designated open space areas, at least 35% of the existing tree canopy shall be retained and properly protected during development of the project. To ensure maintenance of tree canopy on the property interior, at least 50% of the trees effected by the noted existing tree canopy maintenance requirement shall be located at least 200 feet from the exterior property lines of the project.

Amenities:

- a. Amenities shall meet the façade design requirements specified above.
- b. For the first 50 lots and for each subsequent additional 50 lots (or fraction thereof), a subdivision shall be provided with at least two of the following amenities (seating areas can be counted only twice in the required amenity count):

For the first 50 residential units:

- Playground with a minimum area of 2500 sq. ft. or gazebo or other covered shelter (minimum 1,000 sq. ft.) and picnic area with a minimum size of 2500 ft.² per area that includes at least two picnic tables and at least one barbecue grill or pit. A fence shall be installed around the perimeter of tot lots. The fence shall be vinyl, vinyl coated chain-link or decorative black aluminum (and be compliant with applicable requirements of the neighborhood association). The playground surface shall be durable, light-colored and rubberized or equivalent quality; plus
- One of the options listed below

For the next 50 residential units (or fraction thereof):

- Playground with a minimum area of 2500 sq. ft. or gazebo or other covered shelter (minimum 1,000 sq. ft.) or picnic area with a minimum size of 2500 ft.² per area that includes at least two picnic tables and at least one barbecue grill or pit. A fence shall be installed around the

perimeter of tot lots. The fence shall be vinyl, vinyl coated chain-link or decorative black aluminum (and be compliant with applicable requirements of the neighborhood association). The playground surface shall be durable, light-colored and rubberized or equivalent quality; plus

- One of the options listed below

For the next 50 residential units (or fraction thereof):

- Playground with a minimum area of 2500 sq. ft. or gazebo or other covered shelter (minimum 1,000 sq. ft.) or picnic area with a minimum size of 2500 ft.² per area that includes at least two picnic tables and at least one barbecue grill or pit. A fence shall be installed around the perimeter of tot lots. The fence shall be vinyl, vinyl coated chain-link or decorative black aluminum (and be compliant with applicable requirements of the neighborhood association). The playground surface shall be durable, light-colored and rubberized or equivalent quality.

Or

- Swimming pool and cabana sized to comply with NRPA standards (shall be provided for a project with at least 150 residential units) or clubhouse, plus
- One of the options listed below

For each additional 50 residential units (or fraction thereof), 2 of the options listed below shall be implemented:

Options:

- Seating area (at least 3 benches with pergola)
- Community garden (minimum 10,000 sq. ft.)
- Fenced dog park with a minimum area of 5,000 sq. ft.
- Public or private golf course
- Canoe and kayak launch, or boat ramp
- Resident clubhouse
- Paved recreational area (minimum 2500 sq. ft.)
- Playground with a minimum area of 2500 sq. ft.
- Gazebo or other covered shelter (minimum 1,000 sq. ft.) or picnic area with a minimum size of 2500 ft.² per area that includes at least two picnic tables and at least one barbecue grill or pit.
- Swimming pool and cabana sized to comply with NRPA standards (shall be provided for a project with at least 150 residential units) or clubhouse.

j. 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.

k. All amenities must be:

- Constructed prior to approval/recording of phase 1 or the amenities must be bonded at 150% of the estimated construction value (as provided by SC-licensed professional engineer), and
- Built prior to approval/recording of phase 2.

l. 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.

m. Provide minimum 5-ft wide paved (asphalt) trails and/or natural surface trails to interconnect amenities and open space areas. For each unit in the project, a minimum 3 linear feet of trails shall be provided in the open space areas.

n. 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 homeowners association (HOA).

o. 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:

- The streetscaping of interior streets and exterior streets along the property frontage shall be per standard City of York requirements and the following:
 - Street trees (use Gateway Corridor standards as template for tree species for exterior streets)
 - Street lighting (use Gateway Corridor standards as template for exterior streets)
 - Sidewalk on each side of each new street

Landscape/ Buffer/ Signage:

a. A type B bufferyard shall be provided where residential lots are located back-to-back, back directly adjacent to another lot or are directly adjacent to overflow parking lot, 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.

b. 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.

c. A minimum 50 feet wide undisturbed area shall be provided along perimeter property lines and along adjacent streets, highways, etc.

d. 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.

e. 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.

f. Any proposed subdivision signage, fencing, home occupation or accessory structure shall be in accordance with standard City of York requirements.

g. Subdivision-identification signage easement(s) must be noted on the conceptual site plan as well as preliminary and final plat submittals.

h. A freestanding subdivision identification sign may be installed at each subdivision entrance subject to the following conditions:

- The sign structure height shall not exceed 8 feet.
- The sign area shall not exceed 35 square feet.
- The sign structure shall be constructed of brick, natural stone or stucco. Aluminum is only allowed for the placard for the subdivision name.
- The sign structure shall contain a minimum of two different approved building materials from the following list: brick, natural stone or stucco.
- Internal illumination is prohibited but the sign may be spot lit from the ground.
- The minimum setback shall be 20 feet from any street right away or property line and shall meet standard line-of-sight requirements.
- Landscaping that complies with City standards shall be installed around the sign.
- If located in the Local Historic District, the sign must be reviewed for approval by the Board of Architectural Review.
- If located in the Gateway Corridor Overlay District, City staff may approve the sign design per the above-referenced requirements.

i. 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.

j. 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.

k. Subdivision entrances must be provided with landscaping, etc. features that comply with standard landscaping requirements.

l. 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.

m. 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 preliminary plat.

Fire, Utility, and Public Works Department requirements:

- a. The applicant shall verify with the Utilities Department that the project can be served by the City utilities system.
- b. The proposed public water and sanitary sewer systems shall be sized according to City requirements and the design drawings shall be submitted with the construction drawings/preliminary plat/final submittals.
- c. The proposed water system shall connect to any existing nearby portion of the public water system per City requirements.
- d. All requirements of the City of York Fire, Utility and Public Works Departments shall be met at the preliminary and final plat stages.
- e. 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 42" tall black aluminum fence or black-vinyl-coated chain link fencing 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:

- a. j. 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.
- b. k. The minimum number of street entrances to the subdivision shall be based on requirements specified in the zoning ordinance as well as Fire Department requirements.
- c. l. All streets shall be publicly dedicated for maintenance and acceptance by the City of York, subject to the City's warranty and acceptance policies.
- d. m. 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.
- e. n. As deemed necessary by the City, dedicated street, utility, and other rights-of-way for stub streets and utility lines shall be provided to adjacent property lines.
- f. o. Dead-end streets shall not exceed more than 150 feet (nearest road intersection to 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.
- g. p. A 26-ft paved street width with 2-ft valley curb shall be provided for dead-end streets (cul-de-sacs or stub 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).

- h. q. If buildings exceed 30 feet in height, streets shall be increased to 26 feet clear width (excluding curbing) per international fire code requirements.
- i. r. 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.

Vested rights:

Vested rights to the project shall expire if any of the following occurs:

- If a preliminary plat is not approved within 2 years of special exception approval, or
- If the time period between preliminary and final plat approvals exceed 2 years, or
- If any portion of the approved conceptual site plan is not given final plat approval within 5 years of special exception approval.

R10- Multi-family Residential Zoning District

Purpose:

- The purpose of this district is to encourage the creation of multi-family residential projects that provide diversity of price point, housing density, architecture, site layout, amenities, etc. This designation is principally applied to undeveloped areas where design flexibility will not adversely affect existing residential subdivisions. The City's Comprehensive Plan describes areas best suited for this zoning designation.

The following uses are allowed by special exception:

- Child care center
- Public or private school
- Church
- Multifamily residential projects- defined as a building on one property having more than one dwelling unit, designed for residential occupancy. Multifamily residential includes apartments, condominiums and duplexes.

The BZA with recommendation from the PC shall determine the following while reviewing the special exception application and conceptual site plan for the project:

- Housing density
- Lot specifications and dimensional requirements including setbacks, etc.
- The proposed phasing of the project (shown on the proposed conceptual site plan and carried unchanged through the final submittals).
- Each apartment building façade shall be designed to eliminate a monotonous appearance. Each façade shall provide a variety of architectural detail and color. If the proposed project is located in the Gateway Corridor Overlay District, the applicant must apply for certificate of appropriateness approval regarding the exterior building and property design from the Board of Architectural Review.
- The maximum building height.
- Enclosed storage areas for each unit.
- Laundry facilities shall be provided in each unit.
- At least 10% of the residential units shall be designated as affordable housing units. Affordable housing shall be defined per State law requirements
- Appropriate amenities shall be provided. The provided amenities shall be a combination of the following or other types allowed by the BZA:
 - Seating area (at least 3 benches with pergola)
 - Community garden (minimum 10,000 sq. ft.)
 - Fenced dog park with a minimum area of 5,000 sq. ft.
 - Public or private golf course
 - Canoe and kayak launch, or boat ramp
 - Resident clubhouse
 - Paved recreational area (minimum 2500 sq. ft.)
 - Playground with a minimum area of 2500 sq. ft. A fence shall be installed around the perimeter of tot lots. The fence shall be black vinyl coated chain-link or decorative black aluminum. The playground surface shall be durable, light-colored and rubberized or equivalent quality.
 - Gazebo or other covered shelter (minimum 1,000 sq. ft.) or picnic area with a minimum size of 2500 ft.² per area that includes at least two picnic tables and at least one barbecue grill or pit.
 - Swimming pool and cabana sized to comply with NRPA standards (shall be provided for a project with at least 150 residential units) or clubhouse.

If the BZA approves the above-referenced factors for a project, City staff shall be responsible for verifying that the following issues are addressed in the conceptual site plan:

- a. All standard pertinent requirements of the City of York Zoning and Subdivision Ordinances (Appendices A & B of the York City Code).

- b. Off-street parking shall be designed per standard City of York requirements.
- c. The minimum roof pitch for the primary roof sections shall be 6/12 and porch, dormer and accessory shed roofs shall have a minimum roof pitch of 4/12.
- d. Exterior building materials should 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 be only be used for windows, doors and trim.
- e. 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 residential uses). 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.
- f. Mechanical, garbage/recycling, etc. areas shall be screened using materials that match exterior materials required above.
- g. Open space/tree preservation and protection including:
 - o At least 35% of the overall project gross area shall be maintained as open space.
 - o 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.
 - o In the designated open space areas, at least 35% of the existing tree canopy shall be retained and properly protected during development of the project. To ensure maintenance of tree canopy on the property interior, at least 50% of the trees effected by the noted existing tree canopy maintenance requirement shall be located at least 200 feet from the exterior property lines of the project.
- h. All required improvements, amenity areas, etc. shall be specified on the conceptual and final submittals and then installed/constructed prior to certificates of occupancy being issued for the project.
- i. 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 and final submittals.
- j. Provide minimum 5-ft wide paved (asphalt) trails and/or natural surface trails to interconnect amenities and open space areas. For each lot in the project, a minimum 2 linear feet of trails shall be provided in the open space areas.

k. 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 property owner.

l. The streetscaping of exterior streets along the property frontage shall be per standard City of York requirements and the following:

- Street trees (use Gateway Corridor standards as template for tree species)
- Street lighting (use Gateway Corridor standards as template)
- Sidewalk on along the entire frontage of each existing street

m. Landscape/ Buffer/ Signage per the following:

- A type B bufferyard shall be provided where residential units are located back-to-back, directly adjacent to overflow parking lot, stormwater pond, lift station, amenity area, community mailbox center, subdivision signage, trail, etc.
- 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.
- A minimum 50 feet wide undisturbed area shall be provided along perimeter property lines and along adjacent streets, highways, etc.
- 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.
- 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.
- Any proposed project signage, fencing, home occupation or accessory structure shall be in accordance with standard City of York requirements.
- Subdivision-identification signage easement(s) must be noted on the conceptual site plan as well as final submittals.

n. A freestanding subdivision identification sign shall be installed at each subdivision entrance subject to the following conditions:

- The sign structure height shall not exceed 8 feet.
- The sign area shall not exceed 35 square feet.
- The sign structure shall be constructed of brick, natural stone or stucco. Aluminum is only allowed for the placard for the subdivision name.
- The sign structure shall contain a minimum of two different approved building materials from the following list: brick, natural stone or stucco.
- Internal illumination is prohibited but the sign shall be spot lit from the ground.
- The minimum setback shall be 20 feet from any street right away or property line and shall meet standard line-of-sight requirements.
- Landscaping that complies with City standards shall be installed around the sign.

- If located in the Local Historic District, the sign must be reviewed for approval by the Board of Architectural Review.
 - If located in the Gateway Corridor Overlay District, City staff may approve the sign design per the above-referenced requirements.
- o. Project-identification signage easement(s) must be noted on the conceptual site plan as well as final submittals.
- p. Project-identification signage shall be provided with decorative landscaping/spot lighting around the signage and a type B buffer between the signage and adjacent housing units.
- q. Project entrances must be provided with landscaping, etc. features that comply with standard landscaping requirements.
- r. 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.
- s. 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 preliminary plat.
- t. Fire, Utility and Public Works department requirements per the following:
- The applicant shall verify with the Utilities Department that the project can be served by the City utilities system.
 - The proposed public water and sanitary sewer systems shall be sized according to City requirements and the design drawings shall be submitted with the construction drawings/final submittals.
 - The proposed water system shall connect to any existing nearby portion of the public water system per City requirements.
 - All requirements of the City of York Fire, Utility and Public Works Departments shall be met at the conceptual and final submittal stages.
 - 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 42" tall black aluminum fence or black-vinyl-coated chain link fencing shall be provided around all stormwater detention facilities. The SCDHEC stormwater permit shall be submitted with the construction drawings/preliminary plat submittal.
- u. Public transportation infrastructure requirements per the following:
- Street improvements shall be designed per SCDOT, City of York and pertinent traffic study standards and specifications including street, sidewalk, crosswalk, signage, etc.
 - 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.

- As deemed necessary by the City, dedicated street, utility, and other rights-of-way for stub streets and utility lines shall be provided to adjacent property lines.
 - The proposed project name 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.
- v. Vested rights shall be per standard City requirements.

R11- Mixed Residential Zoning District

Purpose:

- The purpose of this district is to encourage the creation of residential projects that provide diversity of housing types, price point, housing density, architecture, site layout, amenities, etc. This designation is principally applied to undeveloped areas where design flexibility will not adversely affect existing residential subdivisions. The City's Comprehensive Plan describes areas best suited for this zoning designation.

The following uses are allowed by special exception:

- Child care center
- Public or private school
- Church

The following uses are allowed subject to requirements specified for the R8, R9, R10 and R11 zoning districts:

- Single-family detached residential
- Single-family attached residential
- Multi-family residential projects
- Home occupation and accessory uses allowed by the Zoning Ordinance

R5- Residential Zoning District (remove existing R5 district requirements and replace with the following:

Purpose

The purpose of this district is to permit a variety of residential and related uses and variable densities in certain areas of the city deemed suited to and with market potential for such uses. This designation is applied principally to undeveloped areas where unit and density flexibility will not adversely affect existing residential subdivisions and where the housing market can be sufficiently broad and flexible to meet the various demands for housing.

Design/usage requirements

- The R5 zoning designation shall not be used in future rezoning applications.
- Projects in a R5 zoning district that were previously approved and have active vested rights shall be governed by the previously-approved project design and specifications.

Uses allowed by special exception

Vacant property with a R5 zoning designation shall be developed in accordance with special exception requirements. The applicant shall choose R8, R9, R10 or R11 zoning district requirements to design the conceptual site plan for the special exception application.

Application review

The Planning Commission shall review and make a recommendation to the Board of Zoning Appeals regarding each such special exception application. In making a recommendation and decision on each such application, the Planning Commission and Board of Zoning Appeals shall consider residential requirements listed above and special exception requirements as well as any other material deemed pertinent by the City.

PUD- Planned Unit Development District (remove existing PUD district requirements and replace with the following:

A. *Purpose:*

The purpose of the PUD district is to encourage flexibility in the development of land in order to promote its most appropriate use; to improve the design, character and quality of new development; to facilitate the provision of streets and utilities; and to preserve the natural and scenic features of open areas.

B. *District requirements:*

In order to qualify as a PUD district, a project must meet the following minimum requirements:

1. The conceptual site plan for the project shall provide significant commercial and residential components.
2. The commercial component shall not be designed as a standalone commercial area and shall be integrally designed to mesh with the residential areas.
3. The residential section of the project shall be designed per one of the following zoning district requirements: R8, R9, R10 or R11.

4. The land-use map in the City's Comprehensive Plan specifies where PUD districts would be best located along with the most appropriate associated residential zoning requirements.
5. The site must contain not less than five acres and must adjoin or have direct access to at least one major street.
6. The site shall be in single ownership, or if in joint ownership, the application for amendment to the zoning ordinance shall be filed jointly by all of the owners.
7. A conceptual site plan shall be submitted with the request for change and shall contain the following information:
 - a. The proposed title of the project and the name of the engineer, architect or designer as well as the project applicant.
 - b. The north point, an appropriate scale and date.
 - c. Existing zoning and zoning district boundaries and proposed changes in zoning, if any.
 - d. The boundaries of the property involved, the general location of all existing easements, property lines, existing streets, buildings, sidewalk and other existing physical features on or adjoining the project
 - e. The applicant shall verify availability/adequateness of City utilities/ fire protection, etc. at the site.
 - f. The general locations and construction dimensions of proposed streets, alleys, driveways, curb cuts, entrances and exits, parking and loading areas (including numbers of parking spaces).
 - g. The general location of proposed lots, setback lines, easements, and a generalized land use plan.
 - h. The location of all proposed main and accessory buildings and dimensions of structures drawn to scale.
 - i. General information regarding all fences, walls, screens, buffers, plantings and landscaping.
 - j. Overall site design shall be harmonious in terms of landscaping, enclosure of principal and accessory uses, sizes of structures, street patterns and use relationships. Variety in building types, heights, façades, setbacks, and size of open spaces shall be encouraged.
 - k. General location, character, size, height, and orientation of proposed freestanding signs.
 - l. A location map showing the position of the proposed development in the city.
 - m. A tabulation of total number of acres in the project to be devoted to streets and other public and/or private reservations.
 - n. Reference to the creation of:

- Proposed standards for the development of the project, including restrictions on the use of property, open space, yard requirements and restrictive covenants, if any.
 - A statement defining the manner in which the city is to be assured that all improvements and protective devices, such as screens and buffers are to be installed and maintained.
- o. The Planning Commission may establish additional requirements for site plan approval and, in special cases, may waive a particular requirement if, in its opinion, the inclusion of that requirement is not essential to a proper assessment of the project.

C. *Permitted uses:*

Any use proposed by the developer and considered by the Planning Commission as being compatible to other nearby uses within and beyond the district may be permitted in such district, upon approval by the Planning Commission and York City Council. A listing of permitted uses within a particular PUD district shall be adopted as part of the regulations applying to that district. After approval by the commission and council, the list or portion thereof shall be adopted as part of the regulations applying to that particular PUD district. Thereafter, the uses permitted in the district shall be restricted to those listed, approved, and adopted.

D. *Administrative procedures:*

In accordance with the adopted Planning Commission meeting and application deadline schedule, the applicant or owner shall submit to the Planning and Development Department a completed rezoning application and application fee, conceptual site plan, annexation petition, if applicable, and all required supporting information. The Planning and Development Department and other agencies, as appropriate, shall review the proposal for compliance with the comprehensive land use plan and the regulations herein, the objectives of the district, and the suitability of the site for the proposed project.

Following such study, the applicant shall be notified of any issues that need to be addressed. At the conclusion of the review, the Planning and Development Department shall provide a report of findings to the Planning Commission regarding the project.

Actions by the Planning Commission and Council shall be as provided for amendments generally. Council may grant the application, may include specific modifications of the proposal or other applicable regulations or may deny the application.

If the application is approved, the development shall be required to be in accord with the approved PUD, meeting the requirements of these and other regulations, as supplemented or modified by Council in the particular case as part of the amendment action and shall conform to any time or priority

limitations established by Council on beginning and completion of the development as a whole or in specified stages.

In taking action to amend the zoning map to establish an approved PUD, Council shall pass upon the adequacy of the application, in form and substance relative to any agreements, contracts, deed restrictions, sureties, or other instruments involved; and before development may proceed, such instruments shall be approved by appropriate officers and agencies.

Once a PUD district is established on the official zoning map, no building permit shall be issued therein unless the Planning and Development Department has approved plans and reports for the development as a whole or stages or portions thereof deemed satisfactory in relation to the total development. The form and content of such plans and reports shall be as prescribed in zoning, subdivision regulations, or other regulations involved generally, and in rules of other affected agencies.

Upon approval, building permits shall be issued in the same manner as for building permits generally, provided that any requirements concerning the order and location in which building permits are to be issued in the particular PUD district shall be observed. Except as provided below, all plans and reports approved shall be binding on the applicants and any successors in title so long as the PUD zoning is applicable and vested rights are maintained.

Minor changes in approved final plans and reports may be approved by the Planning and Development Department only upon findings identical to those required for original approval. Major changes shall be approved subject to further amendatory action only.

Section XI. - Schedule of Dimensional Requirements

Add the following to the Table: For R5, R8, R9, R10, R11 and PUD districts, reference the specific district requirements for relevant standards. Remove conflicting requirements from Table.

SECTION XX. - AMENDMENTS

Authority. This ordinance, including the official zoning map of the City of York, may be amended from time to time by the York City Council as herein specified, but no amendment shall become effective unless it shall have been proposed by or shall first have been submitted to the Planning Commission for review and recommendation. The Planning Commission *shall have its initial regular meeting and up to 2 more consecutive regular meetings to finalize a recommendation* and submit its report to the City Council. If the Planning Commission does not submit its report within the prescribed time, City Council

may proceed to act on the application without awaiting the recommendations of the Planning Commission.

Requirement for change. Whenever the public necessity, convenience, general welfare or good zoning practice justifies such action, and after the required review and report by the Planning Commission, the City Council may undertake the necessary steps to amend this ordinance.

Procedure for amendments. Requests to amend this ordinance shall be processed in accordance with the following requirements:

Initiation of amendments. A proposed amendment to this ordinance may be initiated by the Planning Commission or by application filed with the *Planning and Development Department* ~~secretary of the planning commission~~, by the owner or owners of the property proposed to be changed; provided that action shall not be initiated for a zoning amendment affecting the same parcel or parcels of property, or any part thereof, by a property owner or owners more than once every 12 months. *The 12-month period shall commence on the date when City Council takes final action on an application.*

Application forms; fees. Application forms for amendment requests shall be obtained from the *Planning and Development Department*. Completed forms together with *a legal plat of the property(s) and application fees* ~~required to cover administrative costs~~, plus any additional information the applicant feels to be pertinent, shall be filed with the *Planning and Development Department* ~~secretary of the planning commission~~. The *Planning and Development Department* ~~building official~~ shall issue a receipt. Such fees are intended to offset the costs of advertising and administrative expenses. Any communication purporting to be an application for an amendment shall be regarded as mere notice to seek relief until it is made in the form required.

Applications for amendments shall be submitted in proper form *in accordance with the approved Planning Commission application/ deadline calendar* ~~at least two weeks prior to a planning commission meeting in order to be heard at that meeting~~. ~~Applications shall be accompanied by a fee of \$50.00.~~

Action by Planning Commission. All papers and other data submitted by the applicant on behalf of the amend request shall be transmitted to the Planning Commission. The Planning Commission, at regular meeting, shall review and prepare a report, including its recommendation, for transmittal to the City

Council. All meetings of the Planning Commission shall be open to the public. At a meeting, any party may appear in person, or be represented by an agent or by attorney. No member of the Planning Commission shall participate in a matter in which he has any pecuniary or special interest. Following action by the Planning Commission, the *recommendation and* all papers and data pertinent to the application shall be transmitted to the City Council for final action.

~~The Planning Commission shall render a recommendation regarding a rezoning application or a zoning amendment application within 75 calendar days of the initial public meeting regarding the particular application.~~

~~If action is not taken by the Planning Commission within the prescribed time period, the application shall be forwarded to City Council for action.~~

Annexation requests for residential projects shall be accepted only twice a year at designated time periods (application deadlines of February 1st and August 1st). Annexation applications that include a residential component shall only be allowed in accordance with the R8, R9, R10, R11 or PUD zoning districts. Such annexation requests must include a completed rezoning application and annexation petition, detailed legal boundary description of the property(s), a basic description of the proposed project for the site and required application fees. The submittal should be reviewed in accordance with specific criteria including compliance with the Comprehensive Plan and the Land Use Map, residential mixture ratios, maximum number of allowed residential units per year, type of zoning district requested and compliance with requirements of the district as well as other factors deemed appropriate by the Planning Commission and City Council.

Public hearing. Before enacting or amending this [zoning] ordinance, City Council ~~or the planning commission, if authorized by the city council,~~ shall hold a public hearing thereon, at which parties in interest and citizens shall have an opportunity to be heard. Two notices of such hearing shall be published in a newspaper of general circulation in the City of York. One notice shall be published at least 30 days prior to the hearing, and the second notice at least 15 days prior thereto.

When a proposed amendment affects the district classification of property, notice of such amendment shall be conspicuously posted on or adjacent to property affected, with at least one such notice being visible from each public thoroughfare that abuts the property. Such signs shall be posted at least 15 days prior to the hearing and shall indicate the nature of the change proposed, identification of the property affected, and the time, date and place of the hearing.

Changes in zoning map. Following final action by the City Council, any necessary changes shall be made in the official zoning map by the city clerk. A written record of the type and date of such change shall be maintained by the city clerk. Until such change is made, no action by the City Council on amendments to this ordinance shall be considered official.

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CITY OF YORK

ORDINANCE 23-697

AMENDING APPENDIX A, ZONING ORDINANCE AND OFFICIAL ZONING MAP BY REZONING
PROPERTY REFERENCED BY YORK COUNTY TAX MAP ID NUMBERS 0701007019 AND
0700926046 FROM GI- GENERAL INDUSTRIAL TO R7- 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 #'s 0701007019 and 0700926046 and located off of Railroad Avenue;

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 is substantially compliant with the Comprehensive Plan and is compatible with nearby zoning and land usage.

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 specified property identified by tax map identification #'s 0701007019 and 0700926046 from GI- General Industrial to R7- Residential.

MICHAEL D. FUESSER, MAYOR

ATTEST:

Municipal Clerk

First Reading:

Public Hearing:

Second Reading:

STATE OF SOUTH CAROLINA

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COUNTY OF YORK

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CITY OF YORK

ORDINANCE 23-698

AMENDING APPENDIX A, ZONING ORDINANCE BY REVISING THE HIGHWAY COMMERCIAL ZONING DISTRICT REQUIREMENTS TO ALLOW BOAT AND RV STORAGE FACILITIES BY SPECIAL EXCEPTION

WHEREAS, the York City Council and Planning Commission find that existing zoning requirements should be periodically reviewed and revised as necessary; and

WHEREAS, the York City Council and Planning Commission find that innovative land development practices should be considered and utilized; and

WHEREAS, the York City Council and Planning Commission find that measures should be taken to ensure that diverse opportunities with appropriate safeguards are available in various zoning districts.

NOW, THEREFORE, BE IT ORDAINED by the City Council of York, South Carolina, assembled on dates hereafter set forth, that Appendix A, Zoning Ordinance, be amended by adding the following to SECTION VIII. - ZONING DISTRICTS, Highway Commercial, Subsection D. Uses permitted by special exception:

- Boat, vehicle, trailer and RV storage facility

MICHAEL D. FUESSER, MAYOR

ATTEST:

Municipal Clerk

First Reading:

Public Hearing:

Second Reading:



MEMORANDUM

TO: Mayor Michael Fuesser
York City Council

FROM: Catawba Regional Council of Governments

DATE: July 26, 2023

SUBJECT: City of York 2023 Needs Assessment Priority List

The City of York has completed the needs assessment process that is required to apply for Community Development Block Grant funds. Meetings have been held with City of York staff to discuss the City's needs and potential projects and a meeting with the York City Council was held on May 15, 2023. The Needs Assessment Public Hearing was held on Tuesday, July 11, 2023, during the regularly scheduled City Council meeting in the Council Chambers.

As a result, the City of York finalized the 2023 Priority Community Needs List, a copy of which is attached. This list will be used as a guide to identify the City's community needs for 2023, which will be included in the City's 2023 Needs Assessment. This list needs to be approved at the York Council meeting on the August 1, 2023.

CITY OF YORK | NEEDS ASSESSMENT

JULY 2023

PRIORITY COMMUNITY NEEDS LIST

The City of York held a Needs Assessment Public Hearing on Tuesday, July 11, 2023, in the City of York Council Chambers during the regularly scheduled City Council meeting. The following is a list of community needs that were identified at the meeting:

1. Upgrade the city's water and sewer facilities and storm drainage infrastructure, especially in the Cannon Mill area, Charlotte Street, North Madison Street, Madison Street to Lincoln Road, California Circle, North Congress Street, and Center Street, Pinckney Street, and Green Street area. Also included are stormwater improvements and an extension of water and sewer service to areas currently not served. This will also include conducting inventory collection and assessment of all City-owned infrastructure, including but not limited to water, sanitary sewer, and storm sewer.
2. Expand recreational opportunities to include renovation of city parks; multi-use fields; walking trails; playgrounds; and other recreational facilities. This includes New Street Park, Green Street Park, Wooded Valley Park, Magnolia Street Park, Lincoln Road Park, and Jefferson Field.
3. Construct new sidewalks and upgrade old sidewalks to increase pedestrian safety to include Hunter Street, South Pacific Avenue, and 4th Street to the York City Recreation and Railroad Avenue.
4. Continue the expansion of streetscape improvements to the downtown area, including the extension of improvements along West Liberty Street to U.S. Highway 321, the area of South Congress Street from East Liberty Street south to SC Highway 49, Hunter Street, North Congress Street, Lincoln Road, 4th Street, and N. Roosevelt Street. This could include street resurfacing, sidewalk upgrades, enhanced signage and street lighting, and activities to enhance public safety.
5. Support infrastructure and other needs of new and existing businesses to entice economic investment and ensure job opportunities for local residents.
6. Assist with the housing and transportation needs of the elderly, disabled, and low and moderate income residents. This will include the promotion of fair housing opportunities to all citizens.
7. Continue to review and improve the historic quality of the city, including enhancement to the city's revitalization areas.

City of York

Memo

TO: Mayor & City Council

FROM: Dalton Pierce, MPA, City Manager

MEETING DATE: August 1st, 2023

SUBJECT: City of York FY23-24 Final Budget Workshop



GENERAL INFORMATION

It is my pleasure to respectfully present to you the balanced preliminary final draft budget for the FY23-24 Final Budget Workshop for the City of York. This preliminary draft state of the budget represents many hours of hard work by the City's Administration, Department Heads, Finance staff, and others. Our goal is to maintain the City's quality and level of service, provide amenities and opportunities for citizens of all ages and preserve our strong financial position while minimizing the increased financial burden on our citizens. The summary provided for FY23-24 Final Budget proposes a budget for FY23-24 that supports the Council's strategic goals of investing in initiatives to support employees, resilient infrastructure, economic development, efficient and effective government, dynamic community, and enhance facilities while maintaining an affordable and charming City.

Economic changes due to the pandemic continue to affect our community and organization. Supply chain issues persist across all public services provided by the City, and inflation has led to a constant rise in the cost of goods and services. Like many other cities nationwide, York continues to face a competitive labor market. The recommendations included in Final Workshop Budget are based on available resources, Council priorities, ongoing capital improvement projects, and internal work completed by staff since the start of the budget season.

The Final Budget Workshop final preliminary proposal is based on available resources (i.e., FY23 Expenditures & Revenues, FY22 Audit Findings, and other data sources), Council priorities, and internal work completed by staff throughout the budget season thus far. The Fiscal Year 2023-24 (FY2024) Proposed Budget for Workshop #2 totals \$44,030,471 which is approximately an 80% increase compared to the FY 2022-2023 Budget of \$23,718,531 and includes:

- No recommended change to the current property tax rate of \$0.1152 cents per \$1,000 of taxable property based on current and past data available. (*Next Reassessment 2025*)
- 4% percent cost of living increase for all city employees.
- Continued funding for community services in a time of rising costs, which includes a 10% rate increase for utilities "per thousand" rate, 8% for all applicable solid waste service fees, and various administrative fee increases.
- Continue to capitalize and invest in the LGIP accounts to generate high-interest earnings through proper cash management tactics.
- Tactical utilization of special revenue sources (i.e., Impact Fees, Capacity Fees, Hospitality Tax) to advance the Council's priorities through the 2021 Strategic Plan and Capital Improvement Plan for Impact Fees.
- Increased capital projects and enterprise capital projects largely due to the City receiving \$10M in SCIIP funds for the WWTP Upgrades and Improvements and the Liberty Street Water Line. Also, the \$4.774M appropriations from the State of SC FY23-24 Budget for AMI Water Meter System Upgrade, N. Congress St. Waterline Upgrade/Improvement, York Public Safety Upgrades/Improvements, and S. Congress St. Hotel Project, to name a few.

We look forward to the opportunity to discuss this final preliminary draft further with the City Council, paired with a PowerPoint Presentation with additional information. Continued feedback and questions have been requested after three budget workshops about what the City Council would like to see as a part of the budget, make adjustments and refinements where directed, and continue to serve the people of York as we step forward into the future.

ATTACHMENT(S):

1. FY23-24 Final Budget Workshop Summary of Funds

REQUESTED ACTION

General Information and Feedback

Summary of Funds

Fund Type	Department	FY22-23 Adopted Budget	FY23-24 Final Budget Workshop	FY22-23 Budget vs. FY23-24 Final Budget Workshop
General Fund	Administration	\$ 785,000	\$ 857,000	8%
	City Council	\$ 142,000	\$ 169,750	16%
	Municipal Court	\$ 164,500	\$ 171,250	4%
	Police	\$ 3,769,000	\$ 4,308,000	13%
	Fire	\$ 1,451,000	\$ 1,852,750	22%
	Planning & Zoning	\$ 591,500	\$ 840,250	30%
	Parks & Recreation	\$ 769,000	\$ 809,750	5%
	Public Works	\$ 1,130,000	\$ 1,328,615	15%
	Public Works - Com.	\$ 268,500	\$ 295,500	9%
	Public Works - Recycle	\$ 128,500	\$ 142,000	10%
	Non-Departmental	\$ 521,500	\$ 751,135	31%
	Total	\$ 9,736,000	\$ 11,526,000	16%

Fund Type	Department	FY22-23 Adopted Budget	FY23-24 Final Budget Workshop	FY22-23 Budget vs. FY23-24 Final Budget Workshop
Utility Fund	Utility Fund	\$ 4,359,500	\$ 6,336,500	31%
	Utility Fund Non-Dept.	\$ 386,000	\$ 389,000	1%
	Total	\$ 4,745,500	\$ 6,725,500	29%

Fund Type	Department	FY22-23 Adopted Budget	FY23-24 Final Budget Workshop	FY22-23 Budget vs. FY23-24 Final Budget Workshop
Tourism	H & A Tax Fund	\$ 725,000.00	\$ 1,272,500.00	43%
	Total	\$ 725,000.00	\$ 1,272,500.00	43%

Impact Fee	Impact Fee	\$ 717,000.00	\$ 871,520.00	18%
	Total	\$ 717,000.00	\$ 871,520.00	18%

Capacity Fee	Impact Fee	\$ 717,000.00	\$ 899,250.00	20%
	Total	\$ 717,000.00	\$ 899,250.00	20%

		2022-2023	2023-2024	2023-2024
Fund	Revenues	Adopted	FY23-24 Final Budget Workshop	FY22-23 Budget vs. FY23-24 Final Budget Workshop
430	1% Fire Money	\$ -	\$ 30,000	100%
451	Drug Enforcement <\$1000	\$ 13,500	\$ 13,000	-4%
452	Drug Enforcement >\$1000	\$ 2,500	\$ 5,000	50%
	Total Special Revenues	\$ 16,000	\$ 48,000	67%

Overview of FY23-24 Final Budget Workshop Revenues vs. Expense

Fund #	Department	Revenue	Expenses
100	General Fund	\$11,526,000	\$11,526,000
200	Enterprise Fund	\$6,725,500	\$6,725,500
225	EF Capital Projects Fund	\$19,848,564	\$19,848,564
250	Capacity Fee	\$899,250	\$899,250
310	Tourism	\$1,272,500	\$1,272,500
430	1% Fire Money	\$30,000	\$30,000
451	Drug Enforcement <\$1000	\$13,000	\$13,000
452	Drug Enforcement >\$1000	\$5,000	\$5,000
500	Capital Project Fund	\$2,839,137	\$2,839,137
700	Impact Fee	\$871,520	\$871,520
Total		\$44,030,471	\$44,030,471

City of York

Memo

TO: Mayor & City Council

FROM: Sarah Ramirez, Human Resources Director

MEETING DATE: August 1, 2023

SUBJECT: Discussions – Human Resources



GENERAL INFORMATION: Item 11.1 Proposed Organizational Changes

The last few months, Council has been provided recommendations and proposals for updates to the Employee Handbook, an increase in accrual rates, and add at least two additional holidays (Juneteenth and Veteran's Day) and one floating holiday for City employees.

STAFF RECOMMENDATIONS

Staff recommends that Council support the recommendations and proposals provided by Human Resources Director Sarah Ramirez.

ATTACHMENTS

N/A

REQUESTED ACTION

No Action Requested

GENERAL INFORMATION: Item 11.1 Ancillary Benefit Renewal

Human Resources Director Sarah Ramirez met with RCH, the City's health insurance broker, and has a proposal for Ancillary Benefit Renewal for FY23-24.

STAFF RECOMMENDATIONS

Staff recommends that Council support the proposals provided by Human Resources Director Sarah Ramirez to move forward with the proposed changes of the Ancillary Benefit Renewal, which will enable finalization for the FY23-24 Budget.

ATTACHMENTS

N/A

REQUESTED ACTION

No Action Requested