

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
Work Session Agenda
Monday, February 19, 2024
Meeting at 5:00 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. White Rose Festival

COMM. ENG. DIR. BECKY MESTAS

5. DISCUSSIONS

5.1 Highway Commercial District Zoning

5.2 Green St. Park Conceptual

5.3 Derelict Structures

5.4 Ordinance 24-717, Amendment FY23-24 Rates & Fees

5.5 FY24-25 Budget Kick Off

6. ADJOURN

City of York

Memo

TO: Mayor & City Council

FROM: Rebecca Mestas, Community Engagement Director

MEETING DATE: February 19, 2024

SUBJECT: White Rose Festival



GENERAL INFORMATION

The Community Engagement Department proposes discontinuing the yearly York Summerfest and instead focusing efforts on organizing the inaugural White Rose Festival, slated for September 2024. This fresh event will mark the beginning of a novel tradition in York City, highlighting the distinctiveness of our beloved community. The revamped festival will continue to offer live music and entertainment for all ages, coupled with some new and exciting attractions!

STAFF RECOMMENDATIONS

No staff recommendations

ATTACHMENT(S):

- a. White Rose Festival Presentation

REQUESTED ACTION

No action requested

City of York



Memo

TO: Mayor & City Council

FROM: Dalton Pierce, MPA, City Manager

MEETING DATE: February 19th, 2024

SUBJECT: City Council Workshop Discussion Items

GENERAL INFORMATION

5.1 B-1/Highway Commercial District Zoning

Planning staff identified an issue with the zoning ordinance that needs to be addressed. When the B1 standards were recently revised, numerous land uses that were formerly allowed by right are now allowed conditionally or by special exception. The HC district allows uses permitted in the B1 district subject to the requirements specified by the B1 district. For example, a gas station/convenience store is now allowed with special exception approval in the B1 district; therefore, special exception approval would also be required for that use in the HC district.

5.2 Green St. Park Conceptual

In the FY23-24 Adopted Budget, the first park project in the 2021 Parks Master Plan was approved to be completed. A conceptual has been completed, and staff would like feedback from the City Council.

5.3 Derelict Structures

In the FY23-24 Adopted Budget, the City Council approved funding for demolition of derelict structures of \$15,000. Staff have developed a list of identified and prioritized these properties. staff would like feedback from the City Council.

5.4 Ordinance 24-717, Amendment FY23-24 Rates & Fees

Proposed Amendment to the building permit fee base rate from \$1,725 to \$1,925 for the section of \$500,000 or more.

5.5 FY24-25 Budget Kick-Off

The budget season is upon us, and this exercise is designed to assist Council members in expressing ideas for the upcoming fiscal year budget. The staff has tried to identify many of the key elements and options for your potential consideration but also would like feedback and ideas. The associated worksheet is not intended to be all-inclusive, but a sampling of the many components that could be discussed at the FY24-25 Budget Kick-off.

REQUESTED ACTION

N/A

ATTACHMENT(S):

Highway Commercial District Zoning Ordinance
Green St. Park Conceptual
Derelict Structure Information
Ordinance 24-717, Amendment of FY23-24 Rate & Fee Schedule
FY24-25 Budget Kick-Off Worksheet

11. HC highway commercial district.

[The purpose, permitted uses, conditional uses, special exception, uses, other requirements, and yard and setback requirements of the HC district are as follows:]

- A. *Purpose:* It is the intent of this section that the HC zoning district be developed and reserved primarily for commercial uses which render a service or cater to tourists, vacationers, truckers and the traveling public in general. The regulations which apply within this district are designed to (1) encourage the formation and continuance of a compatible environment for highway oriented uses; (2) ensure adequate and properly designed means of ingress and egress; and, (3) discourage any encroachment by industrial or other uses capable of adversely affecting the specialized commercial character of the district.
- B. *Permitted uses:* The following uses shall be permitted in HC zoning district:
1. Any use permitted in any B-1 zoning district, subject to standards set forth in this section.
 2. Animal hospital and/or boarding facility.
 3. Horticultural nursery.
 4. Repair garage.
 5. Research or experimental laboratory.
 6. Transportation terminal.
 7. Funeral home.
 8. Private care home.
 9. Spa/fitness center.
 10. Theater (not drive-in).
 11. Putt-putt golf.
 12. Skating rink.
 13. Youth center (dancing and music for citizens under 18 years of age without alcoholic beverages being served).
 14. Baseball batting cage.
 15. Golf driving range.
 16. Automatic carwash.
 17. Communication services.
 18. Sewing room.
 19. Cabinet-making shop.
 20. Adult day care facility.
 21. Commercial kitchen.
 22. Brewpub and microbrewery.
- Mobile food establishments subject to the following requirements:
1. A mobile food establishment is allowed to setup in the city only two times per week;

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2. Mobile food establishments shall be located a minimum of 500 feet from any established "brick and mortar" restaurant;
 3. All vending operations shall be located not less than 20 feet from the nearest street right-of-way and provide at least two off-street parking spaces;
 4. Only one vendor shall be allowed for each 200 feet of street frontage;
 5. No goods or merchandise offered for sale may be stored in or sold from a tractor-trailer;
 6. Permitted merchandise shall be limited to edibles, hot and cold beverages containing no alcohol, and items related to such merchandise;
 7. Written permission must be obtained from the property representative;
 8. No more than one mobile food vendor shall be allowed on any given lot at the same time without first obtaining a special events permit, except that there shall be no limit on the number of pushcart vendors occupying a particular lot, nor shall there be a limit on the number of pushcart vendors or vendors with small, tow-behind carts occupying a shopping center;
 9. Required parking for the primary business(es) shall be minimally affected;
 10. Signage shall be permitted on the vehicle only to identify the name of the product or the name of the vendor, and the posting of prices. A separate menu board is allowed, not exceeding 12 square feet in area and 40 inches in height. This sign must be located on the same property as and within close proximity to the mobile vending unit, and should not be placed on the sidewalk or in the public right-of-way;
 11. The mobile vendor shall only use single-service plates and utensils. Garbage and recycling receptacles must be available for patron use and removed from the site daily by the vendor;
 12. Vendors shall meet all applicable DHEC regulations for mobile food units and possess a valid DHEC permit where applicable;
 13. Any mobile food vendor or vending unit that has been issued a notice of health violation by any department of the State of South Carolina, which remains uncorrected upon a subsequent inspection, shall have its food vendor permit revoked;
 14. All vendors must obtain from the town an appropriate, current business license;
 15. No vendor shall:
 - a. Leave any vehicle unattended;
 - b. Store, park or leave any vehicle overnight on any street or sidewalk;
 - c. Leave from any location without first picking up, removing and disposing of all trash or refuse remaining from sales by the vendor;
 - d. Solicit or conduct business with persons in motor vehicles;
 - e. Sell anything other than that for which a license to vend has been issued;
 - f. Sound or permit the sounding of any device that produces a loud and raucous noise, or use or operate any loudspeaker, public address system, radio, sound amplifier or similar device to attract the attention of the public;
 - g. Allow any item relating to the operation of the vending business to lean against or hang from any building or other structure lawfully placed on public property;

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- h. Change vending locations without first notifying the planning department and submitting the required permissions and site plan; and
 - i. Discharge fat, oil, grease, or waste water into the sanitary sewer system. All waste shall be properly stored and disposed of at a properly designated disposal location.

Exemption(s):

- A. The provisions of this section shall not apply to special events, festivals, community projects or public events which occur on a periodic basis and which are specifically approved by county council or as an approved special event. This section shall not apply to activities conducted pursuant to a franchise agreement or other contract with the City of York, South Carolina.

C. *Conditional uses:* The following uses shall be permitted in any HC zoning district on a conditional basis:

- 1. Any use permitted on a conditional basis in any B-1 zoning district, subject to standards set forth in this section [section VIII].
- 2. Dealerships, new and used automobiles, recreation vehicles, boat trailers, and utility trailers; provided that:
 - a. Stock shall be parked no less than five feet from adjoining property lines and 15 feet from edge of right-of-way.
 - b. There shall be no storage of wrecked or dilapidated automobiles or scrapped or salvaged auto parts on the premises.
- 3. Automotive wrecker service; provided that no wrecked vehicle shall be stored on the premises outside a fenced area. The fenced area shall be screened from public view. A six-foot-high fence or wall shall enclose the area and the area shall be paved or graveled, with no grass to grow in the storage area. Maximum time limit of storage shall be 30 days. The date the wrecked vehicle is received shall be marked on each unit with at least four-inch-high numbers. No other parts or items may be stored in the area.
- 4. Buildings shall be provided as follows:
 - a. The buildings shall be completely enclosed, and any exterior opening shall be equipped with a door/window. The exterior finish for building walls shall be brick and/or textured block, and the buildings shall be provided with a roof that has a minimum slope of 4 to 1, is covered with raised seam metal or asphalt shingles, and has a gable style.
 - b. Exterior sales area shall be located to the rear of such buildings.
 - c. All outdoor sales equipment shall be removed at the end of each day.
 - d. Permanent restroom facilities shall be provided in the enclosed buildings.
- 5. Sales:
 - a. All sales and storage shall be conducted within building interior.
 - b. The sale of livestock shall not be permitted.
 - c. Noise level shall not exceed normal levels.
 - d. All operations shall cease no later than 11:30 p.m.
 - e. Required areas for parking shall at least be graveled.
- 6. Flea markets:

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- a. An existing building shall meet the following requirements:
 1. The buildings shall be completely enclosed; and
 2. Any exterior opening shall be equipped with a door/window; and
 3. Exterior sales areas shall be located to the rear of said building(s); and
 4. All outdoor sales equipment shall be removed at the end of each day; and
 5. Permanent restroom facilities shall be provided in the enclosed building(s).
 7. Newly proposed building(s) shall meet the above-referenced requirements, as well as the following:
 - a. The exterior finish for building walls shall be brick and/or textured block; and
 - b. The building(s) shall be provided with a roof that has a minimum slope of 4/1, is covered with raised seam metal or asphalt shingles, and has a gable style.
 - D. *Uses permitted by special exception:* The following uses shall be permitted in any HC zoning district by special exception by the board of zoning appeals:
 1. Machine shops.
 2. Facility used for developing and producing measurement devices (comprised of plastic or other nonhazardous materials) used for environmental protection purposes.
 3. Club, lodge, civic, fraternal, social, or similar nonprofit organization.
 4. Bowling alley.
 5. Game room/arcade.
 6. Liquor store.
 7. Nightclubs, taverns, lounges, and dancehalls, providing such establishments acquire approval of all regulatory agencies and bodies. A nightclub, tavern, lounge, or dancehall is described as a business establishment catering to the general public providing music and/or dancing and/or game type amusements and which may or may not provide alcoholic beverage or food.
 8. Massage therapy establishment.
 9. Pool hall.
 10. Brewery with accessory taproom, and distillery with accessory taproom.

The uses allowed by special exception are subject to the following restrictions:

1. The board of zoning appeals shall determine the minimum distance separation between each of the referenced uses and a cemetery.
2. At no time shall the minimum measurement be less than 250 feet.
3. Any site plan submitted for such a referenced use shall indicate the location of any adjacent cemetery.

The distance shall be determined by measuring the shortest straightline distance between the structure housing said use and the property line of the designated cemetery.

E. *Other requirements:*

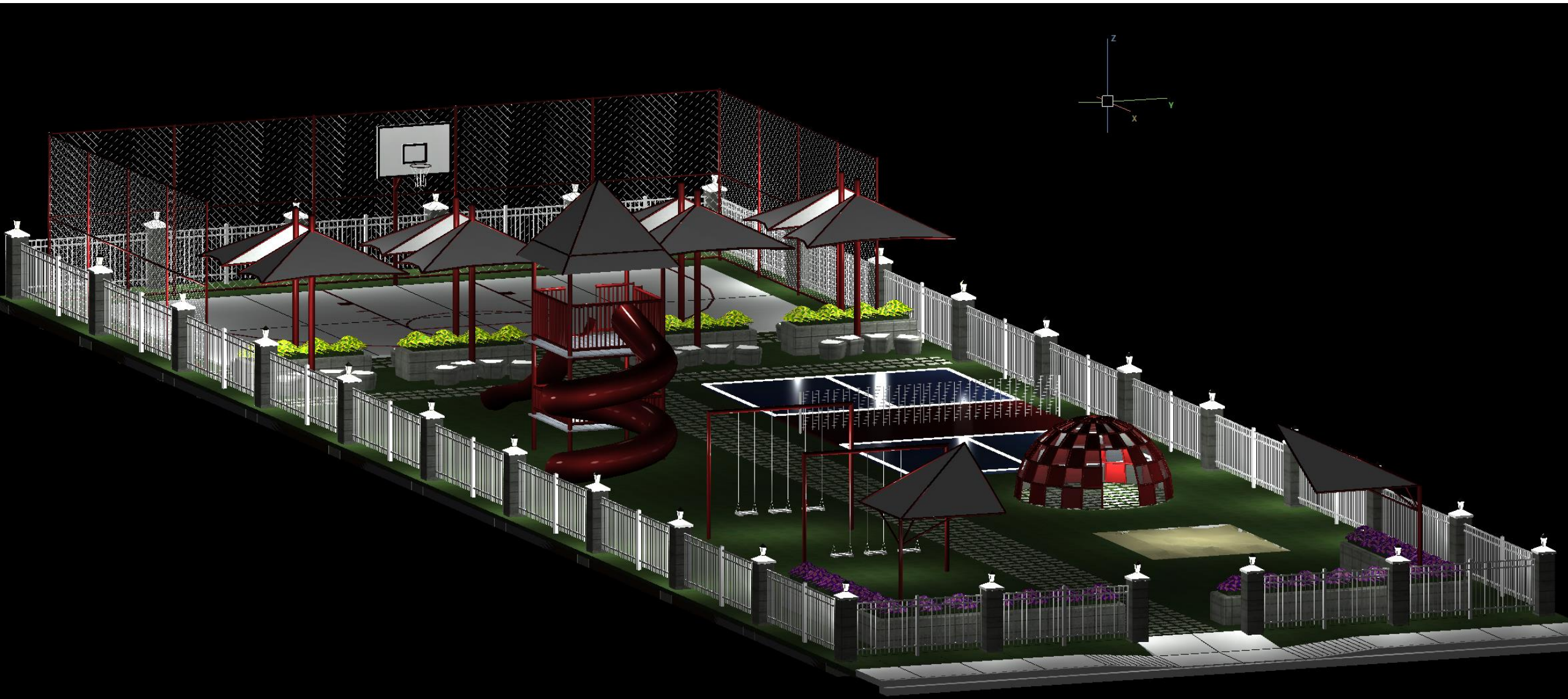
1. A suitable buffer screen, wall or fence, six feet in height, to restrict visibility of land use shall be provided along property lines adjacent to residential districts.

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2. Illumination devices shall be so placed and so shielded that rays therefrom will not be directly cast into any residential district, sleeping room in any district, or the eyes of vehicle drivers.

F. *Yard and setback requirements:*

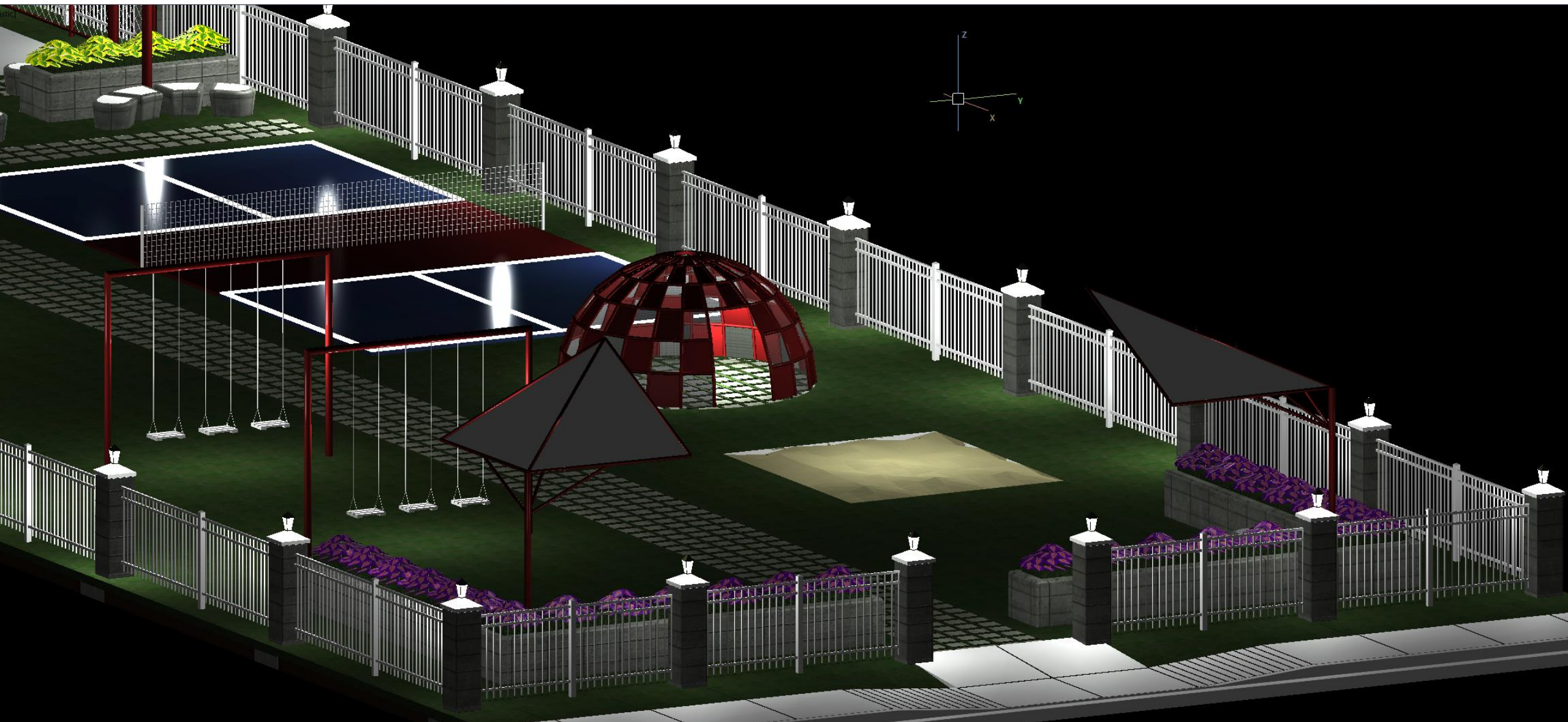
Minimum front yard setbacks	25 feet
Minimum side yard setbacks	10 feet, except for commercial condominium projects, which shall be allowed to share interior property lines; provided that a 30-foot setback shall be required on the end units; further provided that such projects (buildings) shall not exceed 400 feet in length. Where the side yard abuts a residential district, a 10-foot setback shall be provided.
Minimum rear yard setbacks:	
From residential uses	25 feet
From all other uses	10 feet

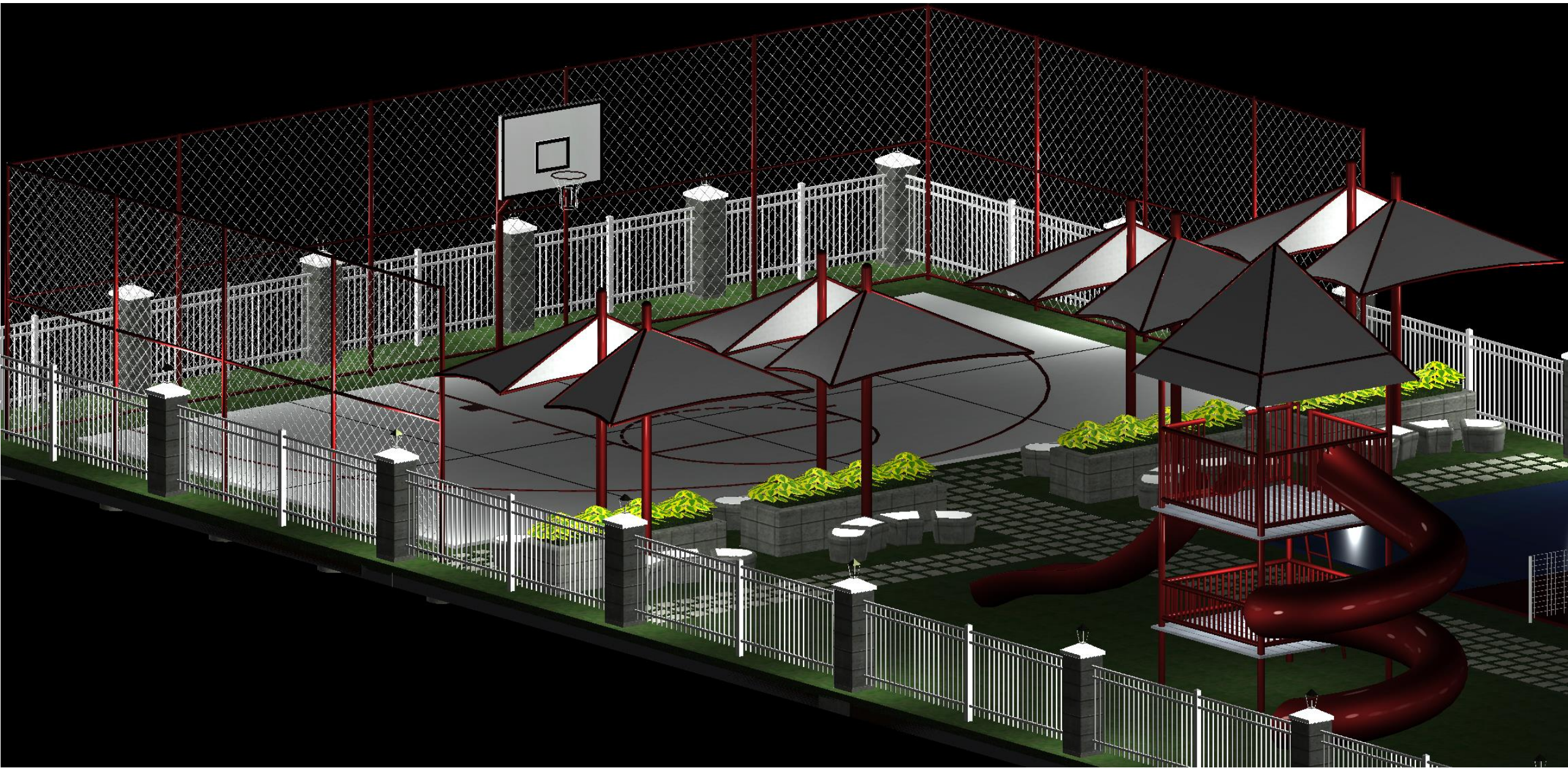
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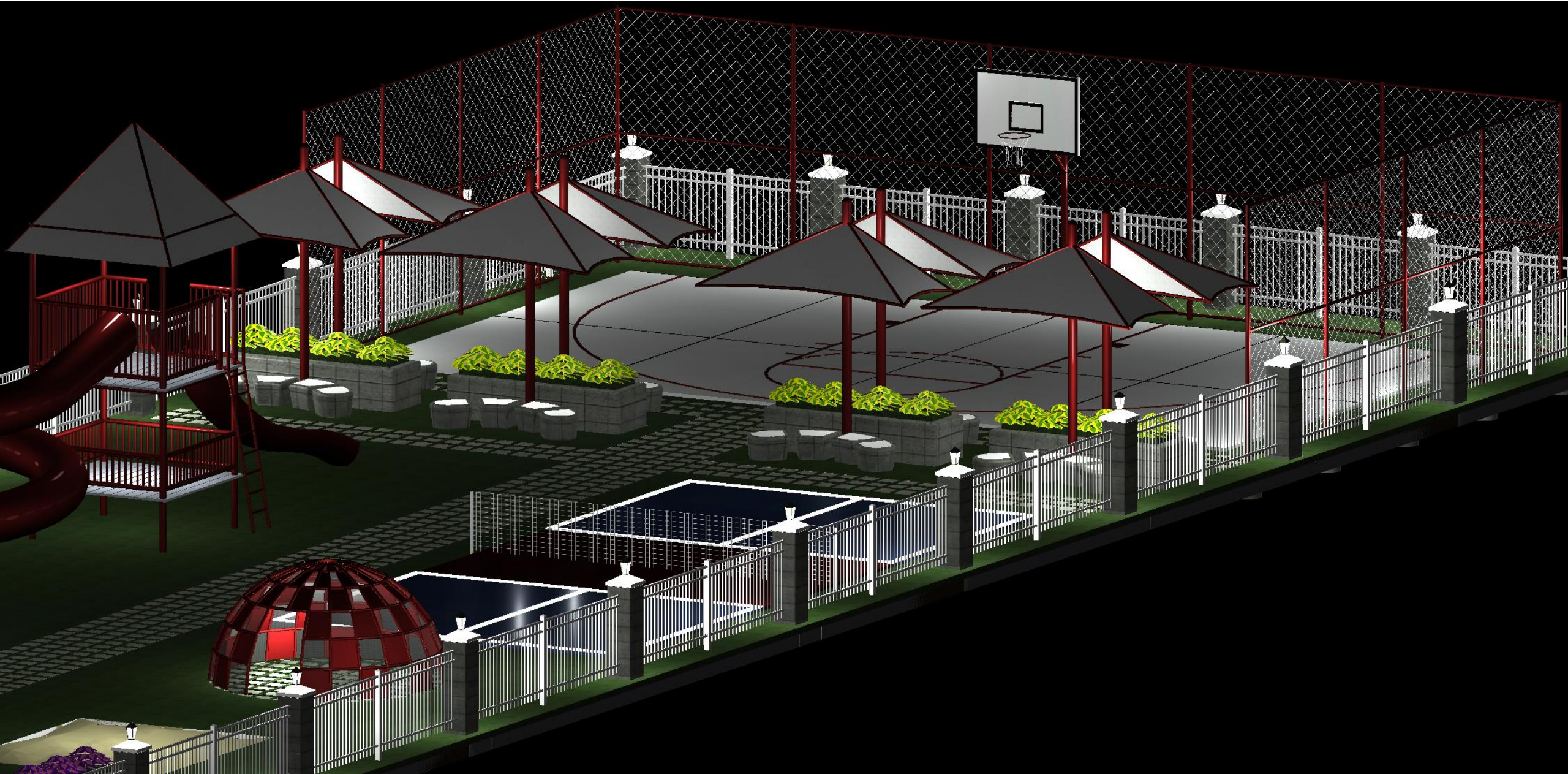


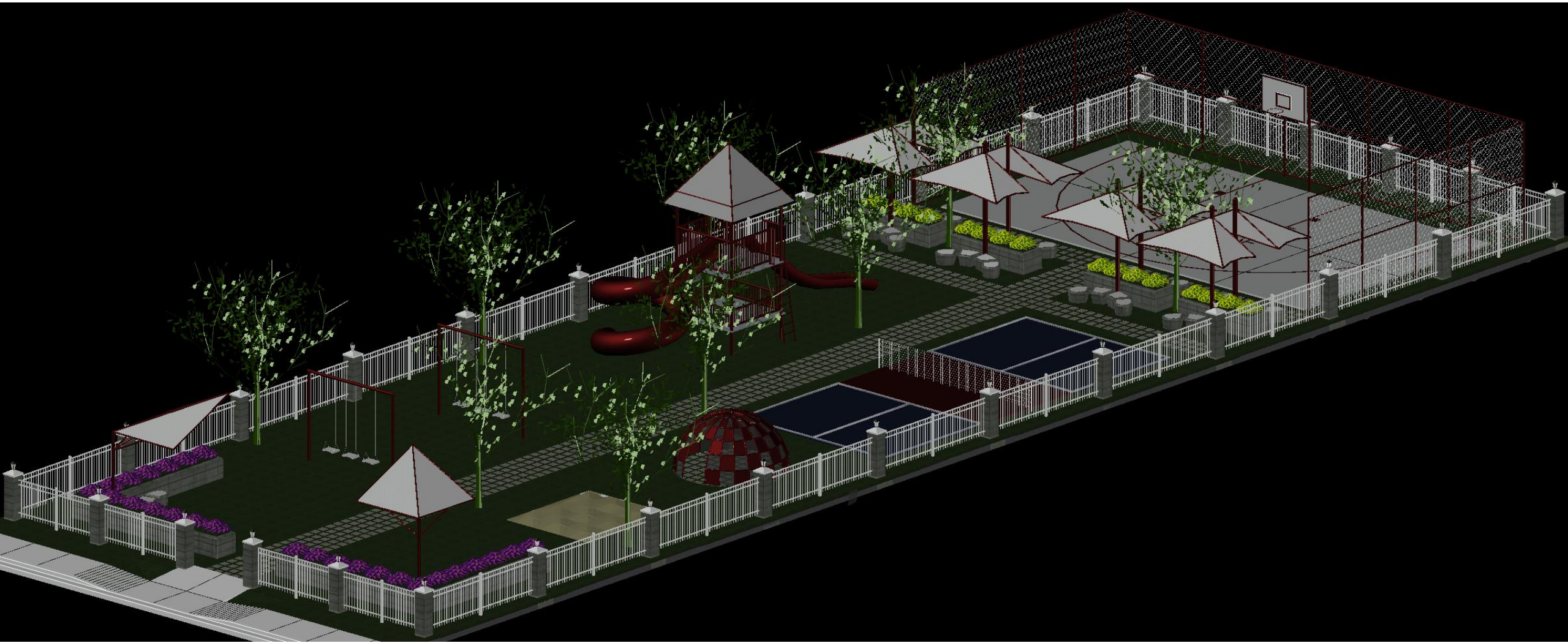


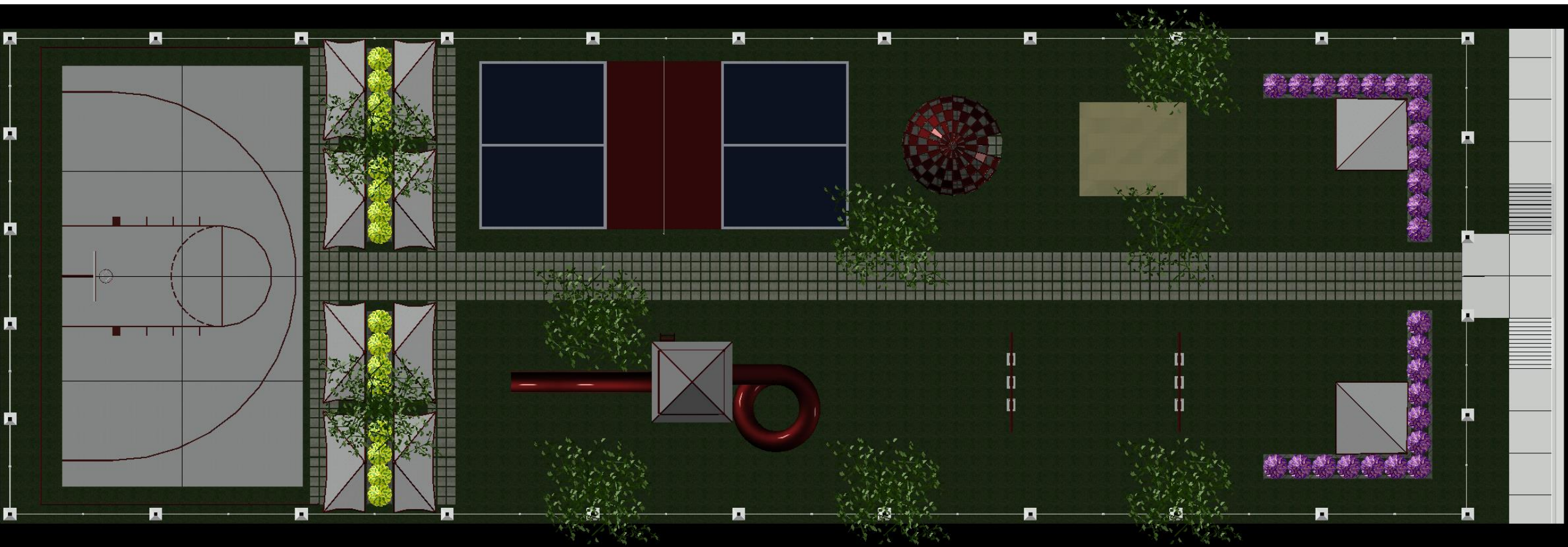


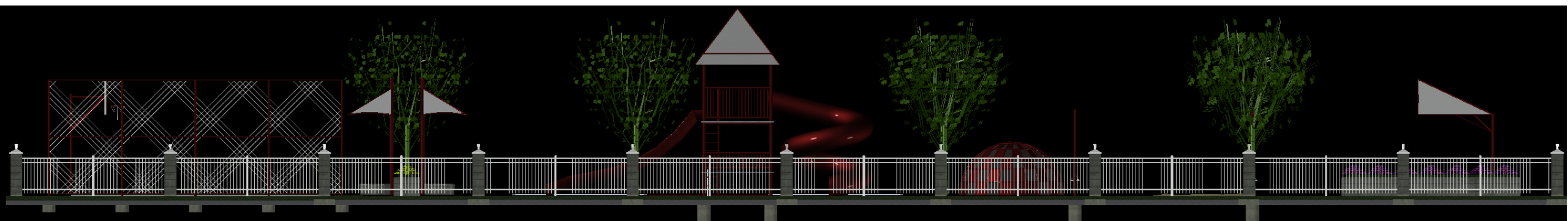
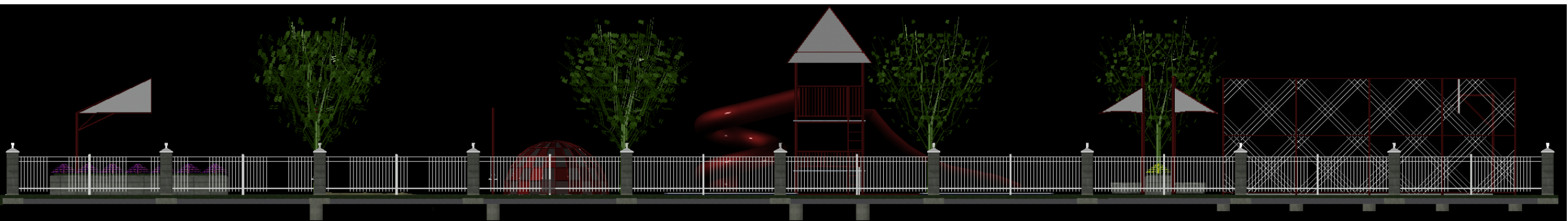








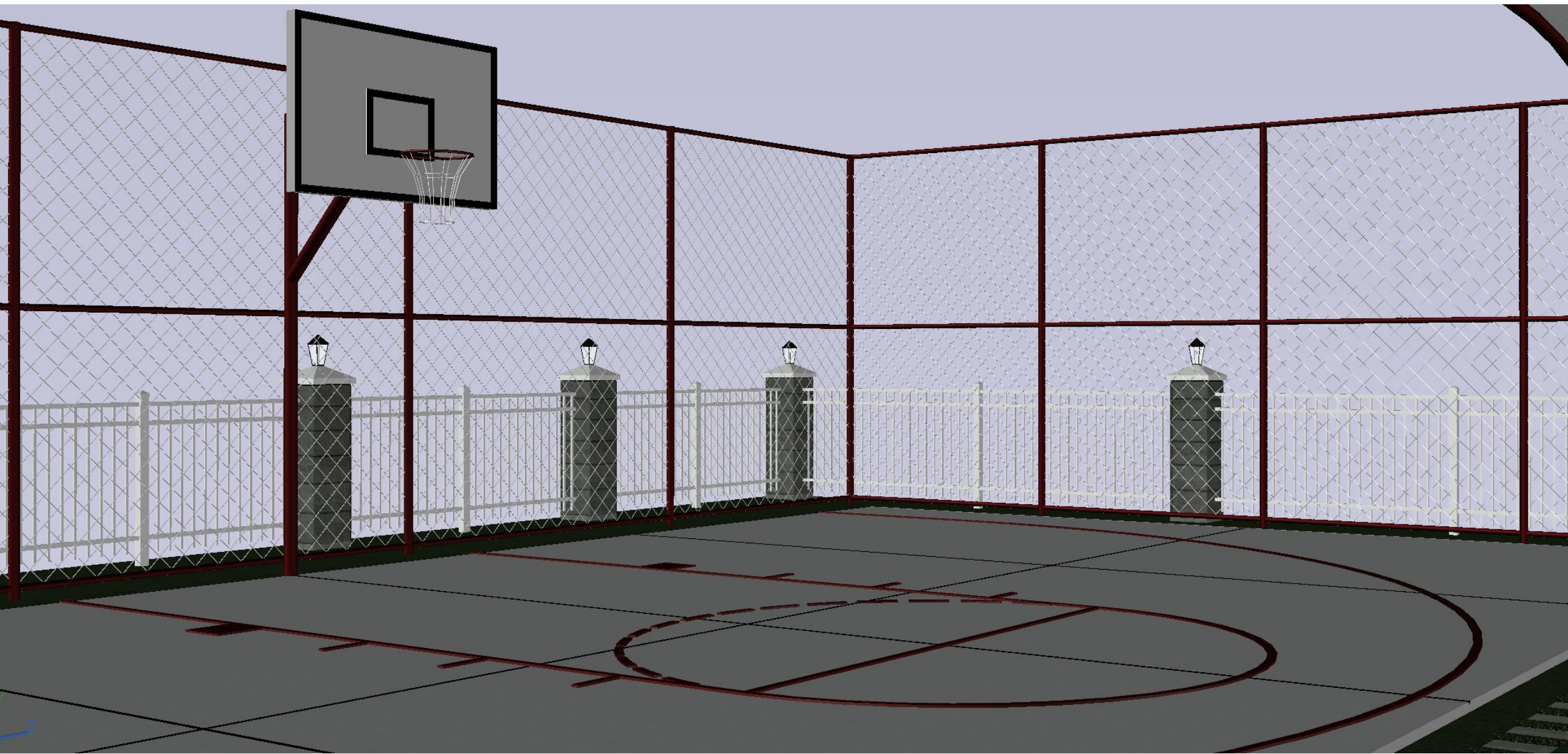








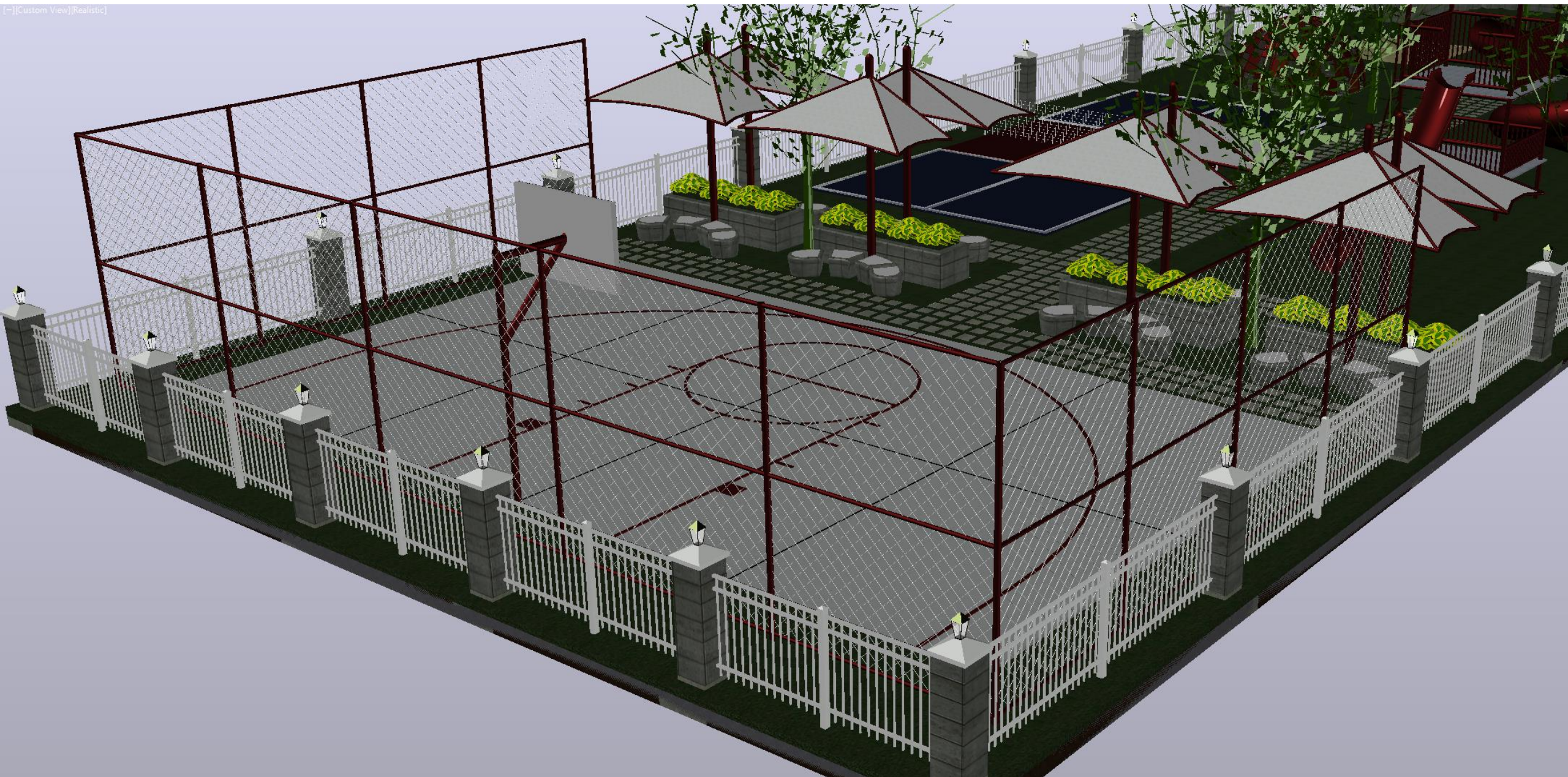
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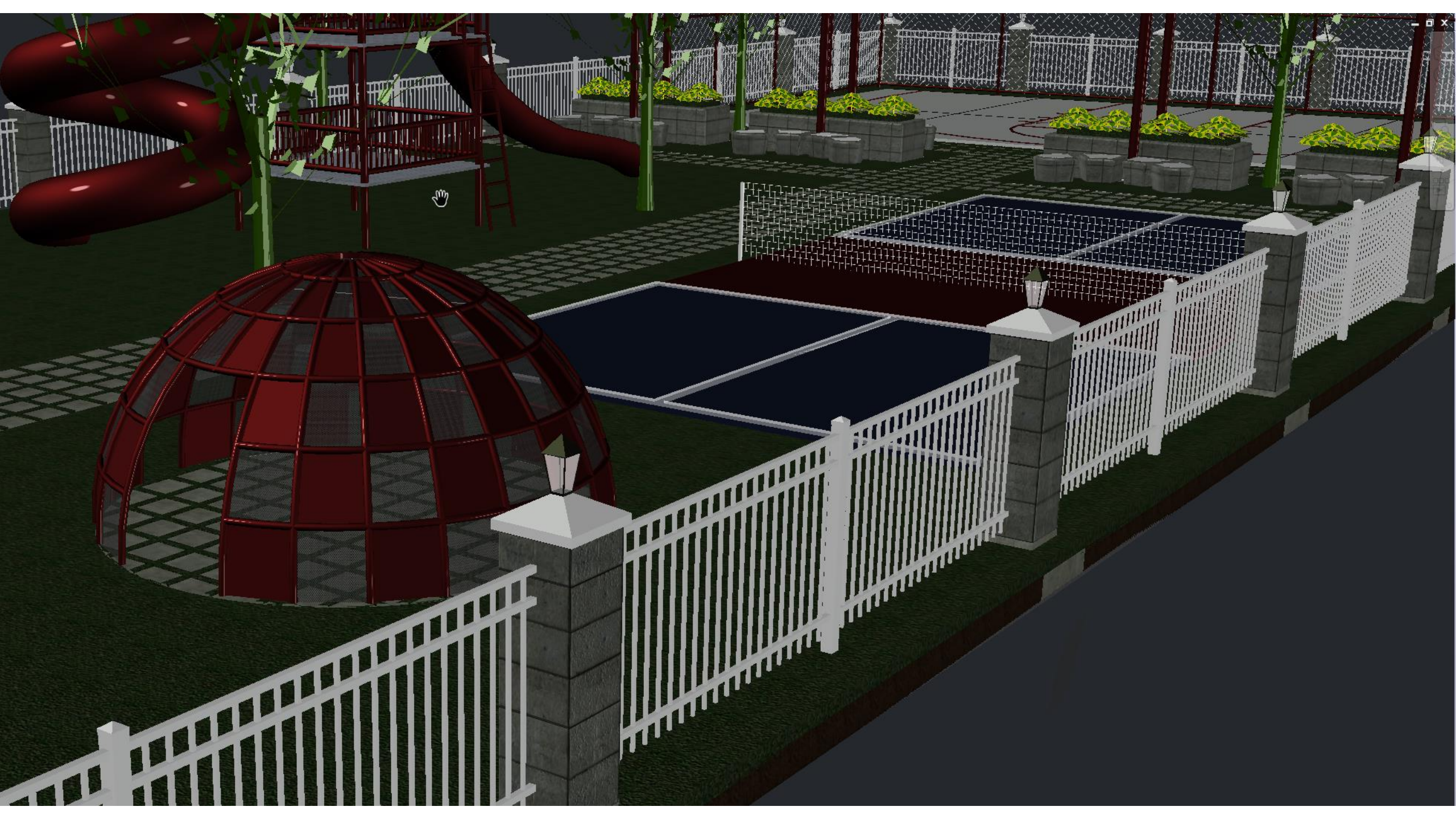


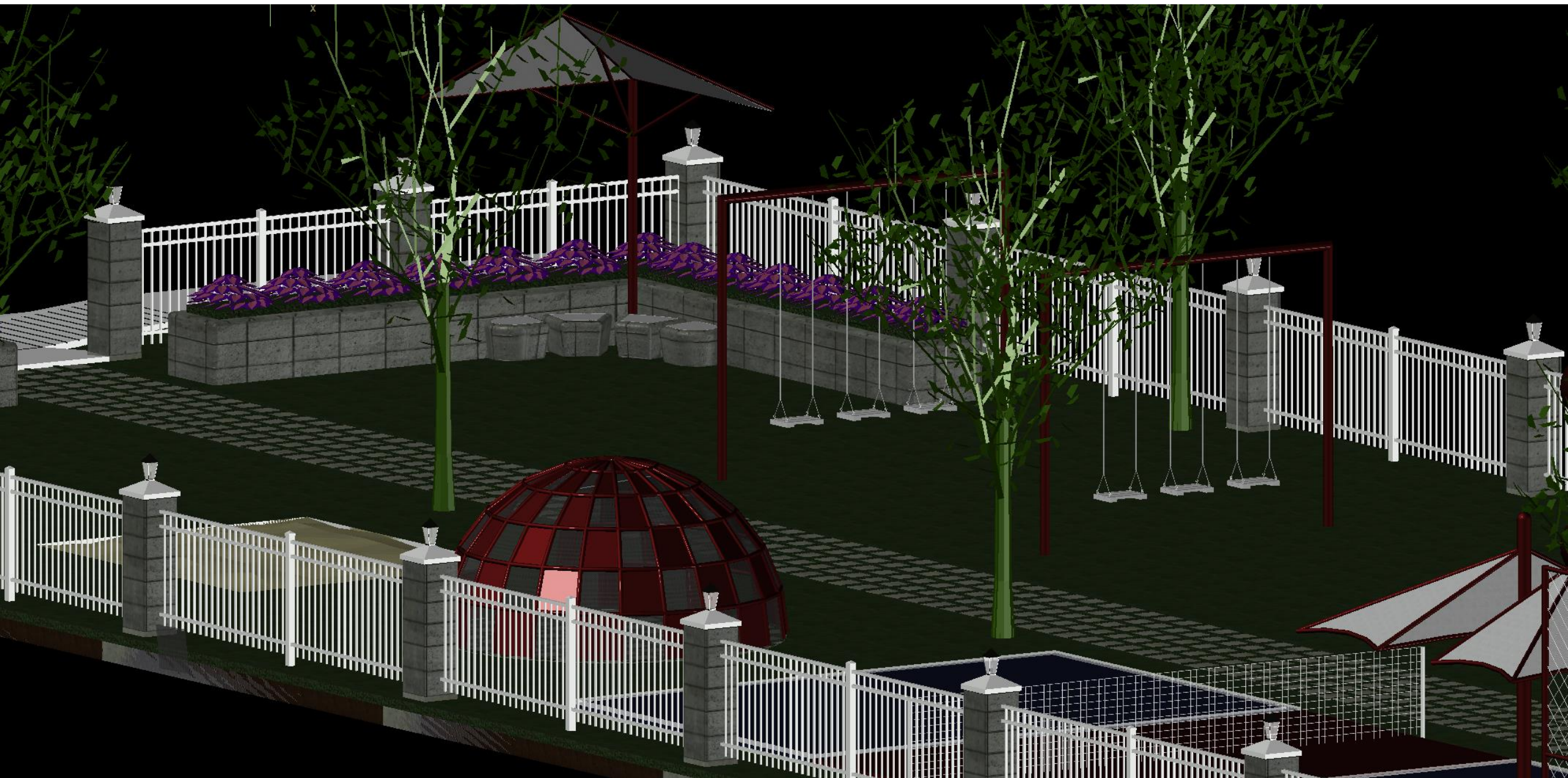


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City of York
Planning & Development Department
10 North Roosevelt Street P.O. Box 500
York, South Carolina 29745

MEMO

TO: David Breakfield, Planning Director
FROM: Michael Linder, Code Enforcement Officer
RE: Potentially Derelict Structures for Council's Consideration
DATE: February 2, 2024

As previously discussed, please accept the following list of potentially derelict structures along with a brief condition report and photos:

237 E. Jefferson St. #0700901014

- STOP WORK issued on site for work without a permit. Nothing has been done on site and the structure has been left open to the elements for over a year.

47 Magnolia #0700202017

- This is barely even a structure at this point in time. Nature has taken back most of this property however the remnants are partially standing with copious amounts of structure and debris scattered throughout the parcel.

102 Barron Park #0700611002

- Commercial Property that is falling apart in various areas. Exterior walls are falling off, missing cinderblocks. The roof is caving in. Exterior awnings are compromised and leaning. Visible rotting and decaying wood.

205 Ross Cannon St. "Victory Diner" #0700512052

- Structure is next to City maintenance shop, and is continually in unlawful maintenance. Glass in windows are broken, exterior is painted with graffiti. Has not been maintained in years.

100 Charlotte St. #0700513022

- Has been taken to court for continual unlawful maintenance and shows no interest in showing up, maintaining the lot or addressing issues or structure. Completely overgrown and front door was kicked in for months. Conditions are unsafe. Potential for vagrants.

1 Moore St. #0700609015

- Requested by PD to visit the site over concerns of the structure and property. Sanitary conditions were very poor. Part of the structure's exterior was coming off, as well as holes in various parts of the structure.

209 Blackburn St. #0700512002

- Blue house on Blackburn. Concerns have been raised about the home, it appears to be sinking or to have some decay across the entirety of the structure and foundation.

3 Pinckney St. #0701202001

- House on the corner of Pinckney and S. Congress. I've received complaints regarding concerns with the structure. Visibly rotting and decaying exterior walls, porch and doors. Missing door knobs and threshold boards. Windows are covered by plywood from the interior. The property itself stays maintained fairly well. Overgrowth/Trash and Debris is not usually an issue with this site as the grounds are typically maintained.

600 N. Congress St. #0700508001

- STOP WORK was issued, however no permit has been filled since. This is a commercial property and the potential contractor has been in contact with the Planning Director. There are holes on the exterior in the rear of the property as well as significant cosmetic and potentially structural issues at the front and rear of the structure. Awaiting further action.

106, 108, 110 Lowry Row (#0700214036,#0700214035,#0700214034)

- I have received multiple reports with concerns of these structures. PD has also raised concerns with vagrants breaking in and participating in illegal activities. I have been in contact with the owners and since first contact, they have been willing to show up and address concerns whether that be picking up trash and debris or boarding up all entrances, exits and windows on more than one occasion. The owners state they have plans on rehabbing or renovating the sites in the future. Awaiting further action.

405 S. Congress St. #0701008026

- Concerns have been raised about the state and condition of the property. Initially a permit was not pulled so a STOP WORK order was issued. Since then, a permit has been filled and pulled for work to begin on site. Work has seemingly come to a halt, however given this property is on the SCDAH National Historic Registry List, we are hopeful work will commence soon. Code Enforcement will continue to monitor the state of the site for any improvement or decline in the condition. Awaiting further action.



237 E. Jefferson St



237 E. Jefferson St



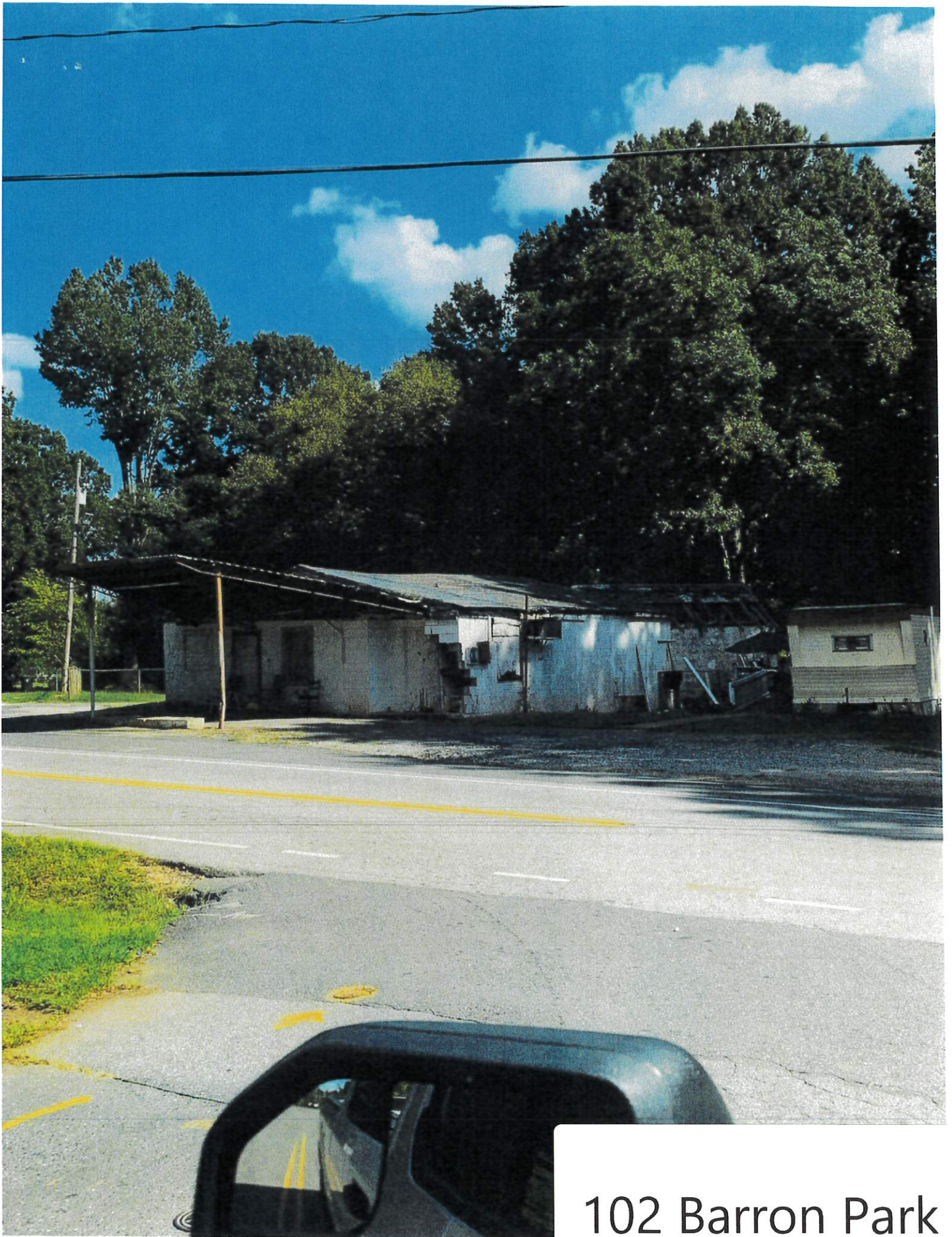
237 E. Jefferson St



237 E. Jefferson St



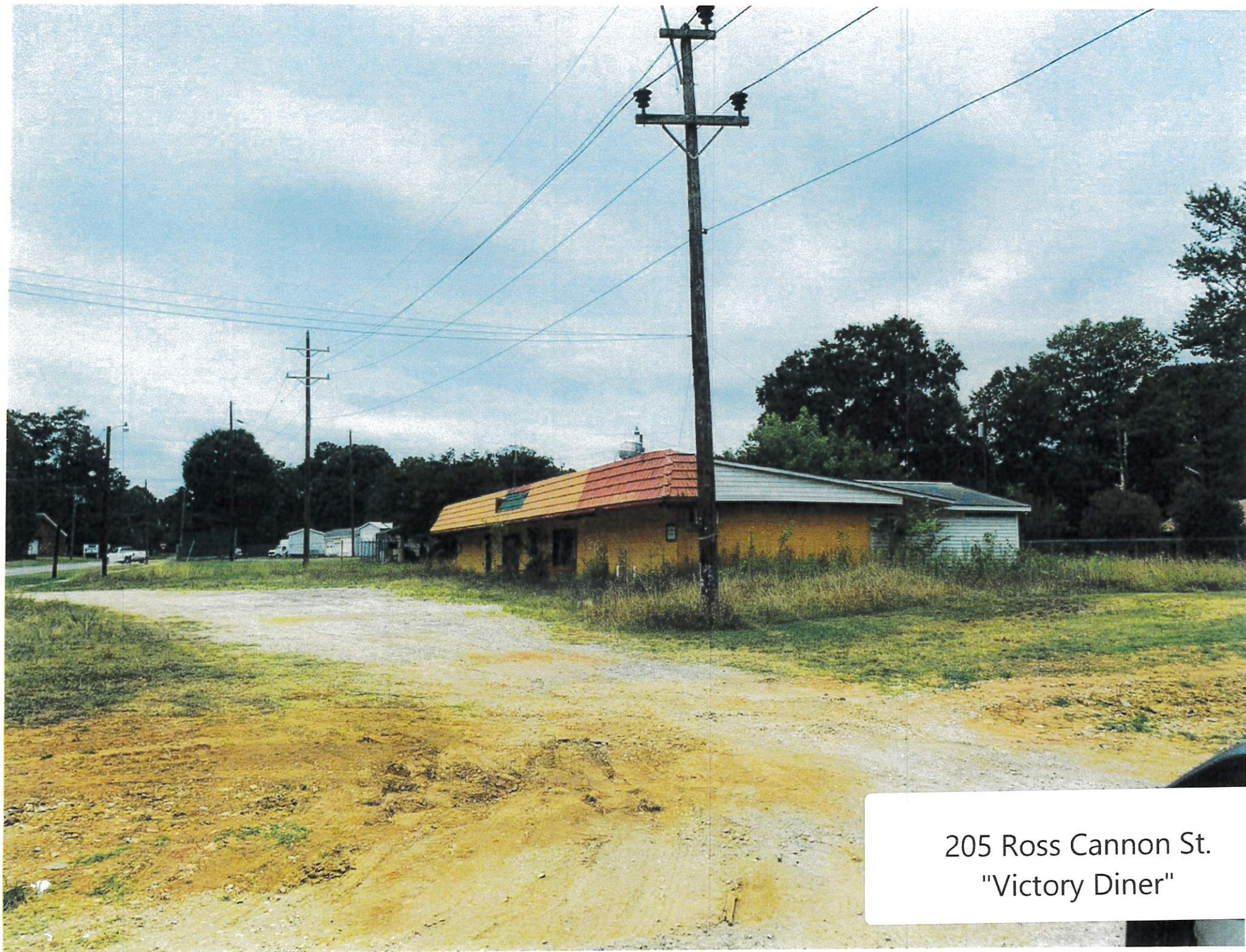
47 Magnolia St.



102 Barron Park



102 Barron Park



205 Ross Cannon St.
"Victory Diner"

New Owner Oct. 25th 2023
Auction

205 Ross Cannon "Victory Diner"

Continuously in unlawful maintenance
w/ no response

Potentially Derelict



205 Ross Cannon St.
"Victory Diner"



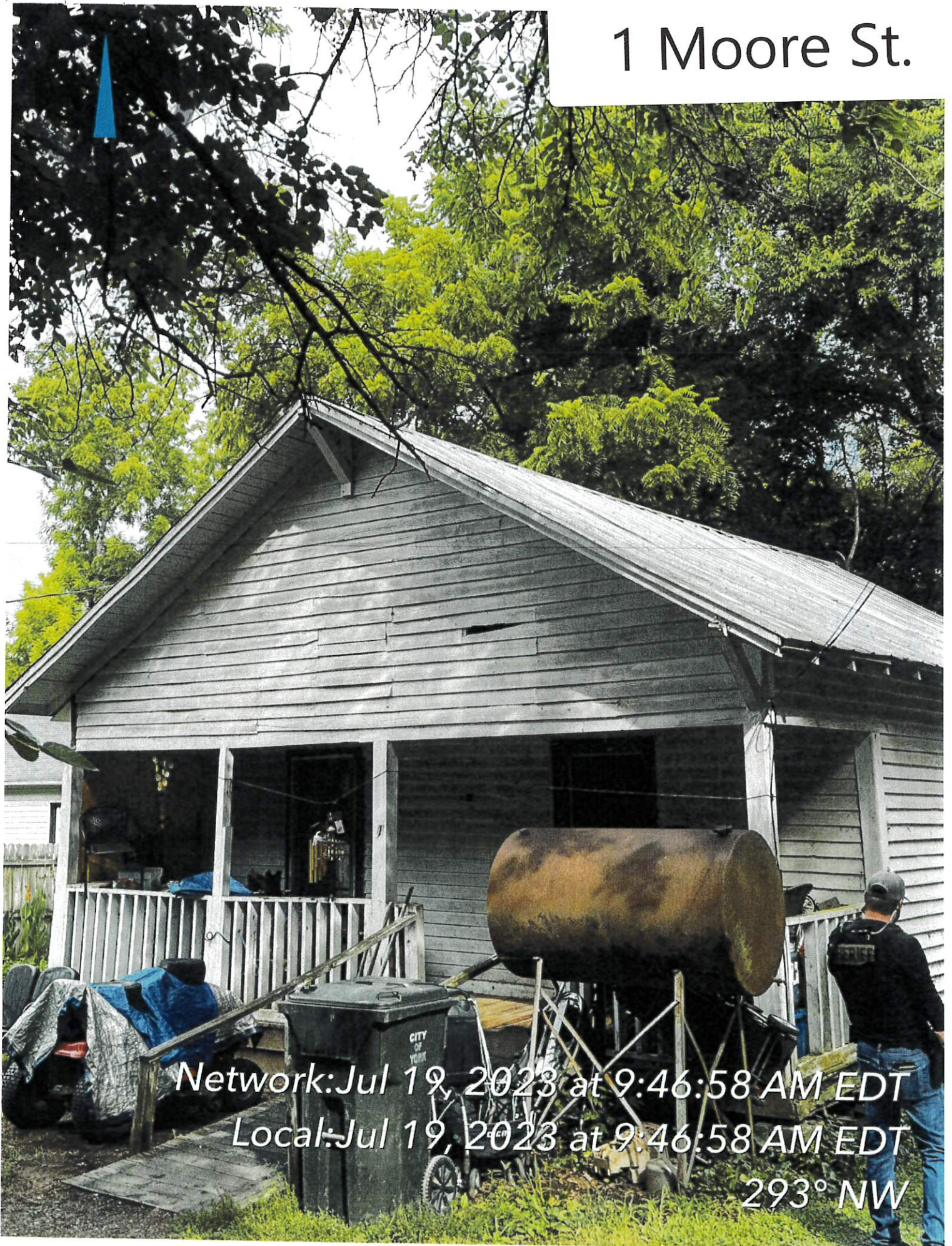
100 Charlotte St.

2-7-23



100 Charlotte St.

1 Moore St.



Network: Jul 19, 2023 at 9:46:58 AM EDT

Local: Jul 19, 2023 at 9:46:58 AM EDT

293° NW

1 Moore St.



Network: Jul 19, 2023 at 9:54:16 AM EDT

Local: Jul 19, 2023 at 9:54:16 AM EDT

289°W



Network: Jul 19, 2023 at 9:53:08 AM EDT

Local: Jul 19, 2023 at 9:53:08 AM EDT

303° NW

1 Moore St.

1 Moore St.

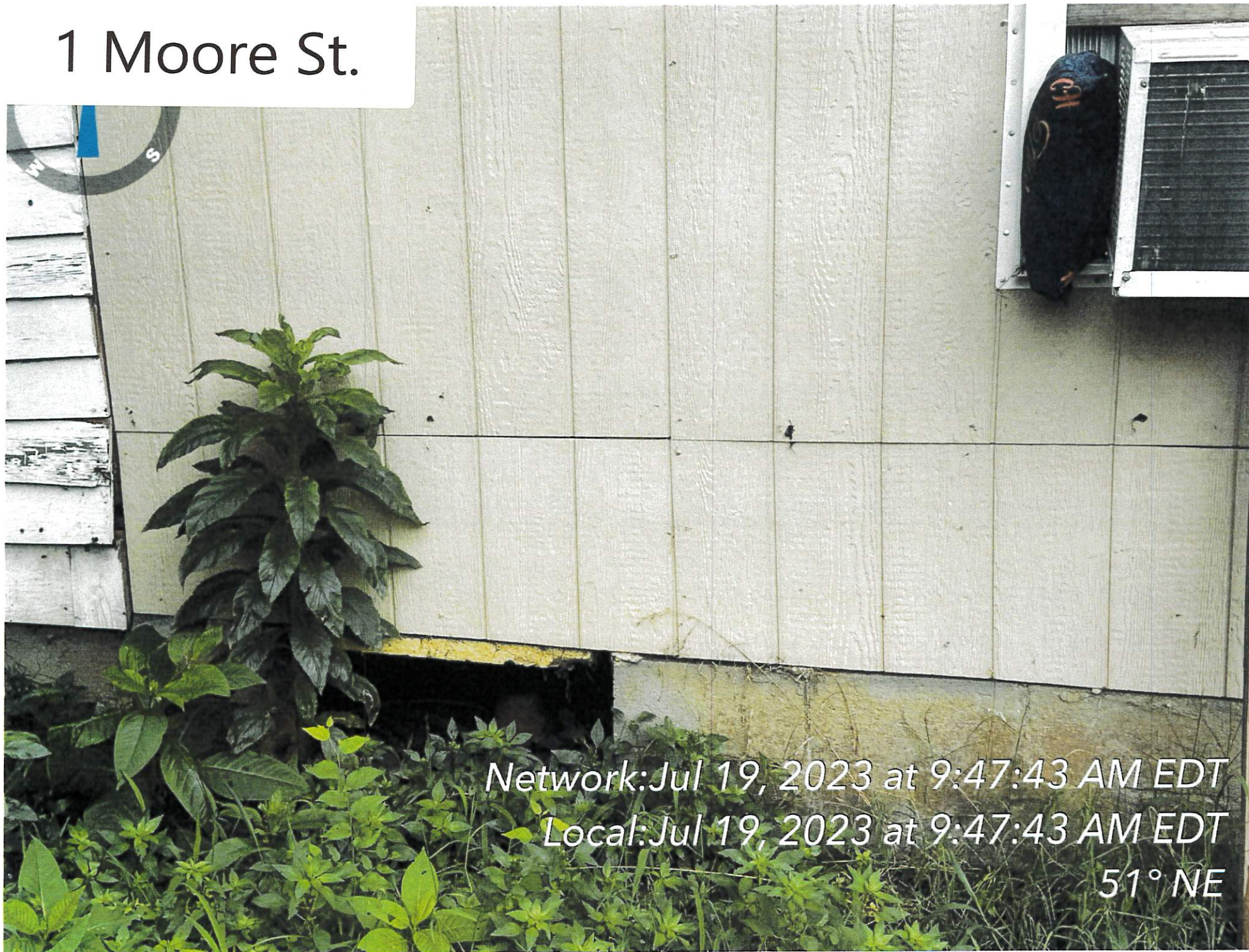


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Local: Jul 19, 2023 at 9:47:50 AM EDT

18° N

1 Moore St.



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Local: Jul 19, 2023 at 9:47:43 AM EDT

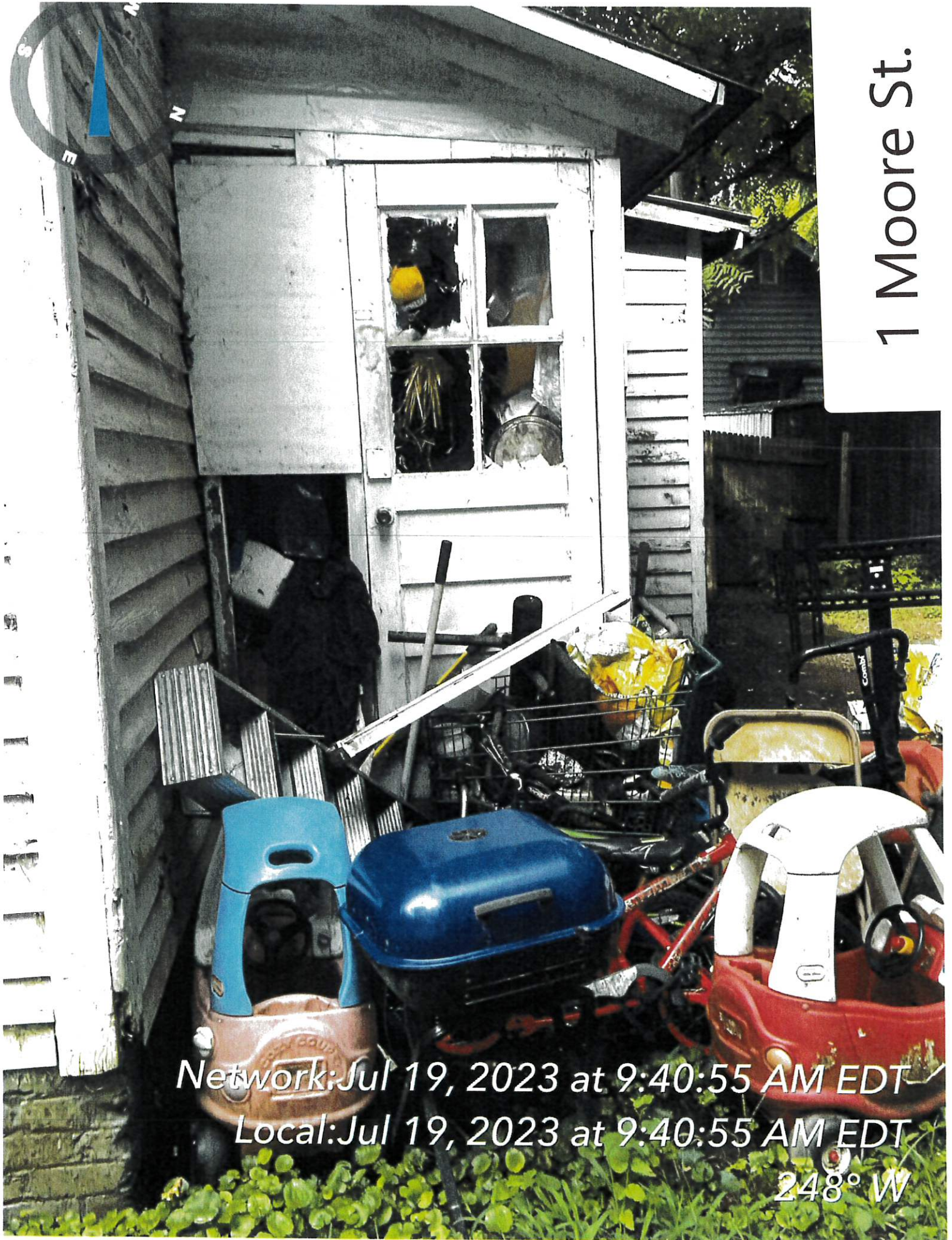
51° NE

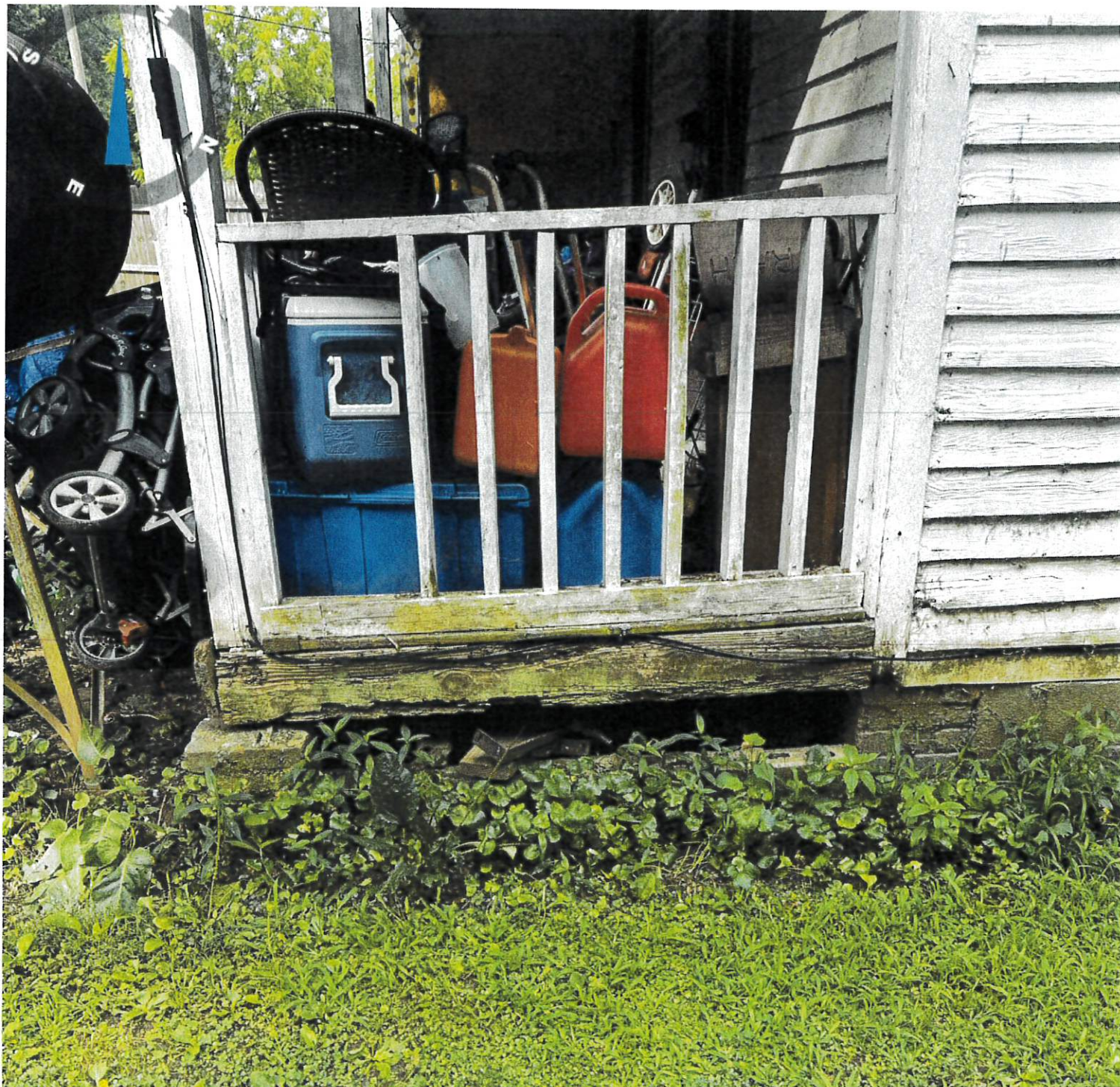
1 Moore St.

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Local: Jul 19, 2023 at 9:40:55 AM EDT

248° W





1 Moore St.

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Local: Jul 19, 2023 at 9:40:34 AM EDT

244° SW

209 Blackburn St.



Image capture: Oct 2021 © 2022 Google



209 Blackburn St

All

Street View & 360°

Potentially Derelict
3 Pinckney St

Photos provided by citizen.



3 Pinckney St.



3 Pinckney St.



3 Pinckney St.



3 Pinckney St.

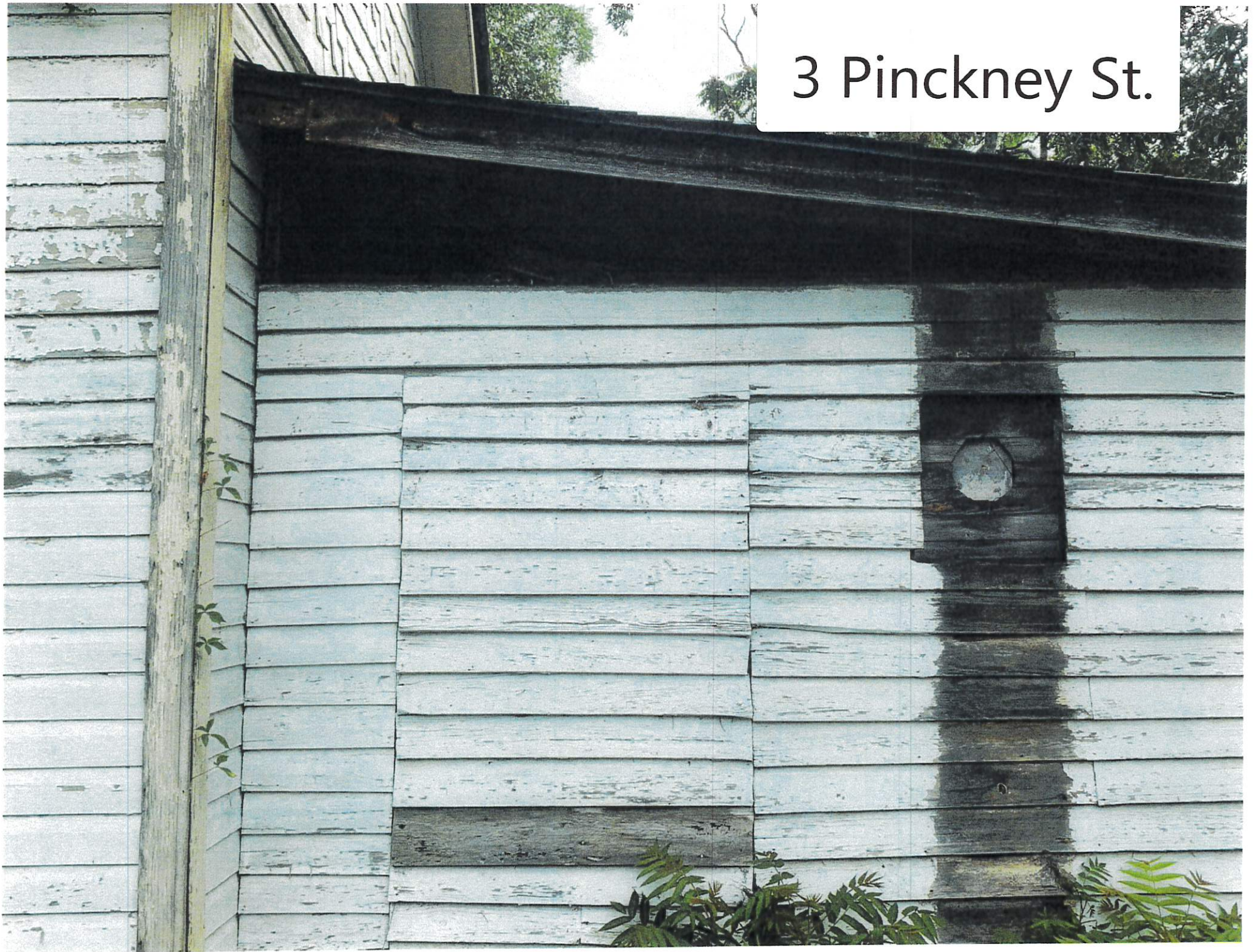


3 Pinckney St.



3 Pinckney St.

3 Pinckney St.





601 SC-49

600 N. Congress St.

600 North Congress St.

York, South Carolina

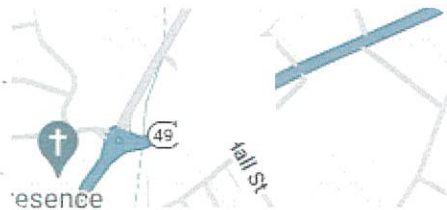
Google Street View

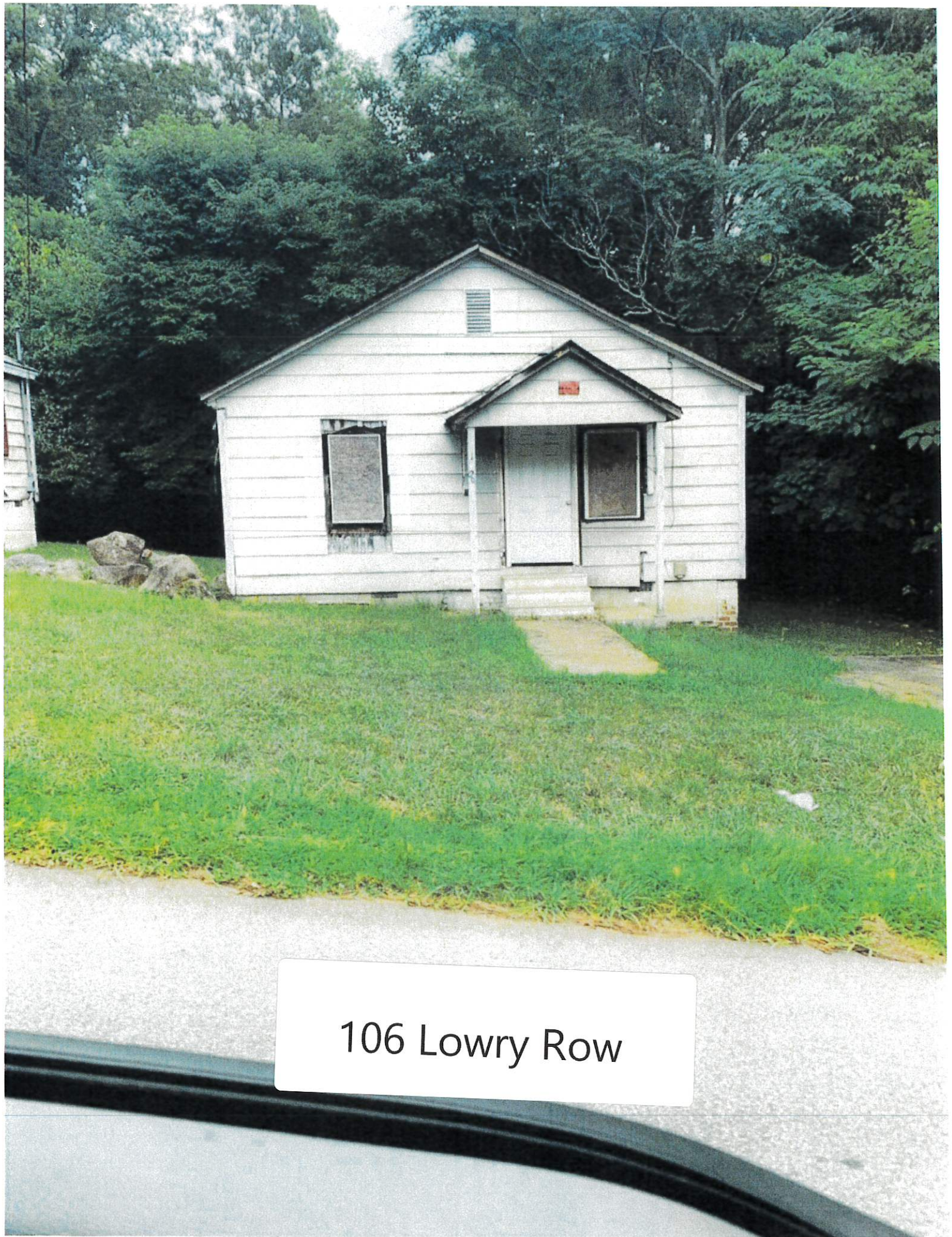
May 2023

See more dates



Image capture: May 2023 © 2024 Google





106 Lowry Row



108 Lowry Row



110 Lowry Row

405 South Congress St.
"Sadler Store"



Network: Jan 29, 2024 at 3:34:25 PM EST

Local: Jan 29, 2024 at 3:34:25 PM EST

N 34° 59' 14.395", W 81° 14' 47.232"

76° E

401-407 S Congress St

York SC 29745

United States

Altitude: 224.6 meter

Speed: 7.7 km/h

405 South Congress St.
"Sadler Store"

Network: Jan 29, 2024 at 3:34:15 PM EST

Local: Jan 29, 2024 at 3:34:15 PM EST

N 34° 59' 14.706", W 81° 14' 47.344"

116° SE

Pinckney St

York SC 29745

United States

Altitude: 218.9 meter

Speed: 0.3 km/h



STATE OF SOUTH CAROLINA

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)

COUNTY OF YORK

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CITY OF YORK

ORDINANCE 24-717

AN ORDINANCE TO AMEND THE CITY OF YORK CODE OF ORDINANCES BY
IMPLEMENTING A REVISED RATES & FEES SCHEDULE AS PERTAINS TO THE RATES
& FEES OF THE PLANNING DEPARTMENT

Planning & Zoning

**AMENDING APPENDIX C FEE SCHEDULE FOR SERVICES RENDERED BY THE PLANNING
DEPARTMENT**

BE IT ORDAINED, by the York City Council that the Code of the City of York be amended as follows:

1. Building Permit Fee	
Valuation	Fee
Less than \$1,000	Permit is not required unless required by Authorized Agency (\$40.00 fee is required in this case)
\$1,000 to \$2,999.99	\$40.00
\$3,000 to \$49,999.99	\$40.00 for the first \$3,000.00, plus \$6.00 for each additional thousand or fraction thereof
\$50,000.00 to \$99,999.99	\$325.00 for the first \$50,000.00, plus \$4.00 for each additional thousand or fraction thereof
\$100,000.00 to \$499,999.99	\$525.00 for the first \$100,000.00, plus \$3.50 for each additional thousand or fraction thereof
\$500,000 and up	\$1,725.00 \$1,925.00 for the first 500,000.00, plus \$2.50 for each additional thousand or fraction thereof

MICHAEL D. FUESSER, MAYOR

ATTEST:

Municipal Clerk

First Reading:

Public Hearing:

Second Reading:

MAYOR
Mike Fuesser

MAYOR PRO TEM
Ed Brown



CITY COUNCIL
Charles Brewer
Matt Hickey
Kellie Harrold
Stephanie Jarrett

Date: February 12, 2024

FY2024-2025 City Council Budget Kick-Off Discussion

Intention: This worksheet is designed to assist Council members in planning for a successful kick-off discussion. The staff has tried to identify many of the key elements and options for your potential consideration but also would like feedback and ideas. This worksheet is not intended to be all-inclusive, but a sampling of the many components that could be discussed at the FY24-25 Budget Kick-off.

City Manager's Budget Items of Consideration

1. Additional Staff
2. Recycling Service
3. Capital Projects
 - a. Parks & Recreation
 - i. Parks & Rec. 2021 Park Master Plan & Impact Fee CIP
 - b. Police
 - i. Facility Upgrades & Improvements
 - c. Fire
 - i. Fire Station #2
 - d. Water & Sewer
 - e. Public Works
 - f. Facilities/Buildings
 - i. City Hall Expansion/Improvements
 - g. Tourism
 - i. Streetscapes, Gateway Signage, Buildings
4. Capital Outlay/Purchases
 - a. Solid Waste (2 Trucks)
 - b. Fire Apparatus
5. Downtown Initiatives, Programs, and Public Parking
 - a. City Market Parking Lot Expansion
6. Update 2016 Pedestrian & Bicycle Plan
7. Finish Comprehensive Plan Elements Update
8. Amend the Impact Fee CIP List
9. Capacity Fees Study
10. Grant Programs
 - a. H-Tax Grant
 - b. A-Tax Grant
 - c. Façade Grant