

**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, April 15, 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**

**HCJ KINDERGARTEN CLASS**

**4. PRESENTATIONS**

- 4.1. Textile Mill Tax Credits
- 4.2. Fairhope Road Rezoning
- 4.3. Alexander Cove Annexation/Rezoning

**TRIP MCGARITY**  
**BRADY SANFORD**  
**SCOTT MUNDAY**

**5. DISCUSSIONS**

- 5.1 York Public Safety Project Updates
- 5.2 Land Purchase – Larson Rd. Light Industrial Park
- 5.3 Lincoln Road Sidewalk Project
- 5.4 Green Street Park Conceptual
- 5.5 Future Sports Complex

**6. ADJOURN**

# City of York



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## Memo

**TO:** Mayor & City Council

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

**MEETING DATE:** April 15<sup>th</sup>, 2024

**SUBJECT:** Textile Mill Tax Credits Memo

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### **GENERAL INFORMATION**

#### **4.1 Textile Mill Tax Credits**

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

### **REQUESTED ACTION**

N/A

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

1. Draft Ordinance
2. Catawba Regional Council of Governments Distress Letter

Attachment 1

STATE OF SOUTH CAROLINA

)  
)

CITY OF YORK

COUNTY OF YORK

**DRAFT- FOR DISCUSSION PURPOSES ONLY**

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

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

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

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

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

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

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

WHEREAS, York City Council acknowledges and recognizes: (a) the history and past operations of the former Quality Mills manufacturing facility located on S. Congress Street in York (the "Quality Mills Facility"); (b) the areas of former ancillary uses to the Quality Mills Facility, and (c) that the properties at 35 S. Congress Street and 14 S. Roosevelt Street are contiguous to areas of the property originally used for such ancillary uses on part of a tract of land owned by Quality Mills, Inc. which owned and operated the Quality Mills Facility until its closure in September of 1985 and was subsequently transferred and conveyed to the County of York, South Carolina as two parcels by deed recorded on October 1, 1985 recorded in the Office of the York County Clerk of Court in Deed Book 843 at Page 122 and thereafter transferred to the City of York

by deed recorded on April 14, 2022 in the Office of the York County Clerk of Court in Deed Book 20122 at Page 327;

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

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

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

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

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

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

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

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

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

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



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

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

ATTEST:

Municipal Clerk Amy H. Craig

First Reading:

Second Reading:

## Attachment 2



April 9, 2024

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

VIA EMAIL

Dear Mr. Few:

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

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

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

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

Sincerely,

A handwritten signature in dark ink, appearing to read "Randy Imler". The signature is fluid and cursive, written over a light blue horizontal line.

Randy Imler  
Executive Director

Attachment

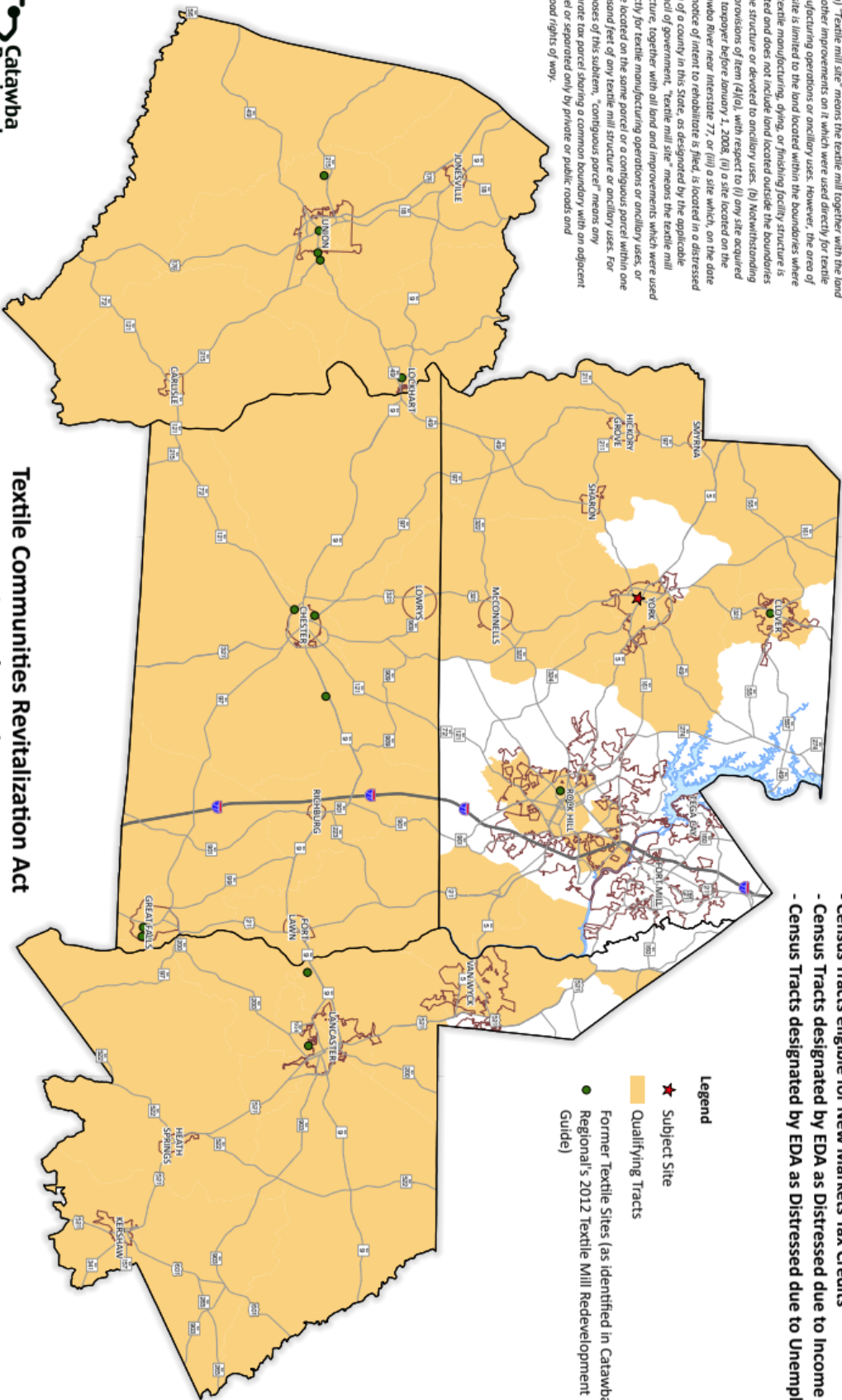
cc: Stephen Allen, Marty Little

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

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

#### Criteria:

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



# City of York



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## Memo

**TO:** Mayor & City Council

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

**MEETING DATE:** April 15, 2024

**SUBJECT:** Fairhope Road Rezoning

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### **GENERAL INFORMATION**

#### **4.2 FAIRHOPE ROAD REZONING:**

##### **Fairhope Road Rezoning**

The Planning Commission believes that quality apartments are greatly needed and that a potential project would be a showcase for how development should occur in the City. To clarify, the Fairhope Road project is only a rezoning and not an annexation. If approved, the rezoning would accommodate approximately 200 apartment units.

### **STAFF RECOMMENDATIONS**

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

### **REQUESTED ACTION**

Council's Approval of Fairhope Hope Rezoning

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

A. Site Plan







# City of York



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## Memo

**TO:** Mayor & City Council

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

**MEETING DATE:** April 15, 2024

**SUBJECT:** Alexander Cove Annexation/Rezoning

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### **GENERAL INFORMATION**

#### **4.3 ALEXANDER COVE ANNEXATION/REZONING:**

##### **Alexander Cove Annexation/Rezoning**

The Planning Commission believes that additional townhomes are greatly needed and that the potential project would be a showcase for how development should occur in the City. If approved, the rezoning would accommodate approximately 180 townhome units.

### **STAFF RECOMMENDATIONS**

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

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

### **REQUESTED ACTION**

Council's Approval of annexation/rezoning of Alexander Cove

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

- A. Annexation/Rezoning Application
- B. Proposed Rezoning R9 Single Family
- C. Affidavit
- D. Petition for Annexation
- E. Site Plan
- F. Conditional Zoning Plan
- G. Conditional Zoning Details and Notes



Proposed Annexation/rezoning Application  
York South Carolina  
Page 1

RECEIVED  
1/19/2024

Type of application

Annexation: ☒ Rezoning: ☒

Fee - \$300.00 paid

1/30/2024  
#17798

To the Honorable Mayor and City Council.

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

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

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

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

If more space is need continue on next page

Proposed Annexation/rezoning Application  
York South Carolina

Page 2

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

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

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

10) Property Owners within Request:

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

11) Property Owners Adjacent to the Request:

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

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

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

**PLANNING COMMISSION RECOMMENDATIONS:**

( ) APPROVED ( ) DENIED ( ) DEFERRED

**CITY COUNCIL ACTION:**

( ) APPROVED ( ) DENIED ( ) DEFERRED

CITY OF YORK

CASH RECEIPT

Receipt No: 577768

Date: 01/30/2024

Time: 04:50:34 PM

Received From:

ANNEXATION APP FEE

Amount: 300.00

Paid: 300.00

Change: 0.00

For:

BUILDING PERMITS 300.00

NVR, INC/ALEXANDER  
COVE

17798:

Received By: AP



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

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

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

## AFFIDAVIT OF AGENCY

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

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

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

---

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

Timothy J. Harris:



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Affiant Signature

STATE OF SOUTH CAROLINA )

COUNTY OF YORK )

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

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

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

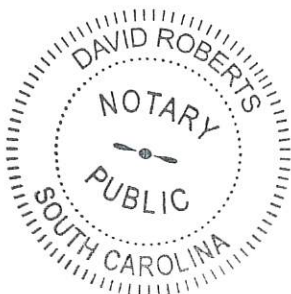
(check one of the following)

☐ a driver's license or

☐ in the form of \_\_\_\_\_); **or**

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

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



David Roberts  
Notary Public

Print Name: DAVID ROBERTS

My Commission Expires: 1/27/31



STATE OF SOUTH CAROLINA

)

COUNTY OF YORK

)

CITY OF YORK

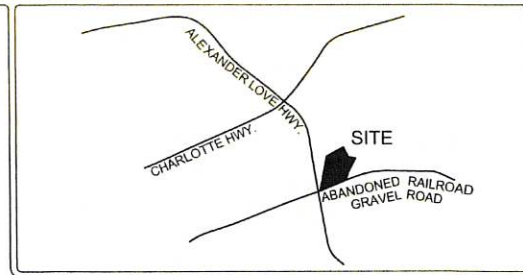
**PETITION FOR ANNEXATION OF REAL PROPERTY  
TO THE CORPORATE LIMITS OF THE  
CITY OF YORK, SOUTH CAROLINA**

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

**SEE ATTACHED DESCRIPTION AND PLAT REFERENCE**

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

Timothy J Harris  
Timothy J. Harris

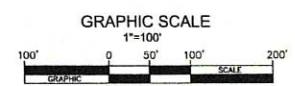


- NOTES:
1. THIS PROPERTY IS LOCATED IN FLOOD ZONE X AND A FLOOD ZONE AE ACCORDING TO F.I.R.M. NO 45091C0164E DATED SEPTEMBER 26, 2008.
  2. THIS PROPERTY IS SUBJECT TO ALL EASEMENTS AND RESTRICTIONS OF RECORD.
  3. JOEL E. WOOD & ASSOCIATES, INC. IS NOT LIABLE FOR ANY AND ALL SETBACKS SHOWN OR NOT SHOWN HEREON; SETBACKS TO BE VERIFIED BY THE OWNER WITH THE COUNTY, CITY, TOWN AND/OR HOA.
  4. REFERENCE (PB 73 PG 160), (DB 11601 PG 0114 - 0117), (DB 358 PG 428 - 429), (DB 358 PG 311 - 314), (DB 77 PG 305-306), (DB 109 PG 150), (DB 209 PG 254) AND (DB 246 PG 107 - 109).
  5. NO NEW LOTS CREATED.
  6. REFERENCE SCDOT PLAN FILE NO. 46.163B SHEETS 10 & 11 AND DOCKET NO. 46.746.

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

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

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



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

JOEL E. WOOD & ASSOCIATES  
PLANNING • ENGINEERING • MANAGEMENT

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

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

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

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



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

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





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

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

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

## AMENITY AREA 1

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

## AMENITY AREA 2

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

## AMENITY AREA 3

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

AMENITY AREA 4

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

## AMENITY AREA 5

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




<div>APPROVALS</div> <div>Project Engr: _____ Drawn By: _____ Checked By: _____  Review: _____ Bid: _____ Construction: _____</div>		<div>PREPARED BY</div> <div><div><div><div>W</div></div><div>JOEL E. WOOD &amp; ASSOCIATES</div><div>PLANNING • ENGINEERING • MANAGEMENT</div></div><div>P.O. BOX 296 CLOVER, SC 29710 (803) 884-3390</div></div>		<div>SEALS</div> <div><div>PRELIMINARY DRAWING - FOR REVIEW ONLY</div></div>		<div>PROJECT</div> <div>ALEXANDER COVE TOWNHOMES</div> <div>CITY OF YORK, SOUTH CAROLINA PREPARED FOR NVR</div>		<div>SHEET TITLE</div> <div>CONDITIONAL ZONING PLAN</div>				<table><tr><th>NO.</th><th>DATE</th><th>REVISIONS</th><th>BY</th></tr><tr><td> </td><td> </td><td> </td><td> </td></tr><tr><td> </td><td> </td><td> </td><td> </td></tr><tr><td> </td><td> </td><td> </td><td> </td></tr><tr><td> </td><td> </td><td> </td><td> </td></tr><tr><td> </td><td> </td><td> </td><td> </td></tr><tr><td> </td><td> </td><td> </td><td> </td></tr><tr><td> </td><td> </td><td> </td><td> </td></tr><tr><td> </td><td> </td><td> </td><td> </td></tr><tr><td> </td><td> </td><td> </td><td> </td></tr></table>				NO.	DATE	REVISIONS	BY																																					<div>1" = 80'</div> <div>SCALE: 1" = 80'</div> <div>DATE: 10/11/2023</div> <div>JOB NO.:</div> <div>SHEET 1 of 5</div>	
NO.	DATE	REVISIONS	BY																																																						



# RENDERING OF COMMUNITY ENTRANCE AND HIGHWAY 5 CORRIDOR



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







# ALEXANDER COVE TOWNHOMES



## ARCHITECTURAL FEATURES

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



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



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

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

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

APPROVALS		PREPARED BY		SEALS	PROJECT	SHEET TITLE	NO. DATE REVISIONS BY				SCALE: N/A	
Project Engr: _____ Drawn By: _____ Checked By: _____		<div><div><div>W</div></div><div>JOEL E. WOOD &amp; ASSOCIATES</div><div>PLANNING • ENGINEERING • MANAGEMENT</div></div> <div>P.O. BOX 296 CLOVER, SC 29710 (803) 684-3390</div>		<div>PRELIMINARY DRAWING - FOR REVIEW ONLY</div>	ALEXANDER COVE TOWNHOMES	CONDITIONAL ZONING DETAIL & NOTES						DATE: 10/11/2023
					CITY OF YORK , SOUTH CAROLINA						JOB NO.:	
Review: _____ Bid: _____ Construction: _____					PREPARED FOR NVR						SHEET 4 OF 5	



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



# City of York



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## Memo

**TO:** Mayor & City Council

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

**MEETING DATE:** April 15<sup>th</sup>, 2024

**SUBJECT:** York Public Safety Project Updates

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### **GENERAL INFORMATION**

#### **5.1 York Public Safety Project Updates**

The City of York received \$600,000 for interior upgrades and the Fire Department and \$300,000 for the renovation of the York Police Department Gun Range. The City Manager will provide a few updates on these projects.

### **REQUESTED ACTION**

N/A

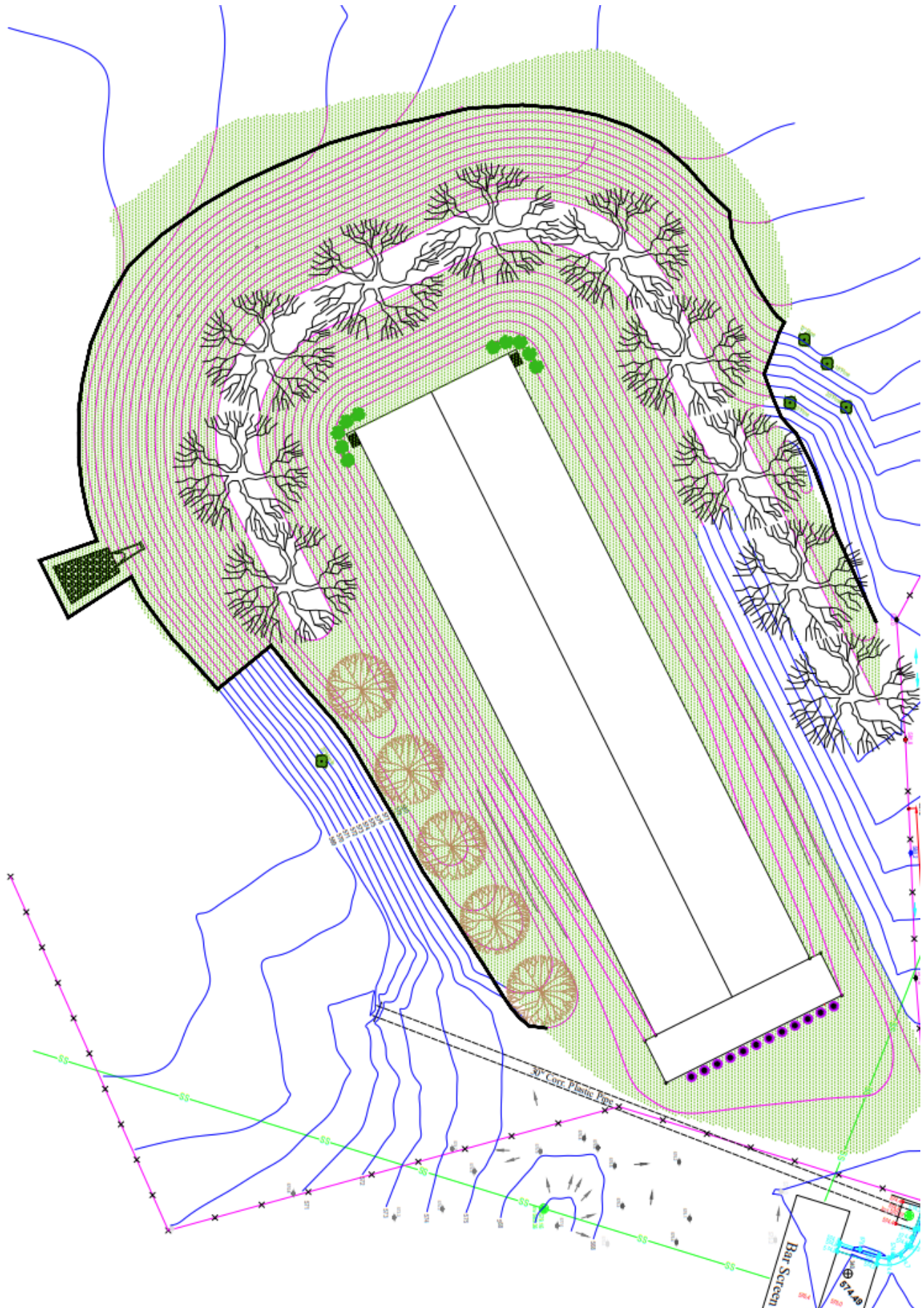
### **ATTACHMENT(S):**

1. Fire Department Renovation Plan
2. Police Gun Range Site Plan

**1 DEMOLITION PLAN**  
SCALE: 1/8" = 1'-0"

**2 NEW FLOOR PLAN**  
SCALE: 1/8" = 1'-0"

## Attachment 2



# City of York



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## Memo

**TO:** Mayor & City Council

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

**MEETING DATE:** April 15<sup>th</sup>, 2024

**SUBJECT:** Land Purchase - Larson Rd. Light Industrial Park

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### **GENERAL INFORMATION**

#### 5.2 Land Purchase – Larson Rd. Light Industrial Park

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

### **REQUESTED ACTION**

N/A

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

1. Survey of Property (Outlined in Red)
2. Light Industrial Park Conceptual Plan



# Attachment 1

Township 10S

I HEREBY CERTIFY THAT TO THE BEST OF MY PROFESSIONAL KNOWLEDGE, INFORMATION, AND BELIEF, THE SURVEY SHOWN FOR A CLASS "A" SURVEY AS SPECIFIED THEREIN, AND THERE ARE NO VISIBLE ENCROACHMENTS OR PROJECTIONS OTHER THAN SHOWN, THE PROPERTY DOES NOT LIE WITHIN A FLOOD PLAIN.

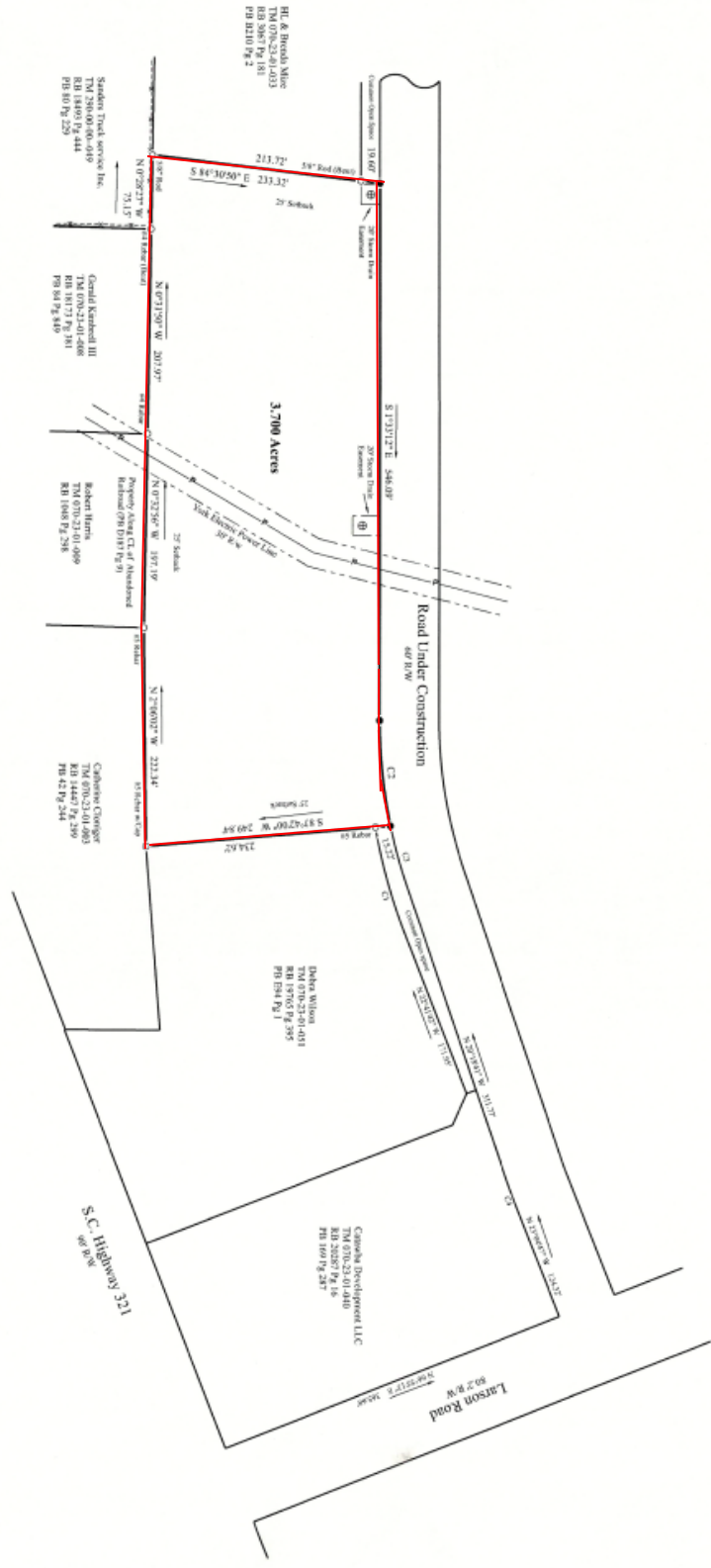
*White City*  
WILLIAM C. WHITE JR., P.E. S. 01077

REFERENCE: ALLEGANY LAND TITLE SURVEY OF ROSSMAN TRACT II, LLC PROPERTY PREPARED BY EBP ASSOCIATES, INC., MAY 25, 2022.  
OVERALL SPLIT LAYOUT EXHIBIT PREPARED BY EBP ASSOCIATES SEPTEMBER 27, 2022.

CURVE	BEARING	HORIZ. DIST	RADIUS	ARC
C1	N17°01'04"W	113.97'	559.00'	114.17'
C2	S7°23'16"E	107.76'	530.00'	107.95'
C3	N14°28'36"W	107.76'	530.00'	107.95'
C4	N21°41'42"W	25.62'	530.00'	25.62'

## LEGEND

- Old Monument - As Measured
- New Monument - As Measured w/ ID Cap
- ⊕ Metable
- P- Overlaid Power Line
- + Chain Link Fence

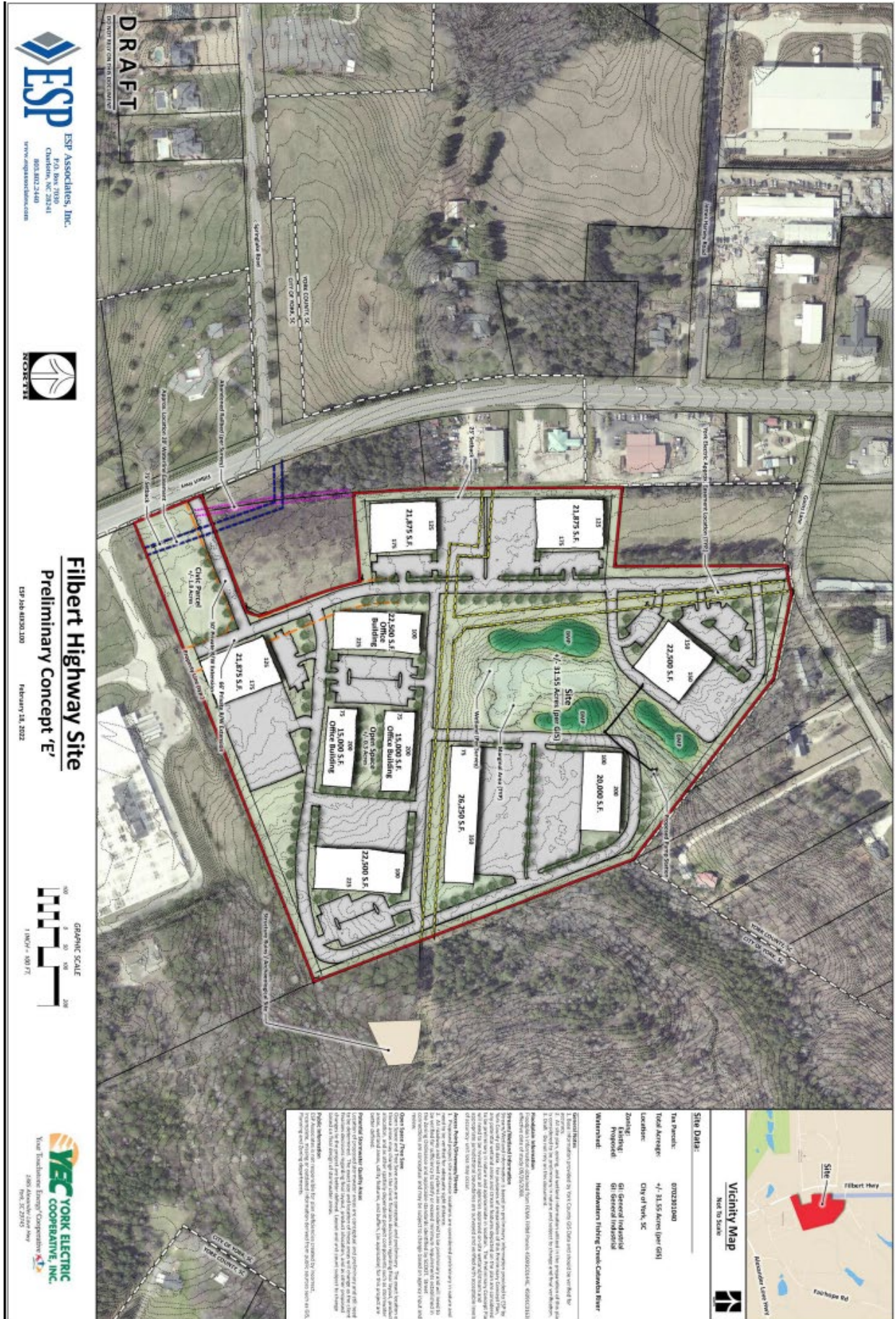


PLAT OF PROPERTY OF  
**CITY OF YORK**  
CITY OF YORK  
SOUTH CAROLINA  
APRIL 3, 2024  
SCALE 1" = 80'  
70' 0' 80' 160'

WHITE LAND SURVEYING  
PO BOX 463  
101 E. HILL ST. #200  
803-527-2798  
LAB 110605



# Attachment 2



# City of York

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## Memo

**TO:** Mayor & City Council

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

**MEETING DATE:** April 15<sup>th</sup>, 2024

**SUBJECT:** Lincoln Road Sidewalk Project

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### **GENERAL INFORMATION**

#### 5.3 Lincoln Road Sidewalk Project

The current expenses are \$123,946.25 for engineering, design, review, and bidding. The lowest and most responsive bid received for this project is \$1,093,675. The City was appropriated \$400,000 from SCDOT in the FY22-23 SC State Budget for the project, and the City committed \$394,800 in funding for the project. The City has sent a letter to Representative Pope to go before the SC Ways and Means Committee to request a reallocate of the surplus of \$350,000 from the WFP Project to be able to aid in the completion of this project due to bids exceeding the preliminary project cost.

#### The Water Filter Plant Project:

Expenses to date are \$46,855 for engineering and bidding of the project. Wilma Pump and Tank submitted a bid for demolition and site remediation of \$292,077 and \$45.00 per cubic yard for fill dirt if needed. On April 2, 2024, the City Council accepted the bid, with costs not to exceed \$350,000. The City was appropriated \$700,000 in the FY22-23 SC State Budget for the project, and this leaves a surplus of \$350,000

### **REQUESTED ACTION**

N/A

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

1. Lincoln Road Sidewalk Overview





# City of York

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## Memo

**TO:** Mayor & City Council

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

**MEETING DATE:** April 15<sup>th</sup>, 2024

**SUBJECT:** Green St. Park Final Design

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### **GENERAL INFORMATION**

#### **5.4 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 was completed and presented to the City Council at the February 19, 2024, meeting. The feedback from the Council was invaluable, and City Staff discussed these comments with the engineer. As a result, an updated concept has been generated, reflecting the influence of the Council's insights.

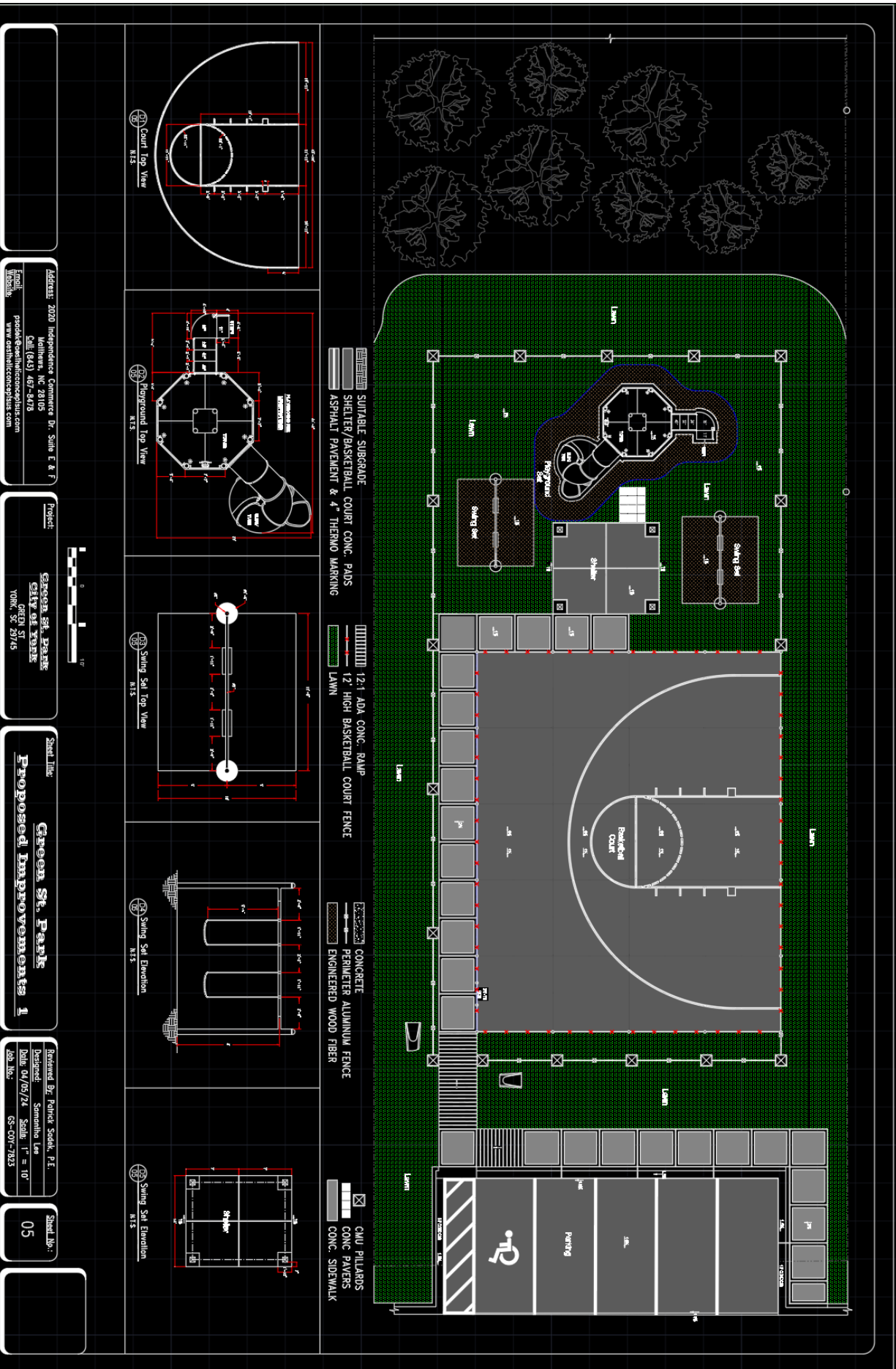
### **REQUESTED ACTION**

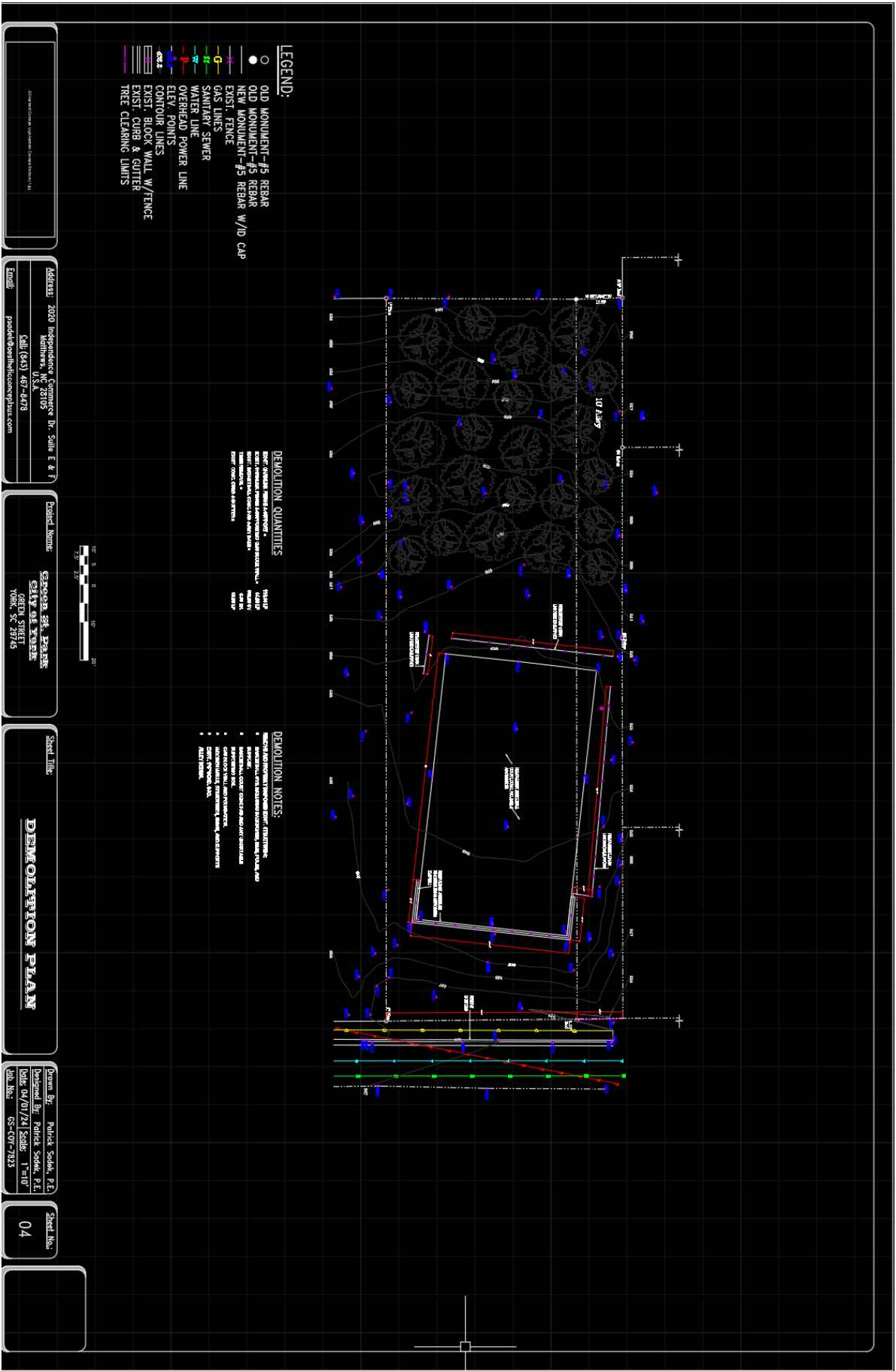
N/A

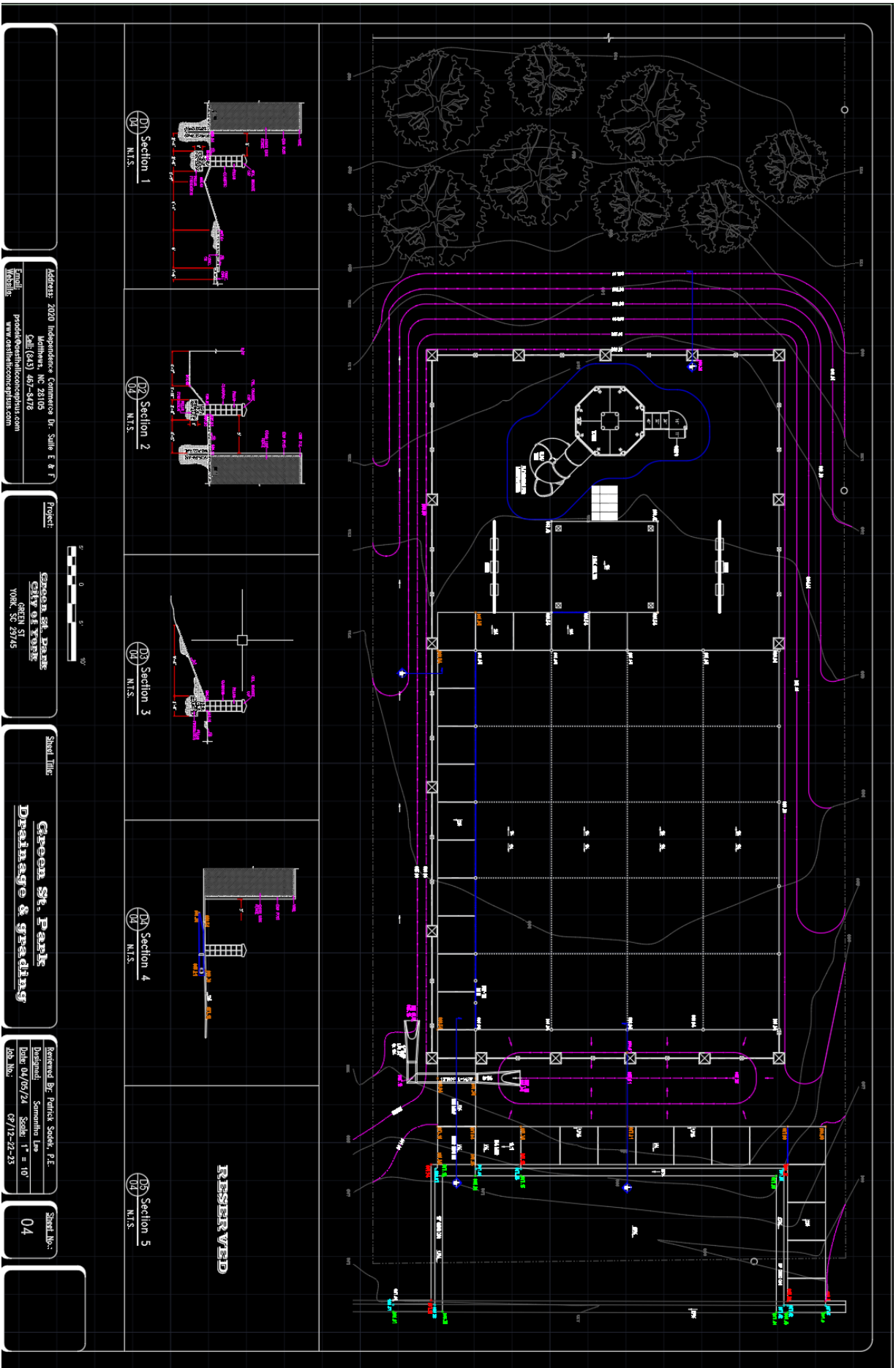
### **ATTACHMENT(S):**

Green St. Park Final Design

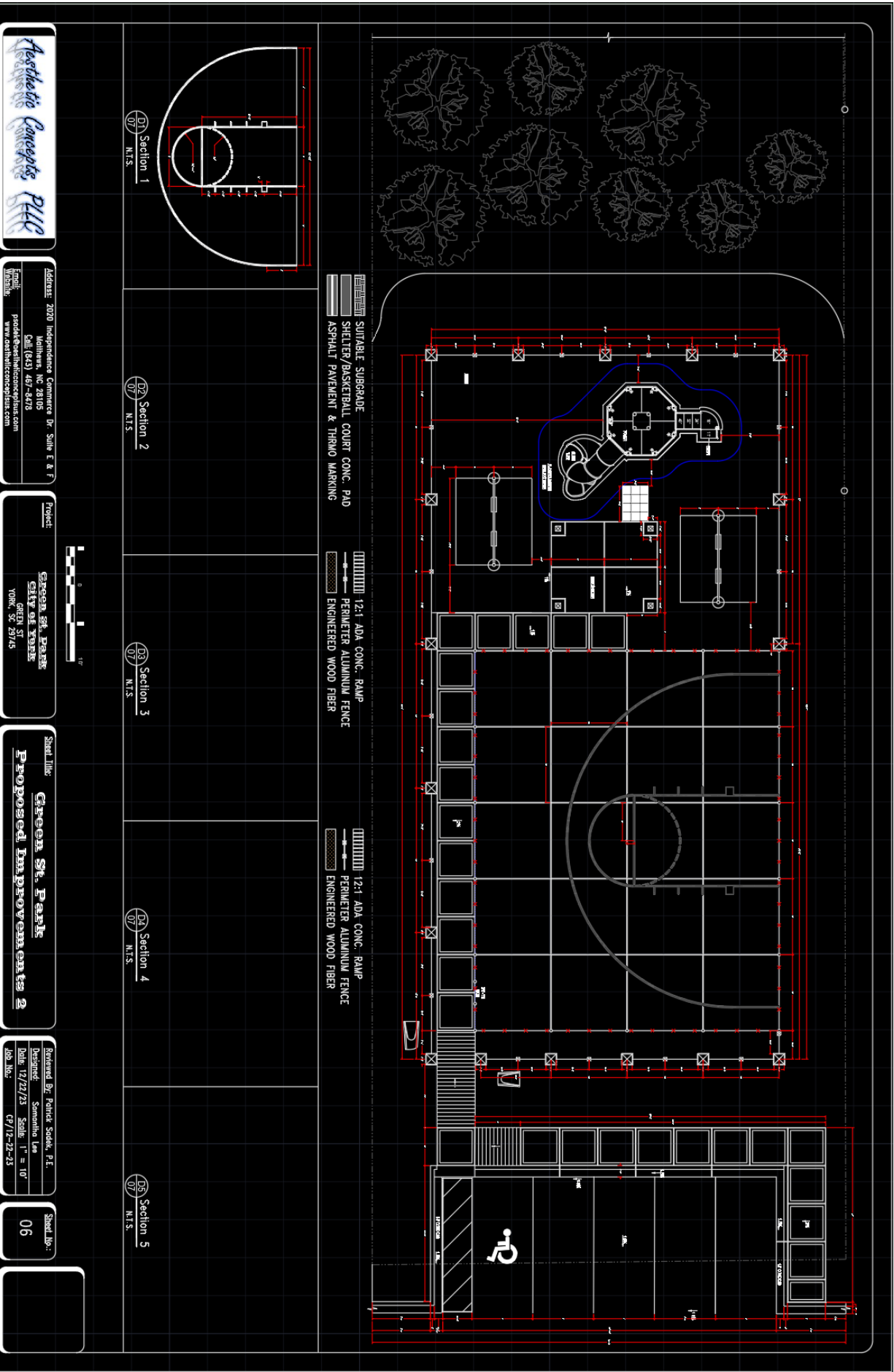












# City of York

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## Memo

**TO:** Mayor & City Council

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

**MEETING DATE:** April 15<sup>th</sup>, 2024

**SUBJECT:** Future Sports Complex Conceptual Design

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### **GENERAL INFORMATION**

#### **5.5 Future Sports Complex Conceptual Design**

The 2021 Parks Master Plan was approved, with a future sports complex facility identified as a future need for the City. Our dedicated staff has successfully completed a conceptual design. We are now seeking the Council's feedback on this first draft.

### **REQUESTED ACTION**

N/A

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

1. Overview of facilities within the Sports Complex
2. Future Sports Complex Conceptual Design

## **Attachment 1**

### **York Sports Complex Overview**

- One (1) National Football League (NFL) standard-size field.
- One (1) Federation International de Football Association (FIFA) standard-size soccer field.
- Three (3) National Basketball Association (NBA) standard-size courts.
- Three (3) National Volleyball Association (NVA) standard-size fields.
- Four (4) U.S. Nat. Tennis Professional Tennis Association (USPTA) standard size Tennis Courts.
- Four (4) Baseball/softball fields.
- One (1) Amphitheater.
- Four (4) playground areas.
- One (1) dog park - Big Dogs
- One (1) dog park - Small Dogs
- One (1) skateboarding Ring
- One (1) indoor basketball facility
- A perfect area for a zipline
- Three (3) soccer fields for ages under 10
- One (1) soccer field for ages under 12
- One (1) soccer field for ages between 12 and 16
- Thousands of linear feet of trail
- Plenty of area for bike trail
- Wooden bridges crossing the floodplain and creeks.
- The creek under the soccer complex does not exist.
- There will be a need for an onsite small maintenance facility.
- Plenty of areas for additional parking
- Parking over the landfill area can be asphalt or crushed stone.
- Three (3) entrances to the site
- None of the wooded areas within and around the landfill site were disturbed.
- Stormwater runoff can be drained into the floodplain.
- No structures and/or foundations within the landfill area
- Structures and foundations w/in non-landfill areas (e.g., Basketball indoor facility, amphitheater, zipline

#### **Additional Information**

- Phase 1 Environmental Review needed prior to exchange of property title. A Phase 2 Environmental Review will be needed as well.
- All the proposed facilities over the landfill areas are pending geotechnical and environmental testing.
- The concept is to the nearest foot. The proposed facilities are to the nearest 1000s of an inch.



## Attachment 2

