

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

Memo

TO: Mayor & City Council

FROM: Dalton Pierce, MPA, City Manager

MEETING DATE: April 15th, 2024

SUBJECT: Textile Mill Tax Credits Memo



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)
)
COUNTY OF YORK

CITY 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 black ink that reads "Randy Imler".

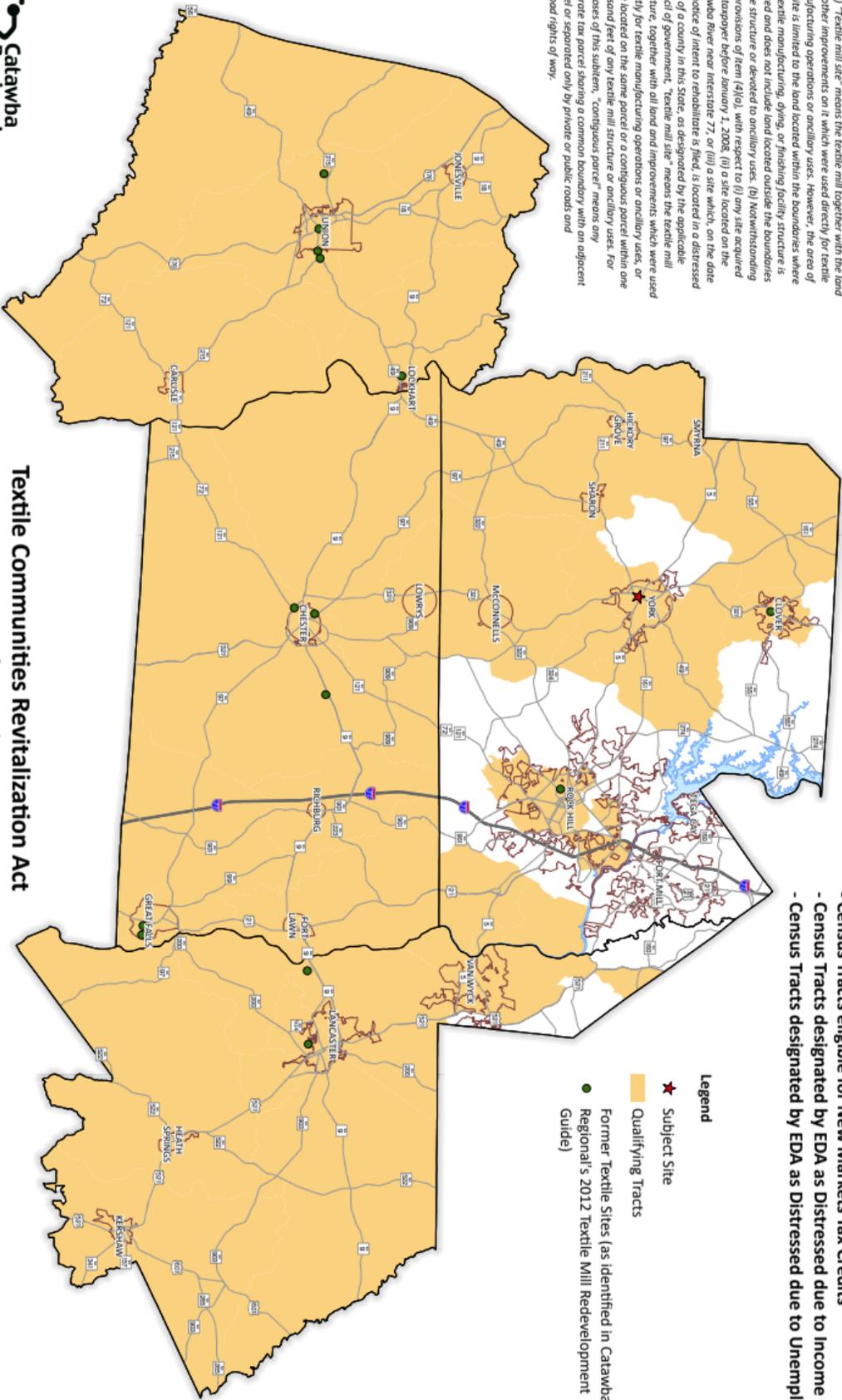
Randy Imler
Executive Director

Attachment

cc: Stephen Allen, Marty Little

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

(4)(b) "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, spinning, 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)(a), 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, or purposes of this subsection, "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

- Legend**
- ★ Subject Site
 - Qualifying Tracts
 - Former Textile Sites (as identified in Catawba Regional's 2012 Textile Mill Redevelopment Guide)



**Textile Communities Revitalization Act
Catawba Region**

City of York



Memo

TO: Mayor & City Council

FROM: Dalton Pierce, MPA, City Manager

MEETING DATE: April 15, 2024

SUBJECT: Fairhope Road Rezoning

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



Memo

TO: Mayor & City Council

FROM: Dalton Pierce, MPA, City Manager

MEETING DATE: April 15, 2024

SUBJECT: Alexander Cove Annexation/Rezoning

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 _____ Fee -\$300.00 paid 1/30/2024
 Annexation: _____ Rezoning: #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>
Text Change	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 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.
	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 Trinity 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
<u>TM 0701601064</u>	<u>Timothy Harris</u>	<u>P.O. Box 729, York, SC 29745</u>
<u>TM 3480000014</u>	<u>Timothy Harris</u>	<u>P.O. Box 729, York, SC 29745</u>
<u>TM 3500000003</u>	<u>Timothy Harris</u>	<u>P.O. Box 729, York, SC 29745</u>
_____	_____	_____
_____	_____	_____
_____	_____	_____
_____	_____	_____

11) Property Owners Adjacent to the Request:

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

DO NOT WRITE IN THIS SECTION-FOR OFFICIAL USE ONLY

Date received by Planning Department _____
Date Advertised - (1st) _____ (2nd) _____
Date posted _____
Date Public Hearing held _____
Date of City Council Action (Approved) _____ (1st) _____ (2nd) _____
Date applicant notified _____

PLANNING COMMISSION RECOMMENDATIONS:

() APPROVED () DENIED () DEFERRED

CITY COUNCIL ACTION:

() APPROVED () DENIED () DEFERRED

CITY OF YORK
CASH RECEIPT

Receipt No: 577768
Date: 01/30/2024
Time: 04:50:34 PM

Received From:

ANNEXATION APP FEE

Amount: 300.00
Paid: 300.00
Change: 0.00

For:

BUILDING PERMITS 300.00
NVR, INC/ALEXANDER
COVE

17798:

Received By: AP

CITY OF YORK, SC
ALEXANDER COVE

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

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

AFFIDAVIT OF AGENCY

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

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

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

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

Timothy J. Harris:



Affiant Signature

STATE OF SOUTH CAROLINA)
)
COUNTY OF YORK)

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

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

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

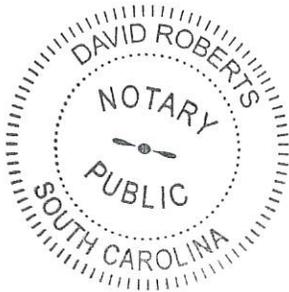
(check one of the following)

a driver's license or

in the form of _____); or

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

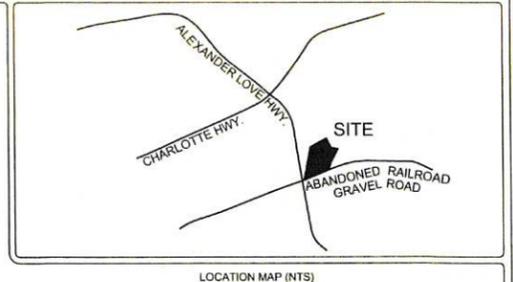
Sworn to and subscribed before me this the 30th day of January, 2024.



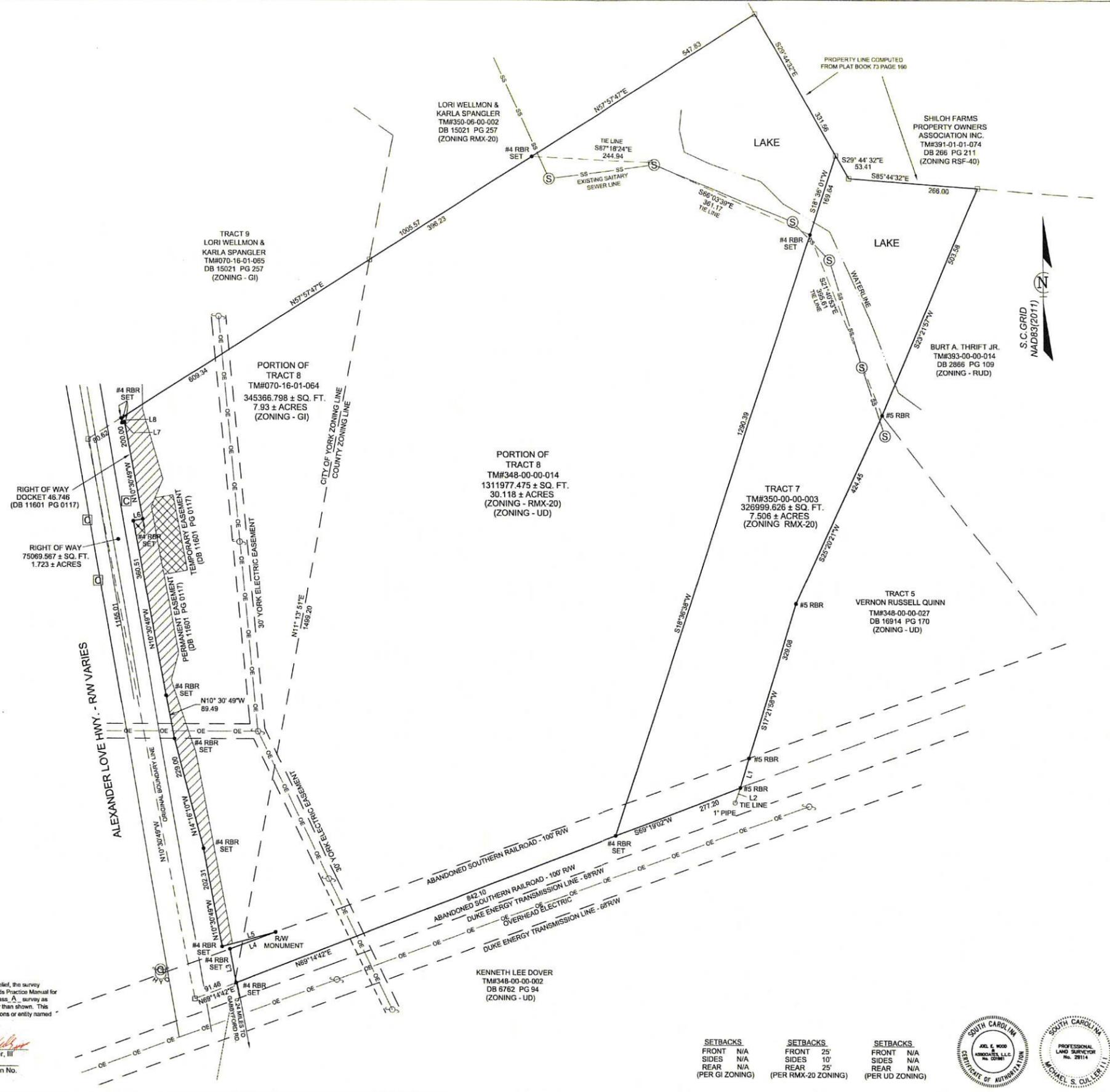
David Roberts
Notary Public

Print Name: DAVID ROBERTS

My Commission Expires: 1/27/31



- NOTES:
- THIS PROPERTY IS LOCATED IN FLOOD ZONE X AND A FLOOD ZONE AE ACCORDING TO F.I.R.M. NO 45091C0164E DATED SEPTEMBER 26, 2008.
 - FLOOD ZONE LINES ARE SCALED FROM CURRENT FEMA RATE MAPS. SCALES VARY FROM 1"-500' TO 1"-2000' AND ARE NOTED AS BEING APPROXIMATE ON SAID MAPS. JOEL E. WOODS & ASSOCIATES, INC. DOES NOT CERTIFY TO OR ASSUME RESPONSIBILITY FOR THE ACCURACY OF THE FLOOD ZONE LINES.
 - THIS PROPERTY IS SUBJECT TO ALL EASEMENTS AND RESTRICTIONS OF RECORD.
 - JOEL E. WOOD & ASSOCIATES, INC. IS NOT LIABLE FOR ANY AND ALL SETBACKS SHOWN OR NOT SHOWN HEREON. SETBACKS TO BE VERIFIED BY THE OWNER WITH THE COUNTY, CITY, TOWN AND/OR HOA.
 - REFERENCE (PB 73 PG 160), (DB 11601 PG 0114 - 0117), (DB 358 PG 428 - 429), (DB 358 PG 311 - 314), (DB 77 PG 305-306), (DB 109 PG 150), (DB 209 PG 254) AND (DB 246 PG 107 - 109).
 - NO NEW LOTS CREATED.
 - REFERENCE SCODOT PLAN FILE No. 45-1638 SHEETS 10 & 11 AND DOCKET No. 46.746.



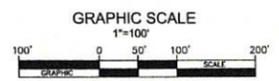
LEGEND

- 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	62.59
L2	S20° 42' 46"W	32.41
L3	N10° 30' 48"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' 48"W	10.00

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



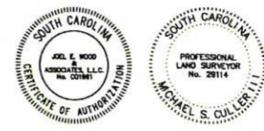
Certificate of Accuracy
 I hereby state that to the best of my professional knowledge, information and belief, the survey shown hereon was made in accordance with the requirements of the Standards Practice Manual for Surveying in South Carolina, and meets or exceeds the requirements for a Class A survey 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.

SETBACKS
 FRONT N/A
 SIDES N/A
 REAR N/A
 (PER GI ZONING)

SETBACKS
 FRONT 25'
 SIDES 10'
 REAR 25'
 (PER RMX-20 ZONING)

SETBACKS
 FRONT N/A
 SIDES N/A
 REAR N/A
 (PER UD ZONING)



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 PROJ: 231004	FB# MC/1 FILE: SURVEY BASE BOUNDARY
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NOTES:

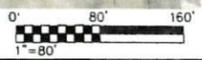
PARCELS: 0701601064 (IN CITY, CURRENT ZONING = GI)
 3480000014 (TO BE ANNEXED, CURRENT ZONING = UD & RMX-20)
 3500000003 (TO BE ANNEXED, CURRENT ZONING = RMX-20)

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.)

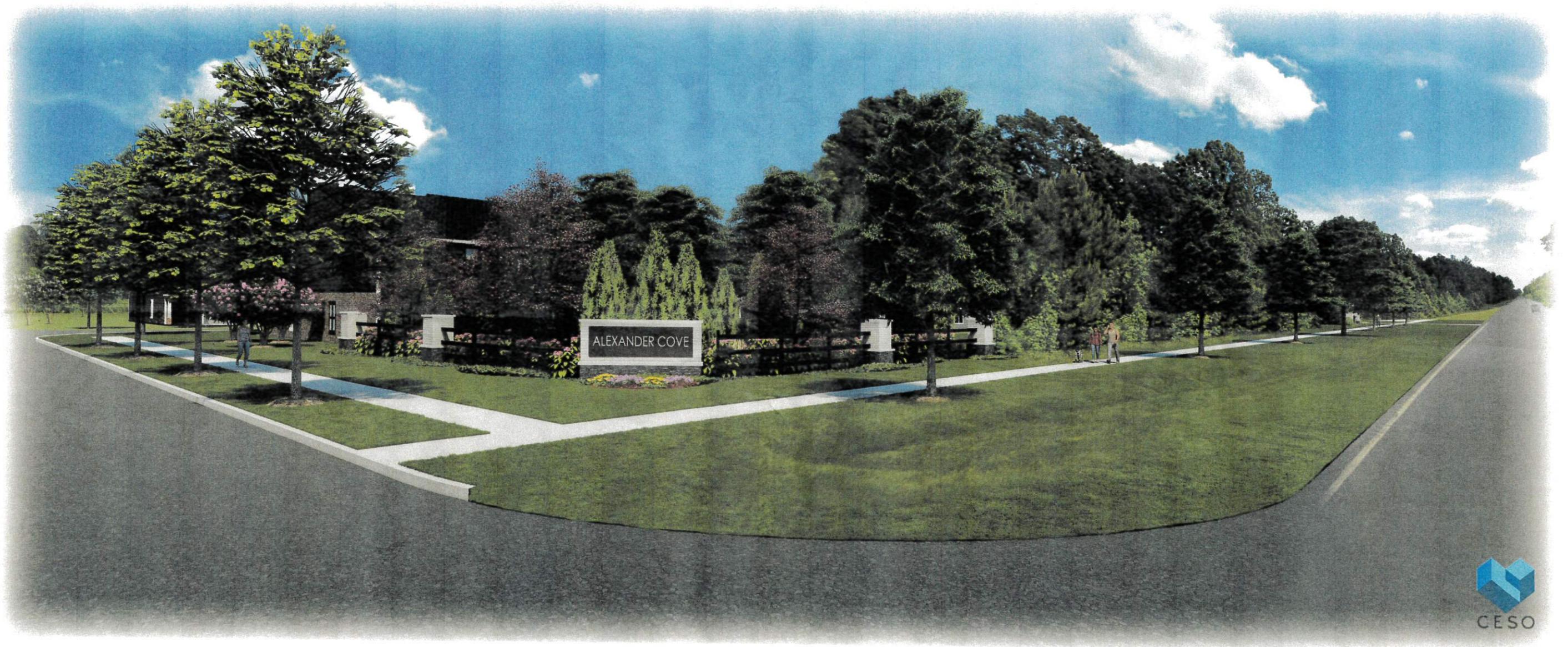
AMENITY AREAS:

- AMENITY AREA 1
 1. SPORTS FIELD / EVENT LAWN ≥ 25,000 SF (BERMUDA SOD)
 2. SHADE STRUCTURE ≥ 400 SF
- AMENITY AREA 2
 1. TOT LOT ≥ 1,600 SF
- AMENITY AREA 3
 2. DOG PARK ≥ 5,000 SF (BLACK ALUMINUM FENCING)
- AMENITY AREA 4
 1. COMMUNITY GARDEN ≥ 10,000 SF
- AMENITY AREA 5
 1. COVERED PAVILION ≥ 400 SF
 2. 4 PICNIC TABLES
 3. FISHING PIER

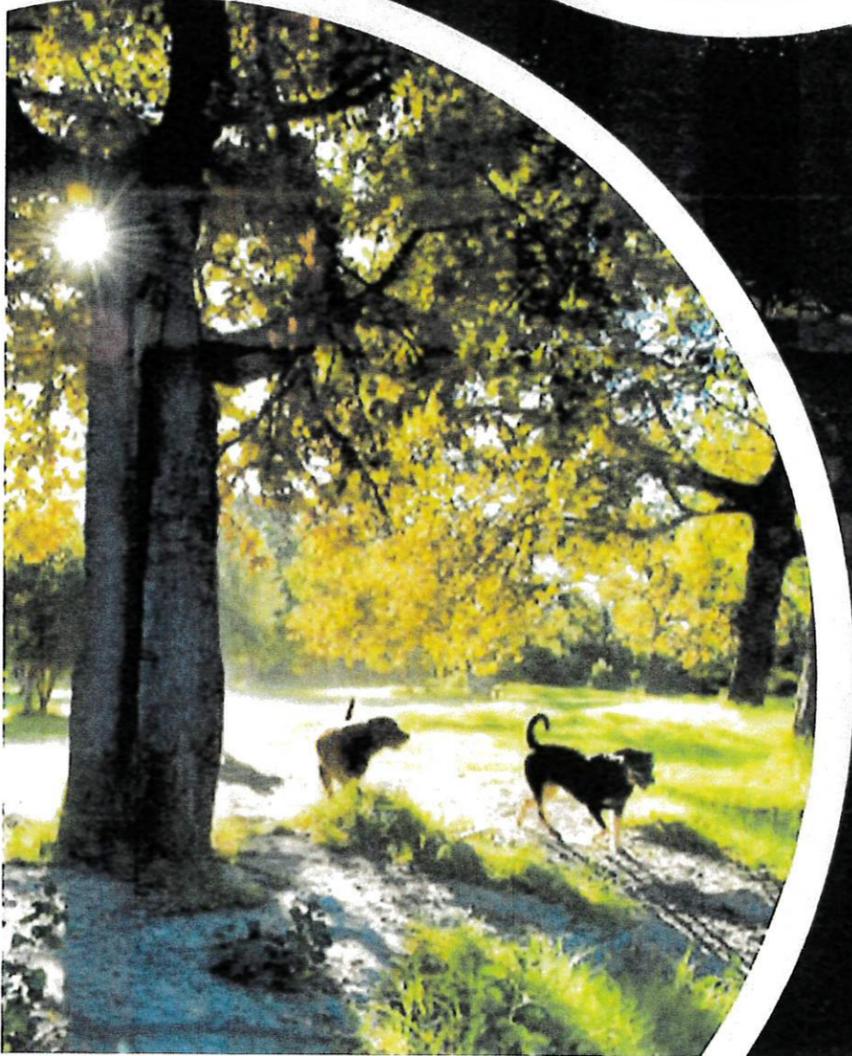


APPROVALS	PREPARED BY	SEALS	PROJECT	SHEET TITLE	NO.	DATE	REVISIONS	BY
Project Engr: _____ Drawn By: _____ Checked By: _____	 JOEL E. WOOD & ASSOCIATES PLANNING • ENGINEERING • MANAGEMENT P.O. BOX 296 CLOVER, SC 29710 (803) 884-3390	PRELIMINARY DRAWING - FOR REVIEW ONLY	ALEXANDER COVE TOWNHOMES	CONDITIONAL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

RENDERING OF COMMUNITY ENTRANCE AND HIGHWAY 5 CORRIDOR



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



ALEXANDER COVE AMENITY CONCEPTS

APPROVALS Project Engr: _____ Drawn By: _____ Checked By: _____ Review: _____ Bld: _____ Construction: _____		PREPARED BY  JOEL E. WOOD & ASSOCIATES PLANNING • ENGINEERING • MANAGEMENT P.O. BOX 296 CLOVER, SC 29710 (803) 684-3390		SEALS PRELIMINARY DRAWING - FOR REVIEW ONLY		PROJECT ALEXANDER COVE TOWNHOMES CITY OF YORK, SOUTH CAROLINA PREPARED FOR NVR		SHEET TITLE CONDITIONAL ZONING DETAIL & NOTES		<table border="1"> <thead> <tr> <th>NO.</th> <th>DATE</th> <th>REVISIONS</th> <th>BY</th> </tr> </thead> <tbody> <tr><td> </td><td> </td><td> </td><td> </td></tr> </tbody> </table>		NO.	DATE	REVISIONS	BY																																									SCALE: N/A DATE: 10/11/2023 JOB NO.: _____ SHEET 3 OF 5	
NO.	DATE	REVISIONS	BY																																																						

ALEXANDER COVE TOWNHOMES



ARCHITECTURAL FEATURES

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



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



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

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

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

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

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

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

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

Architectural:

- Façade design:
- Exterior building materials may include glass, cementitious siding, brick or brick veneer, stone or stone veneer, stucco, wood or a combination thereof. A minimum of 40% of the exterior front façade shall be covered with either brick or stone. Vinyl shall only be used for windows, doors, and trim.
 - 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 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 roof 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), the common space, a neighborhood amenity area, or another reason, the side façade must include at least two windows of standard egress size (e.g., 48 inches by 20 inches) with a trim that is at least 3.5 inches, and one of the following: 1. Wrap-around porch or side porch that is at least 48 square feet on the side façade; and / or 2. Substantial façade line changes, such as varying number of stories, dormers, architectural additions, bay windows, roof styles, and chimneys.
 - The maximum building height shall be 40 feet as part of a variance request for 3 story townhomes.

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

- Design flexibility:
- 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 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. Open space provided is 63%.
 - At least one continuous open space area (centrally located as much as possible) shall be provided that has an area totaling at least 20% of the overall project gross area. Such open space area shall have a minimum width of 100 feet. At least 50% of the total number of housing units shall share a property line with or be directly across the street from said open area.
 - 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 the tree canopy on the property interior, at least 50% of the trees effected by the noted existing tree canopy maintenance requirements shall be located at least 200 feet from the exterior property lines of the project.

- Amenities:
- Amenities shall meet the façade design requirements specified above. See chart on Sheet 1 for the 5 amenity areas.
 - 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.
 - All amenities must be:
 - Constructed prior to approval/recordation of phase 1 or the amenities must be bonded at 150% of the estimated construction value (as provided by a SC-licensed professional engineer), and
 - Built prior to approval/recordation of phase 2.
 - 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.
 - The amenities, open space buffer, stormwater controls, etc. will be maintained by the conditions, covenants, and restrictions (CCRs) established by the developer and assumed by the homeowner's association (HOA).
 - 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 (uses Gateway Corridor standards as template for tree species for exterior streets). Street trees must be planted at least 10 feet from private/public utility lines. Root barrier protection must be installed to prevent root intrusion.
 - Street lighting (use Gateway Corridor standards as template for exterior streets)
 - Sidewalk on each side of each new street

- Landscape / Buffer/ Signage:
- A type B bufferyard shall be provided where residential lots are located back-to-back directly adjacent to another lot or are directly adjacent to overflow parking lots, stormwater pond, lift station, amenity area, community mailbox center, subdivision signage, trail, etc. Trees shall be planted along the shared property lines or in the common space area, if applicable.
 - 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 subdivision 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 preliminary and final plat submittals.
 - A free standing 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.
 - 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.
 - 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.
 - Subdivision entrances must be provided with landscaping, etc. features that comply with standard landscaping requirements.
 - 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.
 - If applicable, provide complete engineered design for any proposed retaining walls (including guardrails/fencing that meets the building code requirements, trees/landscaping, structural details, drainage, etc.). The design must include a minimum 42-inch tall black vinyl coated chain link fence (decorative black aluminum fence is acceptable) and decorative trees along the top edge of the wall. Retaining wall designs to be provided as part of the preliminary plat.

- Fire, Utility, and Public Works Department requirements:
- 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 the city requirements and the design drawings shall be submitted with the construction drawings/preliminary plat/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 preliminary and final plat 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 of 42" tall black aluminum fence shall be provided around all stormwater retention/detention facilities. The SCDHEC stormwater permit shall be submitted with the construction drawings/preliminary plat submittal.

- Public transportation infrastructure requirements:
- 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.
 - The minimum number of street entrances to the subdivision shall be based on the requirements specified in the zoning ordinance as well as Fire Department requirements.
 - All streets shall be publicly dedicated for maintenance and acceptance by the City of York, subject to the City's warranty and acceptance policies.
 - 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 sub streets and utility lines shall be provided to adjacent property lines.
 - Dead-end streets shall not exceed more than 150 feet (nearest road intersection at end of pavement) without an approved temporary turnaround unless otherwise approved by the City of York and such streets shall be designed per standard City of York requirements.
 - A 26-ft paved street width with a 2-ft valley curb shall be provided for dead-end streets (cul-de-sacs or sub streets) exceeding 500-ft in length. The dead-end street shall be measured from the intersection of nearest street to the center of the cul-de-sac or end of paved stub street. Street stubs must provide emergency vehicle turnaround (if no cul-de-sac is proposed).
 - If buildings exceed 30 feet in height, streets shall be increased to 26 feet clear width (excluding curbing) per international fire code requirements.
 - The proposed subdivision name and street names must be approved by the York County Emergency Preparedness 911 at the preliminary plat stage. The applicant will provide written verification of York County approval with the preliminary plat submittal.

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

City of York

Memo

TO: Mayor & City Council

FROM: Dalton Pierce, MPA, City Manager

MEETING DATE: April 15th, 2024

SUBJECT: York Public Safety Project Updates



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.

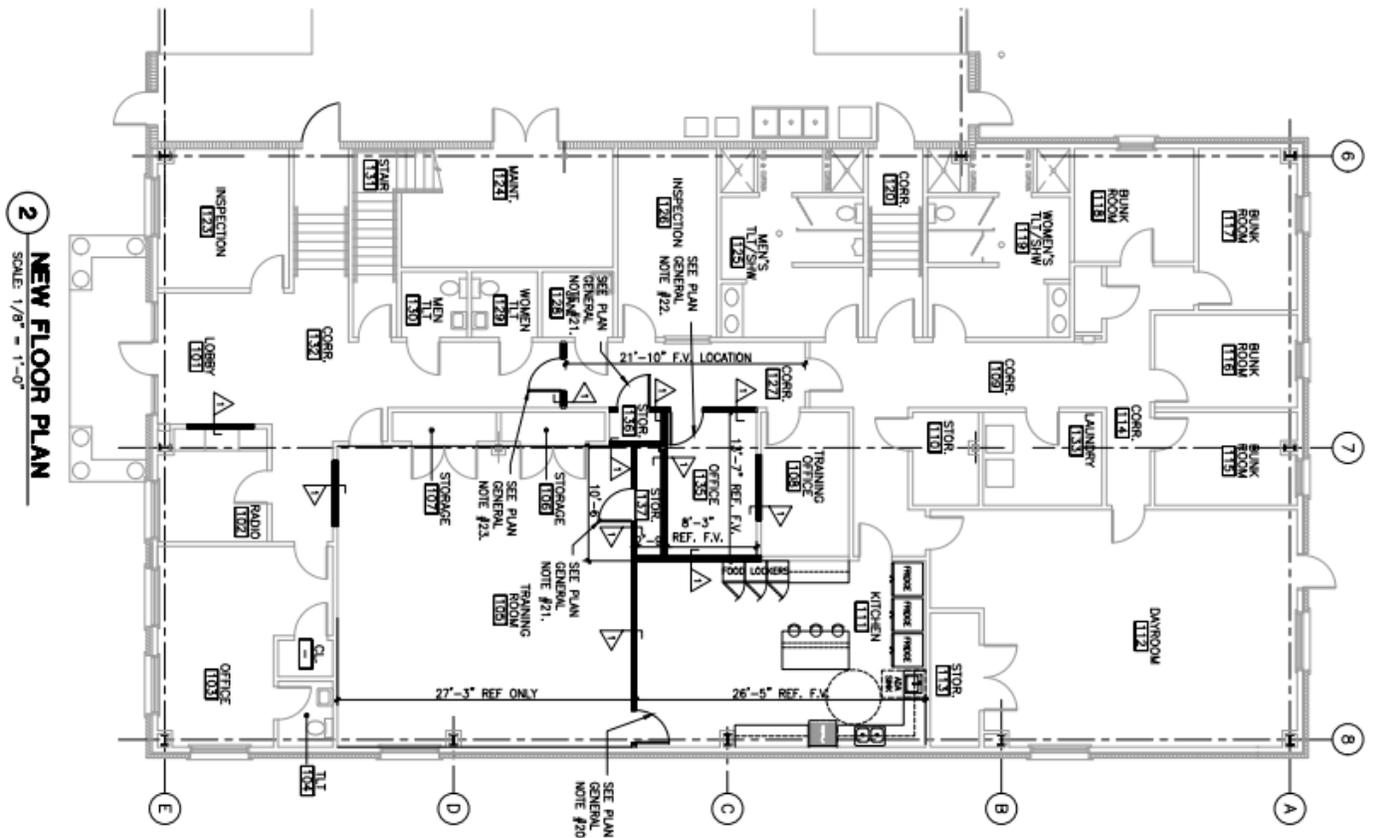
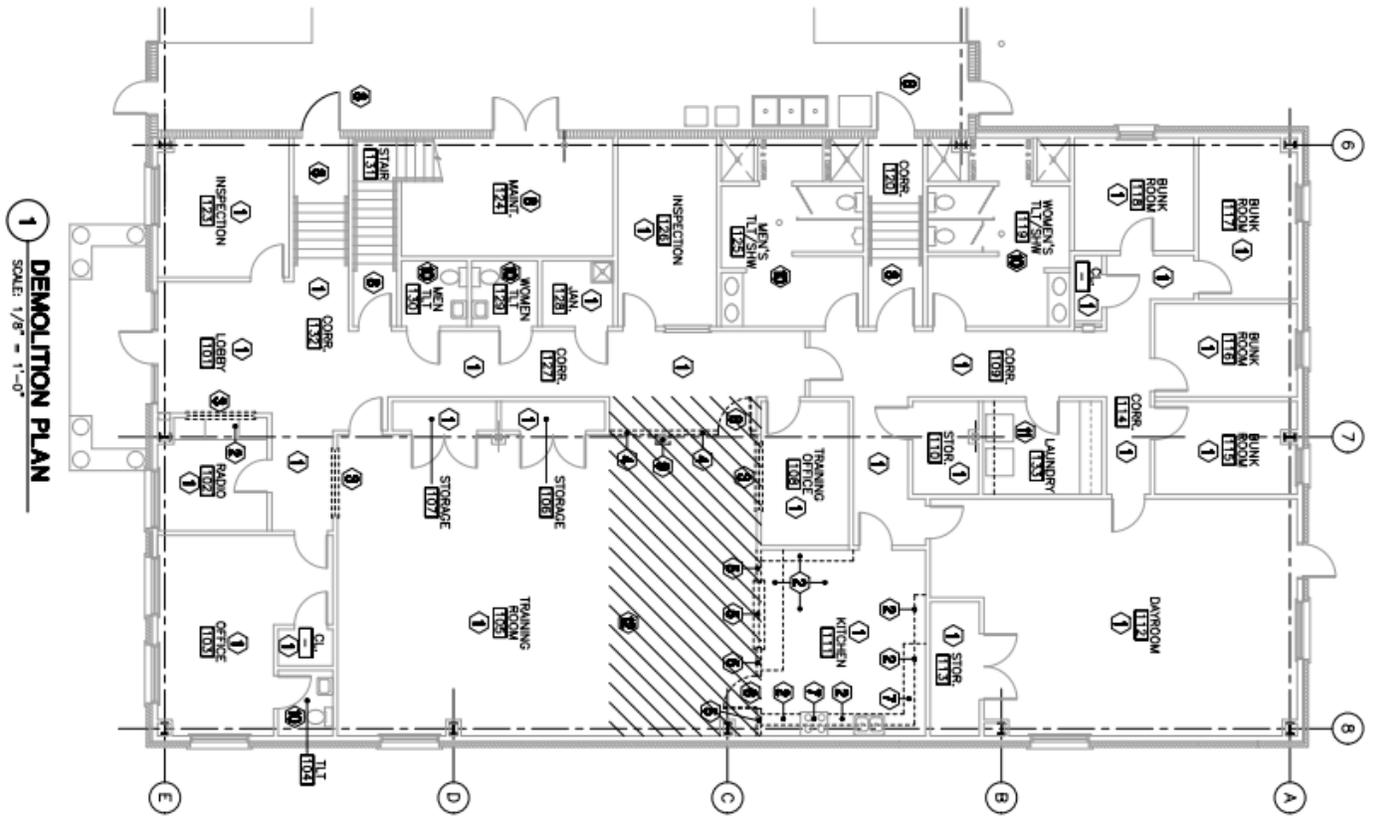
REQUESTED ACTION

N/A

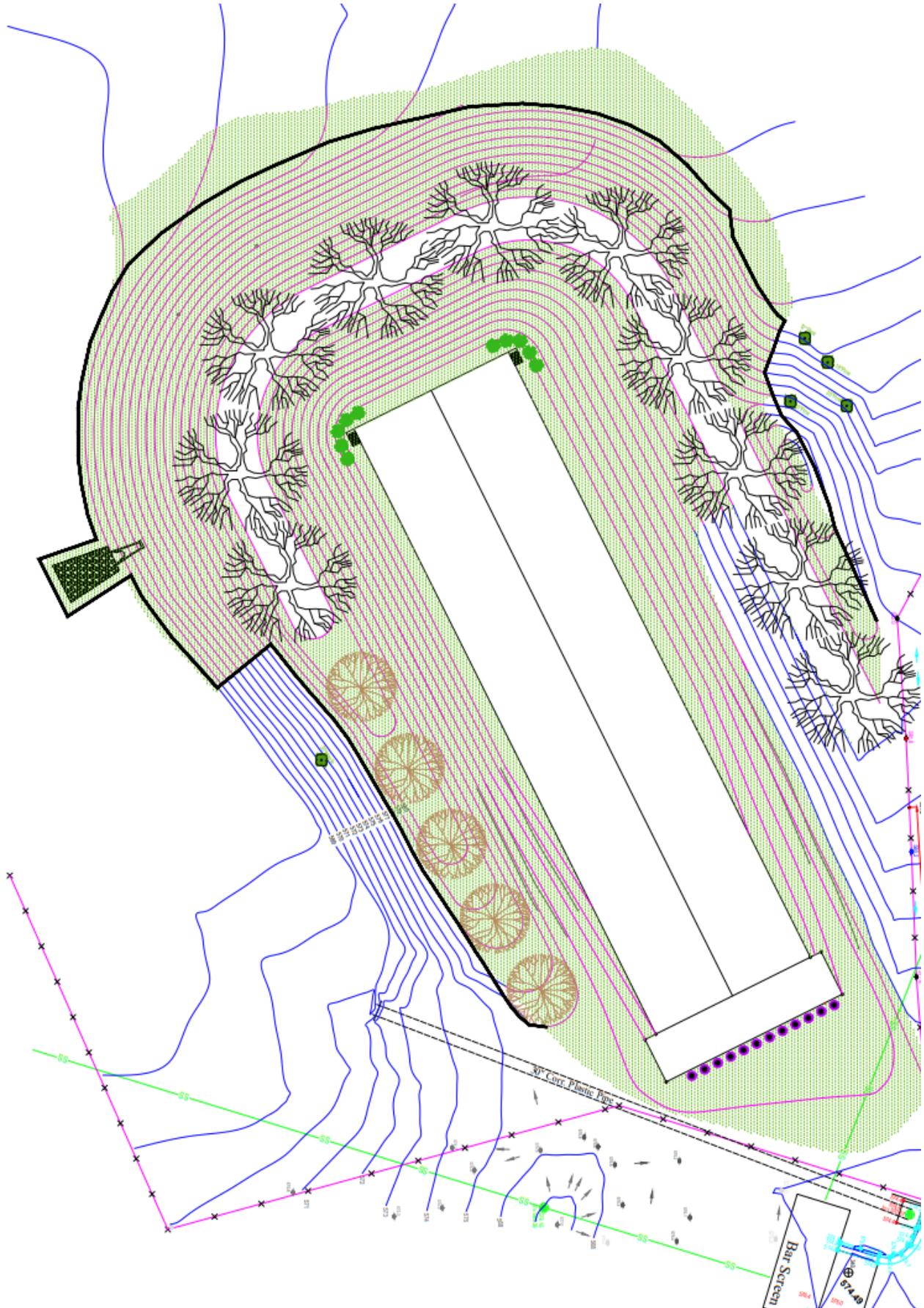
ATTACHMENT(S):

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

Attachment 1



Attachment 2



City of York

Memo

TO: Mayor & City Council

FROM: Dalton Pierce, MPA, City Manager

MEETING DATE: April 15th, 2024

SUBJECT: Land Purchase - Larson Rd. Light Industrial Park



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

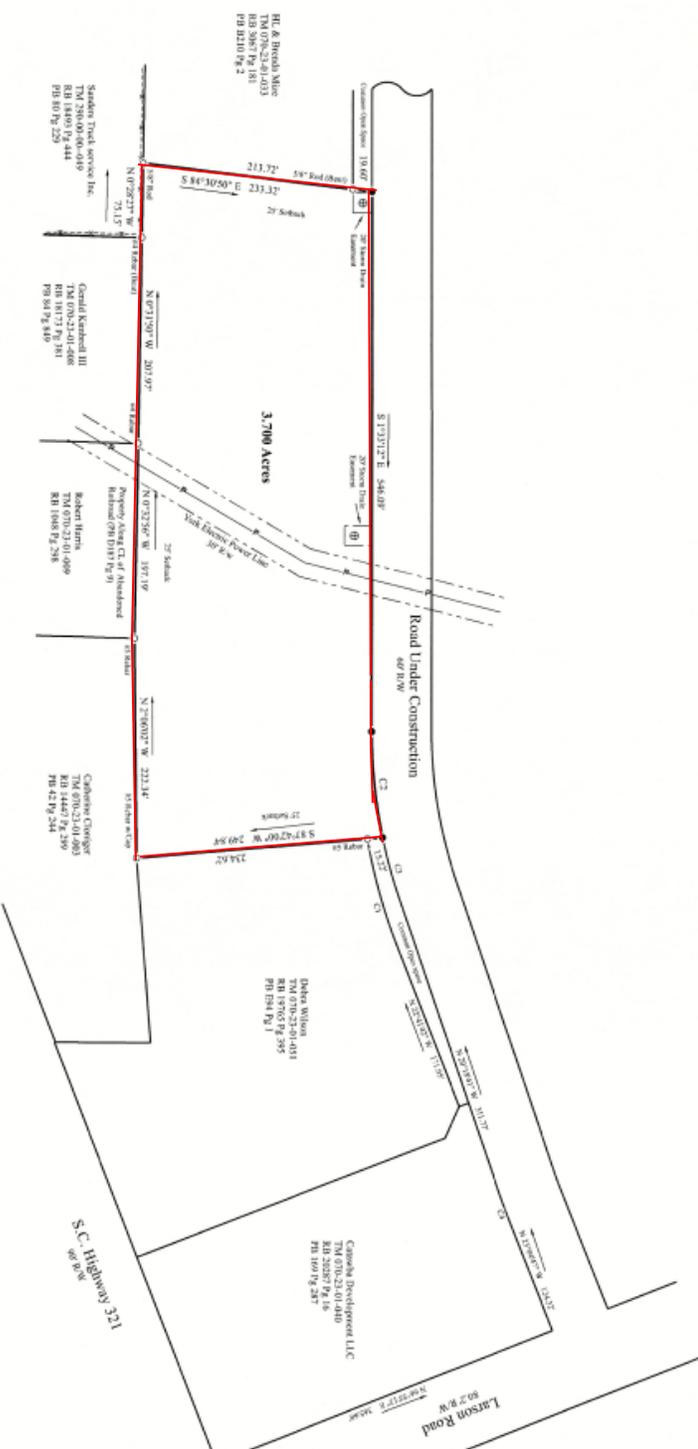
I HEREBY CERTIFY THAT TO THE BEST OF MY PROFESSIONAL KNOWLEDGE, INFORMATION, AND BELIEF, THE SURVEY SHOWN FOR A CLASS "C" SURVEY DESCRIBED THEREON, AND THERE ARE NO VISIBLE ENCROACHMENTS OR PROJECTIONS OTHER THAN SHOWN, THE PROPERTY DOES NOT LIE WITHIN A FLOOD PLAIN.

William C. Wright
 WILLIAM C. WRIGHT, P.E. S. 01077

REFERENCE: ALLENBROS LAND TITLE SURVEY OF ROSSINGTON II LLC PROPERTY PREPARED BY EBP ASSOCIATES, INC. MAY 25, 2022.
 OVERALL SITE LAYOUT EXHIBIT PREPARED BY EBP ASSOCIATES SEPTEMBER 27, 2022.

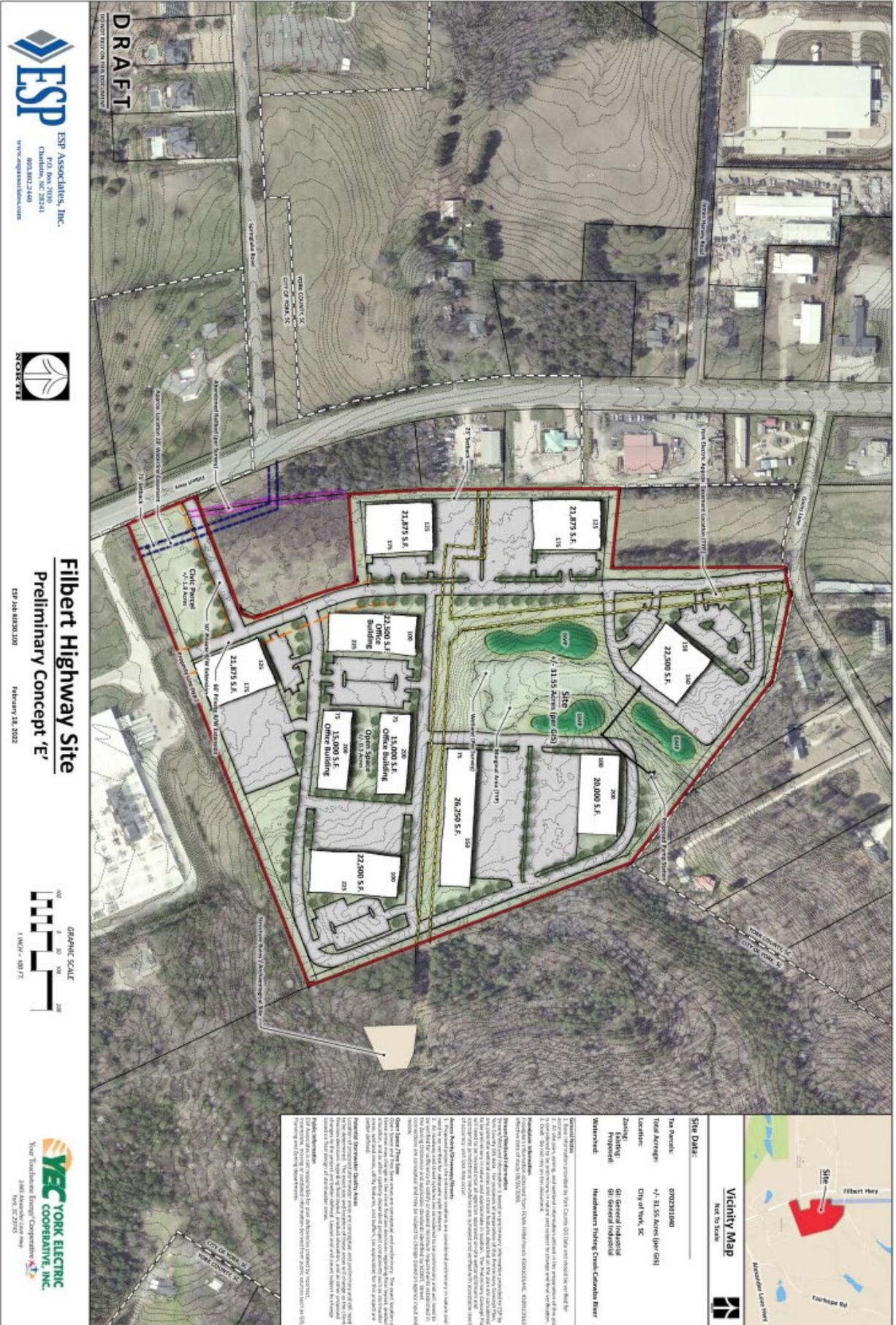
CURVE	BEARING	HORIZ. DIST.	RADIUS	ARC
C1	N17°01'04"W	113.97'	559.00'	114.17'
C2	S7°23'16"E	107.76'	530.00'	107.95'
C3	N1°28'36"W	107.76'	530.00'	107.95'
C4	N21°41'42"W	25.62'	530.00'	25.62'

- LEGEND**
- Oil Monument - As Shown
 - New Monument - As Shown w/ ID Cap
 - ⊕ Metcabe
 - Overhead Power Line
 - - - Chain Link Fence



PLAT OF PROPERTY OF
CITY OF YORK
 CITY OF YORK
 SOUTH CAROLINA
 APRIL 3, 2024 SCALE 1" = 80'
WHITE LAND SURVEYING
 P.O. BOX 661
 141 E. HILL, C-2970
 YORK, SOUTH CAROLINA 29732
 803.227.2798 144.11.0065

Traverse 102



ESP Associates, Inc.
 2000 Filbert Highway
 Charleston, NC 29241
 (803) 882-2348
 www.espsolutions.com



Filbert Highway Site
 Preliminary Concept 'E'
 ESR Job #0302100
 February 18, 2023



YEC YORK ELECTRIC
 COOPERATIVE, INC.
 York Technical Energy Cooperative
 2890 Academy Lane SW
 York, SC 29745

Vicinity Map
 Not To Scale

Site Data:

Site Name:	0302100
Total Acreage:	~4.135 Acres (per GIS)
Location:	City of York, SC
Zoning:	G1 General Industrial
Project Name:	G1 General Industrial
Address:	Hickory Lane West

PRELIMINARY

This information is provided by York County GIS Data and should be verified by the user. It is not a warranty, and neither the makers nor the providers of the data are responsible for any errors or omissions. The information is provided for informational purposes only and should not be used for any other purpose without the express written consent of the provider.

Disclaimer: This preliminary site plan is provided for informational purposes only. It is not a final plan and should not be used for any other purpose without the express written consent of the provider. The information is provided for informational purposes only and should not be used for any other purpose without the express written consent of the provider.

City of York

Memo

TO: Mayor & City Council

FROM: Dalton Pierce, MPA, City Manager

MEETING DATE: April 15th, 2024

SUBJECT: Lincoln Road Sidewalk Project



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

Memo

TO: Mayor & City Council

FROM: Dalton Pierce, MPA, City Manager

MEETING DATE: April 15th, 2024

SUBJECT: Green St. Park Final Design



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

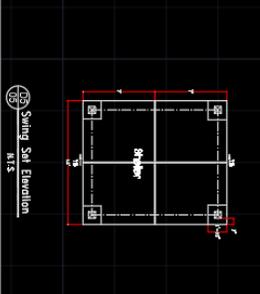
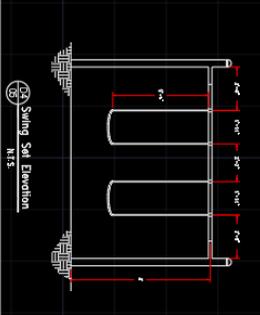
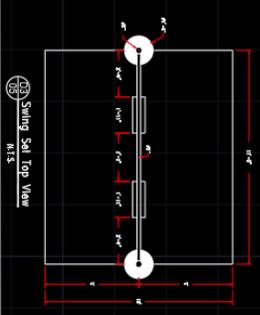
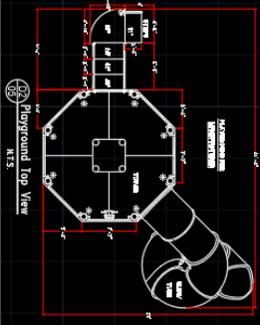
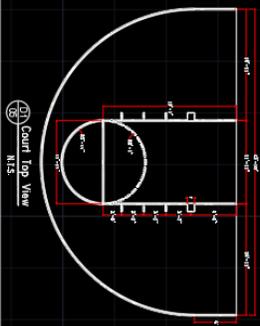
N/A

ATTACHMENT(S):

Green St. Park Final Design



- SUITABLE SUBGRADE
- SHELTER/BASKETBALL COURT CONC. PADS
- ASPHALT PAVEMENT & 4" THERMO MARKING
- 12:1 ADA CONC. RAMP
- 12" HIGH BASKETBALL COURT FENCE
- LAWN
- CONCRETE PERIMETER ALUMINUM FENCE
- ENGINEERED WOOD FIBER
- CMU PILLARDS
- CONC. PAVERS
- CONC. SIDEWALK



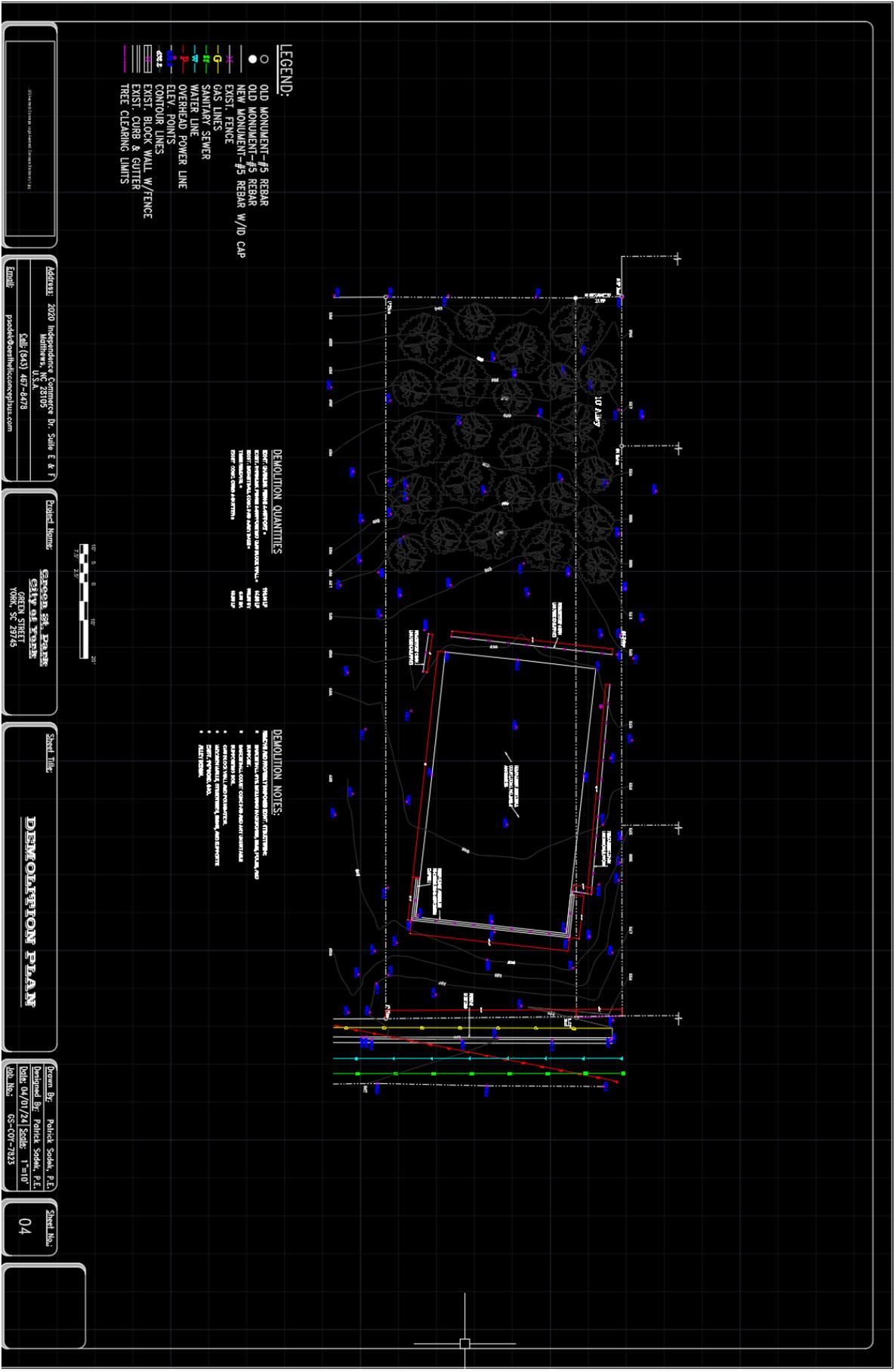
Address: 2020 Independence Commerce Dr. Suite E & F
 Nolensville, NC 28105
 Cell: (843) 467-8478
 Email: psd@easthickconceptplans.com
 Website: www.easthickconceptplans.com

Project: GREEN ST. PARK
 CITY OF YORK
 YORK ST. 29145

Sheet Title: GREEN ST. PARK
 Proposed Improvements 1

Prepared By: Robert Sook, P.E.
 Designed: Samantha Lee
 Date: 04/05/24 Scale: 1" = 10'
 Job No.: GS-COV-7823

Sheet No.: 05



- LEGEND:**
- OLD MONUMENT—#5 REBAR
 - NEW MONUMENT—#5 REBAR W/ID CAP
 - EXIST. FENCE
 - GAS LINES
 - SANITARY SEWER
 - WATER LINE
 - WETHEAD POWER LINE
 - CONTROL POINTS
 - EXIST. BLOCK WALL W/FENCE
 - EXIST. CURB & GUTTER
 - TREE CLEARING LIMITS

DEMOLITION QUANTITIES

DO NOT QUOTE THIS QUANTITY FOR CONSTRUCTION. THIS IS ONLY AN ESTIMATE OF THE QUANTITY OF MATERIAL TO BE DEMOLISHED. CONSULT THE ARCHITECT FOR MORE INFORMATION.

DEMOLITION NOTES:

- 1. DEMOLITION SHALL BE IN ACCORDANCE WITH THE CITY OF YORK DEMOLITION ORDINANCE.
- 2. ALL MATERIALS TO BE DEMOLISHED SHALL BE REMOVED FROM THE SITE AND DISPOSED OF AT AN APPROVED LOCATION.
- 3. DEMOLITION SHALL BE COMPLETED WITHIN THE SPECIFIED TIME FRAME.
- 4. ALL UTILITIES SHALL BE DELETED AND RELOCATED AS SHOWN ON THIS PLAN.
- 5. ALL TREE CLEARING SHALL BE COMPLETED PRIOR TO DEMOLITION.



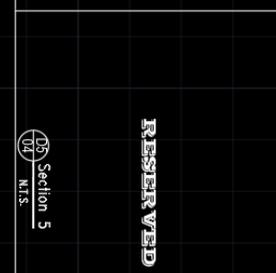
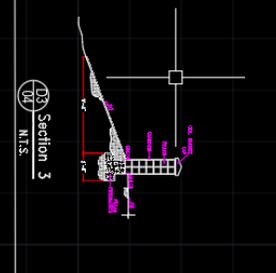
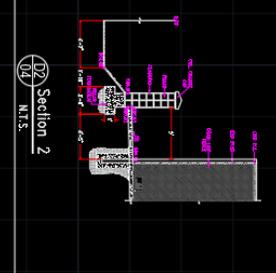
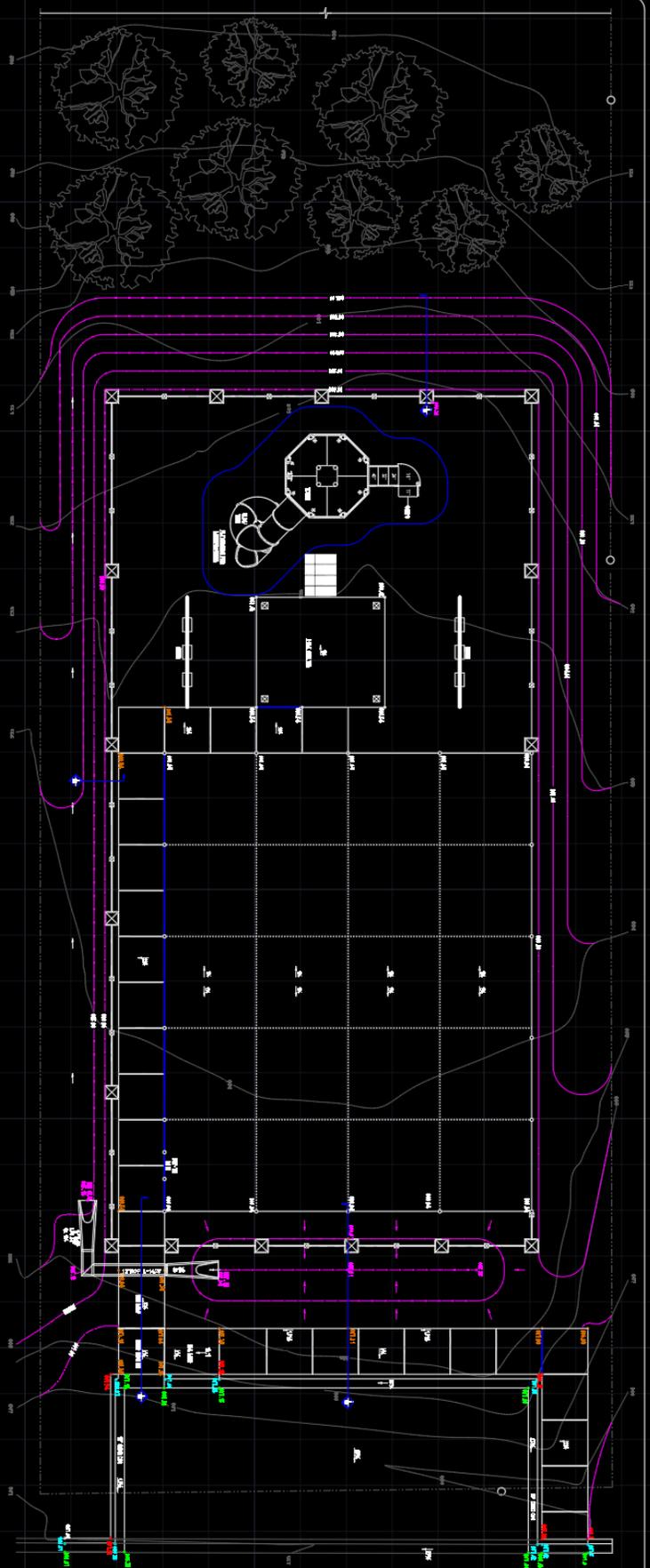
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Project Name: **GREEN ST. PARK**
 CITY OF YORK
 GREEN STREET
 YORK, SC 29745

Sheet Title: **DEMOLITION PLAN**

Drawn By: Patrick Sokak, P.E.
 Issued On: 01/24/2018 Scale: 1"=10'
 Job No.: 65-CO-7323

Sheet No.: **04**



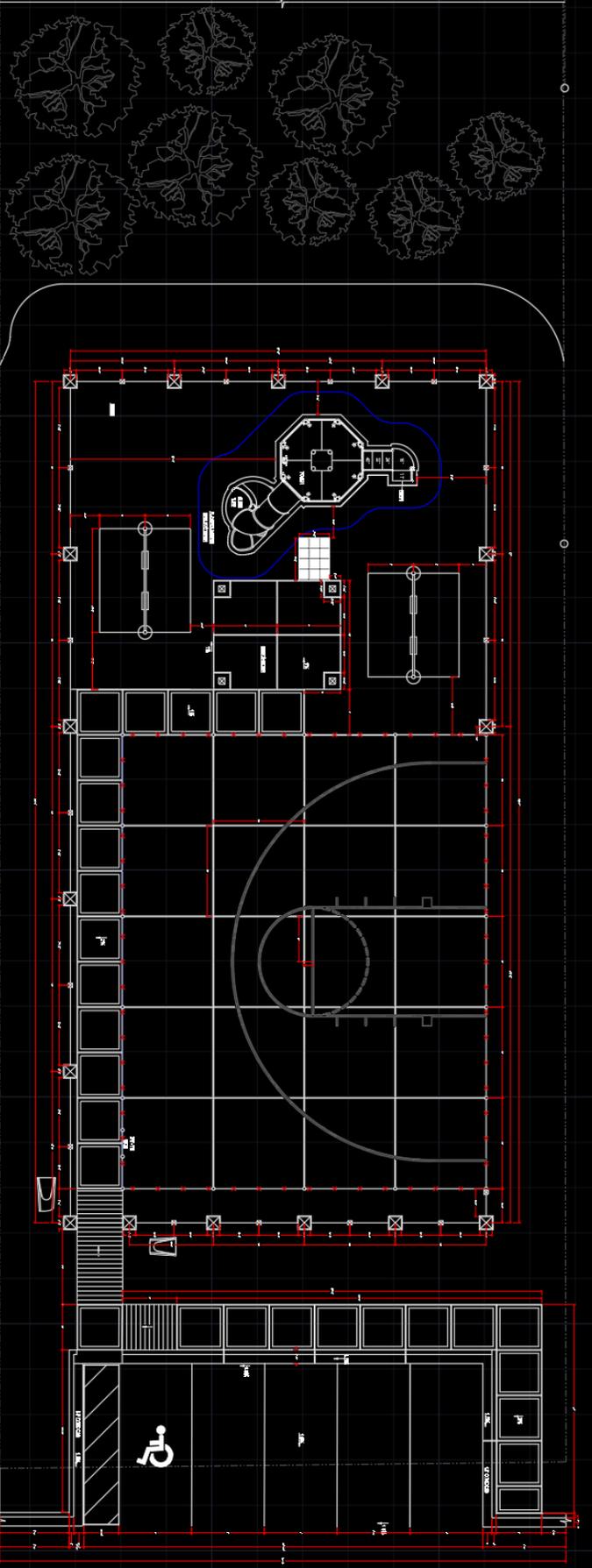
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Project:
Green St. Park
CITY OF YORK
 YORK, SC 29745

Sheet Title:
Green St. Park
Drainage & Grading

Reviewed By: Patrick Socol, P.E.
 Prepared: Samantha Lee
 Date: 04/06/24
 Scale: 1" = 10'
 Job No.: C7/12-22-23

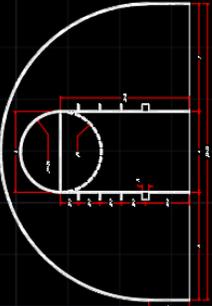
Sheet No.:
04



SUITABLE SUBGRADE
 SHELTER/BASKETBALL COURT CONC. PAD
 ASPHALT PAVEMENT & THERMO MARKING

12:1 ADA CONC. RAMP
 PERIMETER ALUMINUM FENCE
 ENGINEERED WOOD FIBER

12:1 ADA CONC. RAMP
 PERIMETER ALUMINUM FENCE
 ENGINEERED WOOD FIBER



01 Section 1
1/1" M.F.S.

02 Section 2
1/1" M.F.S.

03 Section 3
1/1" M.F.S.

04 Section 4
1/1" M.F.S.

05 Section 5
1/1" M.F.S.



Ascheltro Concepts PLLC
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Project:
 GREEN ST. PARK
 CITY OF YORK
 GREEN ST.
 YORK, SC 29745

Sheet Title:
 Green St. Park
 Proposed Improvements 2

Reviewed By: Patrick Sedek, P.E.
 Designed: Samantha Lee
 Date: 12/22/23
 Scale: 1" = 10'
 Job No.: CP/12-22-23

Sheet No.:
 06

City of York

Memo

TO: Mayor & City Council

FROM: Dalton Pierce, MPA, City Manager

MEETING DATE: April 15th, 2024

SUBJECT: Future Sports Complex Conceptual Design



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

