

Minutes
York County Economic Development Committee Meeting
Friday, May 31, 2019
3:00pm

The York County Economic Development Committee met on the above date for an Economic Development Committee Meeting at 3:00pm at the Heckle Complex, Large Conference Room, 1070 Heckle Boulevard, Rock Hill, SC. The following Council members were present: Council member Robert Winkler and Council member Christi Cox. Also present were: County Manager, Bill Shanahan, Assistant County Manager, David Harmon, Economic Development Director, David Swenson, County Attorney, Michael Kendree and Clerk to Council, Karen Brogdon.

Meeting called to order by Chairman, Robert Winkler

David Hudspeth, Planning Director provided an update to Council members regarding Solar Farms. Mr. Hudspeth explained that we have had inquiries from solar energy providers to amend the ordinance to allow for this.

1. Goals for York County
 - a. Protect adjacent property owners
 - b. Minimize visual impact on roadways
 - c. Be consistent with other communities
 - d. Provide opportunity to use land with minimal impact on infrastructure
 - e. Support alternative energy initiatives
2. Ordinance Preparation
 - a. Researched and reviewed 10 existing solar ordinances in jurisdictions in North and South Carolina
 - b. Determine what is the best fit for York County
 - c. Focus on
 - i. Setbacks
 - ii. Buffers
 - iii. Screening/fencing
 - iv. Airport notification
 - v. Site restoration
 - vi. Decommission plan
3. Major Components of Ordinance
 - a. Allowed in AGC and AGC-I zoning districts as a special exception
 - b. Setbacks
 - i. 125' from all property lines
 - ii. Similar to concrete plants
 - c. Buffers and screening
 - i. 75' type D bufferyard
 - ii. Row of evergreens
 - iii. Row of dense, low lying shrubs
 - iv. 6' tall opaque fence
 - v. Existing vegetation may be used to meet requirement
 - d. Environment standards

- i. Phase II environmental site assessment – before construction and after decommissioning
 - e. Airport Notification
 - f. Site restoration
 - i. Performance guarantee prior to construction
 - ii. 125% of costs restoration/stabilization
 - g. Decommissioning
 - i. 125% of estimated decommissioning of site
 - ii. Prior to issuing a building permit
 - iii. Renew automatically; updated every 5 years
 - h. Abandonment
 - i. Cease energy production for 12 continuous months
- 4. Industry Response
 - a. Setbacks
 - i. May be excessive for smaller projects
 - b. Buffers and screening
 - i. Request more flexibility with buffers and not require both vegetation with opaque fencing
 - ii. Incorporate a requirement for a visual buffer plan with submission
 - c. Glare
 - i. Glare is typically temporary and intermittent and depends upon the angle of the observer
 - d. Environmental standards
 - i. Recommend requiring Phase I and only a Phase II if signs of recognized environmental conditions are identified.
 - e. Bonds
 - i. Go farther than typically see
 - f. Consider two levels of solar facilities with different requirements
 - i. Small – up to 5 MW
 - 1. 25' buffer
 - 2. 50' setback
 - ii. Large – greater than 5 MW
 - 1. 75' buffer
 - 2. 125' setback
 - iii. The visual impact is the same to surrounding properties and roadway
- 5. Next Steps
 - a. Make final revisions
 - b. Planning Commission in July
 - c. County Council in August or September

Committee members asked staff to research the following information further:

- Are current solar panels hazardous; and
- Cost of bonds

CRBA/SC-I77 Alliance

David Swenson, Economic Development Director introduced representatives from the Charlotte Regional Business Alliance and he explained their vision and plan for York County. There are 4 key pillars, business recruitment expansion, innovation & intelligence; brand strategy promotion, communication & engagement; talent attraction development, involvement & retention; and economic & public policy recruitment advocacy and influence.

In the first 5 months of 2019, the Charlotte Regional Business Alliance has presented York County the following: 20 generated projects; 3,176 to 3,514 jobs; and \$248.6M to \$267M capex.

Robert Winkler stated that he would be requesting from Council to add \$70,000 back into the Economic Development budget to fund the CRBA.

ED C-Funds Requests

- Current funds available - \$1,767,525
- Requests submitted - \$2,084,000
 - Hwy 21 / Rockefeller Project - \$1,584,000
 - Aspen Business Park - \$500,000
- Anticipated – TBD
 - Hwy 274 Business Park - \$400,000
 - Porter Road/Fire Tower Road Projects
 - Randolph Yarns Development
 - Project Avalanche

ED Board

- Mr. Swenson explained that he thought was to put new appointment to the ED Board on hold due to the finalization of P3.
 - Council member Christi Cox requested a list of all the current members and their attendance record.

East York Spec Building

- The pond project is complete and under budget
 - \$460,000 budget
 - \$373,444.05 total cost
 - \$300,000 SCDOC reimbursement grant received
 - Assisted by County Engineering
- Rock Hill buyer agrees to \$1.6M purchased price
 - \$2M asking price
 - \$1.6M agreed purchase price
 - 11 acre cost to Coop - \$135,000
 - Broker Commission at 5% - \$80,000
 - Net Sale Revenue - \$1,385,000
 - Staff recommendation is to put proceeds into Product Development Fund with a restriction on \$468,230 to be used only for future projects in COOP served are due to grant reimbursement agreement

- Grant by SC Power Team totaled \$793,610 for this building in addition to other previous grants from 1st spec building.

Next Meeting Date

Not Discussed

There being no further business, a motion to adjourn was made by Committee member Christi Cox and seconded by Committee member Robert Winkler. Motion Carried.