

**Minutes**  
**York County Council Workshop**  
**July 9, 2019, 2019**  
**1070 Heckle Boulevard, Rock Hill, SC**  
**Large Conference Room**  
**6:00pm**

The York County Council met on the above date for a York County Council Workshop at 6:00pm located at 1070 Heckle Boulevard, Rock Hill, South Carolina. The following Council members were present: Council member Allison Love, Council member Christi Cox, Council member Britt Blackwell, Council member Joel Hamilton and Chairman, Michael Johnson. Also present were Interim County Manager, David Hudspeth, Assistant County Manager, Andy Merriman, Assistant County Manager/Finance Director, Kevin Madden, Assistant County Attorney Emily Brown and Clerk to Council, Karen Brogdon.

Chairman, Michael Johnson called the workshop to order.

**York County Impact Fees** - Representatives from Tischler Bise appeared and provided information on the Development Impact Fee Study.

- Development Impact Fee Components
  - Public Safety
  - Waste Management
  - Transportation
- Fee Summary
  - Revenue Projection
- Impact Fee Fundamentals
  - One-time payment for growth-related infrastructure, usually collected at the time building permits are issued
  - Cannot be used for operations, maintenance, or replacement
  - Not a tax but more like a contractual arrangement to build infrastructure, with three requirements
    - Need (system improvements, not project-level improvements)
    - Benefit (short range expenditures, geographic service areas and/or benefit districts)
    - Proportionate
- Public Safety Analysis
  - Incremental expansion methodology
  - Countywide service area
  - Components
    - Detention Center
    - Sheriff's Office Facilities
    - EMS Facilities
    - 911 Communication Consoles
  - Cost allocation
    - Population and nonresidential vehicle trips
  - Projected Future Demand

- Projected Growth-related demand / Cost: 80,100sq ft./ \$25,400,000
  - Projected Fee Revenue: \$24,200,000
- Waste Management Analysis
  - Cost recovery
  - Countywide service area
  - Components
    - Recycling Center
  - Cost allocation
    - Population
  - Projected Future Demand
    - Projected Fee Revenue: \$10,200,000
- Transportation Analysis
  - Plan-based
  - Service area
    - Rock Hill-Fort Mill Area Transportation Study (RFATS)
  - Components
    - Roadway and intersection improvements
  - Cost allocation
    - Vehicle miles of travel
  - Projected Future Demand
    - Projected growth-related demand/cost: 5.1 lane miles/\$29.5M
    - Projected Fee Revenue: \$7,700,000 (from unincorporated area)
    - 60% of demand comes from incorporated areas

**Summary of maximum supportable fee**

Development Type	Public Safety	Waste Management	Transportation	Maximum Supportable Fee
<b>Residential (per unit)</b>				
Single Family	\$1,214	\$572	\$943	<b>\$2,729</b>
Multifamily	\$889	\$419	\$463	<b>\$1,771</b>
<b>Nonresidential (per 1,000 square feet)</b>				
Retail	\$3,414	\$0	\$1,203	<b>\$4,617</b>
Office	\$946	\$0	\$379	<b>\$1,325</b>
Industrial	\$401	\$0	\$161	<b>\$562</b>
Institutional	\$2,323	\$0	\$622	<b>\$2,945</b>

## Total projected revenue from fees

Year	Single Family	Multifamily	Retail	Office/Inst.	Industrial	Total Annual Fee Revenue
Year 1 2019	\$2,629,277	\$645,190	\$962,352	\$136,703	\$91,846	\$4,465,368
Year 2 2020	\$2,629,277	\$645,190	\$965,766	\$136,203	\$91,685	\$4,468,120
Year 3 2021	\$2,629,277	\$645,190	\$962,352	\$136,203	\$91,685	\$4,464,706
Year 4 2022	\$2,629,277	\$645,190	\$962,352	\$136,203	\$91,846	\$4,464,867
Year 5 2023	\$2,629,277	\$645,190	\$958,938	\$136,703	\$91,685	\$4,461,793
Year 6 2024	\$2,629,277	\$645,190	\$962,352	\$87,168	\$91,685	\$4,415,671
Year 7 2025	\$2,629,277	\$645,190	\$962,352	\$87,168	\$91,846	\$4,415,832
<b>Total Revenue</b>	<b>\$18,404,936</b>	<b>\$4,516,331</b>	<b>\$6,736,464</b>	<b>\$856,349</b>	<b>\$642,278</b>	<b>\$31,156,358</b>

Council took this information into consideration. No further direction given to staff at this time.

### Small Area Plan

- a. Small Area Plan – detailed analysis of key locations in the County, providing more specific development recommendations than the base Comprehensive Plan.
  - i. Not a zoning overlay district, though implementation strategies included within may ultimately recommend adding one or modifying an existing.
- b. Due to the level of work involved, Council authorization is necessary to ensure staff direction conforms to agreed-upon Council vision
  - i. Identify areas: I-77 South Corridor, Dave Lyle to Catawba River, Lake Wylie, Light Rail Corridor
  - ii. Define study boundaries
  - iii. Provide overarching goal of SAP
  - iv. Determine order
- c. Phasing Process
  - i. Analysis: Existing conditions analysis, public input meeting
  - ii. Drafting: Staff composed recommendations, public feedback meeting, refine into narrative draft
  - iii. Adoption: Publish draft SAP, Planning Commission, Council readings and public hearing
- d. Estimated time to adoption phase:
  - i. I-77 South and Dave Lyle: Approximately 6 months
  - ii. Lake Wylie: Approximately 9-12 months
  - iii. Light Rail Corridor: Approximately 2+ years

Council member Allison Love would like staff to look a “moratorium” (for lack of a better term) for the Lake Wylie area for approximately 11 months.

Staff will research this further with legal counsel and report back to Council with their findings.

## **Clover School Board Request for Implementation of Impact Fees**

A letter was sent to all Council members requesting that the County implement impact fees for the Clover School District. Staff has requested an endorsement from Council members in order to proceed with the request.

Council would like to have a formal request by the Clover School District at the July 15<sup>th</sup> Council meeting.

## **Stormwater Utility District Fees**

Staff addressed Council regarding implementing the stormwater utility district fees. Staff reported that they are currently attempting to inventory the current infrastructure but with limited resources, this could take 5+ years.

Council would like staff to determine exactly resources are necessary to have the inventory complete in 8 months to 1 year. Staff will report this information back to Council.

There being no further business the meeting was adjourned.