

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
Meeting Agenda
Tuesday, January 7, 2025
Meeting at 6:00 PM

- | | |
|--|--------------------------------------|
| 1. WELCOME AND CALL TO ORDER | MAYOR MIKE FUESSER |
| 2. PRAYER | MAYOR PRO TEM ED BROWN |
| 3. PLEDGE OF ALLEGIANCE | MAYOR MIKE FUESSER |
| 4. PRESENTATIONS | |
| 4.1. New Employee | FIRE CHIEF MIKE REGAL |
| • Alexander "Zander" Waskiewicz | |
| 4.2. New Employee | POLICE CHIEF BRIAN TRAIL |
| • Dennis Mackins | |
| 4.3. New Employee | FINANCE DIRECTOR JEFF WILKINS |
| • Zach Plaxco | |
| 4.4. Interdepartmental Transfer | FINANCE DIRECTOR JEFF WILKINS |
| • April Trammel | |
| 5. COMMENTS FROM THE PUBLIC ON AGENDA ITEMS | |
| 6. CITY MANAGER'S REPORT | CITY MANAGER DALTON PIERCE |
| 6.1. City of York Developments Update | |
| 6.2. Fire Safety Week | |
| 6.3. Main Street York 90-Day Action Plan | |
| 7. APPROVAL OF MINUTES OF PREVIOUS MEETINGS | |
| 7.1. Council Meeting December 3, 2024* | |
| 8. FINANCIAL REPORT | FINANCE DIRECTOR JEFF WILKINS |

*** Denotes Vote Required**

9. NEW BUSINESS

9.1 ORDINANCE(S):

- First Reading 25-731 Annexation/Rezoning McCutcheon Property*

9.2 BIDS & SOLICITATION(S):

- Hidden Lakes Drive Stormwater Improvements*
- Comprehensive Plan & Downtown Master Plan*
- English Gardens Drainage Study*

9.3 RESOLUTION:

- Resolution 25-01 Risk Management*
- Resolution 25-02 Establishment of Just Compensation*

9.4 SPECIAL EVENT APPLICATIONS:

- March for the Heart 5k*

10. MAYOR'S REPORT

MAYOR MIKE FUESSER

- HLAD
- Reminder - No January Work Session meeting

11. EXECUTIVE SESSION

11.1 Discussion of Negotiations Incident to Proposed Contractual Arrangements

12. UPON RETURNING TO OPEN SESSION, COUNCIL MAY TAKE ACTION ON MATTERS DISCUSSED IN EXECUTIVE SESSION.

13. ADJOURN

** Denotes Vote Required*

City of York

Memo

TO: Mayor & Council

FROM: Mike Regal, Fire Chief

MEETING DATE: January 7, 2025

SUBJECT: New Employee – Zander Waskiewicz



4.1 GENERAL INFORMATION

Zander began his employment with the fire department on November 12th as a Firefighter I. He became interested in firefighting when he was approached at Clover High School by the Firefighting instructor to take his class. He is a volunteer at Bethel Fire Department, and in his free time he enjoys scuba diving, surfing, and climbing. Zander grew up in Germany and Japan, and is multi-lingual. He is making a great addition to the fire department and enjoys sharing his knowledge with others.

City of York

Memo

TO: Mayor and Council

FROM: Brian A. Trail, Chief of Police

DATE: January 7, 2025

SUBJECT: New Employee – Dennis Mackins



4.2 GENERAL INFORMATION

The York Police Department is proud to announce that Patrolman Dennis Mackins has joined our agency as a full-time law enforcement officer. Patrolman Mackins is a lifelong resident of York, SC. He is married to Felicia Mackins, a guidance counselor at York Intermediate School. They have been married for over 27 years. Together, they have two adult children - Kamryn, 24, and Kendall, 21.

Patrolman Mackins has a diverse background, having worked as a barber in town for 15 years, and at Morris Jenkins as a salesman for 20 years. He is a licensed HVAC contractor and private pilot. In addition to his professional accomplishments, Patrolman Mackins has dedicated his time to volunteering with the former York Rescue Squad for 5 years and the York Police Department for over 2 years. He has always had a strong desire to serve his community in a positive way.

The York Police Department knows Patrolman Mackins will have an illustrious career with the City of York family.

City of York

Memo

TO: Mayor & Council

FROM: Jeff Wilkins, Finance Director

MEETING DATE: January 7, 2025

SUBJECT: New Employee – Interdepartmental Transfer



4.3 GENERAL INFORMATION

New Employee – Zach Plaxco

Zach Plaxco began with the City of York on November 4, 2024 as the Utility Billing & Revenue Manager. He was born in Lancaster, PA, and has been a resident of York County for 25 years. His grandfather, Bill Plaxco, was the principal at McCelvey Elementary, which is now the McCelvey Center. He and his wife, Hannah, have an adopted daughter and attend Lifeway Church. They organize and host the Will Frederick Memorial 5k each year to raise funds for local youth. Currently, Zach is in the final two semesters of pursuing an MBA through Winthrop University, which will allow him to provide more skills and enhancements to the inner workings of City Hall and his coworkers. He comes from a background of accounting with his education and previous job experiences. Zach plans to share his knowledge with Council and financial officers at City Hall during his time here to help everyone achieve their goals and more.

4.4 GENERAL INFORMATION

Interdepartmental Transfer - April Trammel

April Trammell began her career with the City of York in October 2023 as the Accounts Receivable Clerk and was promoted to Utility Billing Specialist in October 2024. April is from Union where she lives with her husband of 27 years and son, Dristan, 19. She is a graduate of Spartanburg Community College and will finish her certification in Administrative Accounting in April 2025. Her hobbies include hunting, fishing, kayaking, car shows, and outdoor activities. She enjoys working for the City of York because there is always somewhere to shop, her terrific customers, good relationships with coworkers, and challenging work environment where she always learns something new.

City of York

Memo

TO: Mayor & City Council

FROM: Dalton Pierce, MPA, City Manager

MEETING DATE: January 7th, 2025

SUBJECT: City Manager's Report: City of York Developments Update



GENERAL INFORMATION

6.1: City of York Developments Update

A review, update, and strategic growth presentation summarizing the growth of the City over the last five years.

REQUESTED ACTION

General Information

ATTACHMENT(S):

Presentation.

Overview



SUMMARY: DEVELOPMENT
AS OF DECEMBER 2024

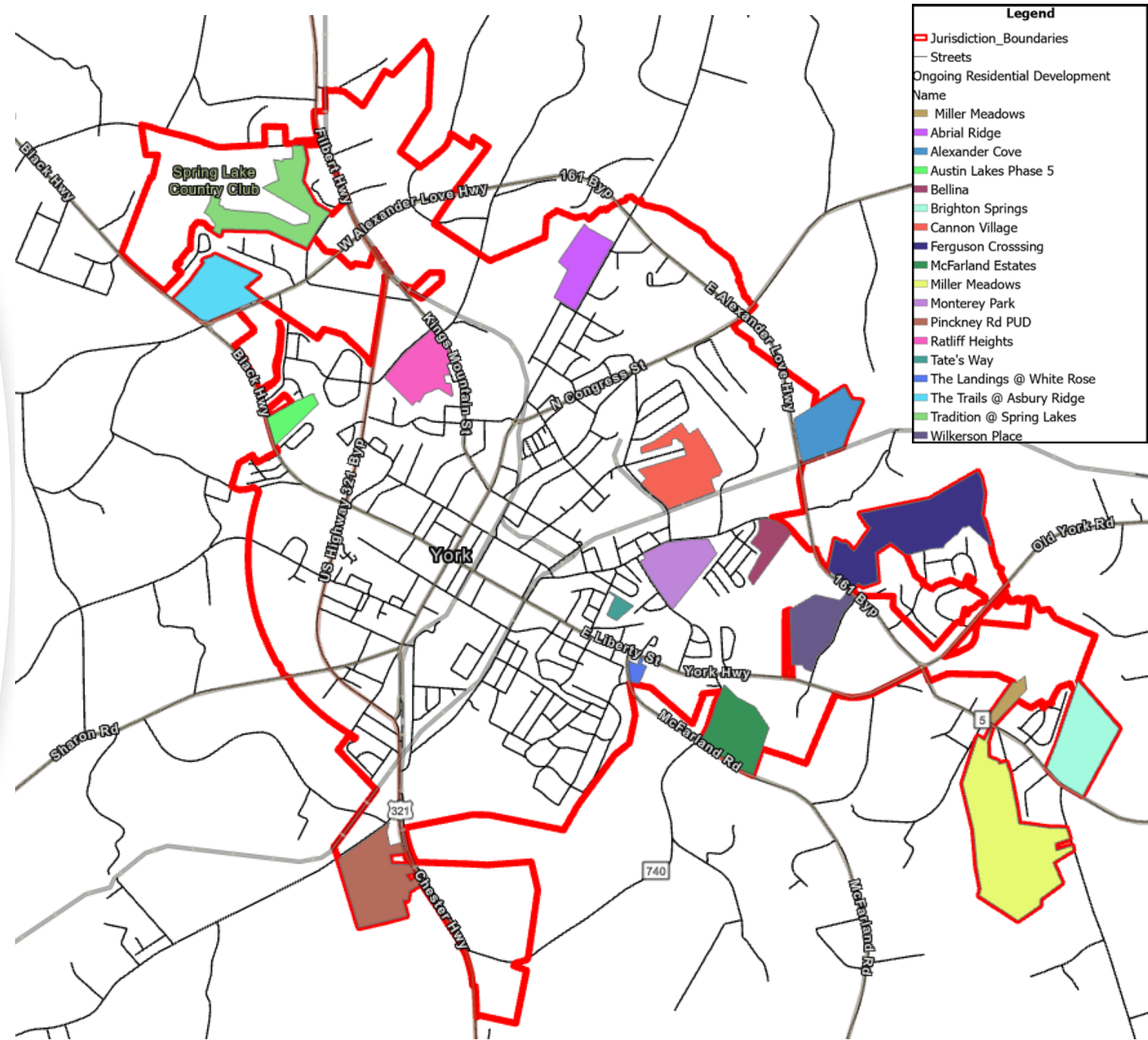


YEAR BY YEAR APPROVED
RESIDENTIAL DEVELOPMENT



FUTURE GROWTH

Overview of Approved & Ongoing Developments

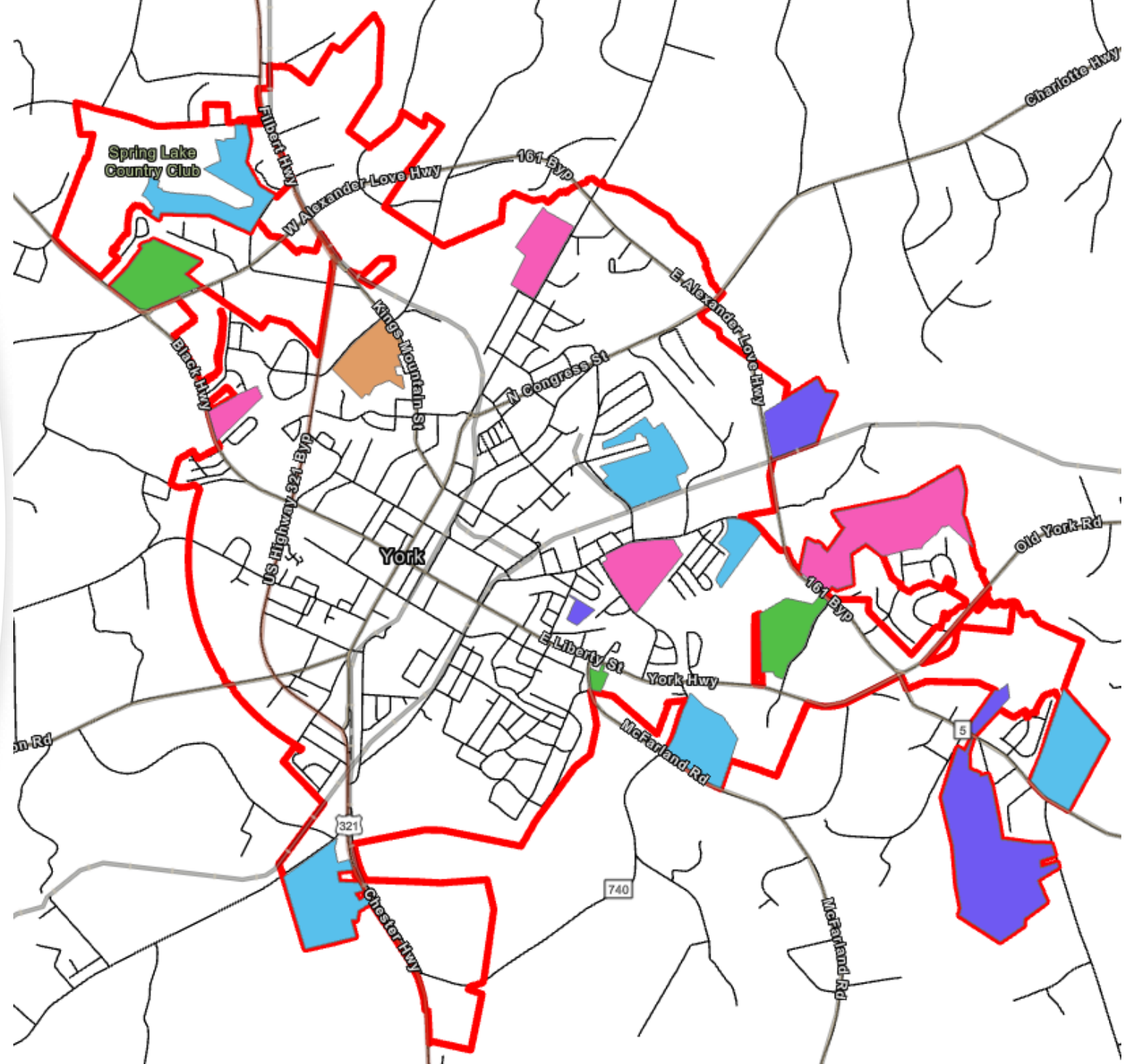


Total Units Vs. COs Issued as of December 2024

#	NAME	LOCATION	TOTAL UNITS	TOTAL COs as of DATE (DECEMBER2024)	Percent Complete
1	Abrial Ridge	Lincoln Road near YCHS	128	128	100%
2	Alexander Cove	Alexander Love Bypass	181	0	0%
3	Austen Lakes Phase 5	Black Highway	62	62	100%
4	Bellina	Hunter Street near Hunter Street Elementary	75	0	0%
5	Brighton Springs	Highway 5 near Park Place Rd	173	0	0%
6	Cannon Village	Fourth and Fifth Street	209	0	0%
7	Fergus Crossroads	Alexander Love Bypass near Cooperative Way	352	129	37%
8	McFarland Estates	Devinney Rd and McFarland Rd	159	0	0%
9	Miller Meadows	Alexander Love Bypass	265	0	0%
10	Monterey Park	South Pacific and Hunter Street	157	128	82%
11	Pinckney Road PUD	Highway 321 and Old Pinckney Road	282	0	0%
12	Ratliff Heights	Kings Mountain Street/ Carroll Ave	133	0	0%
13	Tate's Way	Georgia Ave	14	0	0%
14	The Landings at White Rose	McFarland Rd and East Liberty St	40	39	98%
15	The Trails at Asbury Ridge	Black Highway & Alexander Love Bypass	152	114	75%
16	Tradition at Spring Lakes	Springlake Road and Blessed Hope Rd	153	0	0%
17	Wilkerson Place	Cooperative Way	145	134	92%
Totals			2,680	734	27%



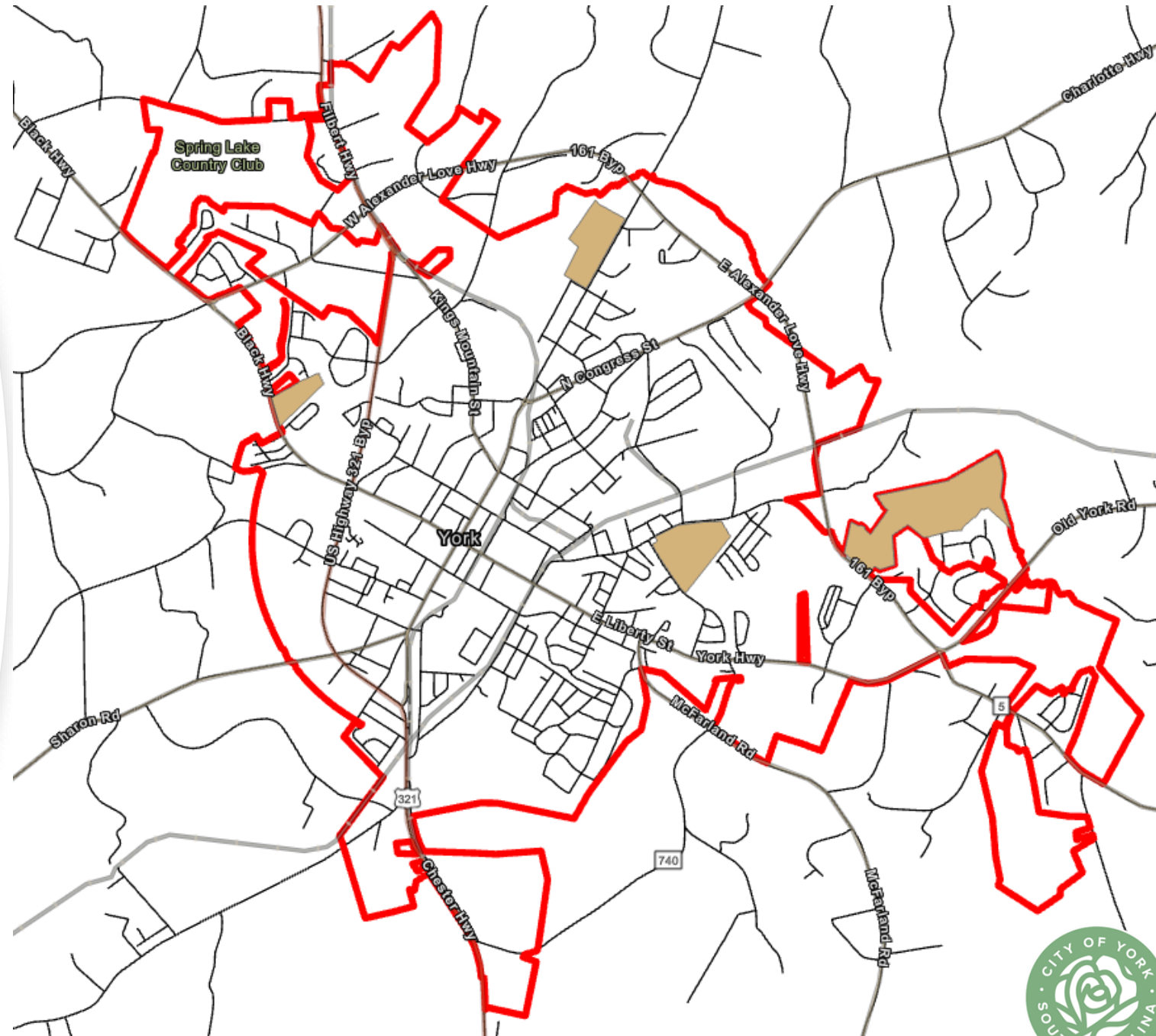
2020 to 2024 Approved Developments



2020 Approved Developments

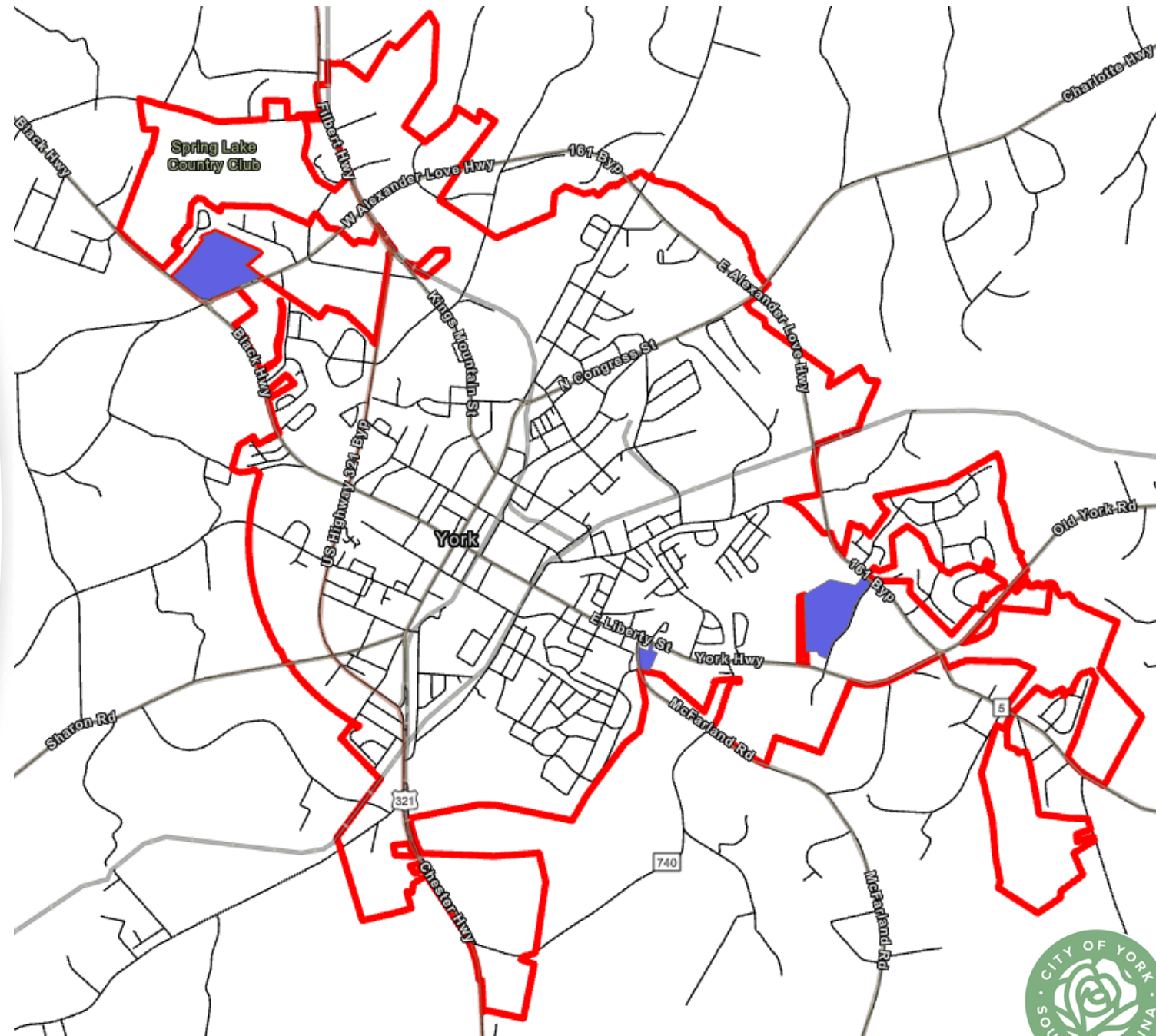
Residential Units Approved - 2020

Subdivision Name	Total Units	Total COs Issued as of December 2024	% Complete
Austen Lakes Phase 5	62	62	100%
Abrial Ridge	128	128	100%
Monterey Park	157	128	82%
Ferguson Crossing	352	129	37%
Total	699	447	64%



2021 Approved Developments

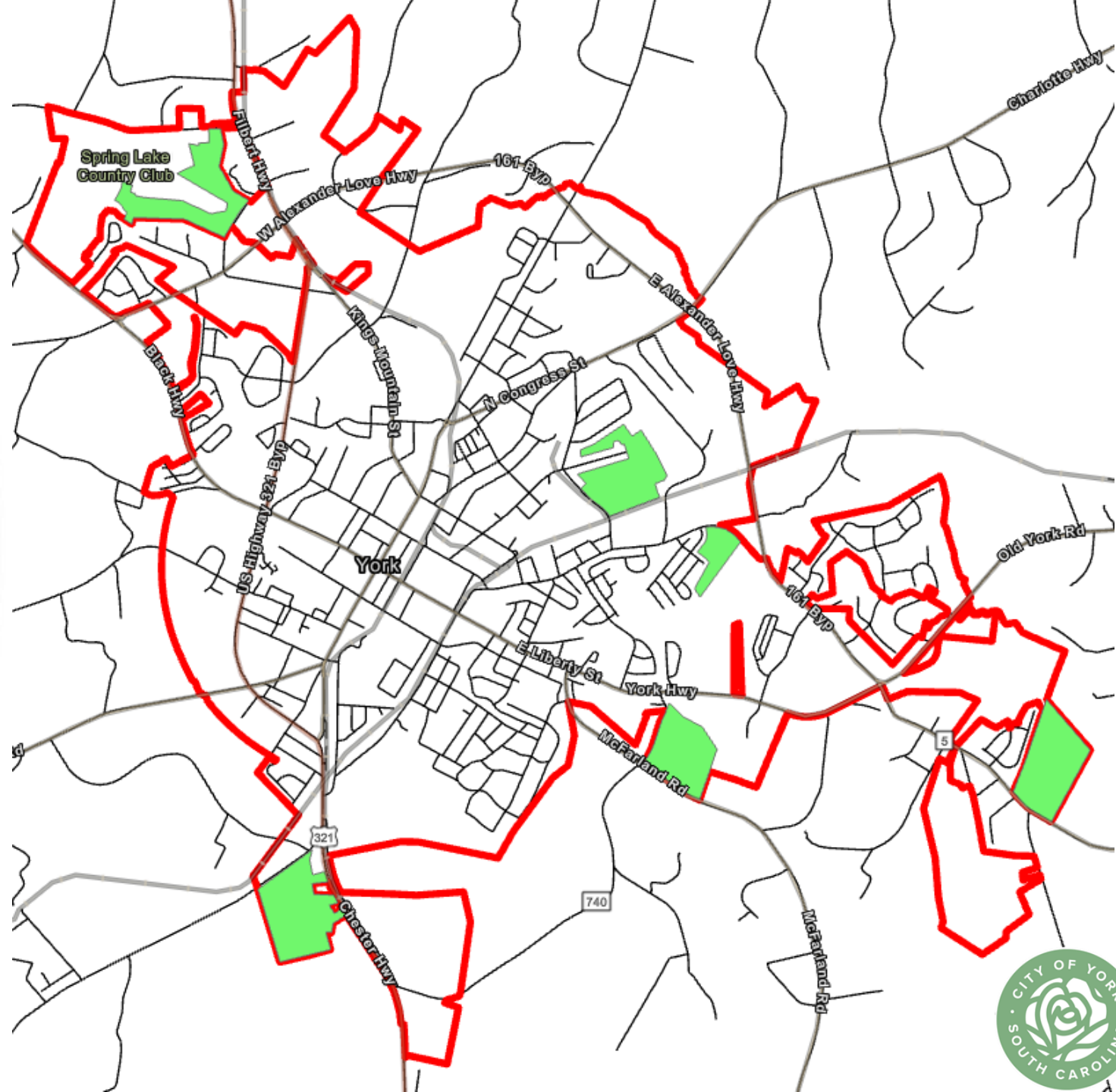
Residential Units Approved - 2021			
Subdivision Name	Total Units	Total COs Issued as of December 2024	% Complete
Wilkerson Place	145	134	92%
The Trails at Asbury Ridge	152	114	75%
The Landings at White Rose	40	39	98%
Total	337	287	85%



2022 Approved Developments

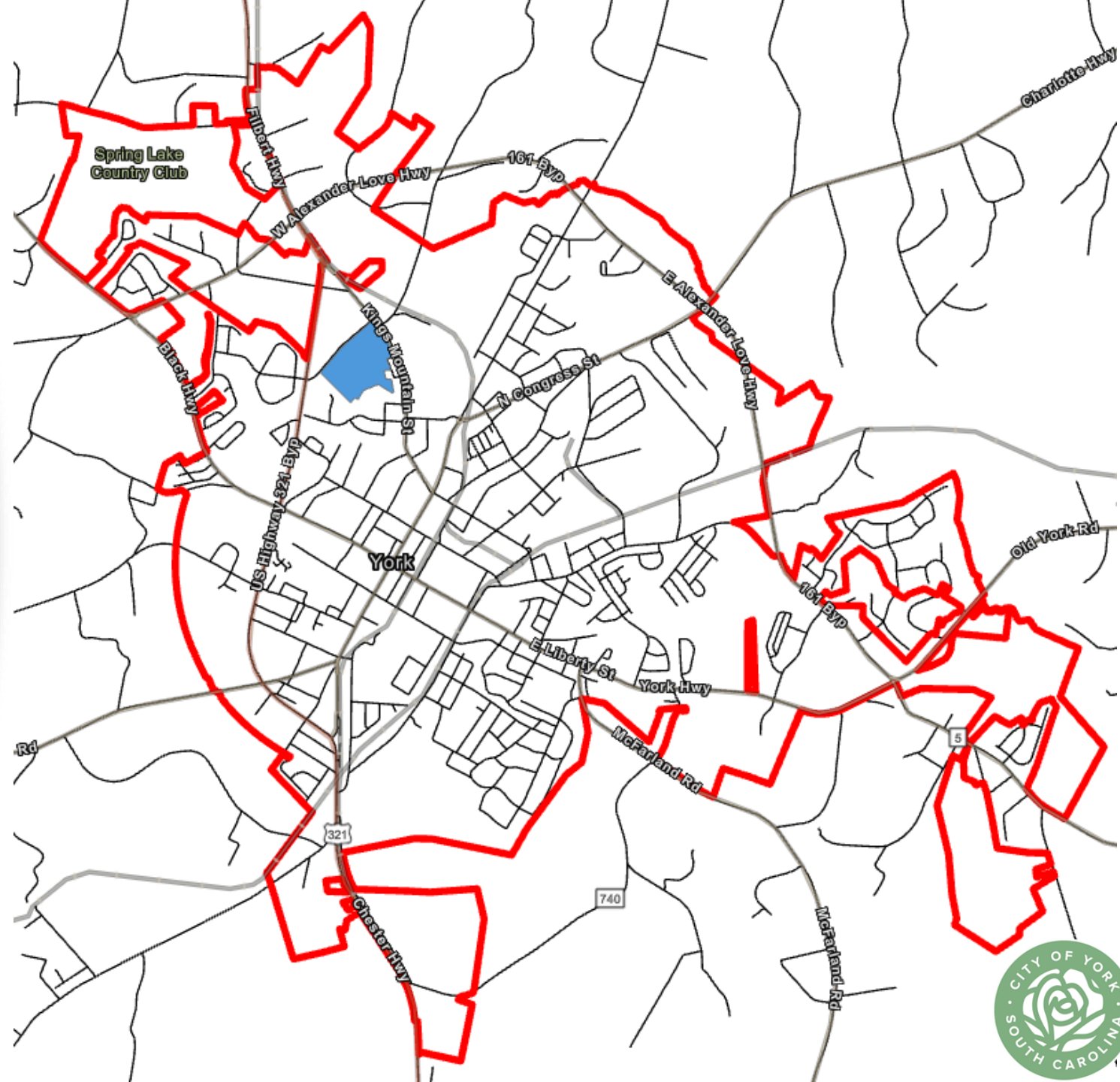
Residential Units Approved - 2022

Subdivision Name	Total Units	Total COs Issued as of December 2024	% Complete
Bellina	75	0	0%
Brighton Springs	173	0	0%
Cannon Village	209	0	0%
McFarland Estates	159	0	0%
Pinckney Rd PUD	282	0	0%
Tradition at Spring Lakes	153	0	0%
Total	1,051	0	0%



2023 Approved Developments

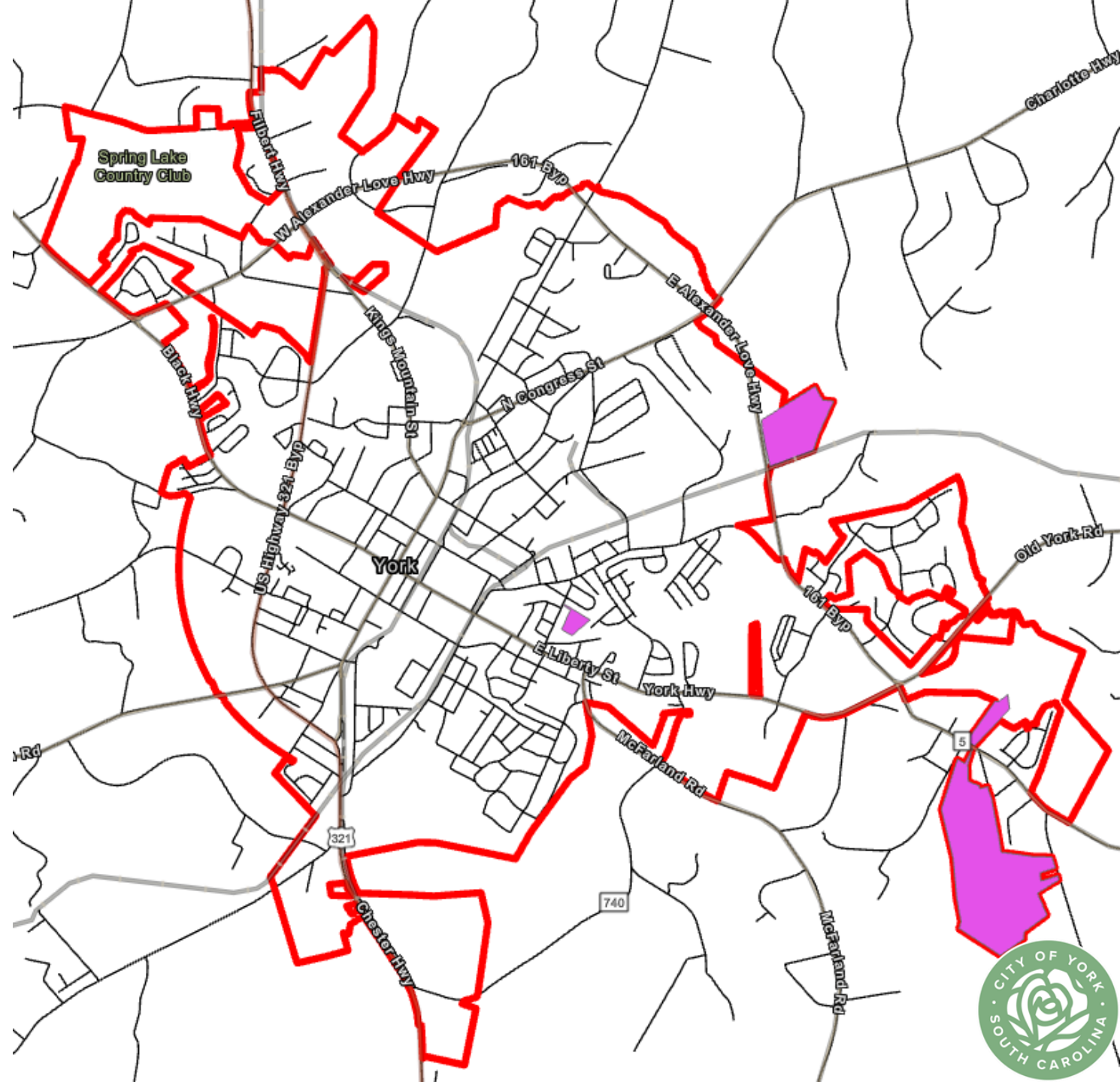
Residential Units Approved - 2023			
Subdivision Name	Total Units	Total COs Issued as of December 2024	% Complete
Ratliff Heights	133	0	0%
Total	133	0	0%



2024 Approved Developments

Residential Units Approved - 2024

Subdivision Name	Total Units	Total COs Issued as of December 2024	% Complete
Alexander Cove	181	0	0%
Miller Meadows	265	0	0%
The Landings at White Rose	14	0	0%
Total	460	0	0%

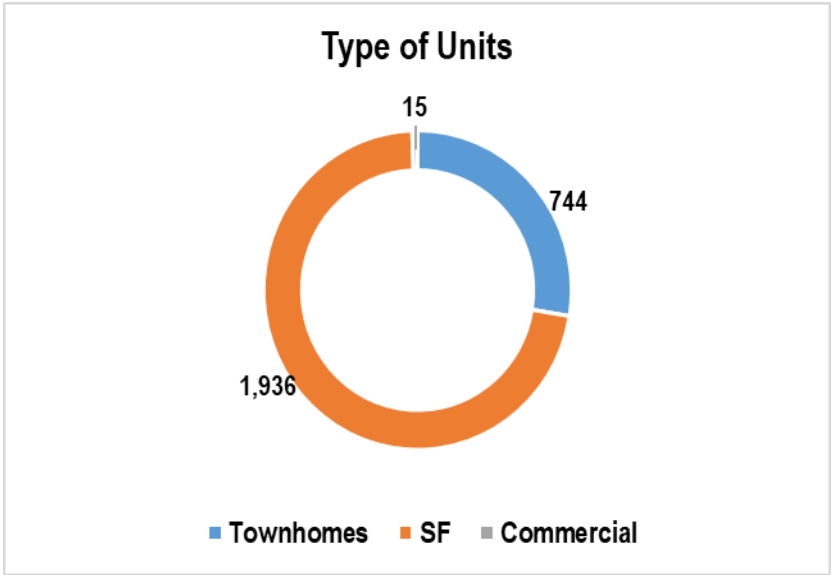
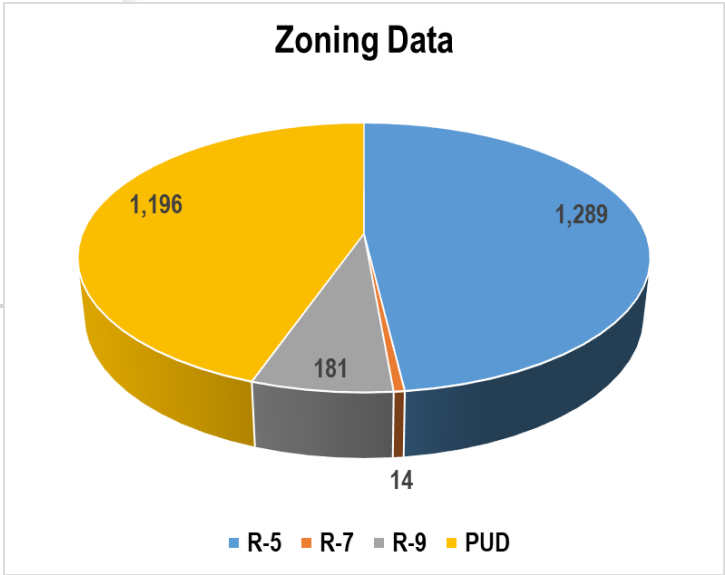




Year By Year Summary			
Subdivision Name	Total Units	Total COs Issued as of December 2024	% Complete
2020	699	447	64%
2021	337	287	85%
2022	1051	0	0%
2023	133	0	0%
2024	460	0	0%
Total	2,680	734	27%

5 Year Approval Unit Average = 536 Units per year

Year by Year Summary



Future Growth: Development

Residential						
#	NAME	LOCATION	TOTAL UNITS	Description	Status	Date Submitted to COY
1	Fairhope Road Multi-Family	Alexander Love Bypass & Fairhope Rd.	200	200 unit multi-family development (Apartments)	Rezoning Approved; Awaiting Developer & Board of Architectural Review Approval	Feb. 2024
2	Gabby Ford Subdivision	Gabby Ford Rd. & Rutherford St.	72	72 Lot Single Family Detached Subdivision	Being reviewed by Planning Commission	August 2024
3	Chester Hwy Subdivision	Chester Hwy	258	259 Lot Single Family Detached Subdivision w. 3 Commerical Outparcels	Being reviewed by Planning Commission	August 2024
4	S. Pacific Ave	S. Pacific Ave	80	Proposed 80+ unit Townhome Subdivision	Planning Staff working with Developer	September 2024
Totals			610			
Commercial						
#	NAME	LOCATION	TOTAL UNITS	Description	Status	Date Submitted to COY
1	QuickTrip	Filbert Hwy & Alexander Love Bypass	1	New QuickTrip gas Station	Construction to begin Spring 2025	August 2024
2	Founders Federal Credit Union	Alexander Love Bypass	1	New Bank	Construction Ongoing	August 2024
3	Hampton Inn Suites by Hilton	S. Congress St. & Jefferson St	1	98 Room 3 story hotel	Demolition set to begin beginning of 2025	April 2024
4	Fergus Crossroad Commercial	Alexander Love Bypass	2	1 Building multi tenant, Gas Station	Site Plan Review ongoing with Planning Dept. & BAR	Fall 2024
5	Multi-Tenat Commercial	Alexander Love Bypass	1	Proposed 8,000 sq ft.	Preliminary Development Discussions	Fall 2024

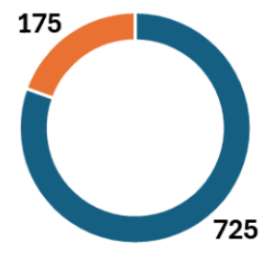


Future Growth: FGC Area & Mixed-Use Nodes



Future Growth Corridor Focus Area Dashboard

Future Growth Corridor Focus Area: 900 Acres +/-



■ Total Vacant ■ Total Non-Vacant

Total Appraisal Values	
Total Value Vacant Parcels	\$ 14,662,000.00
Total Value Non-Vacant Parcels	\$ 16,778,000.00
Total Value All Parcels	\$ 31,440,000.00

Zoning	Total Parcels	Total Acreage	% of FGC Area
GI	17	138.5	15%
HC	11	118.7	13%
PUD	7	105	12%
R-15	3	73.5	8%
R-5	5	178.5	20%
TU	1	78	9%
Total	44	692.2	

Notes: 900 Acres Total, 725 Acres Vacant, 71 Parcels Total, 44 Parcels in the City Limits

Table LU-8: Draft Description of Future Land Use Designations		
Land Use Designation	Description of Land Use	Sample Types of Expected Uses
Mixed-Use and Mixed-Use Nodes	<p>The Mixed-Uses are located in areas adjacent to major thoroughfares and proximity to major intersections noted below. This area is intended for higher-intensity land uses that reflect a more suburban-to-urban character that promotes creative design. Typically, these communities will support a more walkable/bikeable environment. The mixed-use neighborhood consists of a mix of residential uses/densities that may include townhomes, multifamily apartments, and high/medium density single-family dwellings, including lower intensive commercial and non-residential uses that are complimentary in nature and scale. The commercial component can also include mixed-use buildings (Commercial on the bottom with apartments on top). These communities are typically designed as Planned Unit Developments (PUD) or Mixed-Use Development. (4-16 Units/Acre (Gross Density)). Single-family developments should be developed at a minimum of 4 units an acre.</p> <p>The primary difference between the Mixed-Use Node and the Mixed-Use Neighborhood is scale and location. The Mixed-Use Node occurs at a greater scale covering a broader sub-regional context, centering on a major intersection with high potential for future growth, aiming to achieve a higher intensity mix of uses. The Mixed-Use neighborhood is typically a single-site development project that's much smaller in scale—both attempt to create a human-scale level of development that supports walkable and bikeable connectivity.</p>	<p>Single-family residential (detached or attached), Duplex, triplex, quadplex; multifamily, Retail, Restaurants, Office (doctor, dentist, local professional) Civic (school, library, post office); Religious assembly; Day care centers.</p>

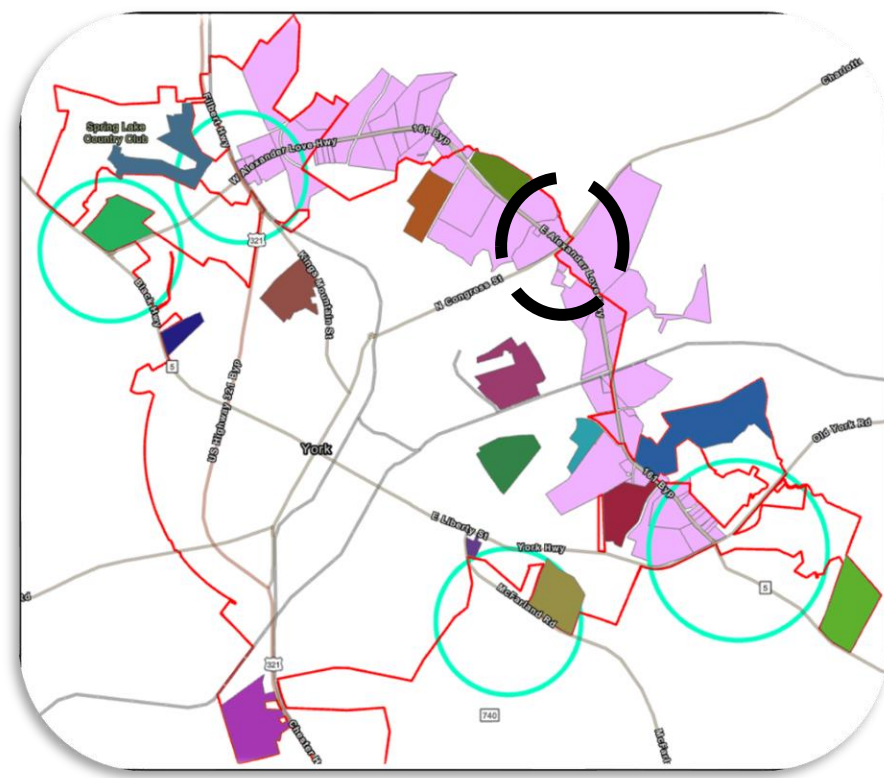


Table LU-8: Draft Description of Future Land Use Designations		
Land Use Designation	Description of Land Use	Sample Types of Expected Uses
Gateway	<p>Gateway land uses are located exclusively on the Alexander Love High-Large and small-scale manufacturing corridor for the community. Land uses patterns consist of typically manufacturing and production uses, more auto-intensive uses. Access management policies should be implemented to limit the number of curb cuts from new development along 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>Large and small-scale manufacturing and production uses, small-medium scale data centers, medical and assembly operations, office buildings, library, school, governmental and churches and other similar uses, townhomes, apartments, neighborhood scale commercial, churches, schools, open space. Mixed-Uses with a commercial and residential component (8-16 Units/Acre (Gross Density))</p>

Infrastructure

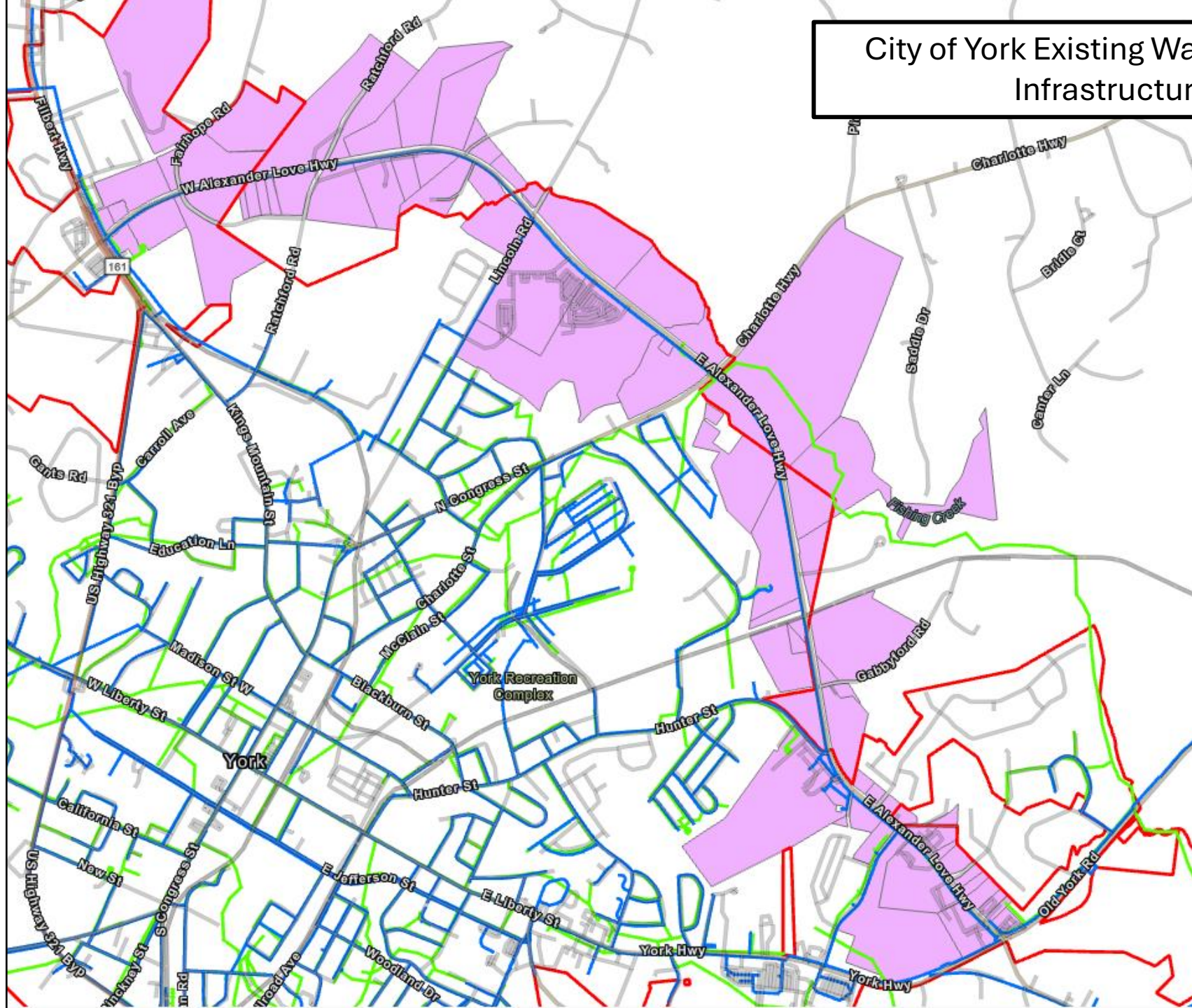
- Water** – Available throughout the entire Future Growth Corridor Focus Area
- Sewer** – Available for approximately half of the Future Growth Corridor Focus Area. Strategic Planning is ongoing in phases.
- Roadways** – Alexander Love Bypass had AADT capacity to accommodate dense growth. Identified adjacent roadways to the Alexander Love Bypass are being improved through the following programs: C-Fund, Pennies 5, & SCDOT STIP.

Emergency Services

The City of York is continually adding additional staff to the police and fire departments to parallel its growth. Additionally, the City will be building a new fire station along Alexander Love Bypass at Arrow Rd. with a police substation.



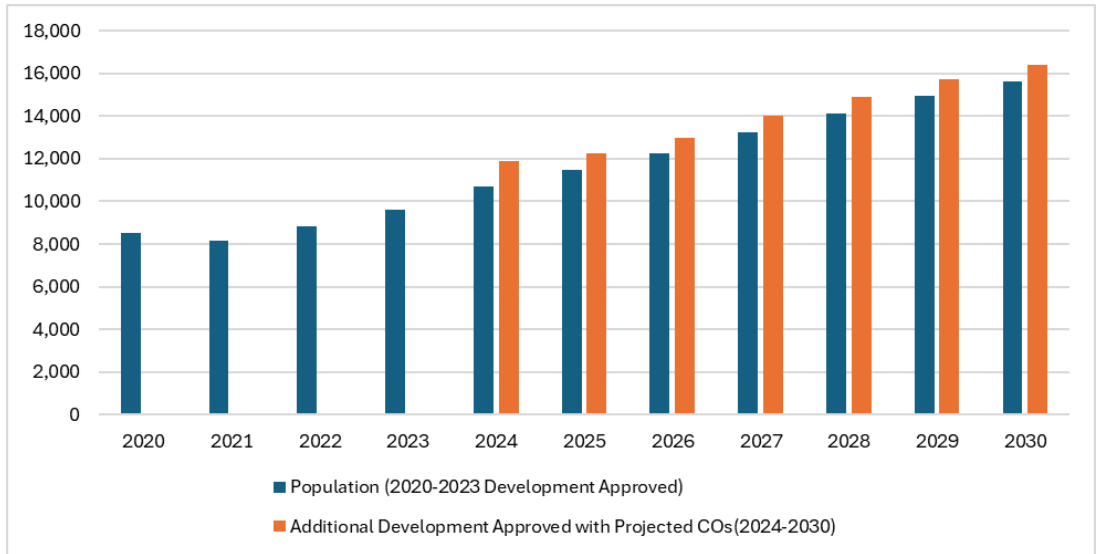
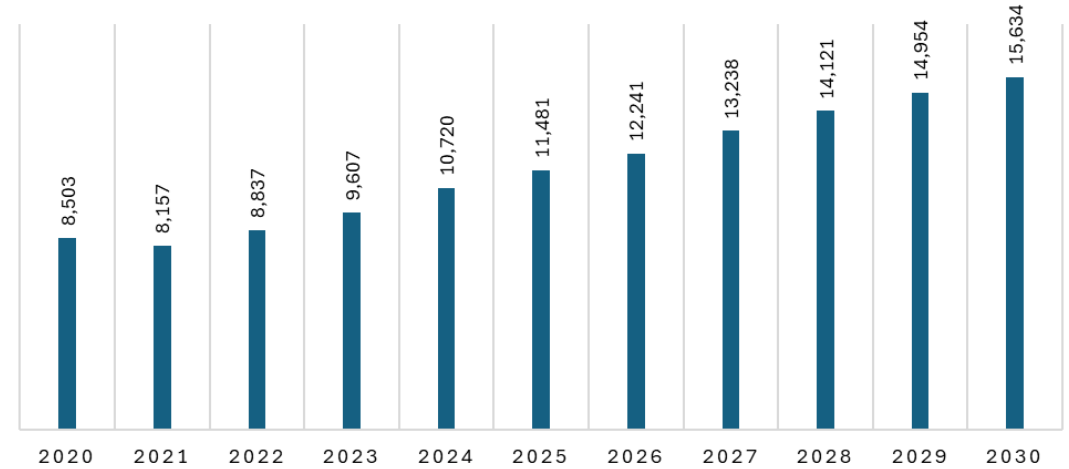
City of York Existing Water & Sewer Infrastructure



Future Growth: Population

Fiscal Year	Projected Property Taxes
FY20-21	\$ 3,321,801
FY21-22	\$ 3,305,118
FY22-23	\$ 3,611,176
FY23-24	\$ 4,027,315
FY24-25	\$ 4,500,000
FY25-26	\$ 5,129,323
FY26-27	\$ 5,693,803
FY27-28	\$ 6,258,283
FY28-29	\$ 6,701,803
FY29-30	\$ 7,072,747

POPULATION (2020-2024 DEVELOPMENT APPROVED)



	2020	% Growth	2021	% Growth	2022	% Growth	2023	% Growth	2024	Average % Growth
Cert. of Occupancy	30	33.3%	40	570.0%	268	13.4%	304	44.4%	439	
Population	8,604	0.9%	8,684	6.2%	9,220	6.6%	9,828	8.9%	10,706	5.7%

2020 Census to 2030 Census Projected an 84% Increase in the Population





City of York



Memo

TO: Mayor & Council

FROM: Sarah Ramirez, Capital Program Manager

MEETING DATE: January 7, 2024

SUBJECT: Fire Safety Week – Employee Engagement Event

6.2 GENERAL INFORMATION

During the week of January 13th-17th, the Safety Committee and Health and Wellness Committee will host Fire Safety Week, an initiative designed to enhance the City's emergency preparedness and foster employee engagement. Historically, the City has not conducted regular emergency drills, making this an important step toward ensuring readiness in the event of an emergency.

As part of this initiative, employees will participate in fire drills and an engagement event aimed at building critical safety skills and promoting health awareness. The event will feature:

- **CPR Training**
- **Glucose and Blood Pressure Checks**
- **Fire Extinguisher Training**
- **Smoke House Demonstrations**
- **Complimentary Food and Beverages**

STAFF RECOMMENDATIONS

No recommendations at this time.

ATTACHMENT(S):

No attachment.

REQUESTED ACTION

No requested action.

City of York

Memo

TO: Mayor & City Council

FROM: Mary Hunter, Main Street Coordinator

MEETING DATE: January 7, 2025

SUBJECT: Main Street York 90 Day Action Plan



GENERAL INFORMATION

The York, SC Main Street 90-Day Action Plan outlines its objectives, strategies, and anticipated outcomes aimed to drive economic vitality, enhance the downtown experience, and strengthen the sense of community within York.

STAFF RECOMMENDATIONS

No staff recommendations

ATTACHMENT(S):

- a. Main Street York 90-Day Action Plan

REQUESTED ACTION

No action requested

York, SC Main Street Initiative

MARY HUNTER

IMPACT-DRIVEN MOVEMENT
DEDICATED TO REENERGIZING
AND STRENGTHENING
DOWNTOWN YORK, SC



PARTNER
of

WE SHOP
SC



Goals

30

Days

December 24'

- Gather precise budget information, and exception of funds.
- Study current business landscape on main street to include existing, potential, and expansion of business potential.
- Create a FB social media page.
- Get to know key stakeholders.

60

Days

January 25'

- Continue to get to know key stakeholders.
- Plan a meet and greet with Main Street Business owners and key stakeholders for January 2025.
- Work to develop a sustainable budget plan to support the work plan.
- Work with graphic designer on a logo and pamphlet to be revealed at January 2025 meeting.
- Identify Advisory Committee to reflect businesses, residents (new/existing), partners and demographics of York.

90

Days

February 25'

- Convene Advisory Committee Members to develop a strategic work plan and establish consistent meeting dates.
- Measure, adjust, and communicate the success of the initiative with data collection for the Economic Impact Report.
- Establish workshops for main street businesses, potential businesses, and corridor improvement projects.
- Update 90-day plan of action to include building a volunteer base and advisory committee deep dive.



30 Day Action Plan

Goal 1

Gather precise budget information, and exception of funds:

1. Determine Budget Fiscal year.
2. Discuss budget to cover logo, marketing materials, quarterly workshops, training, tools, work plan and events.

December 15th 2024

Goal 2

Study current business landscape on main street to include existing and potential businesses

1. Review the City's Strategic Plan.
2. Identify current business needs .
3. Identify Current new business strategies and tools.
4. List of vacant businesses and owners.

December 15, 2024

Goal 3

Create a FB social media page.

1. Establish a York, SC FB page.
2. Establish a CANVA account.
3. Identify Main Street SC templates for social media post.
4. Determine Main Street SC social media policies.

December 1, 2024

Goal 4

Get to know key stakeholders.

1. Meet one on one with each business owner.
2. Establish rapport with Chamber.
3. Get to know York, SC government officials.
4. Identify stakeholders to partner with.
5. Reach out to vacant business owners and realtors.

Ongoing

60 Day Action Plan

Continue to Get To Know Stakeholders

- * Meet BAR Review members.
- * Meet with vacant lot realtors or owners.
- * Meet local CDC
- * Meet with local SBA
- * Tour Main Street programs (Gaffney and Clover).
- * York County Economic Development

1/15/2025

Main Street Meet and Greet

- * Identify location and date for meet and greet.
- * Prepare the Advisory Committee for introductions at meeting.
- * Unveil Logo at Meet and Greet.
- * Prepare breakout groups to brain dump around Main Street Four Point Approach and transformative goals (Organization, Promotion, Design, Economic Vitality).

12/10/2024

Budget Plan

- * **Allocate funds for the year to the following:** logo, marketing material, main street quarterly workshops, training, work plan.
- * Establish a fund development plan.
- * Identify partners orgs to share budget cost.

1/15/25

Logo and Pamphlet Design

- * Select logo style, color palette, fonts, and graphic elements.
- * Identify designer for logo.
- * Prepare QR code for pamphlet and website.
- * Get updates list of businesses.
- * Map showing the streets of main street.

1/05/2025

Identify Advisory Members

- * Develop an Advisory charter
- * Create Advisory Meeting and Events Calendar
- * Devise advisory selection process and orientation.
- * Identify key stakeholders who

1/05/2025

90 Day Action Plan

Convene Advisory Committee	Economic Impact Report	Business Tech Assist Workshops	Update 90 Day Plan
<ul style="list-style-type: none">• Determine meeting location and agenda.• Present findings from stakeholders meeting in January.• Work Plan development.• Publish workplan on the website as required by Main Street.• Establish a Committee Chair.	<ul style="list-style-type: none">• Gather metrics: reinvestment locally, outreach and engagement, net new businesses, net gain jobs, building rehabbed, volunteer hours.• Share report on social media, website, and to downtown district.	<ul style="list-style-type: none">• Identify partner orgs to host workshops.• Determine dates for workshops.• Select workshop topics	<ul style="list-style-type: none">• Identify areas of focus as it aligns with work plan.
February 1st, 2025	February 1, 2025	February 1, 2025	Ongoing



City Council Meeting December 3, 2024

DATE AND TIME: Tuesday, December 3, 2024, 6:00 PM

Members Present:

Mayor Mike Fuesser
Mayor Pro Tem Brown
Councilmember Matt Hickey
Councilmember Marion Ramsey

Councilmember Stephanie Jarrett
Councilmember Charles Brewer
Councilmember Kellie Harrold

Members Absent:

Staff Present:

City Manager Dalton Pierce
Municipal Clerk Amy Craig
Finance Director Jeff Wilkins
Fire Chief Mike Regal
Parks & Rec Director Chris White
Human Resource Manager Rosetta Daniels

Capital Program Manager Sarah Ramirez
Community Engagement Director Becky Mestas
Community Events Coordinator Chloe Jones
Police Chief Brian Trail
Utilities Director Ben Wright
Main Street Coordinator Mary Hunter

Participants:

Others Present:

(See Sign-in Sheet)

-
1. **WELCOME AND CALL TO ORDER** Mayor Mike Fuesser
 - Mayor called the meeting to order at 6:00 pm

 2. **PRAYER** Mayor Pro Tem Brown

 3. **PLEDGE OF ALLEGIANCE** Mayor Mike Fuesser

 4. **PRESENTATIONS**
 - 4.1. New Employee
Chief Brian Trail introduced Corporal Maurice Huggins as a new officer for York Police Department.
 - 4.2 New Employee
Zander Waskiewicz was unable to attend the meeting, so he will be introduced at the next Council meeting in January.
 - 4.3 New Employee
Capital Program Manager Sarah Ramirez introduced Rosetta Daniels as the new Human Resource Manager.
 - 4.4. New Employee
Community Engagement Director Becky Mestas introduced Mary Hunter as the new Main Street Coordinator.
 - 4.5 Civics EDU Cohort
The City of York held its first ever CivicsEDU Civic Academy Program, which is a cohort-based educational program that offers residents a comprehensive view of the daily operations of York's

City Council Meeting December 3, 2024

local government. The program consists of interactive workshops, with a special focus on Planning and Utilities. This is a pilot program and CivicsEDU hopes to be a part of other municipalities.

Community Engagement Director Becky Mestas and Kaelan Boyd, the founder of CivicsEDU, presented certificates to those who participated in and completed the program. Those individuals that completed the program are Travis Agurs, James Lingerfelt, Randy Neff, Strauss Moore Shiple, Ma'Shanta Stewart, and Don Taylor.

4.6 2024 Years of Service Awards

Human Resource Manager Rosetta Daniels provided pins, crystal plaques, and gifts for all employees that have served for 5 years or more with the City of York. Those employees with service of 5 years are: Keshia Simpkins (Court), Shane Bell (Police), Keith Davis (Police), Kiera Fayall (Police), Amber Giles (Police), Zachary Meek (Fire), Peggy Rumpf (Parks & Rec), Lynn Shannon (Parks & Rec), Luke Whitney (Public Works), and O'Sheyree' Prioleau (Public Utilities). The employee with 10 years of service is Matt Gilfillan (Fire). Those employees with 15 years of service are: Timothy Dover (Police), Kevin Hoffman (Police), and Gary Burns (Parks & Rec). The employee with 35 years of service is Chief Brian Trail (Police).

5. COMMENTS FROM THE PUBLIC

There were no comments from the public.

6. CITY MANAGER'S REPORT

6.1. Project Strategy Report

City Manager Dalton Pierce stated that 2024 had many milestones. Mr. Pierce reminded everyone that the City will be closed in observance of the upcoming holidays on Christmas Eve, Christmas Day, and New Years Day. Also, the City was awarded the Government Finance Officers Association Distinguished Budget Presentation Award for the first time ever. It is a big accomplishment with more than 91,000 local governments across the United States and only less than 2% of those agencies receiving this award.

Capital Program Manager Sarah Ramirez provided a summary of the City's first Project Strategy Report. The report included financials, current projects, initiatives, project description, status, budget, revenue sources, and total expenses. This report will be updated quarterly.

7. APPROVAL OF MINUTES OF PREVIOUS MEETINGS

7.1. Council Meeting November 5, 2024

7.2 Council Work Session November 18, 2024

Councilmember Hickey made a Motion to approve the Minutes from November 5, 2024 Council Meeting and November 18, 2024 Council Work Session into record, which was Seconded by Mayor Pro Tem Brown. With no Discussion, the Motion was approved unanimously.

8. FINANCIAL REPORT

Finance Director Jeff Wilkins provided an overview of the City's finances for the beginning of the fiscal year. Not much revenue is generated in the beginning, which is typical. The City is about \$800,000 behind, but the trend will change in the months ahead. LGIP has already earned a quarter million in interest in the first quarter.

9. NEW BUSINESS

9.1. SPECIAL EVENT APPLICATION(S):

- 2025 Cinco de Mayo

City Council Meeting December 3, 2024

Community Events Coordinator Chloe Jones stated that the Cinco de Mayo Celebration will be held on May 2, 2025. AI data showed approximately 800 people at the last celebration, and it is a good way to celebrate the Hispanic community in the City of York.

Councilmember Hickey made a Motion to approve Cinco de Mayo, which was Seconded by Mayor Pro Tem Brown. With no Discussion, the Motion was adopted unanimously.

- 2025 Movies in the Park

Community Events Coordinator Chloe Jones stated that Movies in the Park is a first time event for the City of York, and it is a great way to use the new amphitheater. Ms. Jones would like this to be a fall event. The dates planned are September 13th, September 27th, October 25th, and November 22nd.

Councilmember Hickey made a Motion to approve Movies in the Park, which was Seconded by Mayor Pro Tem Brown. With no Discussion, the Motion was adopted unanimously.

- 2025 Christmas Events

Community Events Coordinator Chloe Jones stated that the 2025 Christmas events are going to be the Tree Lighting and Hometown Christmas parade, which are scheduled to be held on December 11th and 12th respectively.

Councilmember Jarrett made a Motion to approve the 2025 Christmas Events, which was Seconded by Councilmember Hickey. With no Discussion, the Motion was adopted unanimously.

9.2. POLICIES:

- Vehicle Tracking Policy

Capital Program Manager Sarah Ramirez stated that the Vehicle Tracking Policy will make employees safer, the community safer, and better utilize the capital of the City.

Councilmember Jarrett made a Motion to approve the Vehicle Tracking Policy, which was Seconded by Mayor Pro Tem Brown. With no Discussion, the Motion was adopted unanimously.

9.3. COUNCIL MEETING SCHEDULE:

- Annual 2025 Council Meeting Schedule

Municipal Clerk Amy Craig stated that a 2025 Council Meeting Schedule has been provided and the dates presented are Council's regular meetings that are held every first Tuesday of each month and Council's Work Sessions that are held every Monday of each month. The calendar reflects minor changes based on holidays, including January 20, 2025, for Dr. Martin Luther King, Jr. Day and Council's HLAD meeting. Also, there is no Work Session scheduled in December 2025 due to the Christmas holiday.

Councilmember Brewer made a Motion to approve the Council Meeting Schedule, which was Seconded by Councilmember Hickey. With no Discussion, the Motion was adopted unanimously.

9.4. YCNGA BOARD:

- YCNGA Board Reappointment

City Manager Dalton Pierce stated that Grier Sandifer is up for reappointment as City of York's representative with the York County Natural Gas Authority Board. Mr. Pierce suggested that he be recommended for reappointment to the Board. Mr. Sandifer has done a great job as a representative for the City of York.

Councilmember Jarrett made a Motion to appoint Grier Sandifer to the YCNGA Board, which was Seconded by Mayor Pro Tem Brown. With no Discussion, the Motion was adopted unanimously.

9.5. PROPOSAL(S):

- Fire Station Design Services Proposal

Capital Program Manager Sarah Ramirez stated that Stewart Cooper Newell designed Phase I, so she recommends them to design Phase II. City Manager Dalton Pierce stated that Chief Regal was

City Council Meeting December 3, 2024

able to secure the BAR's approval for the exterior renderings but will have to go before them again for landscaping and other items.

Councilmember Brewer made a Motion to move forward with the fire station design services proposal from Stewart Cooper Newell Architects, which was Seconded by Mayor Pro Tem Brown. With no Discussion, the Motion was adopted unanimously.

10. MAYOR'S REPORT

Mayor Mike Fuesser reminded everyone of the Christmas Tree Lighting on December 12th at 6:00pm. Also, staff is working on a reception for the Christmas parade Grand Marshal Bobbie McCoy just before the parade on December 13th at 6:00pm.

Mayor Fuesser stated that the Neighbors Helping Neighbors event that was held at Working Theory raised approximately \$25,000 for Swannanoa, North Carolina.

Mayor and Council thanked staff for all their hard work and wished everyone a Merry Christmas and Happy New Year.

11. EXECUTIVE SESSION

11.1 Discussion of Matters Related to Boards & Commissions

11.2 Discussion of Negotiations Incident to Proposed Contractual Arrangements

11.3 Discussion of Negotiations Incident to Proposed Contractual Arrangements

Councilmember Ramsey made a Motion to leave Regular Session and go into Executive Session, which was Seconded by Mayor Pro Tem Brown. With no Discussion, the Motion was adopted unanimously. Councilmember Ramsey made a Motion to exit Executive Session and enter back into Regular Session, which was Seconded by Councilmember Hickey. With no Discussion, the Motion was adopted unanimously.

12. UPON RETURNING TO OPEN SESSION, COUNCIL MAY TAKE ACTION ON MATTERS DISCUSSED IN EXECUTIVE SESSION.

Councilmember Brewer made a Motion to reappoint all those currently serving on the Board of Zoning Appeals, Board of Architectural Review, Planning Commission, Construction Board of Adjustment and Appeals, all back to their current position, which was Seconded by Mayor Pro Tem Brown. With no Discussion, the Motion was adopted unanimously.

13. ADJOURN

Councilmember Hickey made a Motion to Adjourn, which was Seconded by Mayor Pro Tem Brown. With no Discussion, the Motion was adopted unanimously. The Meeting Adjourned at 7:06pm.

Respectfully Submitted,



Amy Craig
Municipal Clerk

City of York



Memo

TO: Mayor & City Council

FROM: David Breakfield, MCP, AICP, Planning Director

MEETING DATE: January 7, 2025

SUBJECT: First Reading 25-731 Annexation/Rezoning McCutcheon Property

9.1 GENERAL INFORMATION

First Reading 25-731 Annexation/Rezoning McCutcheon Property

At its September meeting, the Planning Commission recommended approval of the submitted PUD proposal based on the following:

- Appropriate design standards being created for the non-residential component of the PUD
- Elevated design standards being created for the residential component including a 100 ft. minimum lot frontage and ½ acre minimum lot area requirements in addition to the standard R8 requirements.

The applicant has agreed to each of the noted conditions. Overall, the Planning Commission felt that this potential project offered the City an outstanding opportunity to provide larger lots and unique house types not otherwise being developed in the area and the concept complies with the Comprehensive Plan by increasing the diversity of the City's housing inventory.

At Council's November 18th Work Session, Tim Helline and Ben Kuhn with Carolina Farms & Estates provided a conceptual plan for the proposed annexation and rezoning of the McCutcheon property next to Jefferson Elementary School. The property consists of 324 acres and Mr. Helline and Mr. Kuhn are proposing large lot, single family homes, along with a low impact, high commercial area near the highway. Council discussed the acreage preserved for the commercial property, the dwelling units per acre, the purpose of annexing, pricing, not wanting to annex that far into the county, and the reason for seeking R8 zoning rather than R15 zoning.

STAFF RECOMMENDATIONS:

Staff recommends the approval of First Reading Ordinance 25-731

ATTACHMENT(S):

- A. Ordinance 25-731
- B. McCutcheon Assemblage – Land Use

REQUESTED ACTION:

Approval of First Reading Ordinance 25-731

STATE OF SOUTH CAROLINA)
)
COUNTY OF YORK)

CITY OF YORK

ORDINANCE 25-731

AMENDING APPENDIX A, ZONING ORDINANCE AND OFFICIAL ZONING MAP BY ANNEXING AND REZONING PROPERTIES REFERENCED BY YORK COUNTY TAX MAP ID NUMBERS 341-00-00-013, 342-00-00-004, 341-00-00-014, 341-00-00-023, 341-00-00-034, 341-00-00-003 AND 341-00-00-001 FROM YORK COUNTY ZONING RUD I AND AGC TO PUD-PLANNED UNIT DEVELOPMENT WITH THE RESIDENTIAL COMPONENT DESIGNED PER R8- SINGLE FAMILY DETACHED RESIDENTIAL REQUIREMENTS WITH ADDITIONAL REQUIREMENTS SPECIFIED BY YORK CITY COUNCIL

WHEREAS, the York City Council and Planning Commission find that an annexation/rezoning application has been received for properties referenced by York County Tax Map Identification #'s 341-00-00-013, 342-00-00-004, 341-00-00-014, 341-00-00-023, 341-00-00-034, 341-00-00-003 and 341-00-00-001 and located on Chester Highway near Jefferson Elementary School;

WHEREAS, the York City Council and Planning Commission find that the Official Zoning Map may be revised if the proposed change is found to be in compliance with the Future Land Use Map and overall Comprehensive Plan; and

WHEREAS, the York City Council and Planning Commission find that the proposed annexation/rezoning application substantially complied with numerous important objectives of the Comprehensive Plan.

NOW, THEREFORE, BE IT ORDAINED in Council assembled on the dates hereafter set forth that the York City Council does herewith amend Appendix A, Zoning Ordinance and Official Zoning Map by annexing and rezoning properties identified by tax map identification #'s 341-00-00-013, 342-00-00-004, 341-00-00-014, 341-00-00-023, 341-00-00-034, 341-00-00-003 AND 341-00-00-001 from York County Zoning RUD-I and AGC to PUD-Planned Unit Development with the residential component designed per R8- Single Family Detached Residential requirements with additional requirements specified by York City Council.

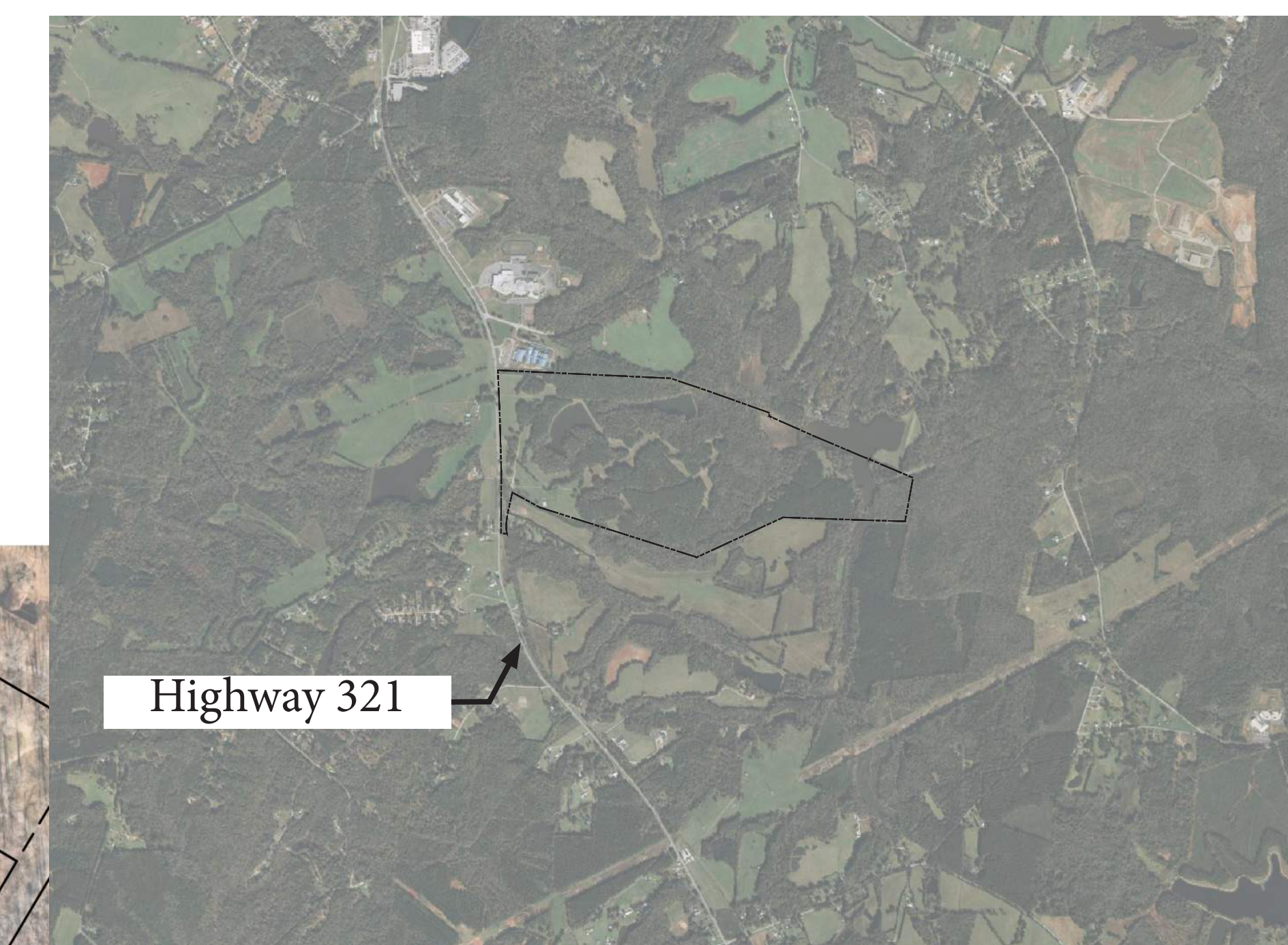
MICHAEL D. FUESSER, MAYOR

ATTEST: _____
Municipal Clerk

First Reading: _____

Public Hearing: _____

Second Reading: _____



LEGEND

RESIDENTIAL USE

COMMERCIAL USE

NOTES:

- (1) Allowed Uses & Development/Zoning Requirements for the commercial section of the PUD shall be governed by Highway Commercial standards
- (2) The Commercial component shall not be designed as a standalone Commercial area; it shall be integrally designed to mesh with the residential area
- (3) The applicant shall verify availability/adequateness for City utilities, fire protection, etc. at the site, and the commercial areas shall be designed per the City's Gateway Corridor Overlay District standards
- (4) Site to be developed per R8 Design standards with additional restrictions of 100' minimum lot width and minimum lot size of 20,000 sqft

PUD Rezoning Plan for the McCutcheon Property
 YORK, SC • 11.18.2024 • 347-034



Civil & Environmental Consultants, Inc.

City of York



Memo

TO: Mayor & Council

FROM: Sarah Ramirez, Capital Program Manager

MEETING DATE: January 7, 2024

SUBJECT: Hidden Lakes Stormwater Improvement – Bids & Solicitations

9.2 GENERAL INFORMATION

On November 25th Staff held a public bid opening for the Hidden Lakes Stormwater Improvement project. This project will repair the 36" discharge pipe blowout from historical rain events, and the improvement is to install 150 linear feet of 54" pipe, install a new junction box, riprap apron, grading, and seeding. Two complete bids were received.

STAFF RECOMMENDATIONS

Staff recommends awarding this project to Construction Resource Group based on being the lowest and most responsive bidder.

ATTACHMENT(S):

Bid Opening Sign-In

Certified Bid Tabulation for Hidden Lakes Stormwater Improvement

Project Map

REQUESTED ACTION

Council's approval to award Construction Resource Group the bid for Hidden Lakes Stormwater Improvement in the amount of \$168,385.40.



BID TABULATION

PROJECT: Hidden Lakes Drive SW Improvements **DATE/TIME:** 25 Nov 2024 2:00PM

STAFF PRESENT: Sarah Ramirez, Amy Craig, Ben Wright

PUBLIC PRESENT: See Sign-In Sheet

BIDDER	BID AMOUNT
Construction Resource Group	\$205,845
Faulkner Development & Engineering	\$238,000

COMPLETED BY: Amy A. Craig, Municipal Clerk
Signature, Title

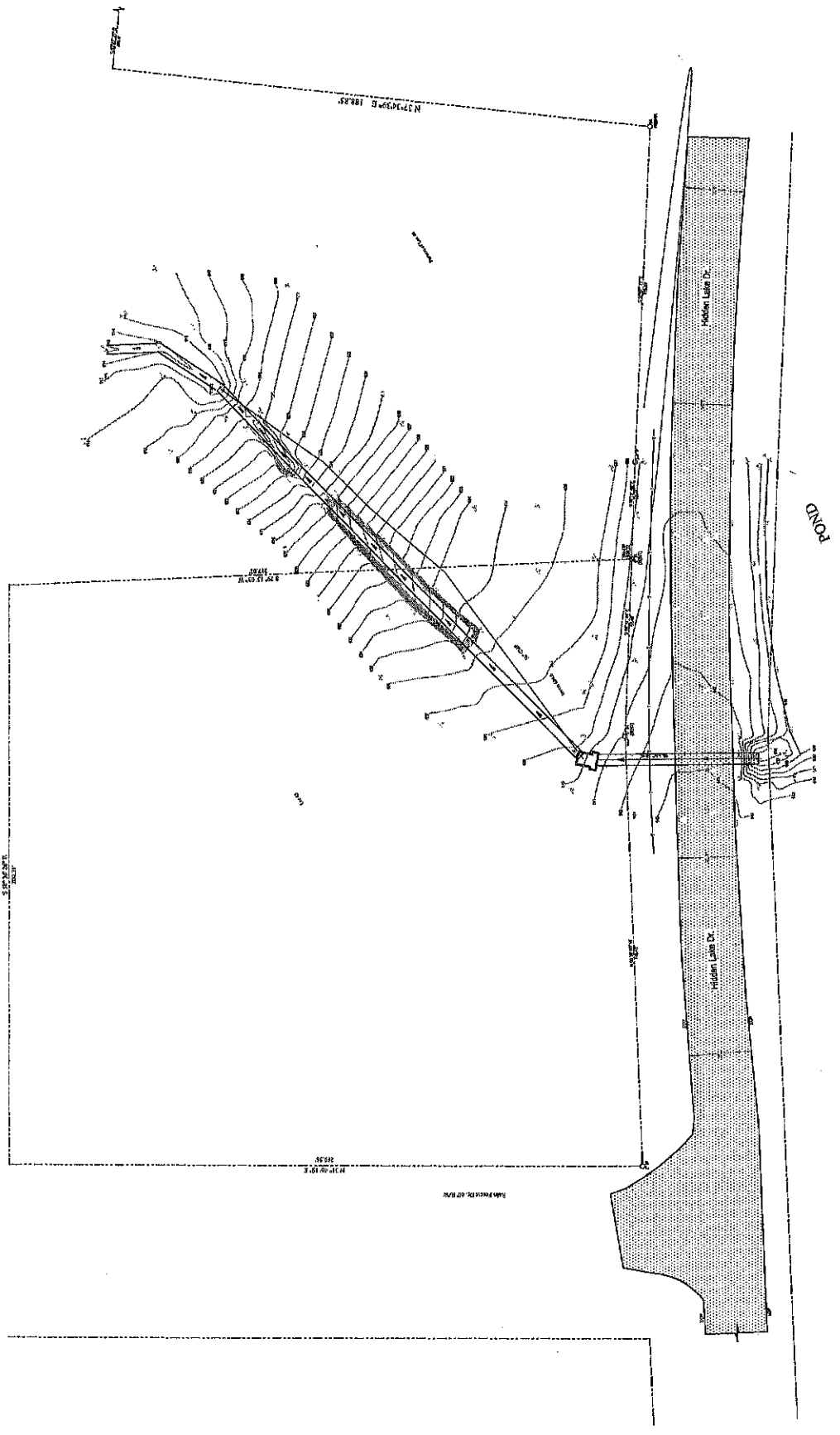
Bid Tabulation REVISED 12-4-2024



Client: City of York, South Carolina	Firm:
Project: Hidden Lake Dr. storm Drainage Pipe Replacement	Company Address:
Project No.: 24-0007	Company Rep.:
City Contact: Ms. Sarah Ramirez	Tel:
Mr. Ben Wright	Email:

Division	No.	Line Item	Quantity	Unit	Unit cost	Total
1-General	1	Regulatory requirements / permitting	1	LS	\$385.40	\$385.40
2-Surveying	2	Construction surveying	1	LS	\$7,500.00	\$7,500.00
3-Mobilization	3	Mobilization	1	LS	\$10,000.00	\$10,000.00
4-Const. Entrance	4	10'W x20'x1"LD- 2" to 3" well graded aggregate (D50)	1	LS	\$5,000.00	\$5,000.00
4-Sediment/Erosion Control	5	Silt Fence	50	LF	\$20.00	\$1,000.00
5-Demolition	6-a	Removal of one exist. junction box-brick	7	CY	\$150.00	\$1,050.00
	6-b	Removal of one exist. junction box-conc.	9	CY	\$150.00	\$1,350.00
	6-c	Removal of exist. 36" CMP pipe	175	LF	\$30.00	\$5,250.00
	6-d	Removal of exist. dirt to place the new pipe	162	CY	\$25.00	\$4,050.00
	6-e	Clearing & Grubbing	1	LS	\$4,000.00	\$4,000.00
6-Material Disposal	7-a	Disposal & fee of brick/conc.	14	TN	\$50.00	\$700.00
	7-b	Disposal & fee of brick/conc.	18	TN	\$50.00	\$900.00
	7-c	Disposal & fee of 36" CMP pipe	5	TN	\$50.00	\$250.00
	7-d	Disposal & fee of tree brush	30	TN	\$40.00	\$1,200.00
	7-e	Disposal & fee of top/spoiled soil	60	TN	\$40.00	\$2,400.00
7-Quality Control	8-a	Soil density-nuclear method-Technician	5	hrs	\$500.00	\$2,500.00
	8-b	Pipe foundation density-nuclear method-Technician	5	hrs	\$500.00	\$2,500.00
8-Grading	9	Excavation, grading, and backfilling	1	LS	\$5,625.00	\$5,625.00
9-Storm Drainage Pipe	10-a	54" Aluminum CMP pipe	150	LF	\$400.00	\$60,000.00
9-Storm Drainage Pipe	11-a	Foundation material	27	CY	\$80.00	\$2,160.00
	11-b	Bedding material	27	CY	\$80.00	\$2,160.00
	11-c	Class I mat. well graded gravel	70	CY	\$80.00	\$5,600.00
	11-d	Native Clean Mat.	96	CY	\$80.00	\$7,680.00
	11-e	Final backfill (1.5')	85 79	CY	\$80.00	\$6,800.00
	11-f	6" riprap	14	CY	\$200.00	\$2,800.00
	11-g	30'x10' woven fiber-riprap underlayment	300	SF	\$10.00	\$3,000.00
10-Junction Box	11-a	6w x 6L x 8D prefabricated reinforced conc. box	1	LS		\$11,600.00
	11-b	Gasket/color for the 54" pipe	1	EA	\$1,000.00	\$1,000.00
	11-c	Junction box 24" diam metal cover	1	EA	\$500.00	\$500.00
11-Outlet	11-a	Final end section	1	EA		
	11-b	Rip rap bed	6	CY	\$250.00	\$1,500.00
12-V Shape Channel	12	Gass channel/swale avg. d=2.25 (start d=4.5, end d=0)	45	LF	\$65.00	\$2,925.00
13-Seeding & Fertilizer	13-a	Seeding & Fertilizer		LS	\$5,000.00	\$5,000.00
					Bid Total:	\$168,385.40

HIDDEN LAKE DRIVE STORM DRAINAGE PIPE REPLACEMENT



Drawn by: Patrick Smith, P.E.
 Designated: Samantha Lee
 Date: 12/07/25 Scale: 1" = 20'
 Job No.: SD/12-07-25

Sheet Title: **Existing Condition**
 Sheet No.: CS

Project: **Hidden Lake Dr. Pipe
 Pipe Replacement**
 Parcel #: 07-21331
 Tel: (704) 234-0020

Address: 2020 Independence Commerce Dr., Suite E & F
 Matthews, NC 28105
 Cell: (843) 467-6478
 Email: patrick@theengineeringpros.com
 Website: www.theengineeringpros.com

Date: 12/11/2023 7:21:28 AM, AutoCAD PDF (High Quality Print).pc3

City of York



Memo

TO: Mayor & Council

FROM: Sarah Ramirez, Capital Program Manager

MEETING DATE: January 7, 2024

SUBJECT: Comprehensive Plan and Downtown Master Plan – Bids & Solicitations

9.2 GENERAL INFORMATION

On December 5th, City staff conducted a public bid opening for the Comprehensive Plan and Downtown Master Plan Project. Key tasks include:

- **Review & Analysis:** Evaluate existing data, plans, and studies, and analyze trends in housing, population, and land use.
- **Community Engagement:** Facilitate inclusive public input through meetings, interviews, and online tools to build consensus.
- **Comprehensive Plan:** Address 10 elements, including land use, transportation, housing, economic development, and resiliency.
- **Downtown Master Plan:** Create a vision for revitalization with strategies for streetscape improvements, economic growth, cultural preservation, and housing.
- **Implementation:** Provide prioritized recommendations and funding strategies to ensure project success.

The City received nine complete proposals. On December 9th, a selection committee, including Dalton Pierce, Sarah Ramirez, Jeff Wilkins, Mary Hunter, Rebecca Mestas, and David Breakfield, convened to evaluate the submissions and identify three finalist firms for interviews.

Following detailed interviews with each firm, the committee reconvened on December 19th to make a final selection. Stewart was chosen as the preferred firm, largely due to their successful work in Fountain Inn and their strategic partnership with Retail Strategies and Creech & Associates.

STAFF RECOMMENDATIONS

Staff recommends awarding this project to Stewart based on the recommendation of the Comprehensive Plan and Downtown Master Plan Committee.

ATTACHMENT(S):

Bid Documents

REQUESTED ACTION

Council's approval to award Stewart the bid for the Comprehensive Plan and Downtown Master Plan not to exceed \$210,000.



BID TABULATION

PROJECT: Comprehensive Plan & Downtown Master Plan **DATE/TIME:** 5 Dec 2024 2:00PM

STAFF PRESENT: Sarah Ramirez, Amy Craig, Becky Mestas

PUBLIC PRESENT: See Sign-In Sheet

BIDDER	BID AMOUNT
Plusurbia	\$ 186,600
Landplan Group South, Inc.	\$ 146,500
Kimley Horn	\$ 247,500
Bolton & Menk	\$ 116,900 - \$ 248,500
Conduit Planning	Missing Cost Summary
Stewart	\$ 210,000
TSW	\$ 220,550
Inspire Placemaking Collective	\$ 175,000
Dover, Kohl, and Partners	\$ 418,940
Benchmark Planning	\$ 169,150 Independently \$ 142,500 Concurrently

COMPLETED BY: Amy Craig, Municipal Clerk
Signature, Title

City of York



Memo

TO: Mayor & Council

FROM: Sarah Ramirez, Capital Program Manager

MEETING DATE: January 7, 2024

SUBJECT: Drainage Study – Bids & Solicitations

9.2 GENERAL INFORMATION

On December 19th Staff held a public bid opening for the Drainage Study project. This study aims to assess current drainage conditions, identify areas of concern, and propose solutions to improve stormwater management and mitigate flooding risks in English Gardens, Poplar Acres and Cannon Mills. Four complete bids were received. Staff met to review the bids and selected Keck & Woods.

STAFF RECOMMENDATIONS

Staff recommends awarding this project to Keck & Woods based on being the lowest and most responsive bidder, as well as their familiarity with our water & sewer system.

ATTACHMENT(S):

Cost Proposal

REQUESTED ACTION

Council's approval to award Keck & Woods the bid for the English Gardens Drainage Study in the amount of \$52,000.



BID TABULATION

PROJECT: City of York Drainage Study RFQ **DATE/TIME:** Dec. 19, 2024 2:00pm

STAFF PRESENT: Sarah Ramirez, Amy Craig, Becky Mestas,

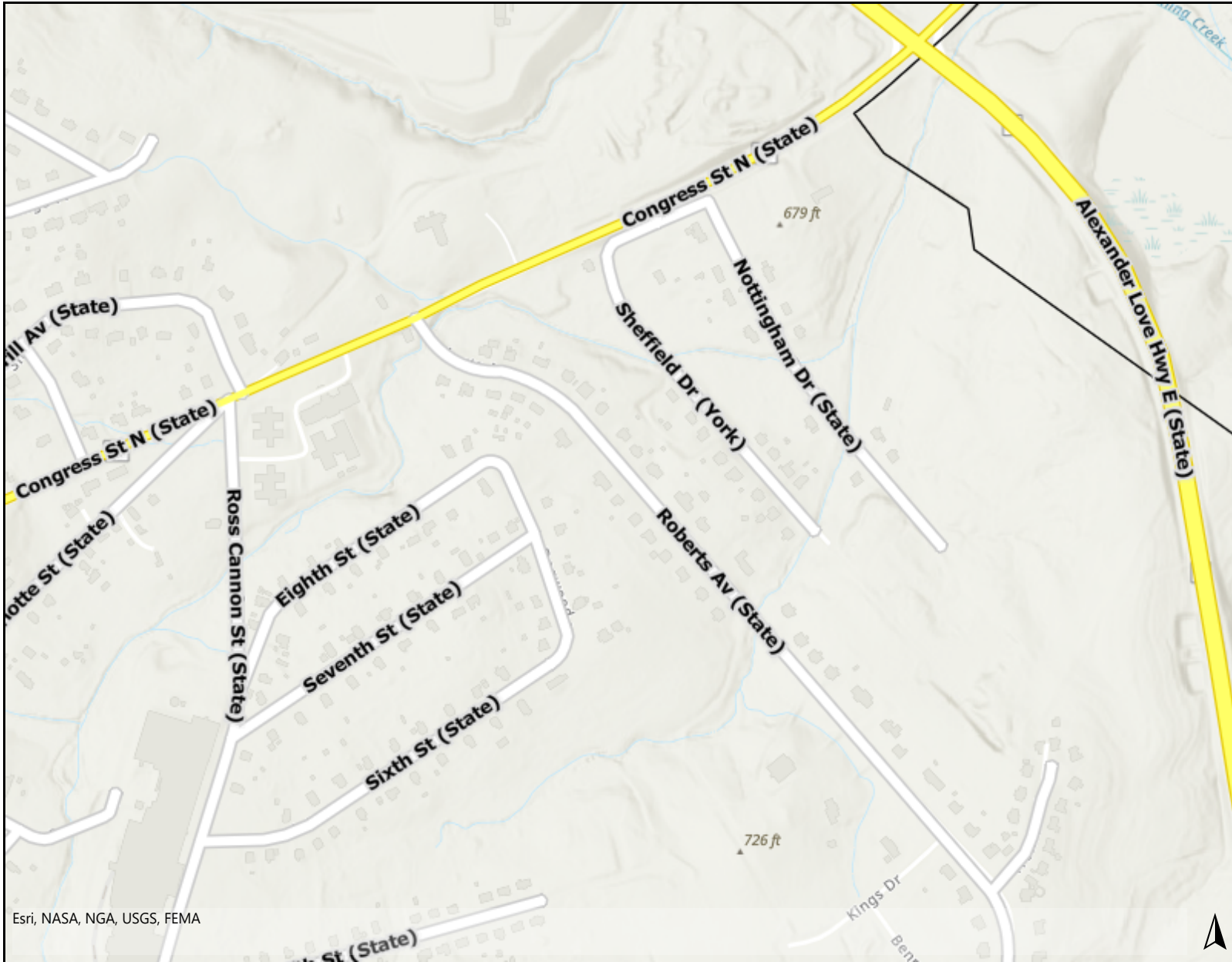
PUBLIC PRESENT: See Sign-In Sheet Ben Wright, Mike Regal, Dalton Pierce

BIDDER	BID AMOUNT
KCI Technologies	\$ 166,555.00
Kimley Horn	\$ 180,000.00
Keck & Wood	\$ 52,000.00
Alliance Consulting	\$ 97,200.00

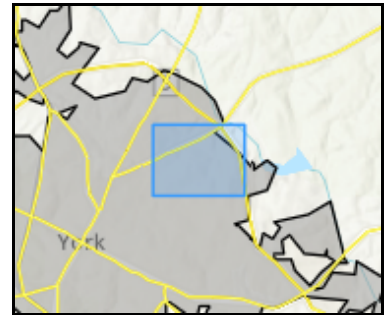
COMPLETED BY: Amy Craig, Municipal Clerk
Signature, Title



City of York Drainage Study Area

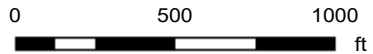


Esri, NASA, NGA, USGS, FEMA



Legend

Notes



Disclaimer: While every effort is made to keep information provided over the internet accurate and up-to-date, York County does not certify the authenticity or accuracy of such information. No warranties, express or implied, are provided for the records and/or mapping data herein, or for their use or interpretation by the User.

City of York

Memo

TO: Mayor & Council

FROM: Sarah Ramirez, Capital Program Manager

MEETING DATE: January 7, 2025

SUBJECT: Resolution 25-01 Risk Management



9.3 GENERAL INFORMATION

Resolution 25-01 Risk Management

The Municipal Association of South Carolina (MASC) recommends that each South Carolina municipality establish a Risk Management Committee. In alignment with this recommendation, the City of York annually provides a Resolution to Council to affirm its compliance. The City of York takes a proactive approach to risk management through the work of its three dedicated committees: the Safety Committee, the Accident Review Committee, and the Health and Wellness Committee.

These committees play a vital role in reviewing risk management concerns related to incidents and implementing measures to prevent future occurrences. Additionally, adopting an annual Resolution for Risk Management ensures that all members of the organization understand their individual responsibilities and duties. Together, these committees contribute significantly to fostering a safe, healthy, and secure working environment for all.

ATTACHMENTS

- A. Resolution 25-01 Risk Management

STATE OF SOUTH CAROLINA

)

COUNTY OF YORK

)

)

CITY OF YORK

RESOLUTION 25-01

WHEREAS, the City of York realizes that it has the responsibility to provide a safe work environment for its employees and that each pursue the highest standards in his/her assigned activities, all municipal employees must recognize that the wellbeing of persons involved in the protection of our physical resources is as important as the activity and work being performed.

NOW, THEREFORE, BE IT RESOLVED by the City Council of York, South Carolina:

The City of York has established a risk management committee to propose risk management policy to Council for adoption. The risk management coordinator will monitor compliance with adopted policies on a continuing basis;

The City of York has appointed a risk management coordinator who has been assigned the responsibility of organizing the overall safety and loss control efforts, review losses and loss trends, make recommendations for prevention, prompt training and awareness and assign other safety responsibilities as needed;

Each employee will be responsible for his/her own personal safety and for the safe completion of assigned tasks. The City requires its employees to respond to all planned safety efforts and to perform their assigned jobs in the safest manner possible;

The City of York recognizes the need to manage public funds prudently. It further recognizes that municipal government, with its full range of services, is considered a high-risk operation;

The City of York is dedicated to managing the risks of providing services for its citizens and will do all it can to prevent losses and create a safe workplace for employees. Recognizing that losses will inevitably occur; the City considers no losses acceptable and will make efforts to identify and treat all loss exposures;

BE IT FURTHER RESOLVED that the City of York is committed to doing all in its power to make its safety and loss control program a success and expects all employees to assist in this effort by contributing expertise and by following all established rules and procedures.

ADOPTED in Council of the City of York, South Carolina, duly assembled this 7th day of January 2025.

Michael D. Fuesser, Mayor

ATTEST: _____
Municipal Clerk

City of York



Memo

TO: Mayor & Council

FROM: Sarah Ramirez, Capital Program Manager

MEETING DATE: January 7, 2024

SUBJECT: Railroad Avenue Sidewalk – Establishment of Just Compensation

GENERAL INFORMATION

The Railroad Avenue Sidewalk project requires acquiring right-of-way easements from property owners along the project route. Professional and review appraisals have been completed, establishing fair compensation amounts for the easements on two properties located at 35 and 33 Railroad Avenue. Upon approval, property owners will be presented with offer-to-purchase agreements for their review and signature, allowing the project to progress.

STAFF RECOMMENDATIONS

Staff recommends Council approve the proposed just compensation amounts to initiate the homeowner agreement process.

ATTACHMENT(S):

1. Establishment of Just Compensation
2. Property Appraisals

REQUESTED ACTION

Council's approval of the just compensation amounts for the Railroad Avenue Sidewalk Project.

ESTABLISHMENT OF JUST COMPENSATION

RESOLUTION IDENTIFIER NO. 25-02

WHEREAS, waiver valuation or Tedford & Associates
appraisal report(s) by _____
for parcel(s) shown below was presented to the City of York City Council
for their review; and

WHEREAS, a review appraiser has confirmed and certified to the validity of the valuation established in the appraisal reports (if an appraisal was prepared); and

WHEREAS, all work performed to date is in compliance with the Final Government-wide Rule Implementing Changes to the Uniform Relocation Act (Public Law 100-17), State Law, and Grants Administration Policies and Procedures.

NOW, THEREFORE BE IT RESOLVED:

That just compensation is hereby established for each parcel of property to be acquired as follows:

Parcel #:	Address:	Just Compensation Amount:
0700911002	35 Railroad Avenue, York, SC 29745	\$1,140
0700911003	33 Railroad Avenue, York, SC 29745	\$840

Signature of Chief Elected Official

Attest

Date: _____

Date: _____

**TEDFORD & ASSOCIATES
PO BOX 1677
FORT MILL, S.C. 29716**

APPRAISAL REPORT

OF

**THE SIDEWALK ACQUISITION PROJECT
LOCATED AT 33 RAILROAD AVENUE
(LOTS 13-16)
YORK, SOUTH CAROLINA**

**SUBMITTED TO:
THE CITY OF YORK
10 NORTH ROOSEVELT STREET
YORK, SOUTH CAROLINA
29745**

**Prepared By:
Stewart Tedford, MAI, SRA, AI-GRS, CCIM
SC CG 333**

November 22, 2024

City of York
10 Rossevelt Street
York, South Carolina
29745

RE: 0.014 Acre Acquisition

Dear Client:

I'm pleased to submit the attached appraisal report concerning the market value of the proposed partial acquisition of the property located at 33 Railroad Avenue, York, South Carolina. According to the county GIS, the site contains 0.3443 acres (14,941 square feet). The property is improved with a fair quality single-unit dwelling which, according to the county GIS, contains approximately 1,224 square feet of gross living area. The home appears to be in good condition.

Plans call for the acquisition of a 0.014 acre (628 SF) portion of the property for the Railroad Avenue Sidewalk Project. I have employed the extraordinary assumption that the improvements will not be impacted by the acquisition. If this proves not to be the case, it may affect the appraisal results.

The purpose of this appraisal was to form an opinion of the market value of the subject property acquisition as described in the body of this report. The effective date of the report is October 23, 2024, the date that I inspected the subject property. The date of this report is November 22, 2024.

The valuation assignment entails an appraisal transmitted by an appraisal report. The use of the appraisal is to provide data and conclusions to be used by the client to assist the clients with a financial decisions relating to collateral evaluation. The assumptions and the real estate referenced above are more clearly defined in the General Assumptions and Limiting Conditions section of this report. Furthermore, there is another specific condition salient to the valuation of the property.

The attached Appraisal Report has been prepared to comply with my understanding of the requirements of the Appraisal Institute which includes the Uniform Standards of Professional Appraisal Practice. I submit the attached appraisal report containing the report containing the results of my investigation and my opinion of value of the subject R/W. It has been a pleasure to serve you in this manner.

Sincerely,



Stewart Tedford, MAI, SRA, AI-GRS
SC CG 333

CERTIFICATION

I certify that, to the best of my knowledge and belief,

The statements of fact contained in this appraisal report are true and correct.

The reported analysis, opinions and conclusions are limited only by the reported assumptions and limiting conditions, and are my personal, unbiased professional analysis, opinions and conclusions.

I have no present or prospective interest in the property that is the subject of this report, and I have no personal interest or bias with respect to the parties involved.

The compensation is not contingent on a specified value or an action or event resulting from the analysis, opinions, or conclusions in, or the use, of this report.

The analysis, opinions, or conclusions were developed, and this report has been prepared, in conformity with the requirements of the Code of Ethics and Standards of Professional Practice of the Appraisal Institute.

The use of this report is subject to the requirements of the Appraisal Institute relating to review of its duly authorized representatives.

As of the date of this report, Stewart B. Tedford, MAI, has completed the requirements of the continuing education program of the Appraisal Institute, and is currently certified in the State of South Carolina - No. CG 333.

Stewart B. Tedford, MAI, SRA, made a personal inspection of the property that is the subject of this report on October 23, 2024. The property owners were not available to attend the inspection.

The value arrived at in this report is a result of analysis of financial and market data available at the time of the assignment and deemed reasonable in the current economic climate.

In the preparation of this appraisal report, Stewart B. Tedford, MAI, gathered the information, comparable sales, inspected the property and prepared the analysis and conclusions. No one other than the undersigned prepared the analysis, conclusions and opinions concerning the value of the real estate set forth in this appraisal report. I have provided no other services, as an appraiser or in any other capacity, regarding the property that is the subject of this report within the three-year period immediately preceding this assignment.



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GENERAL ASSUMPTIONS AND LIMITING CONDITIONS

This Appraisal Report and resulting opinion of market value is subject to the following assumptions and limiting conditions:

1. The forecasts, projections, or operating estimates contained herein are based upon current market conditions, anticipated short-term supply and demand factors, and a continued stable economy. Therefore, these forecasts are subject to changes in future conditions. Value estimates in this appraisal report are stated in United States currency as of the date of the appraisal.
2. No responsibility is assumed for the legal description or for matters including legal or title considerations. Title is assumed to be marketable and in Fee Simple, unless otherwise stated in this appraisal report.
3. The property is appraised free and clear of all existing liens and encumbrances, including deed restrictions and developers' agreements, unless otherwise stated in this appraisal report.
4. Information furnished by others is believed to be true, correct, and reliable. A reasonable effort has been made to verify such information; however, no responsibility for its accuracy is assumed by the appraiser.
5. Maps, plats, and exhibits included in this appraisal report are for illustration only, as an aid in visualizing matters discussed within the report. They should not be considered a survey or relied upon for any other purpose. The appraiser has not made a survey of the property, and no responsibility is assumed in connection with such matters.
6. The physical condition of the improvements described herein was based on a visual, walk-through inspection. No liability is assumed for the soundness of structural members, building components, mechanical equipment, plumbing, or electrical components as no professional tests were made of the same. The appraiser assumes that no hidden or unapparent conditions of the property, subsoil, or structures exist, which would render the property more or less valuable. The appraiser assumes no responsibility for such conditions, or for engineering which might be required to discover such factors. The appraiser recommends that the client obtain an opinion from a competent engineering firm.
7. It is assumed that there is full compliance with all applicable federal, state, and local environmental regulations and laws unless noncompliance is stated, defined, and considered in this appraisal report.

8. It is assumed that all applicable zoning and use regulations and restrictions have been complied with, unless a nonconformity has been stated, defined, and considered in this appraisal report.

9. It is assumed that all required licenses, certificates of occupancy, consents, or other legislative or administrative authority from any local, state, or national government or private entity or organization have been or can be obtained or renewed for any use on which the value estimate(s) contained in this report is based.

10. It is assumed that the utilization of the land and improvements is within the boundaries or property lines of the property described and that no encroachment or trespass exists, unless noted in this appraisal report.

11. Value estimates in this appraisal report apply only to the entire property, and cannot be prorated to individual portions or fractional interests. Any proration or division of interest will invalidate the value estimate(s), unless such proration or division of interests is set forth in this appraisal report.

12. The appraiser is not required to give testimony or attendance in court by reason of this appraisal, with reference to the property in question, unless arrangements have been made previously in writing. The fee charged for this appraisal does not include testimony or further consultation.

13. Unless otherwise stated in this appraisal report, the appraiser did not observe the existence of hazardous material which may have been present on the property. The appraiser has no knowledge of the existence of such materials on or in the property. The appraiser, however, is not qualified to detect such substances. The presence of substances such as asbestos, urea-formaldehyde foam insulation, or other potentially hazardous materials may affect the property value. Value estimates within this appraisal report are predicated on the assumption that there is no such material on or in the property that would cause a loss in value. No responsibility is assumed for any expertise or engineering knowledge required to discover them. The appraiser recommends that appropriate experts be retained to investigate and determine to what extent, if any, such substances are present and what risks, if any, are involved.

14. Unless otherwise noted in this appraisal report, no consideration in the valuation process has been given to sub-surface rights that may be found on the subject property.

SUMMARY OF IMPORTANT FACTS AND CONCLUSIONS

This summary must remain attached to the accompanying report in order for the value opinions cited herein to be considered valid.

Property Location:	33 Railroad Avenue, York SC
Effective Date of Appraisal:	October 23, 2024
Date of Report:	November 22, 2024
Tax Map Number:	079-09-11-003
Site Area Before:	0.344 Acres, More or Less
Site Area After:	0.330 Acres, More or Less
Area To Be Acquired:	0.014 Acres
Temporary Easement:	0 Acres
Property Owner:	Donald F & Sandra Rinehart
Zoning:	R-7
Present Use	Single-Unit Residential
Highest & Best Use Before:	Single-Unit Residential
Highest & Best Use After:	Single-Unit Residential
Interest Appraised:	Fee Simple
Before Value Indication:	\$20,640
After Value Indication:	\$19,800
Difference:	\$ 840
(+) Temporary Easement:	\$ 0
Value Indication:	\$ 840
Damages to Remainder:	\$ 0

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IDENTIFICATION OF SUBJECT PROPERTY

The subject property consists of an 0.3443 acre parcel site which is improved with a existing single-unit home which contains approximately 1,200 square feet of gross living area. The dwelling is a average quality structure which appears to be in good condition. The property is located about 350 feet southwest of the intersection of Railroad Avenue and East Liberty Street, in York, South Carolina.

Plans call for the acquisition of a 0.014 acre portion of the site for the Railroad Avenue Sidewalk Project. No improvements will be affected by the acquisition.

After many years of stabile growth in York, the city is now in a revitalization phase as evidenced by the adaptive reuse and re-purposing of many of the commercial properties in the downtown area. Further, there are eight new or planned residential (or planned development) subdivisions in town. With a current population of just under 9,000 residents, this amount of new development is unprecedented for the town.

The subject is identified in the York County Assessor's Office as tax map parcel 070-09-11-003. The property, titled to Donald F. & Saundra Rinehart, is also identified in the OCC for York County County in deed reference 1661/15. I have attached a copy of this deed is attached to the addenda of this report

SALES HISTORY OF THE PROPERTY

The subject property has not sold or been listed for sale anytime in the past five years.

PURPOSE AND DATE OF THE APPRAISAL

The purpose of this appraisal assignment is to form an opinion of the market value of the acquisition. The effective date of this appraisal is October 23, 2024, the date that I inspected the property. The date of the report is November 22, 2024.

PROPERTY RIGHTS APPRAISED

The property is appraised in fee simple. A fee simple estate can be defined as absolute ownership unencumbered by any other interest or estate, subject only to the limitations imposed by the governmental powers of taxation, eminent domain, police power, and escheat. No current Certificate of Title was made available to ascertain restrictions or other encumbrances.

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INTENDED USE & USERS OF THE APPRAISAL

The intended use of this appraisal is determine the market value of the acquisition. No other use is intended by me.

The intended user of this report the City of York. No other users are intended by me.

DEFINITION OF MARKET VALUE

Market value is defined as: The most probable price which a property should bring in a competitive and open market under all conditions requisite to a fair sale, the buyer and seller each acting prudently and knowledgeably, and assuming the price is not affected by undue stimulus. Implicit in this definition is the consummation of a sale as of a specified date and the passing of title from seller to buyer under conditions whereby:

1. Buyer and seller are typically motivated;
2. Both parties are well informed or well advised, and acting in what they consider their own best interests;
3. A reasonable time is allowed for exposure in the open market;
4. Payment is made in terms of cash in U.S. dollars or in terms of financial arrangements comparable thereto; and
5. The price represents the normal consideration for the property sold unaffected by special or creative financing or sales concessions granted by someone associated with the sale.

SOURCE: The Appraisal Institute, The Dictionary of Real Estate Appraisal, 7th Edition.

SCOPE OF THE APPRAISAL

The Uniform Standards of Professional Appraisal Practice (USPAP) defines scope of work as “the type and extent of research and analysis in an assignment”. Scope of work includes, but is not limited to:

- the extent to which the property is identified;
- the extent to which tangible property is observed;
- the type and extent of data researched; and
- the type and extent of analysis applied to arrive at opinions or conclusions.

Assignment Elements

The problem to be solved is to form one or more opinions about value. This purpose necessitates identification of seven assignment elements listed below.

1.	The Client	City of York
	Client’s Interest in Property Appraised	Project Coordinator
2.	Other Intended Users	
3.	Intended Use	Transaction Support
4.	Standard/Definition of Value Used	Market Value
5.	Key Dates	
	Report Preparation Date	November 22, 2024
	Date Property was Observed	October 23, 2024
	Effective Date of Appraisal	October 23, 2024
6.	Assignment Conditions	
	Extraordinary Assumptions	Applicable
	Hypothetical Conditions	Applicable
	Jurisdictional Exceptions	None Apply

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Other N/A

The 7th assignment element is relevant characteristics about the property appraised. These characteristics are typically categorized as physical, legal and economic.

7a. Physical

Existing Property Use Single-Unit Residential
Property Use Reflected in Value Opinion Single-Unit Residential
Sources of Information About the Property Exterior Observation, Client, Assessor's Records

7b. Legal

Category of Property Appraised Real Property
Estate Appraised Fee Simple
Legal Issues Considered No Atypical Legal Issues

7c. Economic

Effect of Leases on Value Not Applicable
Cost Information Not Applicable

Extent of Services Provided

Number of Value Opinions Provided 3
Value Opinion(s) Reflect The Worth Of The Property Appraised As Improved
Extent Of Report Preparation Summary
Report Preparation Complies With Requirements Set Forth in USPAP Standards Rule 2-2(a)
Other Reporting Requirements None

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Extent of Data Research	Regional Geographic Area
Data Sources	MLS, Public Records, Investors
Documents Considered	MLS, Public Records, Investors
Data Verification	Direct & Indirect Methods
Assignment Complexity	Non Complex

Appraisal Development

Appraisal development is the extent of research and analyses that produce one or more credible opinions of value for one or more specifically identified intended users and an explicitly stated intended use. In this context, credible is defined as “worthy of belief”.

Depending upon the intended use, intended users, and agreements between the appraiser and the client, the appraisal development process may include several, but not necessarily all of the following tasks.

- observation of the property appraised
- research for appropriate market data
- data verification
- consideration of influential market area, physical, economic, and governmental factors
- determination of the subject’s highest and best use(s), if appropriate
- development of one or more applicable approaches to value
- reconciliation of value indications
- preparation of this report

In most cases, the core valuation process begins with a highest and best use analysis. This is essential because it establishes a framework for the proper selection of comparables. Cited comparables should have the same highest and best use as the property appraised.

If some property modification like new construction is contemplated, a feasibility analysis may be appropriate. In some cases, feasibility may simply be justified by inferred market evidence like low vacancy or rising rents.

According to USPAP, all approaches that are applicable to the interest being appraised and necessary to produce credible results must be developed. The type of highest & best use; extent of feasibility considered; and the relevance of each major approach are listed below.

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Highest & Best Use	An Inferred Analysis
Feasibility Analysis:	Separate Feasibility Analysis Not Developed
Cost Approach	Not Applicable
Sales Comparison Approach	Included
Income Approach	Not Applicable

For this report, I have relied exclusively on the sales comparison approach to value the subject in the before and after.

For this report, the extraordinary assumption that I have employed is that the improvements (dwelling) will not be affected by the acquisition. If this proves not to be the case, it may affect the appraisal results.

The hypothetical condition which I have employed is that the subject is that in the after, the sidewalk acquisition is in place. That is currently not the case.

APPRAISED VALUE, ASSESSED VALUE AND TAX LOAD

For property tax purposes, the subject property has been appraised by the York County Assessor.

Real property tax bills in South Carolina are Ad Valorem (based on market value). The adopted market value is then by an assessment percentage to arrive at the assessed value of the property. The assessed value is then multiplied by the tax rate to determine the property tax bill.

The assessment percentage is based on the use of the property. In the case of legal residence and agricultural properties, the assessment percentage is 4%. In the case of rental housing, commercial properties and vacant land, the assessment percentage is 6%. Industrial and manufacturing properties are assessed at 10.5%. The subject property has been classified as owner-occupied and is assessed at 4% of taxable value.

For 2024, the most recent tax year, the total appraised value of the subject was \$118,776. This can be partitioned into a \$14,000 land value and a \$104,776 building value. The assessed value was \$4,751 and the tax load was \$743.05.

The site value estimate appears to be below market value.

ZONING

The subject is zoned R-7 under the authority of the City of York.

Purpose: It is the intent of this section that the R-7 zoning districts be developed and reserved for a slightly higher population density than permitted in [the] R-15 district. The principal use of land is for single-family and two-family dwellings and for related recreational, educational, and religious facilities required to provide an attractive and stable residential area. The regulations for this district are intended to deny any use by commercial or industrial facilities which would adversely affect the residential character of the district.

Permitted uses: 1. Any use permitted in the R-15 residential district. 2. Cluster housing in accordance with the provision set forth in this section [section VIII]. 3. Boarding or tourist houses. 4. Cemeteries. 5. Family day care home. 6. Duplex.

Conditional uses: 1. Temporary limited use of a trailer or mobile home may be permitted if the primary residence is destroyed by fire or act of God. Such temporary use requires a special temporary use permit from the planning commission, and such permit shall expire one year after date of issuance. 2. Private kindergarten or preschool nursery provided that plans for such facilities receive the written approval of the state department of social services and the city planning commission.

Special exception: Cluster housing in accordance with the provisions set forth in the zoning ordinance. **Temporary Uses:** Contractor's office and equipment sheds or trailers for a period not to exceed 12 months, provided that such office and equipment shall be placed on the property to which it is appurtenant.

A full discussion of this zoning district is beyond the scope of this appraisal.

I am not aware of any deed restrictions or other constraints that would impact the use of the property.

NEIGHBORHOOD ANALYSIS

Neighborhoods are characterized by groupings of land uses that compliment one another and are affected by similar forces that affect value. Consequently, neighborhoods and neighborhood occupants tend to have relatively common interests which are expressed in real estate, as uniformity in use; therefore, a neighborhood displays a greater degree of homogeneity than larger areas that surround the subject property.

The subject is located in the southwest quadrant of the city of York (the county seat of York County) that is defined primarily by established low to average quality single-unit residential housing, as well a multi-unit townhouse (York Townhouses), and vacant land. Many of the yards here, as well as the streets are lined with mature hardwoods.

In terms of neighborhood life cycle (growth, stability, decline and revitalization), the subject area is in a revitalization phase of development with effective demand continuing to exceed available supply. This is evidenced by the sales of new single-unit homes being developed here. The new homes are typically 3 bed/2 bath homes configurations containing between 1,250 to 1,265 square feet of gross living area. The price range for the new homes is \$265,000 to \$280,000. Marketing times are currently 90 days or less. This pattern should continue into the foreseeable future. Given that the average price of a single-unit dwelling in the City of York is about \$350,000, it follows that there is a viable market for homes here in the \$265,000-\$280,000 price range. Mortgage interest rates and marketing times have risen to historic norms - 5% to 6%, however, this has dampened effective demand as the days of 2% to 3% mortgage interest rates are in the past. In effect, there is a pressing need for affordable housing here. It may be that in the near future, it will not be unusual for potential buyers to rent as opposed to buy.

Available utilities include community water, sanitary sewer, electricity, gas and telecommunications.

Transportation linkages (time/distance relationships) are considered to be good as schools, shopping, government services, and convenience stores are all within a five minute drive-time.

Protection from detrimental conditions is commonly not considered to be adequate as, without zoning, there are a limited range of restrictions on land development options here. Police and fire protection are assumed to be adequate.

SITE & ACQUISITION DATA

Location:

The subject is located on the southwest side of Railroad Avenue, southwest of the intersection of East Liberty Street and Railroad Avenue in York, South Carolina.

Site Size:

The larger parcel contains about 0.344 acres and its shape is regular. According to the plat provided to me the acquisition area contains 0.014 acres.

Access:

Direct access is available from Railroad Avenue.

Topography:

The topography of the site is relatively level and at or about street grade.

Utilities:

My understanding is that community water, electricity, natural gas, and telecommunications serve the site are available.

Soils & Sub-Soils:

I am not aware of any soil or subsoil conditions which preclude development of the site.

Easements and Encroachments:

No adverse easements or encroachments were observed.

Hazardous Waste:

No environmental studies were furnished to the me. I am not aware of any hazardous wastes, environmental hazards, endangered species or any contamination on the site. This appraisal and the appraised value is contingent that there are no environmental hazards, hazardous wastes, contamination, hazardous materials or endangered species on, or in any improvements on, the subject property.

Comments; The site is improved with an average quality home containing about 1,200 square feet of gross living area. The home, which appears to be in good condition, is typical for the neighborhood.

HIGHEST AND BEST USE (Before)

Highest and Best Use is defined as, “the reasonably probable and legal use of vacant land or improved property, which is physically possible, appropriately supported, financially feasible, and that results in the highest value.” The principle of Highest and Best Use may be applied to the land as though vacant and available for its Highest and Best Use or to the property as improved. When analyzing the Highest and Best Use of the property, the potential use must meet all four of the following tests:

- Is the use?
- A. Legally Permitted?
 - B. Physically Possible
 - C. Financially Feasible
 - D. Will that use produce the maximum productivity?

The Highest and Best Use analysis in an appraisal report sets the stage for the analysis in the three approaches to value. In order to properly utilize these three approaches to value, the Highest and Best Use must be accurately determined. Highest and Best Use of the site assumes that a parcel of land is vacant or can be made vacant by demolishing any improvements. With this assumption uses that create value can be identified, and the appraiser can begin to select comparable properties and estimate land value.

Legally Permissible - Zoning regulations, deed restrictions and subdivision regulations generally limit the use to which a site may be put. The property is zoned R-7, and I am aware of no deed restrictions associated with the site.

The existing single-unit residential use of the property complies with the zoning regulations.

Physically Possible - The subject property is a 0.3443 acre (14,998 SF) parcel.

The subject has safe and direct access from Railroad Avenue.

The shape of the site is rectangular and functional for its current development.

The topography is relatively level.

The subject has access to all utilities, including community water and sanitary sewer.

The site is improved with an existing low quality home which appears to be in fair condition.

Financial Feasible - The feasibility of a particular use depends on the demand for that use. Within the context of this report financial feasibility is measured by looking at the use which satisfies expenses and provides a positive return.

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Within the context of what is legally permissible and physically possible, the existing residential land use has been financially feasible. No other use was deemed by me to be a financially feasible.

Maximally Productive - The use which produces the highest return to the land over the longest period of time is the Highest and Best Use of the site. Within the context of what is legally permissible and what uses are physically possible, and financially feasible, I conclude that the maximally productive use of the site is for the existing residential use. A new home of similar size and quality would be the most appropriate use, however, it is clear the existing home continues to contribute to the value of the site as the property "as improved" exceeds the value of the unimproved site.

The intended user would be a space user (owner occupier). The timing of acquisition would be immediately.

APPRAISAL METHODOLOGY

In appraisal practice, an approach to value is included or omitted based on its applicability to the property type being valued and the quality and quantity of information available.

COST APPROACH

The cost approach is based upon the proposition that the informed purchaser would pay no more for the subject than the cost to produce a substitute property with equivalent utility. This approach is particularly applicable when the property being appraised involves new (or relatively new) improvements that represent the highest and best use of the land, or when relatively unique or specialized improvements are located on the site and for which there exist few sales or leases of comparable properties.

As no improvements will be impacted by the easement, the Cost Approach is not applicable.

SALES COMPARISON APPROACH

The sales comparison approach utilizes sales of comparable properties, adjusted for differences, to indicate a value for the subject. Valuation is typically accomplished using physical units of comparison such as price per square foot, price per unit, price per floor, etc., or economic units of comparison such as gross rent multiplier. Adjustments are applied to the physical units of comparison derived from the comparable sale. The unit of comparison chosen for the subject is then used to yield a total value. Economic units of comparison are not adjusted, but rather analyzed as to the relevant differences, with the final estimate derived based on the general comparisons.

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I have utilized the Sales Comparison Approach to value the subject as this is the method that investors utilize to invest in land in this market.

INCOME APPROACH

Vacant land in this area is not typically purchased for its income-producing potential. As such, I have excluded the Income Approach from this report.

LAND VALUATION (Before)

In estimating the value of the subject property, the most reliable and persuasive method involves the utilization and consideration of comparable sales. These are usually and most often sales of property which may be similar to the subject property; which may be similarly situated; or which may have a similar utility. Often, due to differences in time of sale, location, size, shape, terrain, these sales may require adjustment to bring them into more effective comparison with the subject property.

In order to value the subject site, I located five reasonably comparable land sales around the subject property market area. Where possible, I verified the sales price, visually inspected each sale and obtained zoning information on each. I then selected a unit of comparison. In this market, I have concluded that the most reliable unit of comparison is price per acre.

The comparable sales data of each sale utilized, as well as a comparison table, follows.

Each sale was analyzed with consideration of the following elements of comparison:

1. Property rights conveyed.
2. Financing terms.
3. Conditions of sale.
4. Date of sale.
5. Location.
6. Physical characteristics.

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LAND SALE ONE

Location:	57 Railroad Avenue, York, SC
Tax Map Number:	070-09-12-001
Property Rights Sold	Fee simple
Financing	Conventional
Date of Sale	09/2021
Sales Price:	\$35,000
Site Size (Acres):	0.70, More or Less, (30,492 SF)
Price/Acre:	\$50,000
Price/SF:	\$1.15
Zoning:	R-15
Shape:	Slightly Irregular
Topo:	Variable
Available Utilities:	All Available
Street Surface:	Paved
Verification:	Deed, Inspection, Assessor's Records

Remarks: This sale is located on the same road as the subject. The asking price was \$35,000. The site was on the market for one day.

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LAND SALE TWO

Location:	137 New Street, York, SC
Tax Map Number:	070-13-07-008
Property Rights Sold	Fee simple
Financing	Conventional
Date of Sale	06/2024
Sales Price:	\$37,500
Site Size (Acres):	0.58 Acres (25,265 SF)
Price/Acre:	\$63,793
Price/SF:	\$1.48
Zoning:	R-7
Shape:	Slightly Irregular
Topo:	Variable
Available Utilities:	All Available
Street Surface:	Paved
Verification:	Deed, Inspection, Assessor's Records

Remarks: This location is considered to be equal to the subject.

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LAND SALE THREE

Location:	512 California Circle, York, SC
Tax Map Number:	070-14-01-022
Property Rights Sold	Fee simple
Financing	Conventional
Date of Sale	12/2023
Sales Price:	\$45,000
Site Size (Acres):	0.73 Acres (31,799 SF)
Price/Acre:	\$61,644
Price/SF:	\$1.42
Zoning:	R-7
Shape:	Slightly Irregular
Topo:	Variable
Available Utilities:	All Available
Street Surface:	Paved
Verification:	Deed, Inspection, Assessor's Records

Remarks: The was a wooded lot and the asking price for this site was \$45,000. The property was on the market for 3 days. This location is considered to be equal to the subject.

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LAND SALE FOUR

Location:	Lot 2 Maiden Lane, York, SC
Tax Map Number:	070-13-05-007
Property Rights Sold	Fee simple
Financing	Conventional
Date of Sale	05/2024
Sales Price:	\$50,000
Site Size (Acres):	0.92, (40,075 SF)
Price/Acre:	\$54,348
Price/SF:	\$1.24
Zoning:	R-7
Shape:	Slightly Irregular
Topo:	Variable
Available Utilities:	All Available
Street Surface:	Paved
Verification:	Deed, Inspection, Assessor's Records

Remarks: This sale is located in an analogous area of York. This location is equal to the subject.

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LAND SALE FIVE

Location:	129 Sharon Road, York, SC
Tax Map Number:	07-12-01-011
Property Rights Sold	Fee simple
Financing	Conventional
Date of Sale	11/2023
Sales Price:	\$50,000
Site Size (Acres):	1.00, More or Less (43,560 SF)
Price/Acre:	\$50,000
Price/SF:	\$1.15
Zoning:	R-7
Shape:	Slightly Irregular
Topo:	Variable
Available Utilities:	All Available
Street Surface:	Paved
Verification:	Deed, Inspection, Assessor's Records

Comments: This sale is located in an analogous area of York. This location is equal to the subject.

SALES CHART

	Subject	Sale 1	Sale 2	Sale 3	Sale 4	Sale 5
Location	Railroad Av	Railroad Av	New Street	California Circle	Maiden Lane	Sharon Road
Date of Sale	N/A	09/2021	06/2024	12/2023	05/2024	11/2023
Price	N/A	\$35,000	\$37,500	\$45,000	\$50,000	\$50,000
Size (Acres)	0.344	0.70	0.58	0.73	0.92	1
Price/Acre	N/A	\$50,000	\$63,793	\$61,644	\$54,348	\$50,000
Market Condition Adj.	N/A	13%	2%	4%	2%	4%
Adj. Price/Acre	N/A	\$56,500	\$65,069	\$64,110	\$55,435	\$52,000
Size	0.344	Equal	Equal	Equal	Equal	Equal
Size Adj	N/A	0	0	0	0	0
Location	Urban	Equal	Equal	Equal	Equal	Equal
Location Adj	N/A	0	0	0	0	0
Shape	Regular	Equal	Equal	Equal	Equal	Equal
Shape Adj	N/A	0	0	0	0	0
Topo	Level	Equal	Equal	Equal	Equal	Equal
Topo Adj.	N/A	0	0	0	0	0
Access	Direct	Equal	Equal	Equal	Equal	Equal
Access Adj	N/A	0	0	0	0	0
Net Adj.	N/A	0	0	0	0	0
Adj. Price/Acre	N/A	\$56,500	\$65,069	\$64,100	\$55,435	\$68,250

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SALES ANALYSIS

I have utilized price per acre as the unit of comparison in this analysis.

The range of adjusted prices per acre is \$55,435 to \$65,069 with a mean of \$60,581/acre

For this assignment, I have applied a 4% annualized market condition adjustment to account for price changes over time. The adjustment was derived from MLS stats for York.

No other adjustments to the sale prices were required.

For this report, I am giving the equal weight to each sale and choosing \$60,000/acre as the indicated market value before the acquisition.

$0.344 \text{ acres} \times \$60,000/\text{ac} = \$20,640$

HIGHEST & BEST USE AFTER

In the after, the site will contain about 0.330 acres. The highest & best use of the property after is the same as the highest and best use before.

PERMANENT EASEMENT

The sidewalk will permanently encumber 0.014 acres. No improvements will be negatively affected by the easement. Although the property owner will retain use of the site for the existing use, I have attributed 100% loss of the area taken.

Utilizing the same data-set and indicated per acre price utilized in the before, I have determined that the market value of the subject to be \$60,000/acre

$0.330 \text{ Acres} \times \$60,000/\text{Acre} = \$19,800$

DAMAGES TO THE REMAINDER

There are no damages to the remainder.

BENEFITS TO THE REMAINDER

I have estimated no measurable financial benefits to the remainder.

Tedford & Associates

ALLOCATION OF VALUES

Before Value	\$20,640
After Value	\$19,800
Difference:	\$ 840
(+) Temporary Easement:	\$ 0
R/W Value Estimate:	\$ 840
(+) Damages to Remainder	\$ 0

In my opinion, as of October 23, 2024, the market value of the acquisition is \$840.

EIGHT HUNDRED FORTY DOLLARS

PHOTOGRAPH ADDENDUM

Borrower or Owner

Property Address 33 Railroad Avenue

City York

County York

State SC

Zip Code 29745-1930

Client



FRONT VIEW



SIDE VIEW



33 Railroad Avenue
ACQUISITION AREA
ON LEFT - NORTH VIEW

Location Map

Borrower or Owner			
Property Address 33 Railroad Avenue			
City York	County York	State SC	Zip Code 29745-1930
Client			

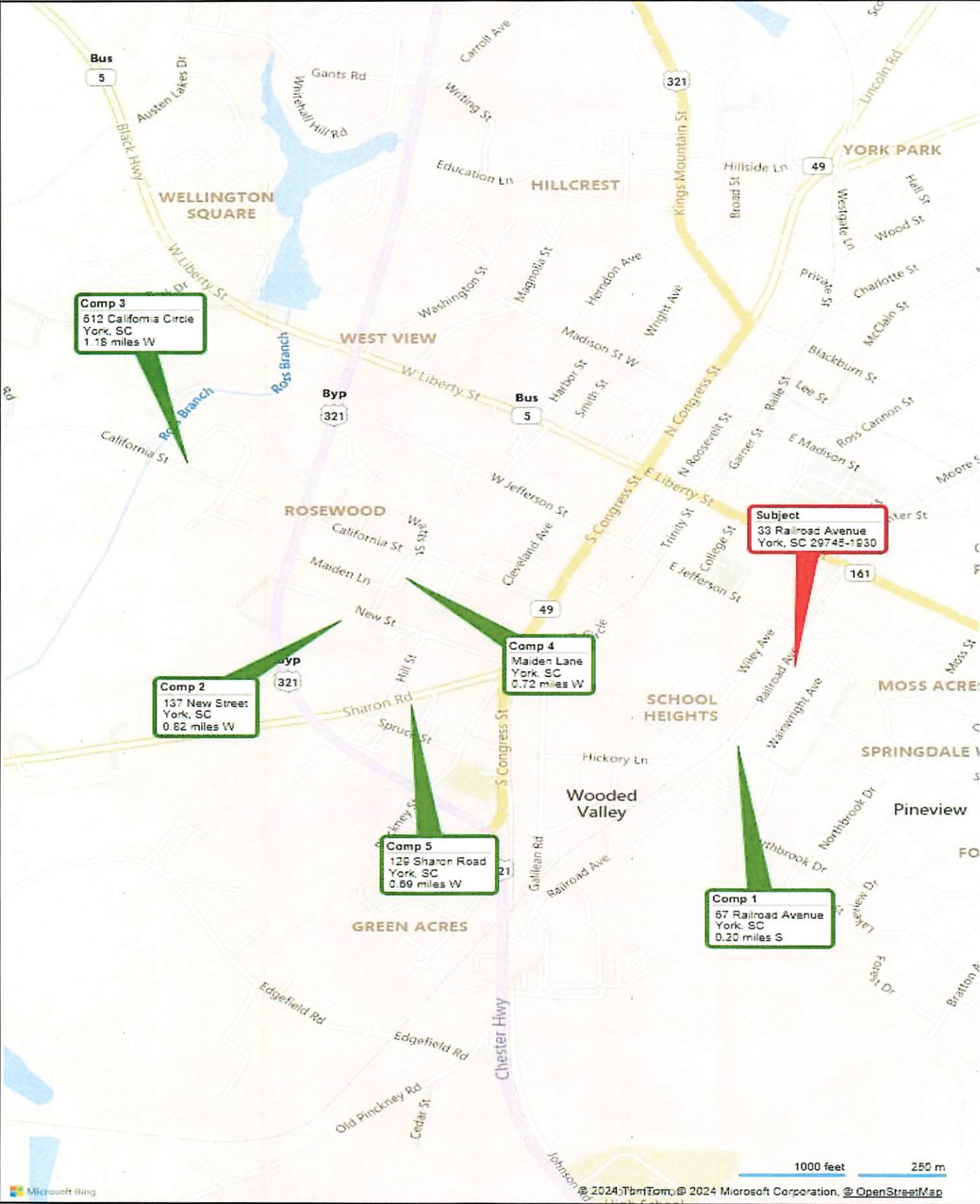
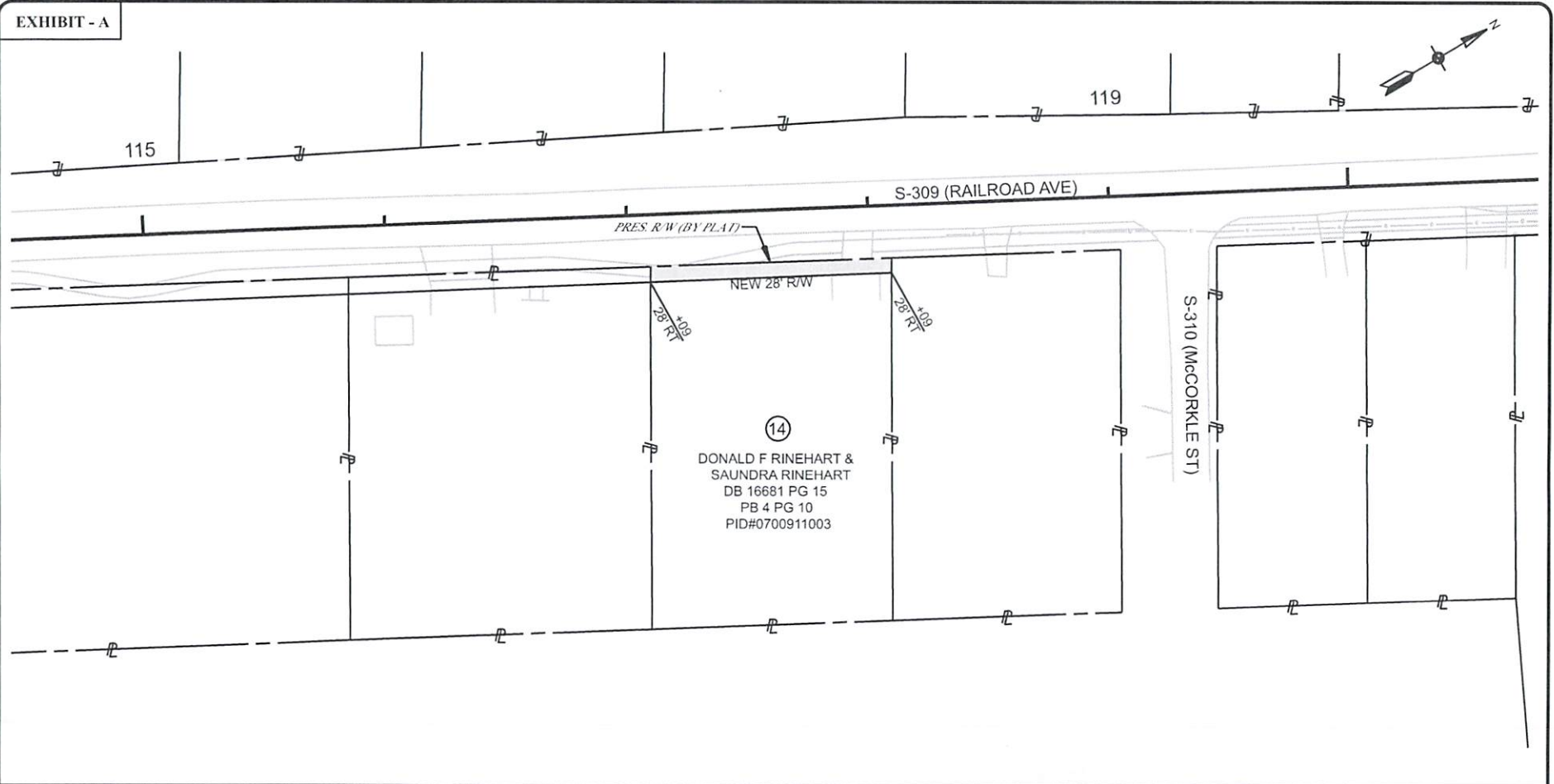


EXHIBIT - A



AREA OF ACQUISITION FROM TRACT: 14

R/W TO BE ACQUIRED:
628 S.F. (0.014 AC.)

CE# 9868_EXHIBITS

SCALE: 1"=50'

DATE: 04/25/2024

York County Property Report

Summary

Parcel Number 0700911003
Account # 82133

Tax District 1 YR
Land Unit Classification RIO 33 RAILROAD AVE
(Note: Not zoning info)

Acres / Lot 1
Legal Description 33 RAILROAD AVE
(Note: Not to be used on legal documents.)

Neighborhood EASTWOOD APT
section 1



Scanned Property Card

Property Card *Property cards were last updated on 12/31/2019*

Owner(s)

RINEHART DONALD F & SAUNDRA
33 RAILROAD AVE
YORK SC 29745

Valuation

Market Land Value	14000
+ Market Improvement Value	104776
+ Market Misc Value	0
= Total Market Value	118776
Taxable Land Value	14000
+ Taxable Improvement Value	104776
+ Taxable Misc Value	0
- Ag Credit Value	0
= Total Taxable Value	118776
Assessed Land Value	560
+ Assessed Improvement Value	4191
+ Assessed Misc Value	0
= Total Assessed Value	4751

Sales

Sale Date	Sale Price	Book	Page	Grantor	Grantee
11/08/2017	125000	16681	15	YORK-CLOVER HOMEBUILDERS INC	RINEHART DONALD F & SAUNDRA
03/16/2017	12000	16281	194	FORD CYNTHIA LEE	YORK-CLOVER HOMEBUILDERS INC
02/10/2015	1	14661	161	DARTY MARGARET LOUISE	FORD CYNTHIA LEE

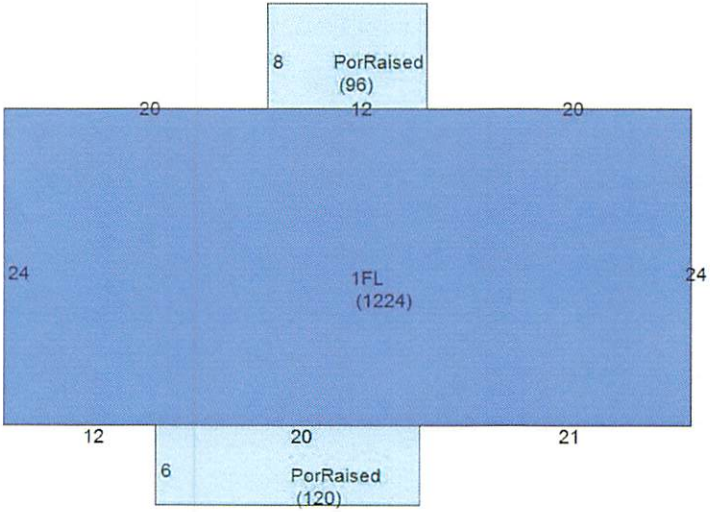
Land

Land Use	Number of Units	Unit Type	Land Type
RESIDENTIAL IMPROVED OC	1	Lot	Site

Buildings

Style	Residential	Roof Type	
Gross Sq Ft	1440	Roof Coverage	
Finished Sq Ft	1224	Flooring Type	
Stories	1.0	Heating Type	
Interior Walls		Bedrooms	
Exterior Walls	Siding/Shingles	Full Bathrooms	2
Year Built	2017	Half Bathrooms	0
Garage		3/4 Bathrooms	
Porch		Fireplaces	0
Foundation			

Area Description	Sketch Area	Finished Area
1 FLOOR LIVING	1224	1224
Porch (Raised C/R)	216	0



YORK COUNTY, SC	
2017048160	DEED
RECORDING FEES	\$10.00
STATE TAX	\$325.00
COUNTY TAX	\$137.50
11-08-2017	08:17:32 AM
BK:RB 16681 PG:15-16	

Drawn By and Return To:
 Steltzner Law, PC
 454 South Anderson Road, Suite 302, BTC Box 519
 Rock Hill, SC 29730

YORK COUNTY ASSESSOR
Tax Map:
070-09-11-003
Date: 11/08/2017

E H

STATE OF SOUTH CAROLINA COUNTY OF YORK)))	GENERAL WARRANTY DEED (Title to Real Estate)
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KNOW ALL MEN BY THESE PRESENTS, that YORK-CLOVER HOME BUILDERS, INC. (hereinafter "Grantor"), for and in consideration of the sum of ONE HUNDRED TWENTY-FIVE THOUSAND AND NO/100 DOLLARS (\$125,000.00), the receipt and sufficiency of which is here acknowledged, has granted, bargained, sold and released, and by these presents do grant, bargain, sell and release unto the said DONALD F. RINEHART AND SAUNDRA RINEHART, (hereinafter "Grantee"), as Joint Tenants with Right of Survivorship and not as Tenants in Common, all Grantor's remaining right, title, and equitable or legal interest in and to, the following-described real property, to-wit:

All that certain lot of land situated on Railroad Avenue in the Town of York, County of York, State of South Carolina, having a frontage on said Railroad Avenue of 100 feet, more or less, and running back a uniform width for a depth of 100 feet, more or less, the width on the rear being 100 feet, more or less, and being made up of Lots Nos. 13, 14, 15 and 16 on Plat of East Wood made by J.D. Justice in October 1944 of record in the RMC Office for York County, SC in Plat Book 4 Pages 10 and 11, and being four lots conveyed to John Moore by N.A. Trexler, et al, by deed in Deed Book 115 at Page 273, said RMC Office to which said deed and plat and recorded thereof reference is herewith made for a more particular description, and incorporated herein as part of this description.

DERIVATION: This being the same property conveyed to York-Clover Home Builders, Inc. by Warranty Deed of Cynthia Lee Ford dated March 15, 2017 and recorded in Record Book 16281, Page 194, York County Records.

York County Tax Map No.: 070-09-11-003

Grantee Address: 33 Railroad Avenue, York, SC 29745

TOGETHER with all and singular, the rights, members, hereditaments and appurtenances to the said premises belonging or in anywise incident or appertaining.

TO HAVE AND TO HOLD, all and singular the said premises before mentioned unto the said Grantee, and Grantee's heirs and assigns forever.

AND GRANTOR DOES hereby promise, for themselves and Grantor's heirs, successors, assigns, and representatives, to warrant and forever defend the above premises unto the Grantee, Grantee's heirs and assigns, against the Grantor and Grantor's heirs, successors, assigns, and representatives and against every person whomsoever lawfully claiming, or to claim, the same or any part thereof.

WITNESS the Hand and Seal of the Grantor this the 7th day of November, 2017.

Signed, Sealed and Delivered
in the presence of:

[Signature]
Witness No. 1
[Signature]
Witness No. 2 (NOTARY)

York-Clover Home Builders, Inc.

BY: Mary S Willis
Gary S. Willis
Authorized Signor

STATE OF SC

COUNTY OF York

I, Donovan M Steltzner, a Notary Public for the State and County aforesaid, do hereby certify that York-Clover Home Builders, Inc. personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and official seal, this the 7 day of November, 2017

[Signature]
Notary Public, State of SC

My Commission Expires:

(SEAL)

Donovan M. Steltzner
Notary Public, State of South Carolina
My Commission Expires 10/11/2023



York County

south carolina

TREASURER & FINANCE

Please Note: There is a \$350,000 per transaction limit on e-checks. This system works in all modern web browsers. Please make sure that your browser is updated. If your E Check payment is refunded, it may take 15-20 business days before the process is complete.

Owner Information

RINEHART DONALD F & SAUNDRA
33 RAILROAD AVE
YORK SC 29745

Payment Information

Status	Unpaid
Last Payment Date	
Postmark Date	
Amount Paid	\$0.00

Property Information

Parcel Number	070-09-11-003
District	1X
Acres	1
Assessed Value	\$4,751
Appraised Value	\$118,776

Bill Information

Record Type	Property
Tax Year	2024
Receipt	093134-24-3
Due Date	01/15/2025

Taxes

Base Taxes	\$2,526.11
Credit	-\$1,783.06
Penalty	\$0.00
Costs	\$0.00

Total Due

\$743.05

Description

33 RAILROAD AVE

Penalty Dates

	Penalty	Amount Due
January 16	3%	\$765.34
February 4	10%	\$817.36
March 18	15%	\$854.51



**REAL ESTATE QUALIFICATIONS AND BACKGROUND
STEWART B. TEDFORD, MAI, SRA, AI-GRS, CCIM**

TEDFORD & ASSOCIATES, LLC

**Real Estate Appraiser Board
State Certified General Real Estate Appraiser (South Carolina, & North Carolina)
CG 333, A4215**

**South Carolina Real Estate Commission
Broker-In-Charge
550965294**

Specialization

Single-Unit Residential, Retail, Restaurants, Office, Forensic Appraisals, Retail, Right-Of-Way, Timberland, Conservation Easements, Subdivision Analysis, Condemnation, Property Tax Appeals, Apartments, Low-Income Housing Tax Credit Property, Investment Analysis, Yellow Book, Industrial

Professional Designations and Advanced Degree

MAI (Member, Appraisal Institute). Continuing education complete through 6-30-2024.

SRA (Senior Residential Appraiser, Appraisal Institute). Continuing education completed through 6-30-2026.

AI-GRS (General Review Appraiser, Appraisal Institute). Continuing education completed through 6-30-2026.

CAE (Certified Assessment Evaluator). International Association of Assessing Officers.

CCIM (Certified Commercial Investment Member). Commercial Investment Real Estate Institute.

South Carolina Certified General Appraiser, CG333 Continuing education complete through 6-30-2026.

North Carolina Certified General Appraiser, A4215 Continuing education complete through 6-30-2025.

MBA Winthrop University, Rock Hill, South Carolina. 1992 (evening classes).

BS-Botany Clemson University, Clemson, South Carolina. 1978

City of York APPRAISAL REVIEW

Project ID No.	N/A	Road/Route	Railroad Avenue	County	York
				Tract No.	33 Railroad

	Before Value	After Value	Acquisition Value		
Appraisal No. 1	\$20,640	\$19,800	\$840		
Appraisal No. 2			\$0		
Appraiser Name/Certification	Stewart Tedford, MAI #333	Date of Value:	10/23/2024	Report Date:	11/22/24

Land Acquired	\$840.00	<i>(Including Site Improvements)</i>
Improvements Acquired	\$0.00	
Damages to Remainder	\$0.00	
Cost to Cure	\$0.00	
Less Benefits to Remainder		
(1) Total	\$840.00	
Plus Uneconomic Remainder		
(2) Total	\$840.00	

Temporary Right of Way:	\$0.00	for	0	sf/acres of land.
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Fair Market Rent:	<i>(From Paragraph 33 of Standard Report)</i>
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Right of Way:	\$840.00	For: 0.014 acres or 628 SF
Damages (minus benefits):	\$0.00	
(1) Total:	\$840.00	

OR

Plus Uneconomic Remainder:	\$0.00	<i>(Enter value of uneconomic remainder.)</i>
(2) Total:	\$840.00	for:

Comments/Explanations:

Adequacy and Relevance of Data: An adequate amount of data was utilized. All five comparables are sales of vacant land from within the subject market and are relevant to the analysis.


Proper Adjustments: Other than market conditions, no adjustments were made as the appraiser determined the comparables had similar overall characteristics relative to the subject.

Appraisal Methods and excluded approaches: The Sales Comparison Approach was utilized. The Cost and Income Approaches were excluded due to the subject being valued as vacant land.

Description of Acquisition: Permanent Easement of 0.014 acre or 628 SF along the subject frontage of Railroad Ave.

Is the Fair Market Value Appropriate and Reasonable: The value concluded appears to be appropriate and reasonable.

SCDOT Administrative Review:

	
Andrew Stoddard Technical Review Appraiser S.C. Real Estate Appraiser # 5662	
Date of Review:	November 26, 2024

Desk
Review
Required

SCDOT Representative	
Approved for Negotiations	
Date:	

APPRAISAL REVIEW SUMMARY

I have visually inspected the property and all comparable sales selected from sales data brochure.	<input checked="" type="checkbox"/> Yes
If No, Explain:	
Real property interest being appraised:	Fee Simple

The review appraiser has identified the appraisal report as:

	Recommended - as the basis for the establishment of the amount believed to be just compensation. Accepted - meets all requirements, but not selected as recommended or approved. Not accepted		Recommended
--	--	--	--------------------

Answer Yes or No (If, No explain in Comments) to the following questions:

The appraisal meets all applicable standards.	Yes
The data contained in the report is relevant to the appraisal problem.	Yes
The quality and quantity of the data is adequate.	Yes
Adjustments are reasonable and adequately supported.	Yes
The methods and techniques are appropriate and adequately supported.	Yes
The analyses, opinions, and conclusions in the appraisal are reasonable.	Yes

Comments:

Include Highest and Best Use of subject before and after: Single-Unit Residential

Include Site Improvements within acquisition area, cost to cure items and damages as stated in appraisal: None applicable

Additional Comments:

Scope of Work- Review Assignment & Certification of Appraiser

1. The review appraiser has relied on the opinion of title provided by the appraiser and therefore assumes title is good and marketable.
2. The review appraiser has no knowledge of any environmental conditions and assumes the conditions of the appraisal are correct. Review appraiser takes no position on the conditions of subject other than what is expressed in appraisal.
3. This review has been completed as required with the 49 CFR 24.104, SCDOT Appraisal Manual and USPAP.
4. The purpose of the review is to ensure accuracy and quality of work in appraisals prepared for the acquisition of property by the City of York for sidewalk improvements.

Additional Comments:

Just Compensation has been set following the SCDOT appraisal manual appraisal review section IV page 3 subsection c and 49 CFR 24.104.

I certify that to the best of my knowledge are belief:

- the facts and data reported by the reviewer and used in the review process and true and correct.
- the analyses, opinions and conclusions in this review report are limited only by the assumptions and limiting conditions
- I have no present or prospective interest in the property that is the subject of this report and no personal interest with
- I have no bias with respect to the property that is the subject of this report or to the parties involved with this assignment.
- my engagement in this assignment was not contingent upon developing or reporting predetermined results.
- my compensation is not contingent on an action or event resulting from the analyses, opinions, or conclusions in, or the use
- my analyses, opinions, and conclusions were developed and this review report was prepared in conformity with the *Uniform Standards of Professional Appraisal Practice*.

- I did personally inspect the subject property and the supporting comparable properties of the report under review.
- no one provided significant professional assistance to the person signing this review report.
- I have not performed any services on the subject property in the past three years.



Andrew Stoddard
Review Appraiser

S.C. Real Estate Appraiser # 5662

Date: November 26, 2024

Project ID No.

N/A

Tract No.

33 Railroad

DESK APPRAISAL REVIEW SUMMARY

The extent and detail of the review process is, the reviewer has not inspected the subject realty, nor any comparable sales considered by the appraiser(s); the reviewer has checked all information found in the appraisal for accuracy and compliance with standard appraisal techniques and the uniform standards of professional appraisal practice. If errors or omissions are found; the reviewer has asked for corrections to the appraisal.

This review is conducted in compliance with the rules and regulations of the South Carolina Department of Transportation and Federal Highway Administration as required with 49 CFR 24.104. The purpose being to insure the quality of work and accuracy in the SCDOT appraisal.

Answer Yes or No to the following questions:

The appraisal meets all applicable standards. The data contained in the report is relevant to the appraisal problem. The quality and quantity of the data is adequate. Adjustments are reasonable and adequately supported. The methods and techniques are appropriate and adequately supported. The analyses, opinions, and conclusions in the appraisal are reasonable.	
--	--

Comments:

I certify that to the best of my knowledge are belief:

- the facts and data reported by the reviewer and used in the review process and true and correct.
- the analyses, opinions and conclusions in this review report are limited only by the assumptions and limiting conditions
- I have no present or prospective interest in the property that is the subject of this report and no personal interest with
- I have no bias with respect to the property that is the subject of this report or to the parties involved with this assignment.
- my engagement in this assignment was not contingent upon developing or reporting predetermined results.
- my compensation is not contingent on an action or event resulting from the analyses, opinions, or conclusions in, or the use
- my analyses, opinions, and conclusions were developed and this review report was prepared in conformity with the
- I did not inspect the subject property and the supporting comparable properties of the report under review.
- no one provided significant professional assistance to the person signing this review report.
- I have not performed any services on the subject property in the past three years.

(Signature-remove before printing)	
(TYPE NAME)	
Desk Review Appraiser	
S.C. Real Estate Appraiser #	0
Date of Review:	January 0, 1900

Project ID No. N/A
Tract No. 33 Railroad

**TEDFORD & ASSOCIATES
PO BOX 1677
FORT MILL, S.C. 29716**

APPRAISAL REPORT

OF

**THE SIDEWALK ACQUISITION PROJECT
LOCATED AT 35 RAILROAD AVENUE
(LOTS 17-21)
YORK, SOUTH CAROLINA**

**SUBMITTED TO:
THE CITY OF YORK
10 NORTH ROOSEVELT STREET
YORK, SOUTH CAROLINA
29745**

**Prepared By:
Stewart Tedford, MAI, SRA, AI-GRS, CCIM
SC CG 333**

November 22, 2024

City of York
10 Rossevelt Street
York, South Carolina
29745

RE: 0.019 Acre Acquisition

Dear Client:

I'm pleased to submit the attached appraisal report concerning the market value of the proposed partial acquisition of the property located at 35 Railroad Avenue, York, South Carolina. According to the county GIS, the site contains 0.4303 acres (18,744 square feet). The property is improved with a fair quality single-unit dwelling which, according to the county GIS, contains approximately 856 square feet of gross living area. The home appears to be in fair condition.

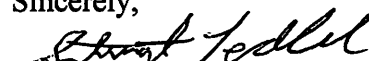
Plans call for the acquisition of a 0.019 acre (837 SF) portion of the property for the Railroad Avenue Sidewalk Project. I have employed the extraordinary assumption that the improvements will not be impacted by the acquisition. If this proves not to be the case, it may affect the appraisal results.

The purpose of this appraisal was to form an opinion of the market value of the subject property acquisition as described in the body of this report. The effective date of the report is October 23, 2024, the date that I inspected the subject property. The date of this report is November 22, 2024.

The valuation assignment entails an appraisal transmitted by an appraisal report. The use of the appraisal is to provide data and conclusions to be used by the client to assist the clients with a financial decisions relating to collateral evaluation. The assumptions and the real estate referenced above are more clearly defined in the General Assumptions and Limiting Conditions section of this report. Furthermore, there is another specific condition salient to the valuation of the property.

The attached Appraisal Report has been prepared to comply with my understanding of the requirements of the Appraisal Institute which includes the Uniform Standards of Professional Appraisal Practice. I submit the attached appraisal report containing the report containing the results of my investigation and my opinion of value of the subject R/W. It has been a pleasure to serve you in this manner.

Sincerely,


Stewart Tedford, MAI, SRA, AI-GRS
SC CG 333

CERTIFICATION

I certify that, to the best of my knowledge and belief,

The statements of fact contained in this appraisal report are true and correct.

The reported analysis, opinions and conclusions are limited only by the reported assumptions and limiting conditions, and are my personal, unbiased professional analysis, opinions and conclusions.

I have no present or prospective interest in the property that is the subject of this report, and I have no personal interest or bias with respect to the parties involved.

The compensation is not contingent on a specified value or an action or event resulting from the analysis, opinions, or conclusions in, or the use, of this report.

The analysis, opinions, or conclusions were developed, and this report has been prepared, in conformity with the requirements of the Code of Ethics and Standards of Professional Practice of the Appraisal Institute.

The use of this report is subject to the requirements of the Appraisal Institute relating to review of its duly authorized representatives.

As of the date of this report, Stewart B. Tedford, MAI, has completed the requirements of the continuing education program of the Appraisal Institute, and is currently certified in the State of South Carolina - No. CG 333.

Stewart B. Tedford, MAI, SRA, made a personal inspection of the property that is the subject of this report on October 23, 2024. The property owner was not available to attend the inspection, however, they were invited.

The value arrived at in this report is a result of analysis of financial and market data available at the time of the assignment and deemed reasonable in the current economic climate.

In the preparation of this appraisal report, Stewart B. Tedford, MAI, gathered the information, comparable sales, inspected the property and prepared the analysis and conclusions. No one other than the undersigned prepared the analysis, conclusions and opinions concerning the value of the real estate set forth in this appraisal report. I have provided no other services, as an appraiser or in any other capacity, regarding the property that is the subject of this report within the three-year period immediately preceding this assignment.



GENERAL ASSUMPTIONS AND LIMITING CONDITIONS

This Appraisal Report and resulting opinion of market value is subject to the following assumptions and limiting conditions:

1. The forecasts, projections, or operating estimates contained herein are based upon current market conditions, anticipated short-term supply and demand factors, and a continued stable economy. Therefore, these forecasts are subject to changes in future conditions. Value estimates in this appraisal report are stated in United States currency as of the date of the appraisal.
2. No responsibility is assumed for the legal description or for matters including legal or title considerations. Title is assumed to be marketable and in Fee Simple, unless otherwise stated in this appraisal report.
3. The property is appraised free and clear of all existing liens and encumbrances, including deed restrictions and developers' agreements, unless otherwise stated in this appraisal report.
4. Information furnished by others is believed to be true, correct, and reliable. A reasonable effort has been made to verify such information; however, no responsibility for its accuracy is assumed by the appraiser.
5. Maps, plats, and exhibits included in this appraisal report are for illustration only, as an aid in visualizing matters discussed within the report. They should not be considered a survey or relied upon for any other purpose. The appraiser has not made a survey of the property, and no responsibility is assumed in connection with such matters.
6. The physical condition of the improvements described herein was based on a visual, walk-through inspection. No liability is assumed for the soundness of structural members, building components, mechanical equipment, plumbing, or electrical components as no professional tests were made of the same. The appraiser assumes that no hidden or unapparent conditions of the property, subsoil, or structures exist, which would render the property more or less valuable. The appraiser assumes no responsibility for such conditions, or for engineering which might be required to discover such factors. The appraiser recommends that the client obtain an opinion from a competent engineering firm.
7. It is assumed that there is full compliance with all applicable federal, state, and local environmental regulations and laws unless noncompliance is stated, defined, and considered in this appraisal report.

Tedford & Associates - Sidewalk Acquisition, 35 Railroad Avenue, York, sc

8. It is assumed that all applicable zoning and use regulations and restrictions have been complied with, unless a nonconformity has been stated, defined, and considered in this appraisal report.

9. It is assumed that all required licenses, certificates of occupancy, consents, or other legislative or administrative authority from any local, state, or national government or private entity or organization have been or can be obtained or renewed for any use on which the value estimate(s) contained in this report is based.

10. It is assumed that the utilization of the land and improvements is within the boundaries or property lines of the property described and that no encroachment or trespass exists, unless noted in this appraisal report.

11. Value estimates in this appraisal report apply only to the entire property, and cannot be prorated to individual portions or fractional interests. Any proration or division of interest will invalidate the value estimate(s), unless such proration or division of interests is set forth in this appraisal report.

12. The appraiser is not required to give testimony or attendance in court by reason of this appraisal, with reference to the property in question, unless arrangements have been made previously in writing. The fee charged for this appraisal does not include testimony or further consultation.

13. Unless otherwise stated in this appraisal report, the appraiser did not observe the existence of hazardous material which may have been present on the property. The appraiser has no knowledge of the existence of such materials on or in the property. The appraiser, however, is not qualified to detect such substances. The presence of substances such as asbestos, urea-formaldehyde foam insulation, or other potentially hazardous materials may affect the property value. Value estimates within this appraisal report are predicated on the assumption that there is no such material on or in the property that would cause a loss in value. No responsibility is assumed for any expertise or engineering knowledge required to discover them. The appraiser recommends that appropriate experts be retained to investigate and determine to what extent, if any, such substances are present and what risks, if any, are involved.

14. Unless otherwise noted in this appraisal report, no consideration in the valuation process has been given to sub-surface rights that may be found on the subject property.

SUMMARY OF IMPORTANT FACTS AND CONCLUSIONS

This summary must remain attached to the accompanying report in order for the value opinions cited herein to be considered valid.

Property Location:	35 Railroad Avenue, York SC
Effective Date of Appraisal:	October 23, 2024
Date of Report:	November 22, 2024
Tax Map Number:	079-09-11-002
Site Area Before:	0.4303 Acres, More or Less
Site Area After:	0.4113 Acres, More or Less
Area To Be Acquired:	0.019 Acres
Temporary Easement:	0 Acres
Property Owner:	Michelle Dover
Zoning:	R-7
Present Use	Single-Unit Residential
Highest & Best Use Before:	Single-Unit Residential
Highest & Best Use After:	Single-Unit Residential
Interest Appraised:	Fee Simple
Before Value Indication:	\$25,818
After Value Indication:	\$24,678
Difference:	\$ 1,140
(+) Temporary Easement:	\$ 0
Value Indication:	\$ 1,140
Damages to Remainder:	\$ 0

Tedford & Associates

IDENTIFICATION OF SUBJECT PROPERTY

The subject property consists of an 0.4303 acre parcel site which is improved with a existing single-unit home which contains approximately 856 square feet of gross living area. The dwelling is a low quality structure which appears to be in fair condition. The property is located about 450' south of the intersection of Railroad Avenue and East Liberty Street, in York, South Carolina.

Plans call for the acquisition of a 0.019 acre (837 SF) portion of the site for the Railroad Avenue Sidewalk Project. No improvements will be affected by the acquisition.

After many years of stabile growth in York, the city is now in a revitalization phase as evidenced by the adaptive reuse and re-purposing of many of the commercial properties in the downtown area. Further, there are eight new or planned residential (or planned development) subdivisions in town. With a current population of just under 9,000 residents, this amount of new development is unprecedented for the town.

The subject is identified in the York County Assessor's Office as tax map parcel 070-09-11-002. The property, titled to Michelle Dover, is also identified in the OCC for York County County in deed reference 14234/252. I have attached a copy of this deed is attached to the addenda of this report

SALES HISTORY OF THE PROPERTY

The subject property has not sold or been listed for sale anytime in the past five years.

PURPOSE AND DATE OF THE APPRAISAL

The purpose of this appraisal assignment is to form an opinion of the market value of the acquisition. The effective date of this appraisal is October 23, 2024, the date that I inspected the property. The date of the report is November 21, 2024.

PROPERTY RIGHTS APPRAISED

The property is appraised in fee simple. A fee simple estate can be defined as absolute ownership unencumbered by any other interest or estate, subject only to the limitations imposed by the governmental powers of taxation, eminent domain, police power, and escheat. No current Certificate of Title was made available to ascertain restrictions or other encumbrances.

Tedford & Associates

INTENDED USE & USERS OF THE APPRAISAL

The intended use of this appraisal is determine the market value of the acquisition. No other use is intended by me.

The intended user of this report the City of York. No other users are intended by me.

DEFINITION OF MARKET VALUE

Market value is defined as: The most probable price which a property should bring in a competitive and open market under all conditions requisite to a fair sale, the buyer and seller each acting prudently and knowledgeably, and assuming the price is not affected by undue stimulus. Implicit in this definition is the consummation of a sale as of a specified date and the passing of title from seller to buyer under conditions whereby:

1. Buyer and seller are typically motivated;
2. Both parties are well informed or well advised, and acting in what they consider their own best interests;
3. A reasonable time is allowed for exposure in the open market;
4. Payment is made in terms of cash in U.S. dollars or in terms of financial arrangements comparable thereto; and
5. The price represents the normal consideration for the property sold unaffected by special or creative financing or sales concessions granted by someone associated with the sale.

SOURCE: The Appraisal Institute, The Dictionary of Real Estate Appraisal, 7th Edition.

SCOPE OF THE APPRAISAL

The Uniform Standards of Professional Appraisal Practice (USPAP) defines scope of work as “the type and extent of research and analysis in an assignment”. Scope of work includes, but is not limited to:

- the extent to which the property is identified;
- the extent to which tangible property is observed;
- the type and extent of data researched; and
- the type and extent of analysis applied to arrive at opinions or conclusions.

Assignment Elements

The problem to be solved is to form one or more opinions about value. This purpose necessitates identification of seven assignment elements listed below.

1.	The Client	City of York
	Client’s Interest in Property Appraised	Project Coordinator
2.	Other Intended Users	
3.	Intended Use	Transaction Support
4.	Standard/Definition of Value Used	Market Value
5.	Key Dates	
	Report Preparation Date	November 22, 2024
	Date Property was Observed	October 23, 2024
	Effective Date of Appraisal	October 23, 2024
6.	Assignment Conditions	
	Extraordinary Assumptions	Applicable
	Hypothetical Conditions	Applicable
	Jurisdictional Exceptions	None Apply

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Other N/A

The 7th assignment element is relevant characteristics about the property appraised. These characteristics are typically categorized as physical, legal and economic.

7a. Physical

Existing Property Use	Single-Unit Residential
Property Use Reflected in Value Opinion	Single-Unit Residential
Sources of Information About the Property	Exterior Observation, Client, Assessor's Records

7b. Legal

Category of Property Appraised	Real Property
Estate Appraised	Fee Simple
Legal Issues Considered	No Atypical Legal Issues

7c. Economic

Effect of Leases on Value	Not Applicable
Cost Information	Not Applicable

Extent of Services Provided

Number of Value Opinions Provided	3
Value Opinion(s) Reflect The Worth Of The Property Appraised	As Improved
Extent Of Report Preparation	Summary
Report Preparation Complies With Requirements Set Forth in USPAP Standards Rule	2-2(a)
Other Reporting Requirements	None

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Extent of Data Research	Regional Geographic Area
Data Sources	MLS, Public Records, Investors
Documents Considered	MLS, Public Records, Investors
Data Verification	Direct & Indirect Methods
Assignment Complexity	Non Complex

Appraisal Development

Appraisal development is the extent of research and analyses that produce one or more credible opinions of value for one or more specifically identified intended users and an explicitly stated intended use. In this context, credible is defined as “worthy of belief”.

Depending upon the intended use, intended users, and agreements between the appraiser and the client, the appraisal development process may include several, but not necessarily all of the following tasks.

- observation of the property appraised
- research for appropriate market data
- data verification
- consideration of influential market area, physical, economic, and governmental factors
- determination of the subject’s highest and best use(s), if appropriate
- development of one or more applicable approaches to value
- reconciliation of value indications
- preparation of this report

In most cases, the core valuation process begins with a highest and best use analysis. This is essential because it establishes a framework for the proper selection of comparables. Cited comparables should have the same highest and best use as the property appraised.

If some property modification like new construction is contemplated, a feasibility analysis may be appropriate. In some cases, feasibility may simply be justified by inferred market evidence like low vacancy or rising rents.

According to USPAP, all approaches that are applicable to the interest being appraised and necessary to produce credible results must be developed. The type of highest & best use; extent of feasibility considered; and the relevance of each major approach are listed below.

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Highest & Best Use	An Inferred Analysis
Feasibility Analysis:	Separate Feasibility Analysis Not Developed
Cost Approach	Not Applicable
Sales Comparison Approach	Included
Income Approach	Not Applicable

For this report, I have relied exclusively on the sales comparison approach to value the subject in the before and after.

For this report, the extraordinary assumption that I have employed is that the improvements (dwelling) will not be affected by the acquisition. If this proves not to be the case, it may affect the appraisal results.

The hypothetical condition which I have employed is that the subject is that in the after, the sidewalk acquisition is in place. That is currently not the case.

APPRAISED VALUE, ASSESSED VALUE AND TAX LOAD

For property tax purposes, the subject property has been appraised by the York County Assessor.

Real property tax bills in South Carolina are Ad Valorem (based on market value). The adopted market value is then by an assessment percentage to arrive at the assessed value of the property. The assessed value is then multiplied by the tax rate to determine the property tax bill.

The assessment percentage is based on the use of the property. In the case of legal residence and agricultural properties, the assessment percentage is 4%. In the case of rental housing, commercial properties and vacant land, the assessment percentage is 6%. Industrial and manufacturing properties are assessed at 10.5%. The subject property has been classified owner-occupied and is assessed at 4% of taxable value.

For 2024, the most recent tax year, the total appraised value of the subject was \$45,400. This can be partitioned into a \$14,000 land value and a \$31,400 building value. The assessed value was \$1,816 and the tax load was \$490.49.

The site value estimate appears to be below market value.

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ZONING

The subject is zoned R-7 under the authority of the City of York.

Purpose: It is the intent of this section that the R-7 zoning districts be developed and reserved for a slightly higher population density than permitted in [the] R-15 district. The principal use of land is for single-family and two-family dwellings and for related recreational, educational, and religious facilities required to provide an attractive and stable residential area. The regulations for this district are intended to deny any use by commercial or industrial facilities which would adversely affect the residential character of the district.

Permitted uses: 1. Any use permitted in the R-15 residential district. 2. Cluster housing in accordance with the provision set forth in this section [section VIII]. 3. Boarding or tourist houses. 4. Cemeteries. 5. Family day care home. 6. Duplex.

Conditional uses: 1. Temporary limited use of a trailer or mobile home may be permitted if the primary residence is destroyed by fire or act of God. Such temporary use requires a special temporary use permit from the planning commission, and such permit shall expire one year after date of issuance. 2. Private kindergarten or preschool nursery provided that plans for such facilities receive the written approval of the state department of social services and the city planning commission.

Special exception: Cluster housing in accordance with the provisions set forth in the zoning ordinance. **Temporary Uses:** Contractor's office and equipment sheds or trailers for a period not to exceed 12 months, provided that such office and equipment shall be placed on the property to which it is appurtenant.

A full discussion of this zoning district is beyond the scope of this appraisal.

I am not aware of any deed restrictions or other constraints that would impact the use of the property.

NEIGHBORHOOD ANALYSIS

Neighborhoods are characterized by groupings of land uses that compliment one another and are affected by similar forces that affect value. Consequently, neighborhoods and neighborhood occupants tend to have relatively common interests which are expressed in real estate, as uniformity in use; therefore, a neighborhood displays a greater degree of homogeneity than larger areas that surround the subject property.

The subject is located in the southwest quadrant of the city of York (the county seat of York County) that is defined primarily by established low to average quality single-unit residential housing, as well a multi-unit townhouse (York Townhouses), and vacant land. Many of the yards here, as well as the streets are lined with mature hardwoods.

In terms of neighborhood life cycle (growth, stability, decline and revitalization), the subject area is in a revitalization phase of development with effective demand continuing to exceed available supply. This is evidenced by the sales of new single-unit homes being developed here. The new homes are typically 3 bed/2 bath homes configurations containing between 1,250 to 1,265 square feet of gross living area. The price range for the new homes is \$265,000 to \$280,000. Marketing times are currently 90 days or less. This pattern should continue into the foreseeable future. Given that the average price of a single-unit dwelling in the City of York is about \$350,000, it follows that there is a viable market for homes here in the \$265,000-\$280,000 price range. Mortgage interest rates and marketing times have risen to historic norms - 5% to 6%, however, this has dampened effective demand as the days of 2% to 3% mortgage interest rates are in the past. In effect, there is a pressing need for affordable housing here. It may be that in the near future, it will not be unusual for potential buyers to rent as opposed to buy.

Available utilities include community water, sanitary sewer (in places), electricity, gas and telecommunications.

Transportation linkages (time/distance relationships) are considered to be good as schools, shopping, government services, and convenience stores are all within a five minute drive-time.

Protection from detrimental conditions is commonly not considered to be adequate as, without zoning, there are a limited range of restrictions on land development options here. Police and fire protection are assumed to be adequate.

SITE & ACQUISITION DATA

Location:

The subject is located on the southwest side of Railroad Avenue, about 450 feet southwest of the intersection of East Liberty Street and Railroad Avenue in York, South Carolina.

Site Size:

The larger parcel contains about 0.4303 acres and its shape is regular. According to the plat provided to me the acquisition area contains 0.019 acres.

Access:

Direct access is available from Railroad Avenue.

Topography:

The topography of the site is relatively level and at or about street grade.

Utilities:

My understanding is that community water, electricity, natural gas, and telecommunications serve the site are available.

Soils & Sub-Soils:

I am not aware of any soil or subsoil conditions which preclude development of the site.

Easements and Encroachments:

No adverse easements or encroachments were observed.

Hazardous Waste:

No environmental studies were furnished to the me. I am not aware of any hazardous wastes, environmental hazards, endangered species or any contamination on the site. This appraisal and the appraised value is contingent that there are no environmental hazards, hazardous wastes, contamination, hazardous materials or endangered species on, or in any improvements on, the subject property.

Comments; The site is improved with a low quality home containing about 856 square feet of living area. The home, which appears to be in fair condition, is typical for the neighborhood.

HIGHEST AND BEST USE (Before)

Highest and Best Use is defined as, “the reasonably probable and legal use of vacant land or improved property, which is physically possible, appropriately supported, financially feasible, and that results in the highest value.” The principle of Highest and Best Use may be applied to the land as though vacant and available for its Highest and Best Use or to the property as improved. When analyzing the Highest and Best Use of the property, the potential use must meet all four of the following tests:

- Is the use?
- A. Legally Permitted?
 - B. Physically Possible
 - C. Financially Feasible
 - D. Will that use produce the maximum productivity?

The Highest and Best Use analysis in an appraisal report sets the stage for the analysis in the three approaches to value. In order to properly utilize these three approaches to value, the Highest and Best Use must be accurately determined. Highest and Best Use of the site assumes that a parcel of land is vacant or can be made vacant by demolishing any improvements. With this assumption uses that create value can be identified, and the appraiser can begin to select comparable properties and estimate land value.

Legally Permissible - Zoning regulations, deed restrictions and subdivision regulations generally limit the use to which a site may be put. The property is zoned R-7, and I am aware of no deed restrictions associated with the site.

The existing single-unit residential use of the property complies with the zoning regulations.

Physically Possible - The subject property is a 0.3443 acre (14,998 SF) parcel.

The subject has safe and direct access from Railroad Avenue.

The shape of the site is rectangular and functional for its current development.

The topography is relatively level.

The subject has access to all utilities, including community water and sanitary sewer.

The site is improved with an existing low quality home which appears to be in fair condition.

Financial Feasible - The feasibility of a particular use depends on the demand for that use. Within the context of this report financial feasibility is measured by looking at the use which satisfies expenses and provides a positive return.

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Within the context of what is legally permissible and physically possible, the existing residential land use has been financially feasible. No other use was deemed by me to be a financially feasible.

Maximally Productive - The use which produces the highest return to the land over the longest period of time is the Highest and Best Use of the site. Within the context of what is legally permissible and what uses are physically possible, and financially feasible, I conclude that the maximally productive use of the site is for the existing residential use. A new home of similar size and quality would be the most appropriate use, however, it is clear the existing home continues to contribute to the value of the site as the property "as improved" exceeds the value of the unimproved site.

The typical user would be a space user and the timing would be immediately as effective demand exceeds available supply.

APPRAISAL METHODOLOGY

In appraisal practice, an approach to value is included or omitted based on its applicability to the property type being valued and the quality and quantity of information available.

COST APPROACH

The cost approach is based upon the proposition that the informed purchaser would pay no more for the subject than the cost to produce a substitute property with equivalent utility. This approach is particularly applicable when the property being appraised involves new (or relatively new) improvements that represent the highest and best use of the land., or when relatively unique or specialized improvements are located on the site and for which there exist few sales or leases of comparable properties.

As no improvements will be impacted by the easement, the Cost Approach is not applicable.

The typical user would be a space user (owner-occupier) and the timing would be immediately.

SALES COMPARISON APPROACH

The sales comparison approach utilizes sales of comparable properties, adjusted for differences, to indicate a value for the subject. Valuation is typically accomplished using physical units of comparison such as price per square foot, price per unit, price per floor, etc., or economic units of comparison such as gross rent multiplier. Adjustments are applied to the physical units of comparison derived from the comparable sale. The unit of comparison chosen for the subject is then used to yield a total value. Economic units of comparison are not adjusted, but rather analyzed as to the relevant differences, with the final estimate derived based on the general

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comparisons.

I have utilized the Sales Comparison Approach to value the subject as this is the method that investors utilize to invest in this market.

INCOME APPROACH

Vacant land in this area is not typically purchased for its income-producing potential. As such, I have excluded the Income Approach from this report.

LAND VALUATION (Before)

In estimating the value of the subject property, the most reliable and persuasive method involves the utilization and consideration of comparable sales. These are usually and most often sales of property which may be similar to the subject property; which may be similarly situated; or which may have a similar utility. Often, due to differences in time of sale, location, size, shape, terrain, these sales may require adjustment to bring them into more effective comparison with the subject property.

In order to value the subject site, I located five reasonably comparable land sales around the subject property market area. Where possible, I verified the sales price, visually inspected each sale and obtained zoning information on each. I then selected a unit of comparison. In this market, I have concluded that the most reliable unit of comparison is price per acre.

The comparable sales data of each sale utilized , as well as a comparison table, follows.

Each sale was analyzed with consideration of the following elements of comparison:

1. Property rights conveyed.
2. Financing terms.
3. Conditions of sale.
4. Date of sale.
5. Location.
6. Physical characteristics.

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LAND SALE ONE

Location:	57 Railroad Avenue, York, SC
Tax Map Number:	070-09-12-001
Property Rights Sold	Fee simple
Financing	Conventional
Date of Sale	09/2021
Sales Price:	\$35,000
Site Size (Acres):	0.70, More or Less, (30,492 SF)
Price/Acre:	\$50,000
Price/SF:	\$1.15
Zoning:	R-15
Shape:	Slightly Irregular
Topo:	Variable
Available Utilities:	All Available
Street Surface:	Paved
Verification:	Deed, Inspection, Assessor's Records

Remarks: This sale is located on the same road as the subject. The asking price was \$35,000. And the site was on the market for one day.

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LAND SALE TWO

Location:	137 New Street, York, SC
Tax Map Number:	070-13-07-008
Property Rights Sold	Fee simple
Financing	Conventional
Date of Sale	06/2024
Sales Price:	\$37,500
Site Size (Acres):	0.58 Acres (25,265 SF)
Price/Acre:	\$63,793
Price/SF:	\$1.48
Zoning:	R-7
Shape:	Slightly Irregular
Topo:	Variable
Available Utilities:	All Available
Street Surface:	Paved
Verification:	Deed, Inspection, Assessor's Records

Remarks: This location is considered to be equal to the subject.

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LAND SALE THREE

Location:	512 California Circle, York, SC
Tax Map Number:	070-14-01-022
Property Rights Sold	Fee simple
Financing	Conventional
Date of Sale	12/2023
Sales Price:	\$45,000
Site Size (Acres):	0.73 Acres (31,799 SF)
Price/Acre:	\$61,644
Price/SF:	\$1.42
Zoning:	R-7
Shape:	Slightly Irregular
Topo:	Variable
Available Utilities:	All Available
Street Surface:	Paved
Verification:	Deed, Inspection, Assessor's Records

Remarks: The was a wooded lot and the asking price for this site was \$45,000. The property was on the market for 3 days. This location is considered to be equal to the subject.

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LAND SALE FOUR

Location:	Lot 2, Maiden Lane, York, SC
Tax Map Number:	070-13-05-007
Property Rights Sold	Fee simple
Financing	Conventional
Date of Sale	05/2024
Sales Price:	\$50,000
Site Size (Acres):	0.92, (40,075 SF)
Price/Acre:	\$54,348
Price/SF:	\$1.25
Zoning:	R-15
Shape:	Slightly Irregular
Topo:	Variable
Available Utilities:	All Available
Street Surface:	Paved
Verification:	Deed, Inspection, Assessor's Records

Remarks: This sale is located in an analogous area of York.

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LAND SALE FIVE

Location:	129 Sharon Road, York, SC
Tax Map Number:	07-12-01-011
Property Rights Sold	Fee simple
Financing	Conventional
Date of Sale	11/2023
Sales Price:	\$50,000
Site Size (Acres):	1.00 More or Less (43,560 SF)
Price/Acre:	\$50,000
Price/SF:	\$1.15
Zoning:	R-7
Shape:	Slightly Irregular
Topo:	Variable
Available Utilities:	All Available
Street Surface:	Paved
Verification:	Deed, Inspection, Assessor's Records

Remarks: This sale is located in an analogous area of York.

SALES CHART

	Subject	Sale 1	Sale 2	Sale 3	Sale 4	Sale 5
Location	Railroad Av	Railroad Av	New Street	California Circle	Maiden Lane	Sharon Road
Date of Sale	N/A	09/2021	06/2024	12/2023	05/2024	11/2023
Price	N/A	\$35,000	\$37,500	\$45,000	\$50,000	\$50,000
Size (Acres)	0.4303	0.70	0.58	0.73	0.92	1
Price/Acre	N/A	\$50,000	\$63,793	\$61,644	\$54,348	\$50,000
Market Condition Adj.	N/A	13%	2%	4%	2%	4%
Adj. Price/Acre	N/A	\$56,500	\$65,069	\$64,100	\$55,435	\$52,000
Size	Suburban	Equal	Equal	Equal	Equal	Equal
Size Adj	N/A	0	0	0	0	0
Location	Urban	Equal	Equal	Equal	Equal	Equal
Location Adj	N/A	0	0	0	0	0
Shape	Regular	Equal	Equal	Equal	Equal	Equal
Shape Adj	N/A	0	0	0	0	0
Topo	Level	Equal	Equal	Equal	Equal	Equal
Topo Adj.	N/A	0	0	0	0	0
Access	Direct	Equal	Equal	Equal	Equal	Equal
Access Adj	N/A	0	0	0	0	0
Net Adj.	N/A	0	0	0	0	0
Adj. Price/Acre	N/A	\$56,500	\$65,069	\$64,100	\$55,435	\$61,800

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SALES ANALYSIS

I have utilized price per acre as the unit of comparison in this analysis.

The range of adjusted prices per acre is \$55,435 to \$65,069 with a mean of \$60,581 per acre.

For this assignment, I have applied a 4% annualized market condition adjustment to account for price changes over time. This adjustment was derived from MLS stats for York.

No other adjustments to the sale prices were required.

For this report, I am giving the equal weight to each sale and choosing \$60,000/acre as the indicated market value before the acquisition.

$0.4303 \text{ acres} \times \$60,000/\text{ac} = \$25,818$

HIGHEST & BEST USE AFTER

In the after, the site will contain about 0.4113 acres. The highest & best use of the property after is the same as the highest and best use before.

PERMANENT EASEMENT

The sidewalk will permanently encumber 0.019 acres. No improvements will be negatively affected by the easement. Although the property owner will retain use of the site for the existing use, I have attributed 100% loss of the area taken.

Utilizing the same data-set and indicated per acre price utilized in the before, I have determined that the market value of the subject to be \$60,000/acre

$0.4113 \text{ Acres} \times \$60,000/\text{Acre} = \$24,678$

DAMAGES TO THE REMAINDER

There are no damages to the remainder.

BENEFITS TO THE REMAINDER

I have estimated no measurable financial benefits to the remainder.

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ALLOCATION OF VALUES

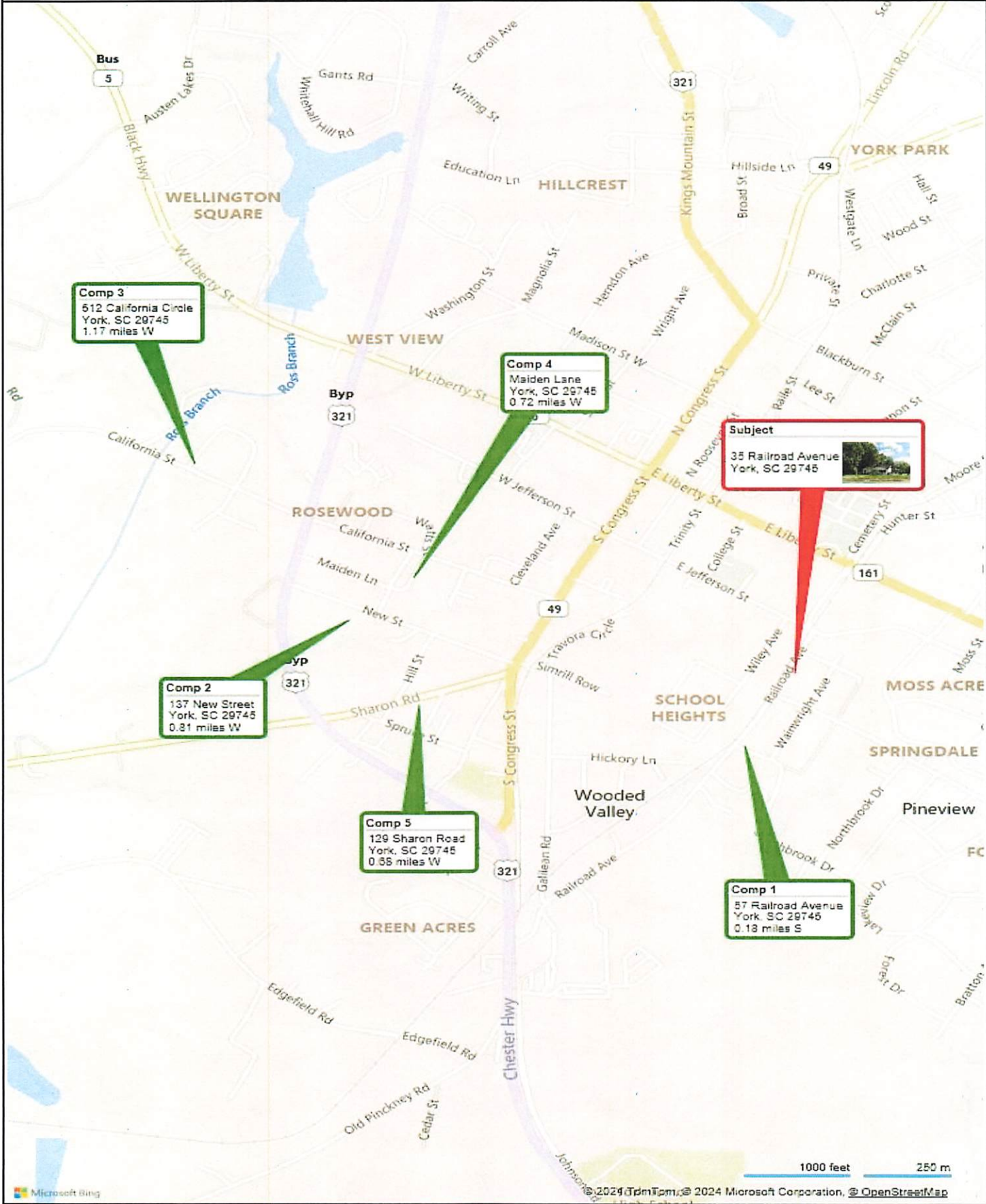
Before Value	\$25,818
After Value	\$24,678
Difference:	\$ 1,140
(+) Temporary Easement:	\$ 0
R/W Value Estimate:	\$ 1,140
(+) Damages to Remainder	\$ 0

In my opinion, as of October 23, 2024, the market value of the acquisition is \$1,140.

ELEVEN HUNDRED FORTY THOUSAND DOLLARS

LOCATION MAP

Borrower or Owner				
Property Address 35 Railroad Avenue				
City York	County York	State SC	Zip Code 29745	
Client				



PHOTOGRAPH ADDENDUM

Borrower or Owner			
Property Address	35 Railroad Avenue		
City	York	County	York
		State	SC
		Zip Code	29745
Client			



35 Railroad Avenue
FRONT VIEW

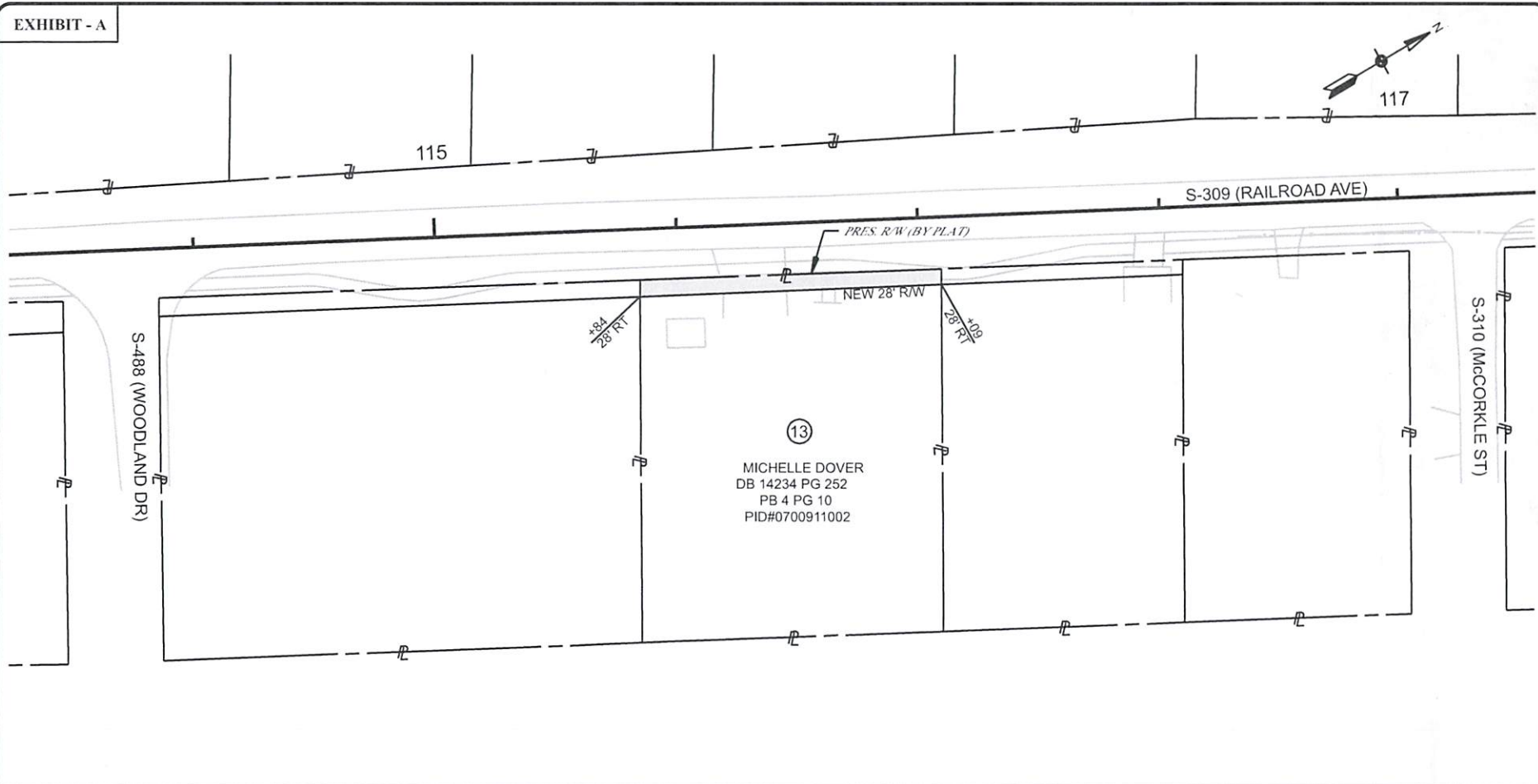


35 Railroad Avenue
ACQUISITION AREA
ON LEFT



35 Railroad Avenue
STREET SCENE - NORTH VIEW

EXHIBIT - A



AREA OF ACQUISITION FROM TRACT: 13



R/W TO BE ACQUIRED:
837 S.F. (0.019 AC.)

CE# 9868_EXHIBITS

SCALE: 1"=50'

DATE: 04/25/2024

Brice Law Firm, LLC
P. O. Drawer 300
York, SC 29745

RECORDED
YORK COUNTY
TAX ASSESSOR'S OFFICE
DATE 2-11-14
TAX MAP NO. 70-9-11-2
INITIALS CAK/TS

201400262916
Filed for Record in
YORK COUNTY, SC
DAVID HAMILTON, CLERK OF COURTS
07-10-2014 At 04:40 pm.
DEED 10.00
State Tax .00
County Tax .00
OR Vol 14234 Page 252 - 253

STATE OF SOUTH CAROLINA) NO CERTIFICATION OF TITLE
) TITLE TO REAL ESTATE
COUNTY OF YORK) DEED PREPARED ONLY

KNOW ALL MEN BY THESE PRESENTS that **Margaret L. Darty**, hereinafter referred to as "Grantor", in the State and County aforesaid, for and in NO consideration –
OUTRIGHT GIFT to **Michelle Dover** c/o 516 Roberts Ave, hereinafter York, SC 29745
the "Grantee", has granted, bargained, sold and released, and by these presents does grant, bargain, sell and release unto the Grantee, her heirs and assigns forever, the following described real property, to wit:

All those certain pieces, parcels or lots of land with any improvements that might be situated and located thereon, in the City of York, York County, South Carolina, and being Lots 17, 18, 19, 20, and 21 as shown on map of Eastwood Park of the N. A. Trexler and A. A. Furr property, and beginning at a stake in the Eastern edge of Railroad Avenue, corner of Lot No. 16 and running along the Eastern edge of Railroad Avenue S. 30 W. 125 feet to a stake, corner of Lot No. 22; thence with Lot No. 22 S. 58-45 E. 150 feet to a stake, corner of Lots 22, 78, and 77; thence with rear line of Lots 77 to 73 N. 30 E. 125 feet to a stake, corner of Lots 73, 72 and 16; thence with lot 16 N. 58-45 W. 150 feet to the beginning corner.

DERIVATION: This being the real property described in land contract recorded October 6, 2011 in Book 12195 at page 252, RMC Office for York County, SC. See also Assignment of Contract recorded in Book 12314, page 15, RMC office for York County, SC. See also quitclaim deed from Mike Ford to Margaret L. Darty recorded in Book 14133, page 249, RMC office for York County, SC.

The within property is conveyed subject to all existing easements and restrictions appearing in the chain of title, which said easements and restrictions are not intended to be reimposed hereby.

TOGETHER with, all and singular, the rights, members, hereditaments and appurtenances to the said premises belonging or in anywise incident or appertaining.

TO HAVE AND TO HOLD all and singular the premises before mentioned unto the said Grantee, her heirs and Assigns forever.

York County Property Report

Summary

Parcel Number 0700911002
Account # 82132

Tax District 1 YR
Land Unit Classification RIO 25 RAILROAD AVE LOTS 17-21
(Note: Not zoning info)

Acres / Lot 1
Legal Description 25 RAILROAD AVE LOTS 17-21
(Note: Not to be used on legal documents.)

Neighborhood EASTWOOD APT
section 1



Scanned Property Card

Property Card

Property cards were last updated on 12/31/2019

Owner(s)

DOVER MICHELLE
35 RAILROAD AVE
YORK SC 29745

Valuation

Market Land Value	14000
+ Market Improvement Value	31400
+ Market Misc Value	0
= Total Market Value	45400
Taxable Land Value	14000
+ Taxable Improvement Value	31400
+ Taxable Misc Value	0
- Ag Credit Value	0
= Total Taxable Value	45400
Assessed Land Value	560
+ Assessed Improvement Value	1256
+ Assessed Misc Value	0
= Total Assessed Value	1816

Sales

Sale Date	Sale Price	Book	Page	Grantor	Grantee
10/24/1989	22000	1025	310	BROWN CARRIE M	DARTY ALVIN L & MARGARET L
07/10/2014	1	14234	252	DARTY MARGARET L	DOVER MICHELLE
11/08/2010	1	11699	30	DARTY ALVIN L & MARGARET L	DARTY MARGARET L
07/10/2014	1	14234	249	DARTY MARGARET L	DARTY MARGARET L

Land

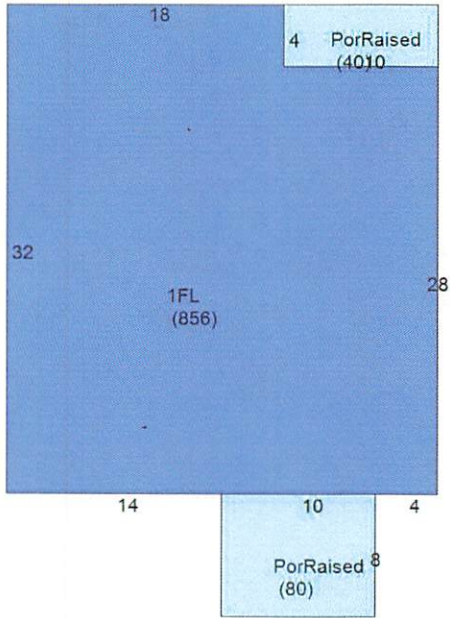
Land Use	Number of Units	Unit Type	Land Type
RESIDENTIAL IMPROVED OC	1	Lot	Site

Buildings

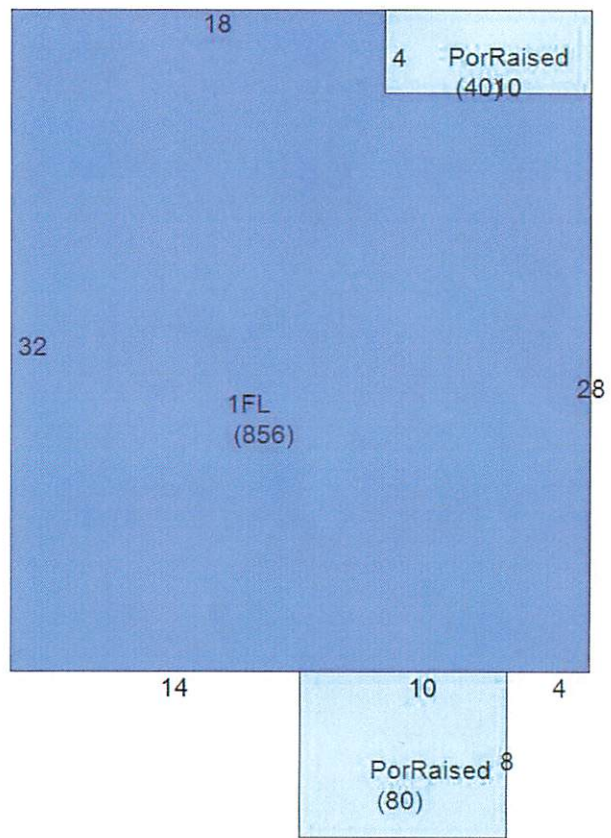
Style	Residential	Roof Type	
Gross Sq Ft	976	Roof Coverage	
Finished Sq Ft	856	Flooring Type	
Stories	1.0	Heating Type	
Interior Walls		Bedrooms	
Exterior Walls	Siding/Shingles	Full Bathrooms	1
Year Built	1944	Half Bathrooms	0
Garage		3/4 Bathrooms	
Porch		Fireplaces	0

Foundation

Area Description	Sketch Area	Finished Area
1 FLOOR LIVING	856	856
Porch (Raised C/R)	120	0



070-09-11-002



070-09-11-002

SOUTH CAROLINA - COUNTY

one of one

Parcel No.

District 1/-11

MAP	BLOCK	LOT	AER. PHOTO	ACRES/FT.	ORIG. ASSESS. LAND	ORIG. ASSESS. BLDG.
070-09-11-002						
DOVER MICHELLE 516 ROBERTS AVE YORK SC 29745						

Zoning

Subdivision or Tract

Location ³⁵ *Railroad Ave.*

OWNER'S NAME & ADDRESS
Mountains N.C.

School Tax

Other Tax

0700911002

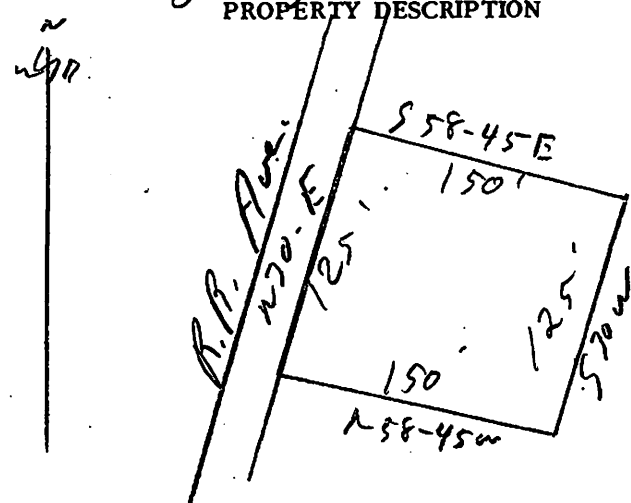


Transfer To	From	Address	Date	Liber	Folio	Sale
	<i>H. J. McCoakle</i>		<i>5-17-48</i>	<i>2-15-52</i>	<i>179</i>	<i>194 275."</i>
	<i>William L. Brown - Adm 1/2</i>		<i>8-1-88</i>	<i>8-22-88</i>	<i>1044</i>	<i>72 4A</i>
	<i>Carmi M. Brown</i>		<i>10-23-89</i>	<i>10-24-89</i>	<i>1125</i>	<i>310 \$22400</i>
	<i>Est. of Alvin Lee Darty Sr</i>	<i>died 9-11-2009 2009ES4600932</i>	<i>11-8-2010</i>	<i>11699</i>	<i>30</i>	<i>DD</i>
	<i>Mike Ford (his contract interest)</i>	<i>cancel contract - all back to Margaret Darty</i>	<i>7-10-14</i>	<i>14234</i>	<i>249</i>	<i>DC</i>

RECOMMENDED ASSESSMENT

	19 81	19	19	19	19
Land	1800	2500			
Improvements	4900	10000			
Total	6700	12500			
Date of Notice					
Expiration Date					
Protested					
Date of Hearing					
Final Notice					
App. To State Tax					
Date of Hearing					
Final Notice					
App. To Court					

PROPERTY DESCRIPTION



Date of Appraisal *12-11-69*
6-30-69

REMARKS *was 70-9-2-2*
P.B. 4p.10 Lot 17, 18, 19, 20 + 21.

USE	CONSTRUCTION	INTERIOR		ROOFING	GENERAL FEATURES	CLASSIFICATION	RATE	SIZE	SQ. FT.	CU. FT.
Dwelling	Brick	Plaster	Rooms	Comp.	Basement	Expensive			856	
Store	Frame	Dry Wall	H. Water Heat	Asbestos	Fireproof	Good				
Apartment	Stone	Unfinished	H. Air Heat	Slate	Air Cond.	Average				
Service Sta.	Block	H.W. Floors	Baths	Slag	Elevator	Cheap				
Fact. Bldg.	Re-inf. Conc.	Pine	Apartments	Metal						
Warehouse	No. Stories	Tile	Stores	Tile						

YEAR	CU.FT.-SQ.FT.	RATE =	1st COST	+ ADDITIONS =	REP. COST	DEP.	O.B.S. - TOTAL DEP. =	MARKET VALUE	x FACT.	ASSESSMENT
1972	856	9.29	8037	211	8,248	40%		4,900		
1981	856	16.90	14466	381	14847	40%		10,000		
1987	856	26.09	22333	469	22802	45%		12,500		
1992	856	35.22	30148	634	30782	45		17,000		
192000	856	42.75	36594	600	37194	45		20,500		

PROPERTY FACTORS							27,500	ASSESSMENT
IMPROVEMENTS	STREET	TOPOGRAPHY	VALUE TREND	LOT	YEAR	MARKET VALUE	FACT.	
Water	Paved	Level	Upward	Front 125'	1973	1800		
Sewer	Dirt	High	Downward	Depth 150'	1981	2500		
Gas	Sidewalk	Low	Static	Cor. Inf.	1987	3500		
Electric	Curb & Gutter	Rolling		Depth Fact.	1992	4500		
All Utilities		Swampy		Other Fact.	192000	10,000		

REMARKS

Hour measured by Harry Dix

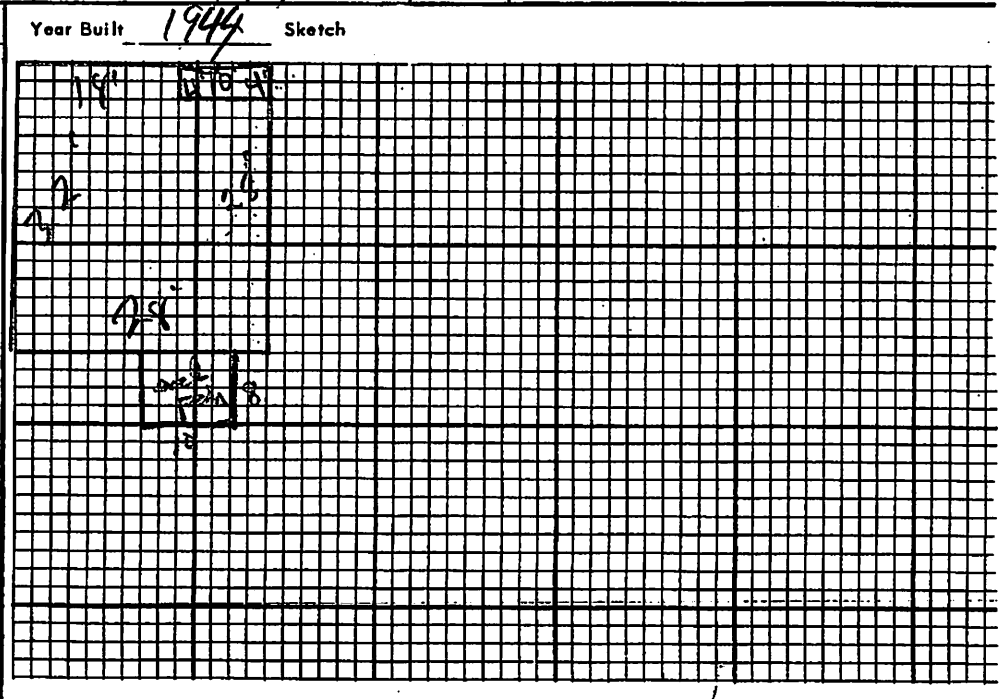
1 porch 4x10 = 40 sq. ft. @ 15.00 = 600

encl. per SDP

680

No. Acres *1/60*

Plotted





York County

south carolina

TREASURER & FINANCE

Please Note: There is a \$350,000 per transaction limit on e-checks. This system works in all modern web browsers. Please make sure that your browser is updated. If your E Check payment is refunded, it may take 15-20 business days before the process is complete.

Owner Information

DOVER MICHELLE
35 RAILROAD AVE
YORK SC 29745

Payment Information

Status	Unpaid
Last Payment Date	
Postmark Date	
Amount Paid	\$0.00

Property Information

Parcel Number	<u>070-09-11-002</u>
District	1X
Acres	1
Assessed Value	\$1,816
Appraised Value	\$45,400

Bill Information

Record Type	Property
Tax Year	2024
Receipt	030854-24-3
Due Date	01/15/2025

Taxes

Base Taxes	\$965.56
Credit	-\$475.07
Penalty	\$0.00
Costs	\$0.00

FLOOD MAP

Borrower or Owner			
Property Address 35 Railroad Avenue			
City York	County York	State SC	Zip Code 29745
Client			



Flood Zones

- Areas inundated by 100-year flooding
- Areas inundated by 500-year flooding
- Areas of undetermined but possible flood hazards
- Floodway areas with velocity hazard
- Floodway areas
- COBRA zone

Flood Zone Determination

Latitude: 34.987603
Longitude: -81.237432
Community Name:
 YORK, CITY OF
Community: 450197
SFHA (Flood Zone): No
Within 250 ft. of multiple flood zones: No
Zone: X **Map #:** 45091C0276E
Panel: 0276E **Panel Date:** 09/26/2008
FIPS Code: 45091 **Census Tract:** 616.02

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**REAL ESTATE QUALIFICATIONS AND BACKGROUND
STEWART B. TEDFORD, MAI, SRA, AI-GRS, CCIM**

TEDFORD & ASSOCIATES, LLC

**Real Estate Appraiser Board
State Certified General Real Estate Appraiser (South Carolina, & North Carolina)
CG 333, A4215**

**South Carolina Real Estate Commission
Broker-In-Charge
550965294**

Specialization

Single-Unit Residential, Retail, Restaurants, Office, Forensic Appraisals, Retail, Right-Of-Way, Timberland, Conservation Easements, Subdivision Analysis, Condemnation, Property Tax Appeals, Apartments, Low-Income Housing Tax Credit Property, Investment Analysis, Yellow Book, Industrial

Professional Designations and Advanced Degree

MAI (Member, Appraisal Institute). Continuing education complete through 6-30-2024.

SRA (Senior Residential Appraiser, Appraisal Institute). Continuing education completed through 6-30-2026.

AI-GRS (General Review Appraiser, Appraisal Institute). Continuing education completed through 6-30-2026.

CAE (Certified Assessment Evaluator). International Association of Assessing Officers.

CCIM (Certified Commercial Investment Member). Commercial Investment Real Estate Institute.

South Carolina Certified General Appraiser, CG333 Continuing education complete through 6-30-2026.

North Carolina Certified General Appraiser, A4215 Continuing education complete through 6-30-2025.

MBA Winthrop University, Rock Hill, South Carolina. 1992 (evening classes).

BS-Botany Clemson University, Clemson, South Carolina. 1978

City of York APPRAISAL REVIEW

Project ID No.	N/A	Road/Route	Railroad Avenue	County	York
				Tract No.	35 Railroad

	Before Value	After Value	Acquisition Value		
Appraisal No. 1	\$25,818	\$24,678	\$1,140		
Appraisal No. 2			\$0		
Appraiser Name/Certification	Stewart Tedford, MAI #333	Date of Value:	10/23/2024	Report Date:	11/22/24

Land Acquired	\$1,140.00	<i>(Including Site Improvements)</i>
Improvements Acquired	\$0.00	
Damages to Remainder	\$0.00	
Cost to Cure	\$0.00	
Less Benefits to Remainder		
(1) Total	\$1,140.00	
Plus Uneconomic Remainder		
(2) Total	\$1,140.00	

Temporary Right of Way:	\$0.00	for	0	sf/acres of land.
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Fair Market Rent:		<i>(From Paragraph 33 of Standard Report)</i>
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Right of Way:	\$1,140.00	For: 0.019 acres or 837 SF
Damages (minus benefits):	\$0.00	
(1) Total:	\$1,140.00	

OR

Plus Uneconomic Remainder:	\$0.00	<i>(Enter value of uneconomic remainder.)</i>
(2) Total:	\$1,140.00	for:

Comments/Explanations:

Adequacy and Relevance of Data: An adequate amount of data was utilized. All five comparables are sales of vacant land from within the subject market and are relevant to the analysis.


Proper Adjustments: Other than market conditions, no adjustments were made as the appraiser determined the comparables had similar overall characteristics relative to the subject.

Appraisal Methods and excluded approaches: The Sales Comparison Approach was utilized. The Cost and Income Approaches were excluded due to the subject being valued as vacant land.

Description of Acquisition: Permanent Easement of 0.019 acre or 837 SF along the subject frontage of Railroad Ave.

Is the Fair Market Value Appropriate and Reasonable: The value concluded appears to be appropriate and reasonable.

SCDOT Administrative Review:

	
Andrew Stoddard Technical Review Appraiser S.C. Real Estate Appraiser # 5662	
Date of Review:	November 26, 2024

Desk Review Required

SCDOT Representative	
Approved for Negotiations	
Date:	

APPRAISAL REVIEW SUMMARY

I have visually inspected the property and all comparable sales selected from sales data brochure.	<input checked="" type="checkbox"/> Yes
If No, Explain:	
Real property interest being appraised:	Fee Simple

The review appraiser has identified the appraisal report as:

	Recommended - as the basis for the establishment of the amount believed to be just compensation.		Recommended
	Accepted - meets all requirements, but not selected as recommended or approved.		
	Not accepted		

Answer Yes or No (If, No explain in Comments) to the following questions:

The appraisal meets all applicable standards.	Yes
The data contained in the report is relevant to the appraisal problem.	Yes
The quality and quantity of the data is adequate.	Yes
Adjustments are reasonable and adequately supported.	Yes
The methods and techniques are appropriate and adequately supported.	Yes
The analyses, opinions, and conclusions in the appraisal are reasonable.	Yes

Comments:

Include Highest and Best Use of subject before and after: Single-Unit Residential	
Include Site Improvements within acquisition area, cost to cure items and damages as stated in appraisal: None applicable	

Additional Comments:

Scope of Work- Review Assignment & Certification of Appraiser

1. The review appraiser has relied on the opinion of title provided by the appraiser and therefore assumes title is good and marketable.
2. The review appraiser has no knowledge of any environmental conditions and assumes the conditions of the appraisal are correct. Review appraiser takes no position on the conditions of subject other than what is expressed in appraisal.
3. This review has been completed as required with the 49 CFR 24.104, SCDOT Appraisal Manual and USPAP.
4. The purpose of the review is to ensure accuracy and quality of work in appraisals prepared for the acquisition of property by the City of York for sidewalk improvements.


Additional Comments:

Just Compensation has been set following the SCDOT appraisal manual appraisal review section IV page 3 subsection c and 49 CFR 24.104.

I certify that to the best of my knowledge are belief:

- the facts and data reported by the reviewer and used in the review process and true and correct.
- the analyses, opinions and conclusions in this review report are limited only by the assumptions and limiting conditions
- I have no present or prospective interest in the property that is the subject of this report and no personal interest with
- I have no bias with respect to the property that is the subject of this report or to the parties involved with this assignment.
- my engagement in this assignment was not contingent upon developing or reporting predetermined results.
- my compensation is not contingent on an action or event resulting from the analyses, opinions, or conclusions in, or the use
- my analyses, opinions, and conclusions were developed and this review report was prepared in conformity with the *Uniform Standards of Professional Appraisal Practice*.

- I did personally inspect the subject property and the supporting comparable properties of the report under review.
- no one provided significant professional assistance to the person signing this review report.
- I have not performed any services on the subject property in the past three years.

	
Andrew Stoddard Review Appraiser	
S.C. Real Estate Appraiser #	5662
Date: November 26, 2024	

Project ID No.	N/A
Tract No.	35 Railroad

City of York

Memo

TO: Mayor & City Council

FROM: Rebecca Mestas, Community Engagement Director

MEETING DATE: Tuesday, January 7, 2025

SUBJECT: Special Event Applications



GENERAL INFORMATION

Tender Hearts Ministries is seeking approval to host the annual March for the Heart 5K in Downtown York on Saturday, March 8, 2025. This event aims to raise awareness about homelessness, with proceeds supporting the shelter.

STAFF RECOMMENDATIONS

Staff recommends approval of March for the Heart 5K special event application.

ATTACHMENT(S):

- a. March for the Heart 5K Special Event Application

REQUESTED ACTION

Council Approval



CITY OF YORK | SPECIAL EVENT PERMIT APPLICATION

Event Information

Date of Application: _____

Name of Event: _____

Date of Event: _____

Contact Information

Name of Organization: _____

Applicant Name: _____

Applicant Phone #: _____

Applicant Email: _____

Charity or Non-Profit? Yes No EIN Number: _____

Event Details

Type of Event (i.e. festival, car show, concert, parade, etc.) _____

Location of Event: _____

Set-up Date and Time: _____

Event Hours: _____

Tear Down Date and Time: _____

Estimated number of attendees (including event staff) _____

Event Purpose: _____

Please check if you plan to offer any of the following activities at your event:

- Food Trucks/Food Vendors (Must provide SC Business License, City Business License and Current DHEC Permit)
- Entertainment (DJ, Band, etc.)
- Merchandise Vendors (Must provide State SC Business License and City Business License)
- Alcohol (Must provide appropriate state permits and proof of insurance)
- Inflatables (Inflatables must be provided by a commercially owned business with a ride attendant. The inflatables provider must provide a business license with the City of York. No personally owned inflatables will be permitted.)
- Stage
- Tents
- Amplified Sound
- Generator (must be a quiet generator, no more than 60-50 dba)
- Fireworks (Fireworks must be provided by a commercially licensed fireworks company)
- Please list any other activities not included above: _____

Road Closures

Will road closures be necessary for your event? Yes No (If yes, law enforcement will be required)

If yes, please indicate location(s) of road closure or provide sketch/diagram:

_____ and Raile St. Closed

Approximate Closure Date & Time: _____ AM/PM

Approximate Re-Open Date & Time: _____ AM/PM

Portable Restrooms

Portable Restrooms are required for events where expected attendance is greater than 100 people. At least one (1) portable restroom must meet ADA requirements. (Quantity may vary depending on location of event and available restrooms on site)

Company providing Portable Restrooms: _____

Number of Portable Restrooms: _____

City Services

Will you need sanitation services? Yes No

Number of roll carts needed:

(1st roll cart free, \$10/ea. add'l) _____

Delivery Date & Time: _____

AM/PM

Will City Staff be responsible for street/public clean-up at the event? Yes No

Will you need Emergency Medical Services? Yes No

Weather Policy

Is your event rain or shine? Yes No

Please describe your event's inclement weather policy. In the event of severe weather conditions (e.g., thunderstorms, heavy rain, high winds), how will you ensure the safety of participants, staff, and vendors? Please provide details on any contingency plans, communication strategies, or alternative arrangements that will be implemented in case of inclement weather.

Release and Indemnification

In consideration for being permitted to use public facilities and/or facilities owned by the City of York, Applicant agrees to indemnify, release and hold harmless the City of York, its officers and employees from and against all liability, claims, and demands which are incurred, made or brought by any person or entity on account of damage, loss or injury, including, without limitation, claims arising from property loss or damage, bodily injury, personal injury, sickness, disease, death, or any other loss of any kind whatsoever which arise out of or are in any manner connected with the use of the facilities whether any such liability, claims, and demands result from the act, omission, negligence, or other fault on the fault of the City of York, its officers, or its employees or from any other cause whatsoever. Your organization is fully responsible for complying with all applicable laws and safety procedures. This permit does not authorize you to enter upon private property or in any way hinder or obstruct pedestrian or vehicular traffic. In order to protect the general health, safety and public welfare of its citizens, The City of York reserves the right to deny and/or modify the conditions of this permit or to cancel it entirely if it is deemed appropriate by the City of York.

Application Submitted by:
(Name and Title) _____

Signature:  _____

December 8th, 2024

Date: _____

APPLICANT CHECKLIST

The following items must be completed prior to approval.

- Completed Special Events Permit Application & \$25 Application Fee
- Sketch or Diagram of event, including road closures (if applicable)
- Schedule of Events

Once your application has been approved, please submit the following documents:

- Certificate of Insurance, naming the City of York as an Additional Insured (must be turned in 2 weeks prior to event date)
- Vendor List, if applicable (must be turned in 2 weeks prior to event date)

Mail completed application to:

City of York
Attn: Rebecca Mestas
P.O. Box 500
York, SC 29745

For questions, please email mestas@yorksc.gov or call 803-792-8678