


COUNTY OF YORK

MEMORANDUM

DATE: February 17, 2022

TO: York County Board of Supervisors

FROM: Mark L. Bellamy, Jr., Deputy County Administrator 

SUBJECT: Nelson's Grant Development Concerns

At the February 15 Board meeting, residents from the Nelson's Grant Subdivision spoke regarding concerns with the development and issues with the developer. Staff from County Administration, Planning and Development Services, and Public Works met with the residents in 2018 to explore options. Many of the items of concern were outside of the County's purview. The memorandums are attached which summarizes the concerns at that time and progress made.


We have asked Susan Kassel and staff from Planning and Development Services to take a fresh look at concerns raised at last night's meeting. We will update the Board should the staff identify actions within our control.

COUNTY OF YORK

MEMORANDUM

DATE: August 9, 2018

TO: York County Board of Supervisors

FROM: Neil A. Morgan, County Administrator 

SUBJECT: Nelson's Grant Development Concerns

Approved by the Board of Supervisors April 20, 2010, Nelson's Grant was the first mixed-use development in the County. Currently, the development is home to multiple service and retail establishments, townhomes, and condominiums. Seventy-two residential certificates of occupancy have been released to the developer, Pritchard and Miller Real Estate Development. In total, 105 residential units are planned for the community. Other projects for Pritchard and Miller include Taylor Farms, location of the 2008 Parade of Homes, and Port Myers.

In May of this year, a resident of Nelson's Grant contacted County Administration for assistance in dealing with what they believed to be a less than responsive developer. Subsequently, we dispatched Susan Kassel, Director of Planning and Development Services and Mark Bellamy, Deputy County Administrator, to meet with Steve Miller, the developer, and resident, Jamie Lilley, on May 22nd. In general, the concerns included infrastructure and amenities, warranty and workmanship, stormwater issues, trash, and common area landscape maintenance.

On July 31st Ms. Lilley hosted a meeting of concerned residents – not an official Homeowners Association function. An informal count of attendees tallied 34 homeowners, although several in attendance were couples representing a single household. County staff attended at Ms. Lilley's request. Staff included: Susan Kassel, Brian Woodward, Marianne Harris, Sam Daniels, Mary Higgins, Amy Green, and Mark Bellamy. The concerns voiced at the meeting mostly echoed those of the original meeting in May, with the exception being that a couple of the homeowners had contracted for home inspections. In the two cases we have been made aware of, those home inspection reports alleged code violations that may or may not have been missed during the building inspection process. In any case, Marianne Harris and her staff are meeting with those residents who believe their homes may have some deficiency. In most instances, Ms. Harris has coordinated repairs with the sub-contractors who did the original work at no cost to the homeowners.

Many of the concerns voiced at the meetings can be categorized as warranty issues. The County would have no standing in the resolution of warranty items. A few examples include defective appliances, paint, drywall work, and common area landscape maintenance. Some of the site issues are typical of developments that are active construction sites.

The County is holding in excess of \$300,000 of surety on this development. These funds would cover items such as pavement, sidewalks, signage, and stormwater should the developer default on the project. Typically the County has not drawn on letters of credit unless a developer has gone bankrupt or abandoned the project; neither of these is the case in Nelson's Grant. Staff has discussed with residents how and when these concerns can be resolved. County staff continues to be responsive to the inquiries from the Nelson's Grant community, facilitating resolutions where possible. We have also been in communication with the developers and are encouraging them to work with the residents whenever possible.

Believing that staff has the ability and authority to do more, Ms. Lilley, and possibly others, plan to attend the August 21, 2018, Board of Supervisors' meeting to make those requests of the Board.

NAM:MLB

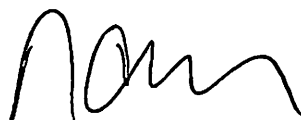
COUNTY OF YORK

MEMORANDUM

DATE: October 29, 2018

TO: York County Board of Supervisors

FROM: Neil A. Morgan, County Administrator



SUBJECT: Nelson's Grant Progress Review Meetings

The Board is aware that County staff has been meeting with residents and the developers of Nelson's Grant in an attempt to facilitate project progress and improved communication. I am pleased to report that, at my request, the developers have agreed to attend periodic progress review meetings with me and Mark Bellamy, as well as a small group of residents. I will convene these meetings as a representative of the County. Two residents, Mr. Paul Chase and Mr. John Gordon, offered to participate to represent some of the residents. At the suggestion of the developers and others, I have also requested the participation of Ms. Lisa Singleton and Mr. Bill Speed.

Although many of the complaints and points of disagreement are not within the County's power to resolve, some elements of project progress can be influenced by our approved plans and inspection authority. It is my hope that in the coming months these meetings can generate a collaborative approach to project progress that blends resident input on priorities with the practical constraints facing the developer. Also, I believe that with four resident participants there will be a sufficient cross section of neighborhood interests represented to ensure that all interested parties receive accurate and timely information.

We will, of course, update you as appropriate.


NAM:MLB

COUNTY OF YORK

MEMORANDUM

DATE: February 16, 2022

TO: Neil A. Morgan, County Administrator

FROM: Brian P. Fuller, Assistant County Administrator 

SUBJECT: War Memorial Monument

As you are aware, in 2001, the Historical Committee dedicated the War Memorial Monument at York Hall. The monument recognizes York County residents who died in various conflicts dating back to Bacon Rebellion.

Recently the Historical Committee has updated the monument with additional names. These names resulted from further research and citizens that died in recent National conflicts. I have attached several photos of the monument to show all of the honored individuals on the monument.

Please let me know if you have any questions.

