

Minutes

Planning and Zoning Committee Meeting

July 10, 2023

4:30pm

The York County Planning and Zoning Committee met on the above date at 4:30pm., in the large conference Room at the Heckle Complex, 1070 Heckle Boulevard, Rock Hill, SC, with the following members present; Council member, Debi Cloninger, Council member Allison Love and Council member William “Bump” Roddey. Also present were, County Manager, David Hudspeth and Clerk to Council, Karen Brogdon.

Jonathan Buono, Diane Dil, Josh Reinhardt, Mark Boland, and Patrick Hamilton also attended.

Discussion regarding GC (General Commercial) 60’ Ordinance: Jonathan Buono explained that there was a request from a Council member to raise the maximum building height from 50’ to 60’. Mr. Buono presented information regarding the surrounding areas:

Rock Hill – 60’ – multi-family residential, mixed use, community commercial, commercial industrial, industry business, industry general, industry heavy, downtown (90’)

Fort Mill – 60’ – Hwy commercial, mixed use

Tega Cay – 55’ – mixed use

Clover – No max – central commercial, hwy commercial, industrial

York – 35’ citywide max

Mr. Buono explained that staff does not have a recommendation one way or the other but it would not be out of the ordinary to modify the ordinance.

Committee members would like additional information from staff:

- Zoning map of GC locations in the County

No action was taken at this time.

Discussion regarding connectivity: Jonathan Buono provided a copy of the current ordinance regarding connectivity and provided the committee members a map of what connectivity is supposed to look like, as it is designed to keep local traffic off collector roads.

Benefits to an interconnected road network

- Trip distribution

- Reduces local trips on collectors and arterials
- More route options and shorter trips
- Reduces system congestion
- More linkages for walking/biking, fewer car trips
- Public safety
 - Faster response times, more service coverage per station
 - More route options to respond to an emergency if access points are blocked
- Service routes
 - Optimizes routes for US mail, home parcel delivery, school buses

The committee held a general discussion regarding the connectivity proposal. No action was taken at this time.

Discussion regarding TIA Ordinance: Proposed amendments recommendation: Mr. Buono explained that Council directed staff to review the existing TIA policies and procedures. Staff's analysis determined that the vast majority of Tier 1 TIA's do not require transportation improvements. Staff recommends to expand the Tier 0 to include Tier 1 thresholds, while also including language that allows staff to require a Tier 2 TIA:

- In areas with high vehicle crash incidents, or
- Nearby known failing intersections

Motion was made by Council member Allison Love and seconded by Council member William "Bump" Roddey to approve the update to the TIA ordinance. Motion Carried.

Regent Park Flood Study: Update and recommendation to adopt study to Chapter 151

Mark Boland, Development Services Engineer explained that the study was focused solely on watershed area in and around Regent Parkway and Heritage Boulevard, identified flood prone areas outside of FEMA mapped SFHA, mapped 100-year and 500-year flood prone areas.

Results: 38 residential structures located within new flood-prone areas and 64 addresses.

Flood Damage Prevention

- Adopt the ASFPM "No Adverse Impact" approach
- Higher standards that control and mitigate flood impacts and damage
- Current ordinance addresses NFIP minimum standards only
- Adverse impact is measured by:
 - Increased flood peaks
 - Increased flood stages;
 - Increased flood volumes;
 - Higher flood velocities;
 - Increased erosion and sedimentation;
 - Deterioration of natural floodplain functions; and
 - Other impacts to a community's well-being

Motion was made by Council member Allison Love and seconded by Council member William “Bump” Roddey to adopt the No Adverse Impact Principle for flood prevention based on the Regent Park Flood Study and Maps. Motion Carried.

Mark Boland provided information regarding Protecting Water Impoundments

- Issue:
 - Private property owner complaints involving allegations of off-site sedimentation into private ponds and lake coves
- Proposal:
 - Pre-construction: require a hydrographic survey of impoundments within 1,500-feet downstream of the site.
 - Active construction: require hydrographic survey with Professional Wetland Specialist report following off-site sedimentation event.
 - Restoration: require that sediment accumulation greater than 1.0-inch, beyond natural sedimentation, shall be restored to pre-construction conditions.
- Waiver: Survey requirement is waived if:
 - Land owner fails to respond to request to perform survey (30-day notice)
 - Land owner does not allow reasonable access
- Survey Standards: Update the Stormwater Management Design Manual

Motion was made by Council member Allison Love and seconded by Council member William “Bump” Roddey to amend the stormwater ordinance to include protecting water impoundments. Motion Carried.

Rural Estate Zoning District: Recommended framework

Jonathan Buono proposed that the County modify AGC-I as new Rural Estate (RE) District

Goal: District with minimum lot size between AGC (5 ac) and RUD (1 ac) for more transitional scale when rezoning in rural areas.

- AGC-I lacks definitive purpose, just “AGC with no mobile homes”
- RE Purpose:
 - The Rural Estate District (RE) is intended to protect and preserve areas of the County that are presently rural or agricultural in character or use, allowing for homes at very low densities on large lots
 - Serves as a transitional district, physically separating large-scale agricultural operations from rural neighborhoods built on lots of an acre or less
 - RE general is an appropriate zoning classification in areas designated as either Agricultural or Rural Residential, when in reasonable proximity to the other, on the Comprehensive Plan Future Land Use Map
- Set minimum lot size to 3 acres
 - Helps with non-conformity
 - Existing lots at minimum 5 acres cannot subdivide
- Pare down some non-residential uses

Committee members have concerns with this item and would like to discuss further before making a recommendation.

Council member William “Bump” Roddey left the meeting at this time.

Outstanding Violations: Discussion on expanding types of violations to be resolved prior to rezoning

Jonathan Buono explained that an ordinance amendment would expand the types of violations that must be cleared in order to be considered for land development approvals. This is an enforcement tool with limited applicability, but would require resolution of outstanding violations prior to getting approval for a rezoning or special exception, for example, on the same site.

Motion was made by Council member Allison Love and seconded by Council member Debi Cloninger to present an ordinance for consideration regarding rezoning for parcels with property violations. Motion Carried. **Council member William “Bump” Roddey absent.**

There being no further business a motion to adjourn was made by Council member Allison Love and seconded by Council member Debi Cloninger. Meeting Adjourned