

## **Minutes**

### **Planning and Zoning Committee Meeting**

**Tuesday, May 17, 2022**

**3:30pm**

The York County Planning and Zoning Committee met on the above date at 3:30pm., in the large conference Room at the Heckle Complex, 1070 Heckle Boulevard, Rock Hill, SC, with the following members present; Council member Allison Love, Council member William “Bump” Roddey and Council member Brandon Guffey. Also present were, County Manager, David Hudspeth, County Attorney Michael Kendree and Clerk to Council, Karen Brogdon.

Jonathan Buono, Diane Dil, Josh Reinhardt, Mark Boland, Rachel Grothe and Jamie Catoe also attended.

**Discussion regarding the willingness and capability letter requirements:** County Attorney, Michael Kendree reviewed the proposed ordinance amendments and explained that this will allow Planning and Development staff to ask the developer about their willingness and capability to serve the water and sewer infrastructure of the non-York County system.

Jonathan Buono provided a **rundown of changes in Batch 1 Recode amendments:**

- Applicability; Individual Plats for Land Divisions
- Water and sewer connections required
- Liability agreements
- Minimum amount of open space required
- Long-term preservation and maintenance of open space
- Lake Wylie Overlay; accessory structures – Single family detached
- Manufactured Homes
- Motor vehicle, recreational vehicle and boat storage; screening standards
- Beekeeping
- Outdoor Storage; screening standards
- Setbacks and Yards; measurement of setbacks
- Defined terms; Data Center

**Proposed Changes to Event Venues:** Staff recommendation: Temporary use be eliminated and that revisions be made to the conditional event venues to allow many to be approved without seeking a special exception from the BZA. Change threshold from 100 to 150 as long as they meet the requirements.

**Proposed change to landscaping plan requirement:** Deferred to a later meeting

**Discussion on billboards in York County:** It was proposed by Attorney, Dan Ballou to allow the conversion of existing billboards to digital billboards within 500 feet of I-77. This proposal would adopt the DOT standards.

**Revisiting Commercial Tree Save:** In Recode, staff had proposed Non-Residential Tree Save Requirements by adding that new non-residential developments must retain a minimum of 15% of the existing on-site canopy as tree save area; and if less than 15% of the total site has existing trees, additional trees must be planted at a rate of 36 trees per acre to meet the 15% requirement. Staff also recommended a York County Tree Fund be established. The committee discussed the merits of adding those provisions back to the code.

The Committee chair requested that the provision requiring trees to be replanted if the 15% is not reached be removed if the provisions are to be considered going forward. Mr. Guffey stated his preference that non-residential tree save not be added to the code at all.

**Discussion of other potential code changes:** School Concurrency Planning and Tattoo Businesses to be addressed at the next Committee meeting.

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