

Minutes
York County Council Workshop
January 11, 2022
1070 Heckle Boulevard, Rock Hill, SC
Large Conference Room
6:00pm

The York County Council met on the above date for a York County Council Workshop at 6:00pm located at 1070 Heckle Boulevard, Large Conference Room, Rock Hill, South Carolina. The following Council members were present: Vice-Chairman Robert Winkler, Council member Tom Audette, Council member Allison Love, Chairwoman Christi Cox, Council member Brandon Guffey, Council member William “Bump” Roddey, and Council member Joel Hamilton. Also present were County Manager, David Hudspeth, Assistant County Manager, Mike Moore, Assistant County Manager, Kevin Madden, County Attorney Michael Kendree, and Clerk to Council, Karen Brogdon.

Jonathan Buono, Diane Dil, Josh Reinhardt and Mark Boland were in attendance as well.

Chairwoman Christi Cox called the meeting to order.

County Manager, David Hudspeth gave a brief overview of the purpose of the meeting and the recode project. Mr. Hudspeth asked that Council clarify any concerns and ask any questions they may have to staff and the consultants.

Mr. Hudspeth reviewed the 10 recommendations from the Planning Commission in addition to the 5 recommendations by Management. Mr. Hudspeth requested that if any Council members had any requested modifications, to please go through him or Jonathan Buono so they can help draft the motion so that Council can accomplish what they need.

- Revise §155.152, the provision that allows the Zoning Administrator to make sue determinations, by reverting to the existing language prohibiting uses not expressly permitted; **York County Management does not oppose this amendment recommendation.**
- Remove the provision that allows the Zoning Administrator to consider Administrative Adjustments; **York County Management does not oppose this amendment recommendation.**
- School Capacity – include a statement that would require a willingness and capability letter from the school district as part of the approval criteria for preliminary plats for residential uses; **York County Management and the Planning and Development Services Department suggest that this amendment recommendation be further evaluated by the County Attorney and it is being pulled from the recode at this time.**
- Revert the process outlined in Chapter 154, Subchapter G, Part 4: Preliminary Plats to the existing process, wherein the Planning Commission is the approval body for preliminary plats. **York County Management does not oppose this amendment recommendation.**

- Revise §155.153 Use Table to prohibit townhomes in the RMX-20 district. **York County Management does not oppose this recommendation.**
- Require construction bonds to include all items within the road right-of-way instead of the current limitation to roads and sidewalks. **York County Management and the Planning and Development Services Department do not support this recommendation and this is being pulled from the recode at this time.**
- Add the following provision to the appropriate part in Chapter 154: “Infrastructure shall be designed to minimize the alternation of site topography. Infrastructure shall accommodate natural grades to the maximum feasible extent; minimize the removal of existing ground cover and subsoil; and minimize the importation of fill material.” **York County Management does not oppose this amendment recommendation.**
- Revise §155.153 Use Table to re-establish “Liquor Sales” as a distinct use, and permit them by-right in the General Commercial (GC) district and require a Special Exception in Neighborhood Commercial (NC) district. **York County Management does not oppose this recommendation.**
- Revise Chapter 154, Subchapter G, Part 7: Traffic Impact Analysis to lower the threshold at which a developer is required to install a transportation improvement when the increased delay is some number less than the current 80% or more. **York County Management and the Planning and Development Services Department suggest that the County Attorney further evaluate this amendment recommendation and it is being pulled from the recode at this time.**
- Revise Chapter 154, Subchapter C, Part 2: Streets to allow gravel roads within rural areas. **York County Management and the Planning and Development Services Department do not support this amendment recommendation and this is being pulled from the recode at this time.**
- No specific request to change any parts of the tree ordinance at this time;
- Maximum slope allowed in required open space: Of the 20% of open space required, 40% of that is required to be at slope of less than 10% so it will be walkable;
- Tiny Homes: The request has been made that we do not specifically allow tiny homes as referenced in the proposed draft;
- Sidewalk requirement within 1 ½ mil of a school: The request has been made that this would be a requirement only if the development was within ½ mile of a school;
- Vesting of development fees and standards: It has been proposed that fees would be grandfathered or vested for any project that has an approved construction drawing.

The consensus of the Council members is that they are happy with the recode. They would like to discuss the following items at a later date:

- Incorporation of townhomes;
- Tiny homes;
- School capacity;
- Gravel roads.

Council Chairwoman Christi Cox allowed the Planning Commission members in attendance to give their names and the Council district they represent.

The next discussion was regarding the York County Redistricting. Joey Oppermann with the Oppermann Law Firm reviewed the proposed redistricting lines and the amendments that were

made since 1st reading of the ordinance. After Council review and individual discussions regarding the proposed map, Council agreed that the proposed map could move forward for 2nd reading at the January 18th Council meeting.

There being no further discussion, the meeting adjourned at approximately 8:25pm.