

Minutes

Planning and Zoning Committee Meeting

September 13, 2023

6:30pm

The York County Planning and Zoning Committee met on the above date at 6:30pm, 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, County Attorney, Michael Kendree and Clerk to Council, Karen Brogdon.

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

Chairwoman Debi Cloninger called the meeting to order.

Discussion regarding OA Rezoning Project: Jonathan Buono explained that staff would like to initiate a rezoning project to modify parcels around the Carowinds area and Carowinds itself to rezone to OA (Outdoor Amusement) and that this would not apply to any other areas in the County, only around the Carowinds area. Mr. Buono reported that staff would provide a list of all OA uses.

Motion was made by Council member Allison Love and seconded by Council member Debi Cloninger to authorize staff to proceed with the OA rezoning project recommendations. Motion Carried.

Discussion regarding non-conforming townhomes/multifamily rezoning project: Diane Dil reported that there is some concerns with existing townhomes/apartments in non-conforming districts. Staff proposes to rezone existing townhome/apartment property to the RMX-6 district to make them conforming.

Motion was made by Council member Allison Love and seconded by Council member Debi Cloninger to approve the recommendation for non-conforming townhomes/multi-family home to the county-wide rezoning effort. Motion Carried.

Follow up discussion regarding connectivity: Council member Allison Love requested that staff review the connectivity issues in Lake Wylie around the Harris Teeter. Ms. Love explained that the residents in the area are concerned with the quality of life in the neighborhood if cars are allowed to cut through a neighborhood.

Jonathan Buono explained that this the Summerhouse subdivision was designed to connect to the proposed Harris Teeter/commercial property. He further explained the Land Development Code has 5 criteria to allow for a dead-end street, which are not met with the Harris Teeter example. He stated connectivity allows for emergency services to respond quicker, more efficient traffic patterns, and reduce the number of trips on the arterial roadways.

County Manager, David Hudspeth explained that staff is applying the current policy that Council adopted and it is being appropriately applied but staff would be glad to review further if that is what the Committee recommends.

Motion was made by Council member Allison Love and seconded by Council member Debi Cloninger to direct staff to review the connectivity policy to see if it can be a little more subjective and report back to the Committee with recommendations. Motion Carried.

Discussion regarding tattoo establishments. Council member William “Bump” Roddey requested further modifications to the current tattoo establishments use separation distance that was amended several months ago. Mr. Roddey explained that there seems to be an issue with the way the distance is measured from the establishment to the property line.

Jonathan Buono explained that currently the requirements state that the buildings must be 300 feet from each other and at least 200 feet from a lot in a residential district or dwelling. Staff would be glad to modify however Council recommends.

Motion was made by Council member William “Bump” Roddey and seconded by Council member Debi Cloninger to direct staff to incorporate path of travel rather than linear distance for tattoo establishments. Motion Carried.

Discussion regarding event venues. Committee members held a general discussion regarding event venues with staff. Modifications were made recently and those did help some but additional modifications need to be made.

Council member Allison Love stated that she has contacted Commissioner Weathers and Senator Harvey Peeler’s office and they are working together to make additional modifications.

Staff reported that we can make modifications to the zoning code but cannot make changes to the building code because that must be adopted by the County, as dictated by the State.

The County Attorney will meet with staff to discuss future modifications to the ordinance regarding the event venues.

Council member Debi Cloninger agreed to be involved with staff and the County Attorney’s Office to assist in finding a resolution to this issue.

Motion was made by Council member Allison Love and seconded by Council member William “Bump” Roddey to approve the minutes from the July 10, 2023 Planning & Zoning Committee meeting. Motion Carried.

There being no further business a motion to adjourn was made by Council member William “Bump” Roddey and seconded by Council member Allison Love. Meeting Adjourned