

Minutes
York County Council Workshop
June 13, 2023
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, Rock Hill, South Carolina. The following Council members were present: Council member Tommy Adkins, Vice-Chairwoman Allison Love, Chairwoman Christi Cox, Council member Watts Huckabee, and Council member Debi Cloninger. 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, Planning & Development Director, David Swenson, Economic Development Director, Josh Reinhardt and Diane Dil attended as well.

Chairwoman Christi Cox called the meeting to order.

Update on progress and target dates for school concurrency.

Jonathan Buono informed Council that White and Smith currently are in the analysis phase and should have a report to Council at the August workshop.

Mr. Buono reported that the Consultant will be able to determine all the necessary information for Council regarding development, county and school requirements.

Discussion related to proposed ordinance amendments to Chapter 154 and Chapter 155.

Jonathan Buono provided the following information. See attached presentation hereby incorporated by reference as Exhibit A.

Mr. Buono reported that all of the requested modifications were reviewed and approved by the Planning Commission.

Update on Economic Development Board Composition

David Swenson, Economic Development Director provided an update from the ED Committee meeting on May 30th.

- The Committee voted 2-1 to support the recommendation of the proposed board modification.
 - 3 members from YC ED Committee
 - 3 members from York County Growth Partners
 - Winthrop President or designee
 - York Tech President or designee

- York County Regional Chamber of Commerce
- 5 prescribed members
 - 2 from small, medium and large manufacturers
 - Major service operations – HQ, office/customer service
 - Real Estate Sector
 - Banking, Finance, Legal, Insurance, Accounting
- Ex Officio – County Manager, YC Regional Chamber or designee, Catawba Indian Nation or designee, Clemson Extension Agribusiness Agent.

Some Council members are in favor of the proposed ED Committee and some are not in favor of the proposal. Council members would like to discuss this topic further at the August Council workshop.

Status update on Internal/External Communications

County Manager, David Hudspeth provided an update on behalf of Greg Suskin, Public Information Officer that was unable to attend the meeting.

Mr. Hudspeth explained that Mr. Suskin is exploring the option of a quarterly county newsletter that can be pushed out to citizens through CivicPlus. Mr. Hudspeth also reported that Mr. Suskin is also looking to update the entire York County website with the vendor.

Chairwoman, Cox would like Mr. Suskin to present all of this information in detail at the next Council workshop.

There being no further discussion, a motion to adjourn was made by Council member Allison Love and seconded by Council member Watts Huckabee. Motion Carried.

EXHIBIT A

York County Code of Ordinances, Land Development Code, Subchapter B, Part 5,
CLUSTER SUBDIVISIONS, Section 154.060 PURPOSE and paragraph 154.063(A)
Cluster Groups are hereby amended to read as follows:

§ 154.060 PURPOSE.

(A) **General.** The value of conserving natural resources, reducing the application of mass clearing and grading, and increasing the amount of open space in new subdivisions is recognized as an important consideration in subdivision development and design. Therefore, a cluster subdivision is a permitted development design alternative to a conventional subdivision.

(B) **Cluster Subdivisions.** A cluster subdivision is the grouping of dwelling units within a development site, permitting a reduction in the otherwise applicable lot size, while preserving substantial open space on the remainder of the parcel.

(C) **Cluster Subdivision Design:**

- (1) Encourages the designation and protection of open space in new subdivisions;
- (2) Preserves existing, healthy vegetation and wildlife habitat;
- (3) Maintains existing wooded areas along roads;
- (4) Protects water quality;
- (5) Reduces infrastructure construction and maintenance costs;
- (6) Reduces demand for publicly funded open space;
- (7) Provides a wider range of feasible sites to locate stormwater BMPs;
- (8) Reduces soil erosion and forest fragmentation~~potential~~ by reducing the amount of clearing and grading on the site; and
- (9) Reduces the impervious cover in a development.

§ 154.063 GENERAL DESIGN STANDARDS.

(A) **Cluster Groups.** Residential lots within cluster subdivisions shall be designed within a series of one or more cluster groups in accordance with the following standards (see Figure 154.063-1 for a concept illustration):

(1) Dwellings shall be located in distinct cluster groups of 15 or fewer dwellings.

- (a) The Planning Commission may approve up to 20 dwellings to be located within a distinct cluster group if it is found that the increase furthers cluster subdivision design principles, as outlined in §154.060(C).

(2) Cluster groups shall be visually defined and separated by open space, utilizing existing vegetation, topography, or other natural features whenever feasible.

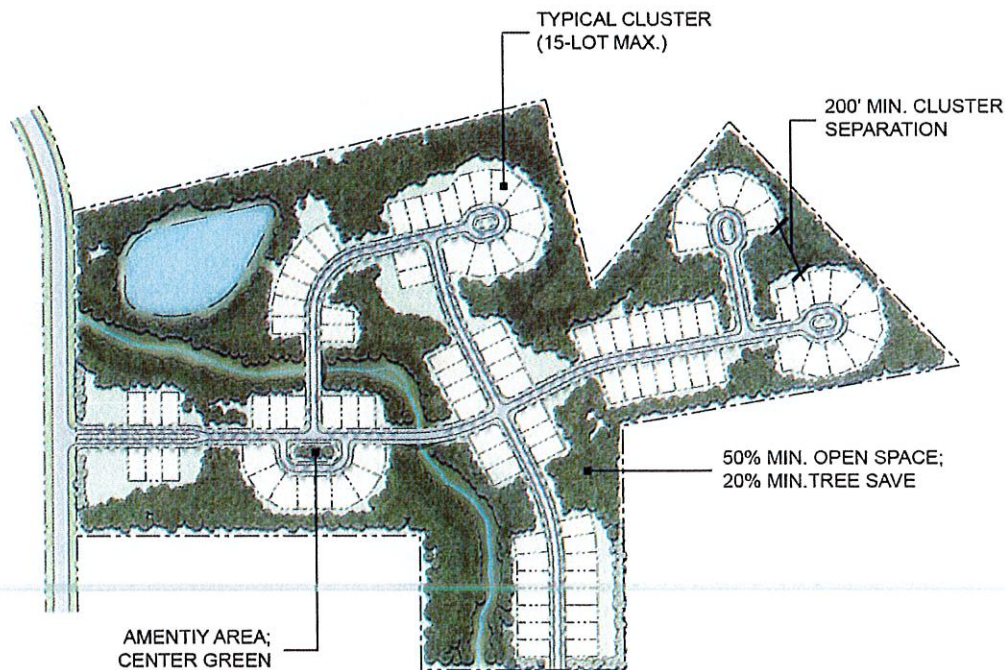
(3) A cluster group is defined by the outer perimeter of contiguous lots and abutting streets and open space.

(4) Cluster groups shall be located a minimum of 200 feet from existing public roads and other cluster groups, as measured from the closest lot line in a cluster group.

- (a) The Planning Commission may reduce the minimum separation distances for a cluster group if it is found that the decrease(s) further cluster subdivision design principles, as outlined in §154.060(C). In no event shall the minimum separation be lower than 100 feet.

(5) All lots in a cluster group shall abut open space to the front or rear. This includes open space located directly across a street from a lot.

Figure 154.063-1: Cluster Group Design



York County Code of Ordinances, Land Development Code, Subchapter C, Part 2: STREETS, Section 154.093, sub-paragraph (L)(1) *Street Name and Traffic Control Signage* is hereby amended to read as follows:

(1) *Street Name and Traffic Control Signage.* Street names and traffic signs shall be installed on all new streets at any location determined by the Planning & Development Services Department. York County does not allow the production or installation of non-standard signs. The owner shall purchase the required sign(s) and poles from York County, to then be installed by the Public Works Department. ~~The developer shall install signs.~~

York County Code of Ordinances, Land Development Code, Subchapter D, Part 4: TREE CONSERVATION, Section 154.199(A) is hereby amended as follows:

(A) **Tree Save Areas**

(1) *In General.* Tree save areas required by this Section shall meet the following requirements:

(a) *Calculated Area.* The acreage required for tree save area may be calculated through the use of the most recently available aerial photography to estimate the existing tree canopy. The aerial photographs shall adequately represent current property conditions.

(b) *Minimum Area and Width.* All tree save areas shall be at least 2,000 square feet in area and 25 feet in width.

(c) *Identification.* Tree save areas shall be identified and tabulated on any preliminary or final plat, civil construction plan, or stormwater/grading plan.

(d) *Tree Survey Required.* A tree survey must be submitted along with any preliminary plat, civil construction plan, or stormwater/grading plan unless the development meets the conditions of § 154.199(A)(1)(d)2, below.

1. The tree survey shall specify the species, size, location, and health of all trees over six inches in diameter.

2. For each noncontiguous tree save area of three acres or greater, or for any development in the AGC, AGC-I, RUD, and RUD-I Districts, a 100-foot x 100-foot sample survey that is reasonably representative of the site may be submitted in lieu of a full tree survey. The sample survey shall adequately represent current property conditions.

(e) ~~Trees to be Maintained~~ Maintenance. Land designated as tree save to meet the requirements of this Part shall:

1. ~~Trees in a designated tree save area are to be~~ Be maintained in ~~their a~~ natural condition in perpetuity;
2. ~~Be permanently protected through deed restrictions, covenants, or other legal instruments to provide for the continued protection of trees within the designated area~~; and
- 4.3. ~~Prohibit the removal of any trees in fair or better~~ may not be removed if they are healthy and in good condition. Removal of such healthy trees from tree save areas will require mitigation by planting of new trees equal to at least 100% of the cumulative DBH of the trees removed.

~~(2)~~ — Residential Tree Save Requirements.

(2) Residential developments requiring preliminary plat approval and multi-family developments must retain a minimum of 20% of the existing on-site tree canopy as tree save area (see Figures ~~154.199-1 and 154.199-2~~).

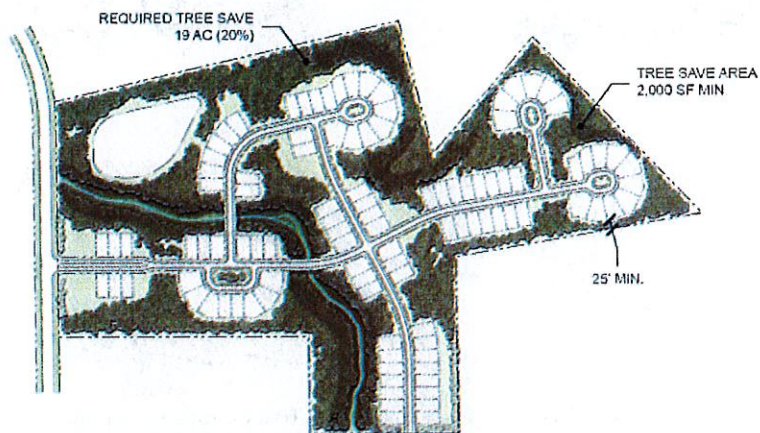
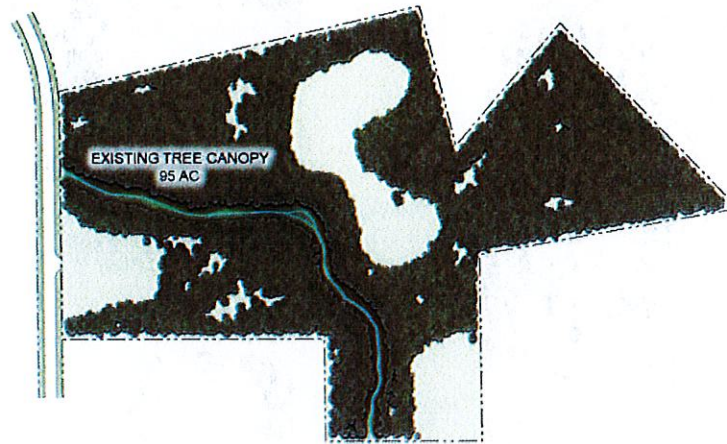
(3) ~~Non-residential Tree Save Requirements. New non-residential developments must retain a minimum of 15% of the existing on-site tree canopy as tree save area (see Figure 154.199-2).~~

(4) ~~Mitigation as Alternative to Tree Save Area. For developments where tree save area is required, but for which existing areas of trees to preserve may render reasonable development of the site impractical, as determined by the Planning and Development Services Director, the Director may approve one of the following mitigation methods as an alternative:~~

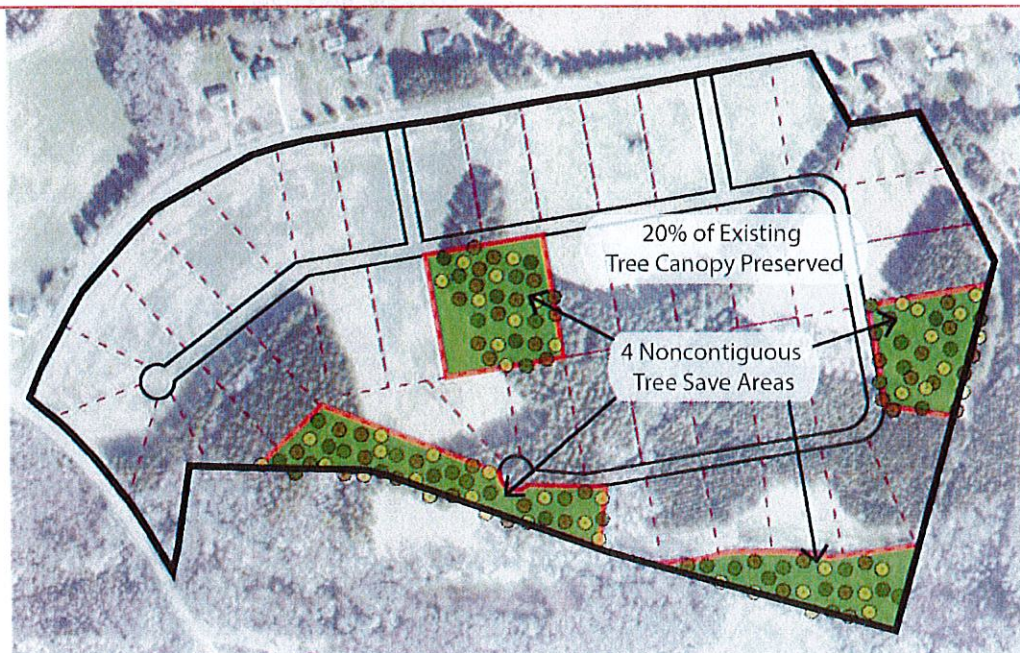
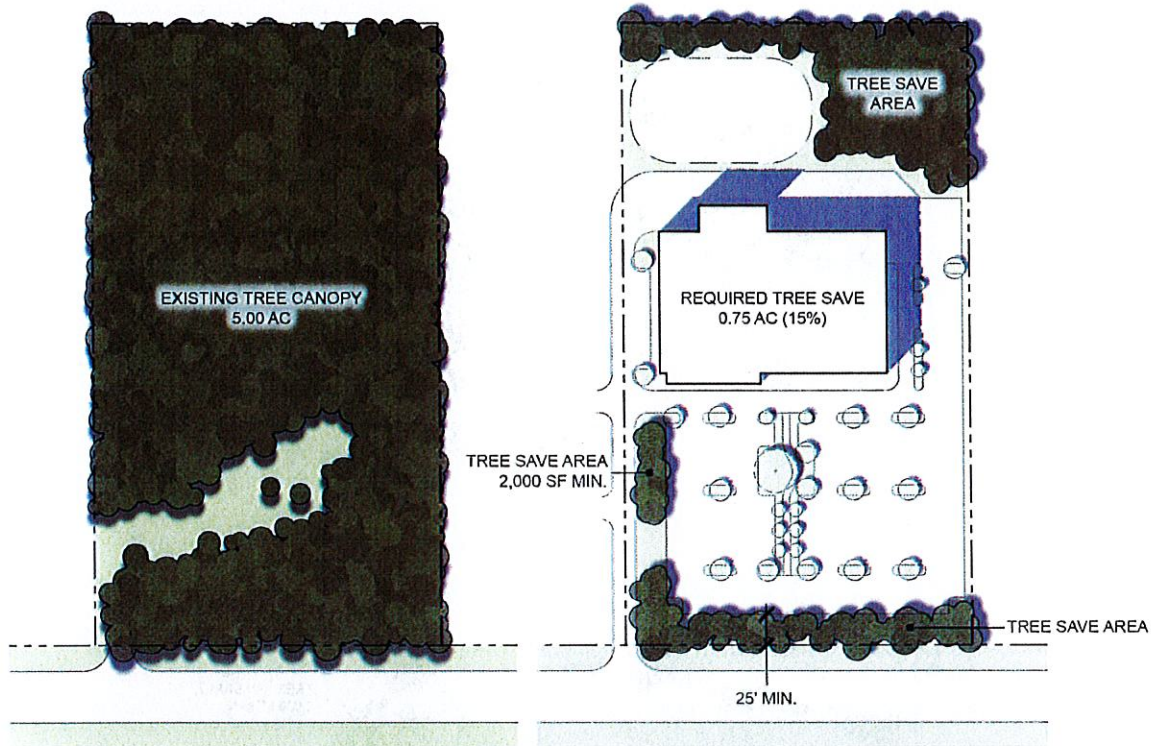
(a) ~~Planting new trees covering an area equal to 150% of the required tree save area, at a rate of 36 planted trees per acre; or~~

(b) ~~A fee-in-lieu of preservation by payment to the York County Tree Fund, at a rate of \$0.40 per square foot of required tree save area.~~

Figure 154.199-1: Residential Tree Save – Existing Tree Canopy and Tree Save Calculation



~~Figure 154.199-2: Residential Tree Save—Retained Tree Canopy~~ ~~Figure 154.199-2: Existing Tree Canopy and Required Non-Residential Tree Save~~



(a) —To ensure the presence of significant stands of trees throughout a residential development, tree save area shall be separated into at least four non-

~~contiguous areas, except in cases where existing trees are concentrated in less than four areas.~~

~~Tree save areas must be preserved as tree save areas in perpetuity pursuant to the requirements of § 154.186: Long-Term Preservation and Maintenance of Open Space.~~

York County Code of Ordinances, Land Development Code, Subchapter D, Part 4: TREE CONSERVATION, Section 154.200 PROTECTION OF GRAND TREES, paragraph (C) *Identification of Grand Trees* is hereby revised as follows:

(C) **Identification of Grand Trees.** Each ~~grand existing~~ tree meeting or exceeding the corresponding DBH for its species in Table 154.200-1: Grand Trees that is located within the proposed limits of disturbance, or fewer than 24 feet from the limits of disturbance, must be located on all submittals, including but not limited to, preliminary and final plats, civil construction plans, and stormwater/grading plans. The species, size, and health information of the located ~~grand~~ trees must also be provided to determine their status as grand trees and the appropriate procedure for removal and mitigation.

York County Code of Ordinances, Land Development Code, Subchapter D, Part 4: TREE CONSERVATION, Section 154.200 PROTECTION OF GRAND TREES is hereby revised to delete sub-paragraph (D)(4) *Tree Mitigation Requirement for Removal of Grand Trees* and add a new paragraph (E) as follows:

(E) Mitigation for Removal of Grand Trees.

(1) Mitigation Required. Land development activity that results in the removal of grand trees, including those subject to administrative approval or a waiver, shall provide replacement or mitigation through one of the following methods, or a combination thereof (see Table 154.200-2: *Example Calculations of Grand Tree Mitigation Methods*):

(a) Preserving additional tree save area above the minimum required in § 154.195(A), at a rate of 150 sf per inch of DBH of the trees removed;

(b) Planting new trees at a rate of 0.75:1 per inch of DBH of the trees removed; or

(c) In cases where the total amount of additional tree save or planting is impractical or would compromise the health of preserved or planted trees, as determined by the Planning and Development Services Director, the Director may approve a fee-in-lieu of mitigation by payment to the York County Tree Fund.

1. The amount of the fee-in-lieu payment shall be based upon a bid, contract, or similar instrument to plant trees in a manner consistent with the York

County Design Manual, subject to approval by the Director, at a rate of 0.75:1 per inch of DBH of the trees removed.

2. No more than half of the cumulative DBH of the trees removed may be mitigated through a fee-in-lieu payment. The balance of required mitigation shall be fulfilled through other methods.

3. The fee-in-lieu subject to this Subparagraph shall be deposited into the York County Tree Fund and used for the purposes identified in § 154.206: York County Tree Fund Established.

Table 154.200-2: Example Calculations of Grand Tree Mitigation Methods

<u>Cumulative DBH of Grand Trees to be Removed: 80 in</u>		
<u>Method A: Additional Tree Save</u>		<u>80 in x 150 sf/in = 12,000 sf</u>
<u>Method B: New Tree Plantings</u>		<u>80 in x 0.75 = 60 in (planting DBH)</u>
<u>Method C: Fee-in-lieu</u>		<u>40 in¹ x 0.75 = 30 in (cost estimate of planting paid to Tree Fund)</u>
<u>Example Combination</u>	<u>Method A (20 in)</u>	<u>20 in x 150 sf/in = 3,000 sf tree save</u>
	<u>Method B (20 in)</u>	<u>20 in x 0.75 = 15 in (planting DBH)</u>
	<u>Method C (40 in)</u>	<u>40 in¹ x 0.75 = 30 in (cost estimate of planting paid to Tree Fund)</u>
	<u>Total DBH mitigated = 80</u>	
<u>Key: in = inches sf = square feet</u>		

¹ The maximum allowable fee-in-lieu payment can mitigate no more than half of the cumulative DBH of the trees removed.

York County Code of Ordinances, Land Development Code, Subchapter D, Part 4: TREE CONSERVATION is amended to add a new Section 154.206 as follows:

§ 154.206 YORK COUNTY TREE FUND ESTABLISHED.

(A) The York County Tree Fund will be established as a separate, interest-bearing account managed by the County, and will be used solely for the purposes of:

(1) Tree purchase and installation of new trees on public property and rights-of-way;

(2) Maintenance of existing tree canopy on public property and rights-of-way;

(3) Purchase of real property for the purposes of tree plantings or permanently protecting a wooded area with the application of a conservation easement;

(4) Purchase conservation credits for public development projects; and

(5) Administration of the activities authorized by this Section.

York County Code of Ordinances, Land Development Code, Subchapter G, Part 7:
TRAFFIC IMPACT ANALYSIS, Section 154.361 APPLICABILITY is hereby amended to read as follows:

§ 154.361 APPLICABILITY.

This Part applies to a traffic impact analysis (TIA) that is required for the review and approval of certain development applications under this Chapter and Chapter 155: Zoning Code, including:

(A) Preliminary plat subdivision approval;

(B) ~~Civil construction plans~~Zoning compliance applications for non-residential and multi-family developments;

(C) Rezoning applications for a special district; and

(D) Special exception use applications.

York County Code of Ordinances, Zoning Code, Subchapter C, Part 2, Table 155.271-1: Use Table (PR, AGC, AGC-I, RUD, RUD-I, RSF-40, RSF-30, RMX-20, RMX-10, and RMX-6 Districts) is hereby amended to permit Event Venues as a Conditional Use in AGC, AGC-I, RUD, and RUD-I.

York County Code of Ordinances, Zoning Code, Subchapter C, Part 3, Subpart 3.16: EVENT VENUES is hereby amended to read as follows:

§ 155.420 APPLICABILITY.

This Subpart applies to all event venues and large capacity event venues that are specified as conditional or special exception uses in § 155.271: *Use Table*.

§ 155.421 DEVELOPMENT STANDARDS.

(A) **Venue Capacity.** The maximum number of users an event venue or large capacity event venue may accommodate at one time shall be limited to the maximum

capacity of the venue, as determined by applicable building code, fire code, and/or parking requirements.

(B) Minimum Lot Size.

(1) There is no minimum lot size required for event venues located in the GC, OA, and MU Districts.

(1)(2) All ~~large capacity~~ event venues in the AGC, AGC-I, RUD, ~~and RUD-I~~, and RC Districts must be located on a lot of at least ~~ten~~five acres in size. Event venues uses, other than large capacity event venues, can be on lots smaller than ten acres with an approved Special Exception.

(B)(C) Vehicular Access. Vehicular access to the site shall be adequate in terms of width, vertical clearance, and construction to support emergency vehicles, and shall meet all applicable provisions of the adopted fire code.

(D) Parking.

(1) ~~Surface Materials. For the purpose of site plan review, event venue and large capacity event venues shall be deemed commercial uses.~~ Parking associated with an event venue or large capacity event venue in any zoning district may be paved or constructed of pervious materials.

(2) ~~Rural Surface Materials.~~ In the AGC, AGC-I, RUD, ~~and RUD-I~~, and RC Districts, parking may be ~~constructed of~~surfaced with grass or gravel, if properly graded.

(3) ~~In any case, Handicap Parking. Required~~ handicap parking spaces shall be constructed in accordance with the version of the Americans with Disabilities Act Standards for Accessible Design (ADA Standards) in effect at the time of the permit application.

(1)(4) ~~On-Street Parking Prohibited.~~ Parking associated with an event venue or large capacity event venue shall not occur in a public or private right-of-way or easement.

(E) Separation. Outdoor gathering areas, including parking areas, decks, patios, gazebos, fire pits, and docks, shall be located at least ~~3200~~ 300 feet from any dwelling units not located on the same parcel as the event venue, whether or not such dwelling units are located in the incorporated or unincorporated area of York County. For the purposes of this Section, measurements shall be taken in a straight line from the portion of the outdoor gathering area nearest the dwelling unit to the dwelling unit.

(F) ~~Rural Design Exemption.~~ Buildings utilized for event venue uses in the AGC, AGC-I, RUD, and RUD-I districts are exempt from the requirements of Subchapter D, Part 2: Non-Residential and Mixed Use Building Design.

~~(G)~~(G) **Building Permits.** Building permit applications associated with an event venue or large capacity event venue may be filed concurrently with a zoning compliance application or pursuant to an approved zoning compliance. As required by § 40-3-280 of the South Carolina Code of Laws, all drawings submitted for building permits for buildings of assembly must be sealed by an architect registered in South Carolina.

§ 155.422 OPERATION REGULATIONS.

(A) **On-Site Management.** An on-site manager shall be present and available for the duration of all events occurring at the event venue or large capacity event venue. Up-to-date contact information for the on-site manager shall be included ~~on the venue's website, on marketing materials for the venue, and~~ in the venue's operational plan. Updated contact information shall be provided to the Zoning Administrator ~~anytime~~whenever the on-site manager's contact information changes.

(B) **Hours of Operation for Outdoor Gathering Areas.**

(1) With the exception of parking areas, outdoor gathering areas associated with an event venue or large capacity event venue that are located within 300 feet of a dwelling unit on another lot shall cease operation by 10:00 p.m. This distance shall be measured in a straight line from the edge of the outdoor gathering area nearest the dwelling unit to the dwelling unit.

(2) Amplified music or other sound in any outdoor gathering areas shall cease no later than 11:00 p.m.

~~(C)~~ **Noise Ordinance.** At all times, the facility shall comply with the maximum permitted sound levels identified in Subchapter D, Part 7: *Performance Standards*.

~~(D)(C) **Venue Capacity.** The maximum number of users an event venue or large capacity event venue may accommodate at one time shall be limited to the maximum capacity of the venue, as determined by applicable building code, fire code, and/or parking requirements.~~

§ 155.423 OPERATIONS PLAN.

(A) An operational plan for all event venues and large capacity event venues shall be submitted with the ~~permit~~ application, describing generally how the facility will operate.

~~(A)~~(B) Substantive changes to the operational plan or substantive changes in the actual operation of the venue that vary from the approved plan shall require additional approval by the BZA or the Zoning Administrator, as applicable.

~~(B)~~(C) The operational plan submitted with the permit application shall include, at a minimum, the following items:

(1) Maximum capacity of the facility, based on building code, fire code, and/or parking requirements;

- (2) Contact information for the on-site facility manager;
- (3) Whether the venue will operate seasonally or year-round;
- (4) Type(s) of events anticipated/marketed;
- (5) Anticipated annual number of events; and
- (6) How solid waste will be disposed of (private vs. public collection).

York County Code of Ordinances, Zoning Code, Subchapter C, Subpart 5.1, Table 155.718-1: Temporary Uses is hereby revised to modify the “Maximum Duration of Use” for “Special Events on Private Property” to “5 consecutive days; up to 4 events per calendar year; not to exceed 10 total days per year”.

York County Code of Ordinances, Zoning Code, Subchapter C, Subpart 5.9: RURAL EVENT VENUES is hereby deleted in its entirety.

York County Code of Ordinances, Zoning Code, Subchapter F, Section 155.1184 NONCONFORMING STRUCTURES IN RIPARIAN BUFFERS, paragraph (E) is hereby amended to add a subparagraph (3) as follows:

(A) Demolition and Reconstruction of Nonconforming Principal Structures.

(1) A nonconforming principal structure may be demolished and rebuilt within its existing footprint. The exterior dimensions of the replacement structure may be different from those of the nonconforming structure, but the replacement structure shall be located entirely within the footprint of the demolished nonconforming structure.

(2) For purposes of this provision, existing nonconforming decks, patios, open porches, and other similar amenities are not considered part of the structure footprint.

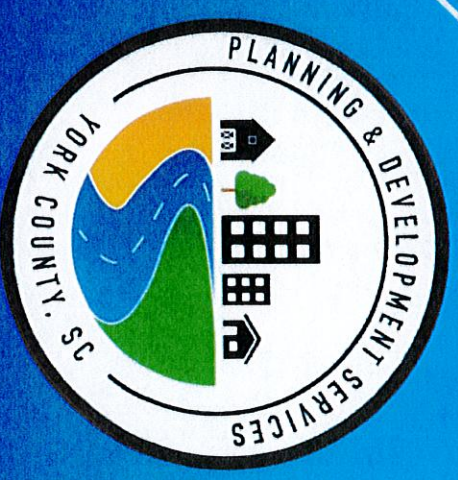
~~(2)~~(3) If a nonconforming principal structure is rebuilt in conformance with this section, new or relocated accessory structures may also be located entirely within the footprint of the demolished nonconforming principal structure.

York County Code of Ordinances, Zoning Code, Subchapter J, Section 155.1301 DEFINED TERMS is hereby amended to revise the following definition, as follows:

EVENT VENUE, LARGE CAPACITY. An event venue with a capacity greater than ~~100~~ 150 people, as determined by applicable building code, fire code, and/or parking requirements.

LAND DEVELOPMENT CODE AND ZONING CODE AMENDMENTS

“BATCH 3”



Batch 3 Amendments

- Updated LDC and ZC effective March 1, 2022
 - Council pulled some items out to be considered later
 - Monitoring implementation to pass amendments as needed
- “Batches” of amendments bundle numerous code changes
 - Batch 1 – June 20, 2022
 - Batch 2 – November 7, 2022
- Batch 3
 - Proposed as last “batch”, or large bundle of changes
 - Future amendments back to single or related issues



Cluster Subdivisions

- Purpose: Clarify the design intent of cluster subdivisions and provide achievable standards to qualify as a cluster group.

(1) Dwellings shall be located in distinct cluster groups of 15 or fewer dwellings.

(a) The Planning Commission may approve up to 20 dwellings to be located within a distinct cluster group if it is found that the increase furthers cluster subdivision design principles, as outlined in §154.060(C).

~~(4)(2)~~ Cluster groups shall be visually defined and separated by open space, utilizing existing vegetation, topography, or other natural features whenever feasible.

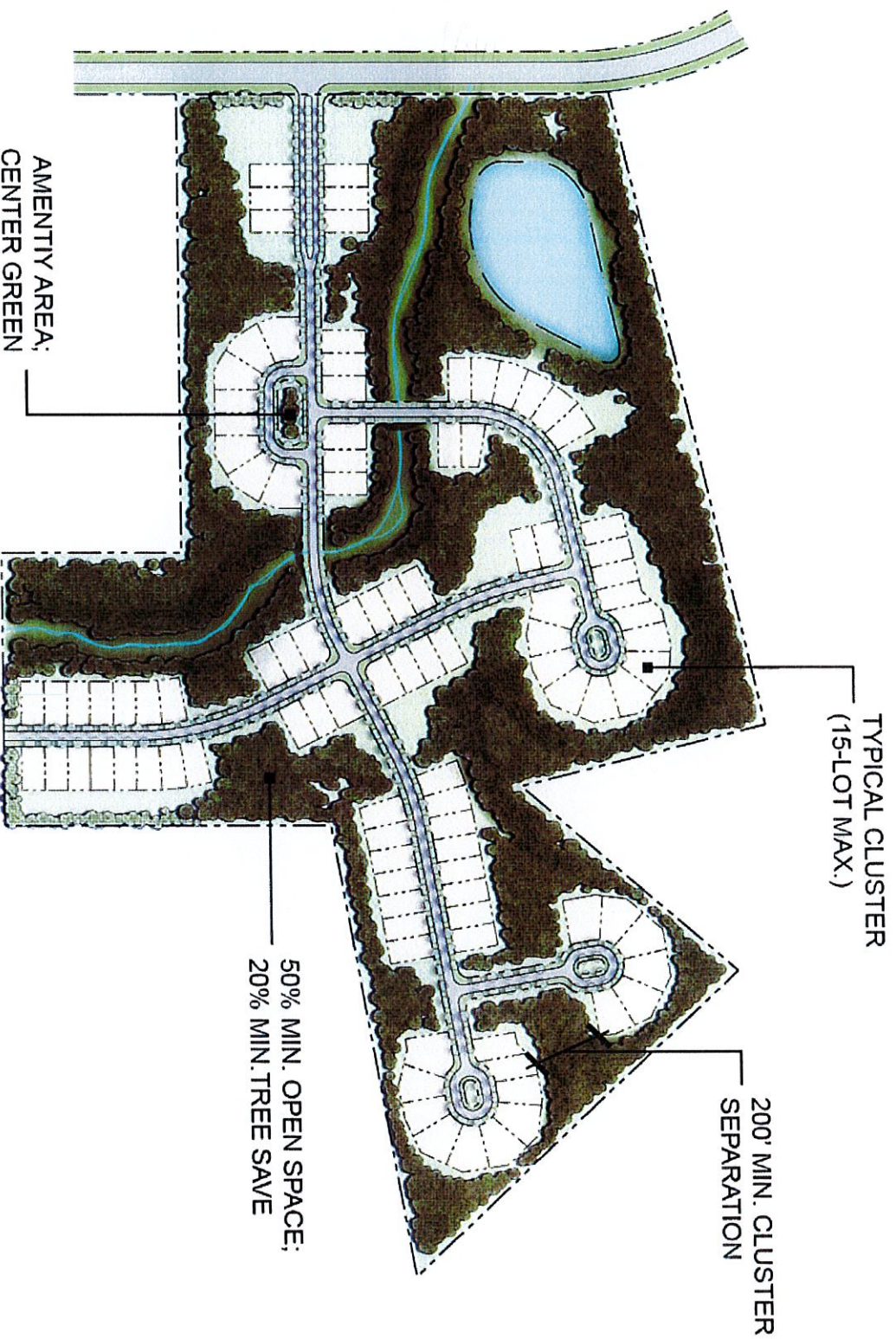
(3) A cluster group is defined by the outer perimeter of contiguous lots and abutting streets and open space.

(4) Cluster groups shall be located a minimum of 200 feet from existing public roads and other cluster groups, as measured from the closest lot line in a cluster group.

(a) The Planning Commission may reduce the minimum separation distances for a cluster group if it is found that the decrease(s) further cluster subdivision design principles, as outlined in §154.060(C). In no event shall the minimum separation be lower than 100 feet.



Cluster Subdivisions



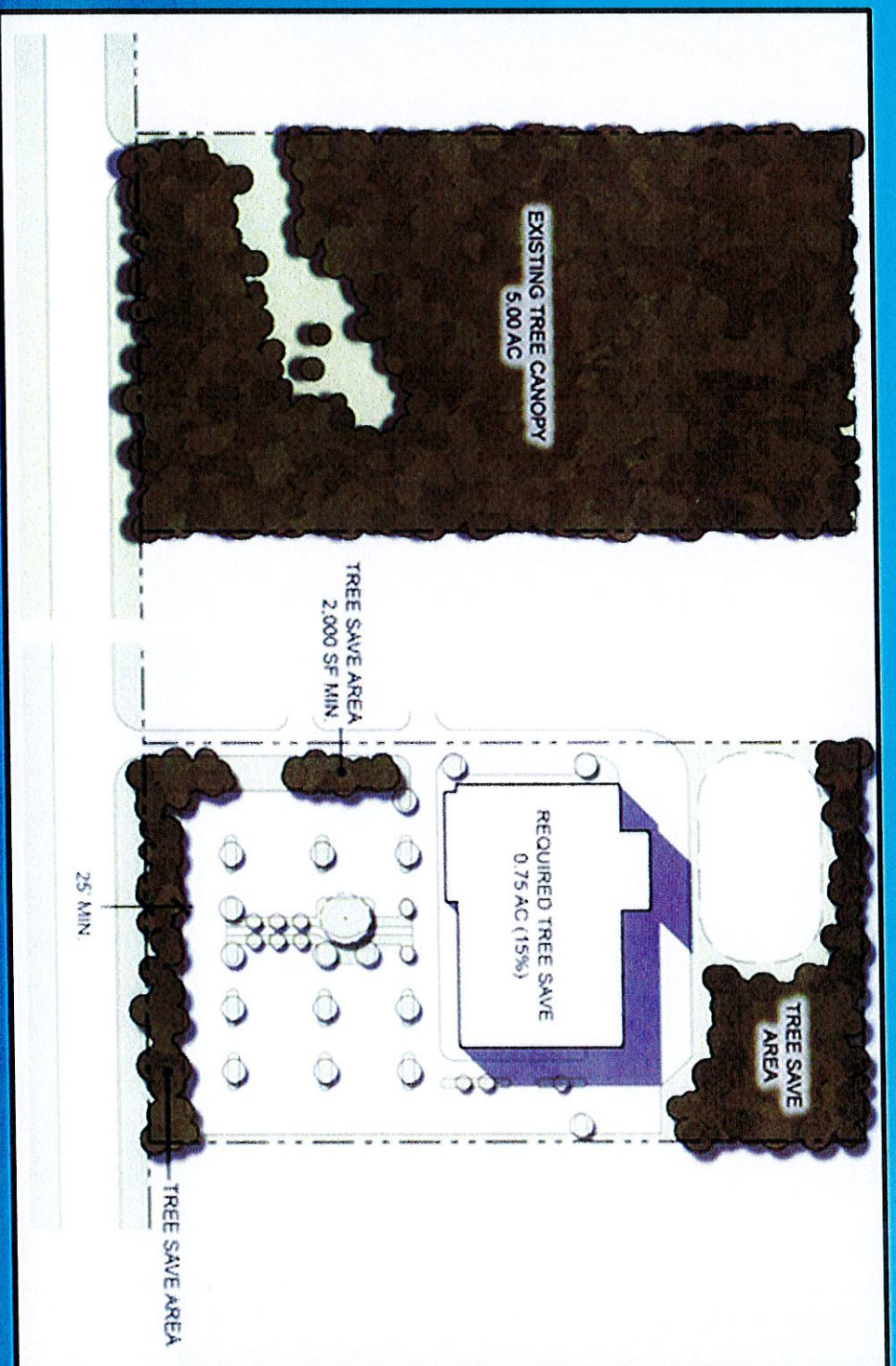
Tree Conservation

- Apply 100' x 100' tree survey sample to AGC/AGC-I
 - Currently RUD/RUD-I or tree save of 3+ acres
- Establish permanent protection for tree save areas
- Add non-residential tree save requirement of 15%
 - originally part of Recode, removed for later discussion
- Add tree save mitigation options
- Eliminate requirement for four non-contiguous areas of tree save
- Clarify identification of grand trees
- Provide two additional grand tree mitigation options
- Establish York County Tree Fund



Tree Conservation

- Purpose: Conserve a portion of tree canopy on commercial property in the County by establishing a tree save requirement for non-residential development at 15% of existing on-site trees.



Tree Conservation

- PC expressed interest in hearing commercial development input on 15% tree save. At staff-hosted meeting, stakeholders expressed general opposition to the requirement.
- Consensus was it would be more practical if there were mitigation options in case it could not be met by design.
- Staff drafted two tree save mitigation options: planting or a fee-in-lieu

(4) Mitigation as Alternative to Tree Save Area. For developments where tree save area is required, but for which existing areas of trees to preserve may render reasonable development of the site impractical, as determined by the Planning and Development Services Director, the Director may approve one of the following mitigation methods as an alternative:

(a) Planting new trees covering an area equal to 150% of the required tree save area, at a rate of 36 planted trees per acre; or

(b) A fee-in-lieu of preservation by payment to the York County Tree Fund, at a rate of \$0.40 per square foot of required tree save area.



Tree Conservation

- Purpose: Provide flexibility in mitigation options for developments that secure approvals to remove grand trees

(E) Mitigation for Removal of Grand Trees.

(1) Mitigation Required. Land development activity that results in the removal of grand trees, including those subject to administrative approval or a waiver, shall provide replacement or mitigation through one of the following methods, or a combination thereof (see Table 154.200-2: *Example Calculations of Grand Tree Mitigation Methods*):

- (a) Preserving additional tree save area above the minimum required in § 154.199(A), at a rate of 150 sf per inch of DBH of the trees removed.
- (b) Planting new trees at a rate of 0.75:1 per inch of DBH of the trees removed, or
- (c) In cases where the total amount of additional tree save or planting is impractical or would compromise the health of preserved or planted trees, as determined by the Planning and Development Services Director, the Director may approve a fee-in-lieu of mitigation by payment to the York County Tree Fund.



Tree Conservation

- Grand trees still can only be approved for removal by staff under 5 specific criteria, or as otherwise approved by a PC Waiver

Table 154.200-2: Example Calculations of Grand Tree Mitigation Methods

<u>Cumulative DBH of Grand Trees to be Removed: 80 in</u>	
<u>Method A: Additional Tree Save</u>	<u>80 in x 150 sf/in = 12,000 sf</u>
<u>Method B: New Tree Plantings</u>	<u>80 in x 0.75 = 60 in (planting DBH)</u>
<u>Method C: Fee-in-lieu</u>	<u>40 in¹ x 0.75 = 30 in (cost estimate of planting paid to Tree Fund)</u>
<u>Method A (20 in)</u>	<u>20 in x 150 sf/in = 3,000 sf tree save</u>
<u>Method B (20 in)</u>	<u>20 in x 0.75 = 15 in (planting DBH)</u>
<u>Method C (40 in)</u>	<u>40 in¹ x 0.75 = 30 in (cost estimate of planting paid to Tree Fund)</u>
<u>Total DBH mitigated = 80</u>	

Key: in = inches | sf = square feet

¹ The maximum allowable fee-in-lieu payment can mitigate no more than half of the cumulative DBH of the trees removed.



Event Venues

- Same revisions as included in “Batch 2” amendments
 - removed for further discussion
- Raises capacity to be considered “Large Capacity” to 150
- Allows for event venues in AGC, RUD, and RC districts that are on 10+ with a capacity under 150 to be approved by staff
 - all others approved through Special Exception by BZA
- Allows grass or gravel parking in rural districts
- Prohibits on-street parking
- Eliminates redundant “rural event venue” temporary use
- *new* Exempts rural districts from non-res building design requirements (ex. modulation, glazing, cladding, etc.)



Miscellaneous

- Subdivision signs to be installed by DPW, not developer
- Clarify trigger for a TIA “zoning compliance” more accurate term than “civil construction plan”
- Change special events on private property (ex. Haunted trail)
 - from: 5 consecutive days; up to 2 events
 - to: 5 consecutive days; up to 4 events; max 10 days/year
- Clarify that reconstruction of a nonconforming principal structure in riparian buffer can include accessory structures within the existing footprint

