

Minutes

Zoning Committee Meeting

Thursday, February 25, 2021

4:30pm

The York County 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 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.

Summary and Actions:

The Committee held a discussion regarding potential amendments to the York County Code of Ordinances, Chapter 154, Subdivision Code, to remove development criteria for the reduction in lot sizes, to reduce the spacing of certain buffer tree plantings, to establish “Cluster Subdivisions” which includes the following provisions: purpose, applicability, open space standards, perimeter buffer, and subdivision design; to amend the York County Code of Ordinances, Chapter 155, Zoning Code, to remove the required amenities and density bonuses for residential planned developments, to differentiate the required impervious ratio requirements between uses, to revise minimum lot sizes for residential uses, to establish lot sizes for Cluster Subdivision, to simplify the residential density table, to amend the open space section in its entirety, to remove the site amenities from the commercial design guidelines, to amend the tree protection section: to add a definition for tree save area, to clarify the process to remove a grand tree, to clarify which developments require a tree save area, to clarify when an aerial photograph may replace a physical tree survey; to provide for a public hearing; and to provide for other matters related thereto.

Specifically, it was requested by a Council member to remove the tree survey requirements from RUD outside of the USB.

It was recommended by Jonathan Buono, Planning Director to only remove the tree survey but not the tree save in order to assist staff in the preservation of trees.

Motion was made by Committee member William “Bump” Roddey and seconded by Committee member Brandon Guffey to recommend to Council to remove the tree survey from RUD outside the USB. Motion Carried.

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