

AGENDA

PLANNING AND ZONING COMMITTEE OF COUNTY COUNCIL

Heckle Complex
Large Conference Room
1070 Heckle Boulevard
Rock Hill, South Carolina

Tuesday, August 20, 2024
5:30pm

Committee Members
Chairwoman, Debi Cloninger
Council member, Allison Love
Council member William "Bump" Roddey

A. Call to Order, Debi Cloninger, Chair

B. Order of Business

- Discussion regarding Self-Storage Facility Location
- Discussion regarding Two Principal Dwellings on AGC Lots
- Discussion regarding Lot Area Measurement
- Discussion regarding Home Occupation Flexibility
- Discussion regarding other Planning items that staff would like to be referred to the Planning and Zoning Committee.
- Committee to approve the minutes from the November 6, 2023 Planning and Zoning Committee meeting.

Executive Session

Matters for Consideration Following Executive Session

Adjournment

Minutes

Planning and Zoning Committee Meeting

November 6, 2023

4:30pm

The York County Planning and Zoning Committee met on the above date at 4:30pm, in the conference room 3801, at the Government Center, 6 South Congress Street, York, 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, and Clerk to Council, Karen Brogdon.

Jonathan Buono, Rachel Grothe, Josh Reinhardt, Rick Abboud, and Diane Dil also attended.

Chairwoman Debi Cloninger called the meeting to order.

Follow up discussion regarding tattoo establishments: Jonathan Buono explained the existing ordinance requirements regarding tattoo establishments.

155.596 Minimum Separation Between Uses and Districts.

A tattoo and body-piercing establishment shall be located:

- (A) At least 300 feet from any other tattoo and body piercing establishment; and
- (B) At least 200 feet from any lot located in a residential district or any residential dwelling.

Mr. Buono provided to options to modify the ordinance:

Option 1 – Change Separation to Just Dwellings (measured closest wall to closest wall by default):

155.596 Minimum Separation Between Uses and Districts.

A tattoo and body-piercing establishment shall be located:

- (A) At least 300 feet from any other tattoo and body piercing establishment; and
- (B) At least 200 feet from any residential dwelling.

Option 2 – Change Separation Measurement to “Path of Travel”:

155.596 Minimum Separation Between Uses and Districts.

A tattoo and body-piercing establishment shall be located:

- (A) At least 300 feet from any other tattoo and body piercing establishment; and

- (B) At least 200 feet from any lot located in a residential district. The measurement for distance shall be taken by following the shortest available route of ordinary pedestrian or vehicular travel along public right-of-way, from the nearest wall of the tattoo and body-piercing establishment to the nearest lot line of a residential district adjacent to the public thoroughfare.

Motion was made by Council member William “Bump” Roddey and seconded by Council member Allison Love to approve Option 1 with A only. Motion Carried.

Follow up discussion regarding connectivity: Jonathan Buono explained the benefits to an interconnected road network:

- Trip Distribution
 - Reduces local trips on collectors and arterials
 - More route options and shorter trips
 - Reduces system congestion
 - More linkages for walking/biking, fewer car trips
- Public Safety
 - Faster response times, more service coverage per station
 - Lower cost to serve
 - More route options to respond to an emergency if access points are blocked
- Service Routes
 - Optimizes routes for US mail, home parcel delivery, trash pickup, school buses

Concerns about “cut-through” traffic

Perception of local residential roads used heavily for through-traffic more suited to collectors and other major roads.

With every new connection comes more route options, and potential for trip increases on existing roads not previously experienced.

Strategies to mitigate potential cut-through trips:

Make undesired route options suboptimal choices

- Lower posted speeds
- Narrower streets
- Non-linear design
- Short blocks
- Tor 4-way intersections
- Traffic circles
- Street trees
- Unmarked lanes
- Stop signs
- On-street parking speed tables

Mr. Buono explained that the goals have come directly from the comprehensive plan.

- Provide a well-connected and efficient transportation system
- Maintain the efficiency and safety of the existing transportation system

Mr. Buono stated that it is staff's recommendation to keep the ordinance language that is currently in place, with bare bones requirements.

Ms. Love stated that she is fine with residential to residential connectivity but not residential to commercial.

No action was taken by the Committee at this time.

Review of approval process for Event Venues: Council member Debi Cloninger asked staff is there is a temporary pathway that some event venue businesses could use in order to operate their business in compliance with ordinances?

Jonathan Buono explained that if they did not use the building, then yes. They could operate their business with outside tents, chairs, etc. However, tent permits would have to be applied for and the owner of the business would need to apply for a zoning application for either a special exception or administrative process and staff could approve on the condition that the building is not being used.

Committee members would like staff to notify all the Event Venues that have not been allowed to operate, of this information and the process they would need to take to operate in this manner. Committee members feel this would be a way to allow the businesses to operate until legislation can be changed.

Committee members would also like to know specifically, what legislation needs to be changed so that Council members know exactly what to ask of the State Legislators.

Motion was made by Council member William "Bump" Roddey and seconded by Council member Allison Love to approve the minutes from the September 13, 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