

Minutes

Planning and Zoning Committee Meeting

August 20, 2024

5:30pm

The York County Planning and Zoning Committee met on the above date at 5:30pm, in the large conference room, 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, Josh Edwards, County Attorney, Michael Kendree, and Clerk to Council, Karen Brogdon.

Jonathan Buono, Rachel Grothe, Josh Reinhardt, and Diane Dil (arrived late) also attended.

Chairwoman Debi Cloninger called the meeting to order.

Discussion regarding Self-Storage Facility Location: Jonathan Buono explained the existing ordinance requirements regarding self-storage facility locations.

Currently Self-Storage units are allowed in RC, GC, RI, LI, and UD and use conditions are related to paving, design standards for exterior-unit and interior-unit buildings, caretaker dwelling and prohibited materials.

Staff recommends eliminating the use in RC, GC and UD

Motion was made by Council member Allison Love and seconded by Council member William “Bump” Roddey to recommend eliminating self-storage facilities in RC, GC and UD; however, still having to meet conditional uses in other zoning codes. Motion Carried.

Discussion regarding two principal dwellings on AGC lots: Jonathan Buono explained the current ordinance:

(D) More than one principal dwelling on a lot in AGC. In the ACG District, up to two principal dwellings are allowed on one lot. This is intended to ensure both dwellings meet applicable Zoning Code requirements in the event the lot on which the dwellings are located is subsequently subdivided.

Staff recommends adding the following language “if each dwelling is sited so that all applicable lot size, lot width, and setback requirements are met as if the dwellings were established on individual lots”.

Motion was made by Council member Allison Love and seconded by Council member William “Bump” Roddey to recommend amending the language as proposed by staff and clarify that there would be a minimum of 10 acres for 2 dwellings. Motion Carried.

Discussion regarding Lot Area Measurement: Jonathan Buono explained the current ordinance:

The area of a lot:

- (A) Is calculated in square feet by multiplying the lot depth by the lot width; and
- (B) Does not include any portion of a road right-of-way

Staff recommends to leave the ordinance as is with three alternatives:

1. Grandfather Lot Area (This has already been addressed)
 - a. Include ROW shown on deeds for parcels created before March 1, 2022, for purpose of accessory structure limits
 - b. Implemented via interpretation, clarifying text amendment can follow
 - c. Allows lots of record created to previous measurement to function as conforming, while also preventing new substandard lots or artificially increased density
2. Administrative Adjustments
 - a. Adds minor flexibility for “oh so close” measurements
3. Accessory Structure Maximums (Staffs Recommendation)
 - a. Apply one Countywide accessory structure maximum, loosen maximum

Maximum Size of Accessory Structures:

- On lots less than once acre in size, the maximum total building coverage of accessory structures is 65% of the building footprint of the principal structure, or 600 square feet, whichever is greater.
- On lots one acre or larger in size, there is no maximum building coverage for accessory structures.
- Residential accessory structures shall be clearly subordinate to the principal structure in all dimensional aspects
- Non-residential accessory structures are limited to 125% of the height of the principal structure on the lot.

Motion was made by Council member Allison Love and seconded by Council member William “Bump” Roddey to recommend staffs recommendation of lot measurements, administrative adjustments, and research a comprehensive ordinance related to accessory structures. Motion Carried.

Discussion regarding Home Occupation Flexibility: Jonathan Buono explained the current ordinance:

- (A) This subpart applies to any occupation, profession, or business activity that is customarily conducted, incidental, and subordinate to the use of a dwelling unit for dwelling purposes. A home occupation is carried on by a resident of the dwelling unit and does not change the residential character of the dwelling unit.
- (B) A home occupation is allowed as an accessory use to a dwelling unit in any zoning district if it meets the requirements of this subpart.

Exempt from permitting, with no onsite sales or client visits:

- Arts and crafts
- Home offices
- Telephone answering services
- Home-based food production
- Day care for ≤ 6 children

(A) A large lot home occupation is allowed on a lot that is at least two acres in size. Large lot home occupation uses may be more intensive than small lot home occupations

(B) A small lot home occupation is allowed on a lot that is less than two acres in size. Stricter performance standards apply for small lot home occupation uses.

Home occupation section covers:

- Permit and annual renewal requirement
- Uses specifically allowed and disallowed as home occupations
 - New and unlisted uses prohibited
- Performance standards to ensure residential character maintained
- Limits to outdoor storage for large lot home occupations

Staff needs to know what additional flexibility is requested from the Council/Committee members.

The Committee members are unclear on what modifications need to be made to the ordinance. Chairwoman Debi Cloninger will consult with Council Chair Christi Cox to discuss, as she was the one that referred the item to the Committee for discussion.

The Committee members would like to see examples other jurisdictions ordinances and what, if any, issues have developed repeatedly in York County, that may need to be addressed.

This item was tabled at this time until further information can be gathered.

Discussion regarding other Planning items that staff would like to be referred to the Planning and Zoning Committee.

1. Major/minor subdivision distinction
2. Egress movements in TIA's.

Committee Chair, Debi Cloninger stated that she would like to have another committee meeting in approximately 1 month.

Motion was made by Council member Allison Love and seconded by Council member William "Bump" Roddey to approve the minutes from the November 6, 2023 Planning & Zoning Committee meeting. Motion Carried.

There being no further business the meeting was adjourned.