

Minutes

Planning and Zoning Committee Meeting

October 23, 2024

6:00pm

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 and Council member Allison Love. 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 also attended.

Chairwoman Debi Cloninger called the meeting to order.

Discussion regarding minor subdivision lookback: Jonathan Buono explained that the subdivision issue needs clarification as it is being raised to the Committee by staff.

Mr. Buono reported that it is undefined how far back in time staff should look to determine if another minor subdivision can be created out of a previous minor subdivision.

Potential Options:

1. No change – rely on similar 20-year timeframe for family exemptions.
2. Add definitive clarity for property owners and sub-dividers:
 - a. Set a specific timeframe to specific # of years
 - i. Typically, between 2-10 years
 - b. Set to specific date, where after no further minor subdivision can be done
 - i. Creation of minor subdivisions: 10-21-2019
 - ii. Land Development Code update: 3-1-2022

The Committee members present would like staff to research further to determine what other counties do that do not have a timeline and Committee member Love and Cloninger would like to give Council member Roddey the opportunity to weigh in (he is absent tonight).

Staff will report back to the Committee on their findings.

Discussion regarding TIA egress LOS (Level of Service): Diane Dil explained that the current ordinance needs clarification as it is being raised to the Committee by staff.

Ms. Dil reported that the traffic level of service language is a little unclear, and traffic engineers have suggested that the County standard for egress movements, in particular, is too high.

Ms. Dil stated that modifying this ordinance would correlate with the Implement Grow Responsibly Strategic Goal 1.F: Simplify and make the County code user friendly in order to approach planning issues with solutions in mind.

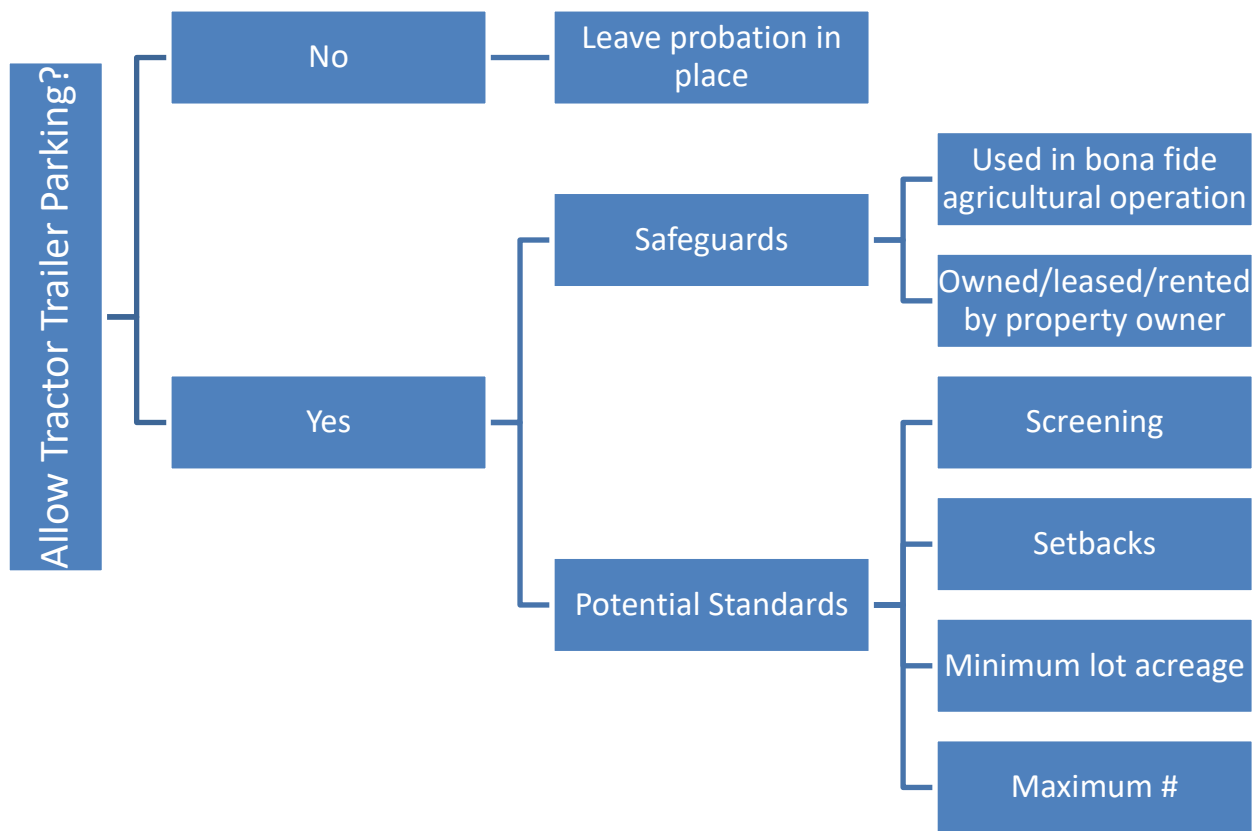
Potential Options:

1. Restructure section for clarity of meaning
 2. Consider reducing LOS (level of service) for site egress movements for new and existing developments.
- Consider reducing egress LOS on new sites from “D” to “E”
 - It is difficult for trips leaving a site onto major roads to maintain a LOS D
 - The delay is internal to the development (not on the mainline road) and traveler’s tolerance to delayed movements would determine if they would visit the store
 - Examples would be proposed mixed use development on SC 160
 - Consider reducing LOS from existing egress points from “D” to “F”, if no more than 25% increased delay
 - Would allow some relief when a new business is established at an existing vacant outparcel and causes the egress to fail
 - Limited to a maximum 25% increase in the amount of delay
 - Above that the new development would need to mitigate its impact according to the TIA requirements
 - Amend ordinance to add Section (1)(c):
 - LOS “E” or better shall be maintained at all development egress points. For existing egress points that are not failing, LOS “F” may be accepted, if the development results in a delay increase of no more than 25%

Motion was made by Council member Allison Love and seconded by Council member Debi Cloninger to approve staff’s recommendation and instructed staff to prepare a draft ordinance for Council’s review. Motion Carried.

Discussion regarding Tractor Trailers on Farms: Jonathan Buono explained that the Zoning code has allowances for parking/storing certain vehicles in agricultural, residential, and urban development districts, but does not allow trailer/travel containers to be parked without a tractor-trailer truck.

Staff identified potential options to allow for tractor trailers on farms:



Motion was made by Council member Allison Love and seconded by Council member Debi Cloninger to recommend for consideration by Council the option of allowing tractor trailer parking with safeguards, used in bona fide agricultural operation and owned/leased/rented by property owner. Motion Carried.

Discussion regarding Strategic Plan, Grow Responsibly Goal: Jonathan Buono explained that staff is working on the Strategic Plan goals and have identified potential themes for Planning and Development:

- Refined Codes
- Stakeholder Engagement
- Stronger Communities
- Sustainable Growth

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

1. Non-conformity allowances – Staff would like permission to review and make modifications to the ordinance to allow more flexibility for properties that are zoned UD and already an existing occupied home, as residential is not permitted in UD.
 - a. Committee members would like to see real life examples of this.

2. Wall Signs – Staff is having issues calculating the number of signs that a business is allowed on the building.
 - a. Committee members would like to see the table showing what is currently allowed with examples.

Motion was made by Council member Allison Love and seconded by Council member Debi Cloninger to approve the minutes from the August 20, 2024 Planning & Zoning Committee meeting. Motion Carried.

Motion was made by Council member Allison Love and seconded by Council member Debi Cloninger to adjourn the meeting. Motion Carried.