



YORK COUNTY
PLANNING COMMISSION
MINUTES • OCTOBER 25, 2021



FINAL

Special Called Meeting

York County Office Complex
Large Conference Room, Suite 104
Rock Hill, SC 29732

6:00 PM

Chairwoman Jamie Henrickson: Present, Larry Barnett: Present, Aubrie Parham: Present (6:01 PM), Kate Kraxberger: Absent, Matthew Velkovich: Present, Antonio Mickel: Present, Montrie Belton: Present (6:07 PM), Greg Simmons: Present, Debi Cloninger: Present, Planning Manager Diane Dil: Present, Planning & Development Director Jonathan Buono: Present, Development Services Engineer Mark Boland: Present, Duputy County Attorney Laura Dover: Present, Secretary Bonnie Marsiglia: Present.

Approval of the Agenda

The agenda was approved with a motion by Matt Velkovich and a second by Greg Simmons.

6:01 p.m. Aubrie Parham joined the meeting

New Business

1. Planning Commission to review and provide a recommendation to repeal and replace Chapter 154: Subdivision Code and 155: Zoning Code; to adopt a new Zoning Map which renames certain zoning districts, consolidates the AGC-I and AGC districts into a single AGC district, and consolidates the RUD-I and RUD districts into a single RUD district; to relocate section 154.038 Development Agreements to Chapter 153: Planning and Development; to relocate certain code sections pertaining to tax districts from the Zoning Code to Chapter 35: Taxation and Finance; and to approve the York County Land Development Manual related to the implementation of the requirements of Chapter 154.

Jonathan Buono introduced Kelly Cousino and Sean Scoopmire from the Charleston office of White & Smith, a national firm with professional planners and attorneys on staff. Jonathan mentioned the greatest increase to content in the recode project comes from the Land Development Manual. The manual is a more technical document that has been added to the Code of Ordinances.

Kelly provided an overview of the project's process to date.

6:07 p.m. Montrie Belton joined the meeting.

Kelly covered Modules 1 and part of Module 2 and Sean covered part of Module 2.

Some of the Module 1 topics of discussion:

Seven new zoning districts are added.

Some zoning districts will merge.

Overlay districts - expanding Scenic Overlay and adding more zoning districts and regulations to the Historic Sites Overlay.

No expansion to UD zoning district. Current UD will stay UD, until rezoned by property owner.

Carried forward current design standards for manufactured homes in AGC and RUD and added new design regulations as conditions in RSF districts.

Townhomes removed from BD-III.

Townhomes added to RMX-20 (existing RD-I) but at a lower density.

PC question - What percent of zoning is being changed?

PC question - How will this effect home values?

Some of the Module 2 topics of discussion:

Some changes to the commercial building design standards with graphics to help understanding.

Added utility line bufferyard.

Modified abandoned cemetery buffer.

Parking ratio established in accordance with the use table.

Offering a way to modify parking ratio, remote location, and shared parking.

Signs - updated the sign section to align with the Supreme Court decision that signs must be content neutral.

Expanded riparian buffer requirements.

PC question - Are regulations included that will improve street view from major thoroughfare of townhome yards?

PC comment - Consider adding accessible parking spaces/loading areas at hospitals, healthcare, and parks.

7:10 p.m. Jamie Henrickson called for a break. Montrie Belton departed from the meeting.

7:18 p.m. The meeting resumed.

Sean covered Module 3 from the Subdivision Code Chapter 154 now referred to as Land Development.

Some of the Module 3 topics of discussion:

Added an administrative procedures table that shows which body reviews, decides, hears an appeal, and indicates if a hearing is required.

Reviewed the changes to the Planning Commission role.

Separation of definitions and acronyms from the code content.

Discussed preliminary plat, vested rights, and TIA requirements.

Preliminary plats will no longer be reviewed by Planning Commission.

PC question - Will there be any notification procedures on preliminary plats?

PC question - Is there a way to deny willingness and capability letters on preliminary plats based on the company's previous performance?

PC question - Is it possible to modify the TIA funding policy for shared projects to require a developer to complete a project instead of only paying a proportional share?

PC question - Is it possible to add a special Exception in RMX-20 for town homes?

PC question - Can defunct golf courses get rezoned to the new PR district?

Kelly Cousino and Sean Scoopmire covered Module 4 on the new Land Development Manual.

Some Module 4 topics of discussion:

Added vehicle queuing for drive thrus.

Added incentives to encourage Low Impact Development (LID).

Added a tree fund.

Added a table that differentiates grand tree sizes based upon the type of tree.

Added various maximum block length based upon zoning district.

PC Comment - May not need a block length for AGC.

Added design and layout requirements for cluster mail boxes.

A motion was made by Greg Simmons to defer the topic until the December 13th regular meeting. Matt Velkovich seconded the motion. The motion passed unanimously.

DEFERRED [Unanimous]

MOVANT: Greg Simmons

SECOND: Matthew Velkovich

AYES: Henrickson, Barnett, Parham, Velkovich, Mickel, Simmons, Cloninger

ABSENT: Kate Kraxberger

AWAY: Montrio Belton

Adjournment

9:05 p.m. the meeting was adjourned with a motion by Antonio Mickel and a second by Aubrie Parham.