

Minutes

Planning and Zoning Committee Meeting

Monday, July 11, 2022

10:00am

The York County Planning and Zoning Committee met on the above date at 10:00am., 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.

Jonathan Buono, Diane Dil, Josh Reinhardt, and Mark Boland also attended.

Discussion regarding landscape architects and planting plans: Jonathan Buono, Planning Director provided an update from staff regarding planting plans. Mr. Buono reported that it is staff’s recommendation to amend the requirement to require a licensed landscape architect to apply to only projects with new land disturbance greater than one acre. This would permit other design professionals, including engineers, to prepare landscape plans for projects disturbing up to an acre, when it is incidental to their other design work.

Chairwoman, Allison Love allowed Chris Wood to address the committee regarding his concerns with this requirement. Mr. Wood stated that this requirement is too strict and violates his rights under state law because as an engineer he is exempt from the requirement to have a landscape architecture license and having the code set out this way would require him to hire a landscape architect to complete his projects.

Motion was made by Council member Brandon Guffey and seconded by Council member William “Bump” Roddey to amend the language to apply to only projects with new land disturbance greater than two acres. **Council member Allison Love voted in opposition to this motion.** Motion passes.

Discussion regarding Tattoo Businesses: Council member William “Bump” Roddey stated that the 200 foot separation requirements for a tattoo business are too restrictive and it is very difficult for business owners to find a location to open their tattoo business.

Council member Brandon Guffey suggested that staff amend the ordinance to remove the 200 feet requirement from other zoning districts and other protected districts. However, this provision is to remain in the Lake Wylie Overlay.

Discussion on buffer requirements: Jonathan Buono presented a set of draft changes and reported that staff is considering additional flexibility for buffer requirements and is open to recommendations from the Committee.

Staff will continue to research this topic, refine the draft changes, and report back at the next Committee meeting.

Discussion regarding staff recommendations for Council-Initiated rezonings: Jonathan Buono reported that the adoption of Recode has created a need to proactively rezone various properties throughout the County. The new Zoning Code added several new zoning districts, including Residential Mixed – 6 (RMX-6), Outdoor Amusements (OA), and Parks and Recreation (PR). Staff recommends that parcels whose existing land uses align with these new districts be rezoned accordingly. Recode also limited townhomes and multifamily uses as permitted only within the new RMX-6 district. Therefore, all townhomes and multifamily parcels are considered non-conforming and should be rezoned to the new RMX-6 district.

Recode Related Rezonings		
Existing Land Use	Proposed New Zoning District	Number of Parcels
Carowinds Area	Outdoor Amusements (OA)	25
County Recreation/Preserved Properties	Parks and Recreation (PR)	53
Urban Development	Various residential districts	220
Townhomes	Residential Mixed 6 (RMX-6)	3,090
Multifamily	Residential Mixed 6 (RMX-6)	1,056

The Committee will need to make a recommendation to the full Council on the recommended changes. These items will be placed on Council’s agenda over the next several years.

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