

Minutes

Planning and Zoning Committee Meeting

Tuesday, April 5, 2022

5:00pm

The York County Planning and Zoning Committee met on the above date at 5:00pm., 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 Jamie Catoe also attended.

The Committee held a follow up discussion regarding potential revisions to the Zoning Code and other Land Development Codes that were discussed at the March 15, 2022 committee meeting.

Based off committee and public suggestions, staff provided the following recommendations:

- **Low Density Development** – while staff maintains that there is always value to providing open space in residential development, RUD is a reasonable district to serve as the cutoff point for residential open space requirement. Staff recommends removal of the USB as an open space requirements boundary and does not oppose removal of the 20% open space requirement from RUD.
- **Tree Save Areas** – Tree surveys are important to establish the composition of tree save areas to ensure they are of adequate value to preserve and to guard against removals in violation of the code. However, staff supports the reduced burden of tree surveying in Recode and recommends that the link to the USB for this requirement be removed.
- **Beekeeping** – Staff does not have a recommendation on whether or not to allow residential beekeeping but does offer the straightforward code revision that may serve as the committee’s objective for an amendment.
 - Maximum number of bee hives allowed is 3 hives, each consisting of one queen European honey bee and her workers and drones, shall be allowed per lot.
 - To prevent bees from congregating at water sources on neighboring properties, such as swimming pools, a supply of fresh water shall be provided on site throughout the day.
- **Cryptocurrency Mining** – If Council is interested in hosting cryptocurrency mines in York County, staff recommends that a distinction be drawn between outdoor operators and indoor operators. Mining facilities entirely enclosed within a building, like a traditional data center, could be added as a revision to the “data center” definition in the

Zoning Code. An outdoor, “mobile” mining operation, given its sound and aesthetic impact, should only be allowed as a special exception in industrial districts, if at all.

Manufactured Home Standards in RSF-30

Discussion was held regarding manufactured home standards in RSF-30. A suggestion was made by a representative of the Manufactured Housing Institute of South Carolina to modify the roof structure to have a minimum pitch of at least 3/12 and to provide an eave projection of at least 2 inches. Also to allow for a minimum width of 14 feet.

The Committee members and staff agree with these modifications to the code.

Short Term Rentals

Staff reported that short-term rentals were not allowed in the previous code. Now they are defined and allowed.

Event Centers

Staff reported that event centers were not allowed in the previous code. Now they are defined and allowed with certain restrictions.

After hearing from several citizens who have event centers on their property, the committee determined that additional considerations need to be researched. Staff will continue to research and report back to the committee at a future meeting.

Discussion of other potential zoning code changes

The Committee would like staff to research the following code modifications:

- Tattoo businesses
- Licensed landscape architect preparing a landscaping plan
- Electronic Billboards

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