

Minutes
York County Council Workshop
March 12, 2019
1070 Heckle Boulevard, Rock Hill, SC
Large Conference Room
6:00pm

The York County Council met on the above date for a York County Council Workshop at 6:00pm located at 1070 Heckle Boulevard, Large Conference Room, Rock Hill, South Carolina. The following Council members were present: Council member William “Bump” Roddey, Council member Joel Hamilton, Council member Allison Love, Vice-Chairwoman Christi Cox and Chairman, Michael Johnson. Also present were Assistant County Manager, David Harmon, Assistant County Manager, Andy Merriman, Assistant County Manager/Finance Director, Kevin Madden, County Attorney Michael Kendree and Clerk to Council, Karen Brogdon.

Chairman, Michael Johnson called the workshop to order and explained that there would be no public input during this meeting. However, there would be additional public hearings during future council meetings for public input.

Planning and Parks Director, David Hudspeth presented information on the minimum road frontage requirements. Mr. Hudspeth explained the following staff recommendation:

1. Principal Arterial Road – 350’ – no recommended changes
2. Minor Arterial Road – 350’ – no recommended changes
3. Minor Road – 100’ – no recommended changes
4. Major Collector Road – 100’ – recommended changes: modify to 200’ which is consistent with DOT drive spacing at 45mph and variance requests to be heard by ZBA.
5. Staff Recommendation for Family Exemption: Modify to allow family exemption if you have owned your property for at least 20 years.

Mr. Hudspeth also discussed the subdivision ordinance modifications (lot splits).

1. Major Subdivision: creation of 6 lots or more (parent plus 5 new lots)
 - a. Must go to Planning Commission for approval (unless all over 5 acres)
 - b. Requires buffers and open space detailed in zoning code
 - c. All lots must be accessed internally
 - i. Planning Commission may grant relief if they feel unnecessary
 - ii. This is currently required in the zoning code in AGC and RUD
 1. Move from zoning code to subdivision regulations

Mr. Hudspeth explained that these modifications would require the additional readings and a public hearing. He stated that staff should be able to have it ready by the first or second Council meeting in April.

Mr. Hudspeth reviewed the modifications to the stormwater and sediment control ordinance.

Major Focus Area Recommended Modifications

- Stormwater Design Manual – simplify ordinance by developing a stormwater design manual, to be referenced as part of the ordinance, but maintained as a separate document.
- Enforcement –
 - Stop Work

- Strengthen and broaden stop work order language. Use as primary measure for obtaining compliance
 - Eliminates current 3-day expiration and limit to only land disturbance work
 - Include permit holds on other construction
 - Penalties
 - Cap civil penalties at max. \$1,000 per day violation
 - Eliminate “minimal” fine caps per current code section 152.99
 - Corrective Action
 - In case failure to maintain or correct, county has option to enter property and correct violation using remediation fee, security or tax lien.
- Appeals board –
 - 5 citizen board, appointed by Council, in place of current hearing bond
- Performance Guarantees –
 - Off-site sedimentation bond
 - Final stabilization bond
 - Resource remediation fee
- Vegetated Riparian Buffers
 - Add 50 foot buffer to remaining perennial streams
 - Add 100 foot buffer to Broad River
 - Update Chapter 155 Zoning Ordinance
- Lake & River Emphasis
 - Delete the 25 year storm event with 80% trapping efficiency design standard and replace with the SCHEC 10 year storm event design standard, but increase minimum design to 85% trapping efficiency
 - Require additional treatment measure
 - Apply the above to ¾ mile from Lake Wylie, Catawba and Broad Rivers and 1,000 feet from perennial streams
- Mass Grading & Stockpiles
 - Mass Grading: effort should be made not to uncover more than 20 acres at one time. If more, plan shall include:
 - Method of limiting time of exposure
 - Engineering cut/fill analysis
 - Additional construction sequence and phasing
 - Additional measures to prevent erosion
 - Stockpiles: Shall be temporary and removed/leveled to conform with elevation within 60 days
- Fees
 - Maintain existing stormwater/environmental compliance fees under Section 31.01 – Rates, fees and charges with 2 new additions:
 - Request for waiver from stormwater detention requirements
 - Requested review fee - \$300 per application
 - Resource Remediation Fee:
 - Requested Fee - \$50 per disturbed acre

There being no further discussion, the Council Workshop was adjourned.