



**YORK COUNTY
PLANNING COMMISSION
MINUTES • JUNE 10, 2019**



FINAL

Planning Commission

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

6:00 PM

Council District 6 Bill Hargrove: Present, Council District 4 James Darby: Present, Vice Chairwoman Jennifer Bowman: Absent, Council District 7 Walter L Heinsohn: Present, Jack Kimball: Present, Council District 2, Chairwoman Jamie Henrickson: Present, Council District 1 Carmen Miller: Absent, Council District 5 Larry Barnett: Present, Council District 3 Aubrie Parham: Present, Planning Manager Diane Dil: Present, Long Range Planner Brian Ford: Present, County Attorney Michael Kendree: Present.

Approval of the Agenda

Walter Heinsohn motioned to accept the agenda. Larry Barnett seconded the motion and the agenda passed unanimously 7/0.

Adoption of Minutes

1. Approval of May 13, 2019 Planning Commission Minutes

Jack Kimball motioned to accept the minutes. With a second by Aubrie Parham the motion passed unanimously 7/0.

ACCEPTED [Unanimous]

MOVANT: Jack Kimball

SECOND: Aubrie Parham

Old Business

New Business

1. Rezoning 19-07: Maria Karres (Applicant) is requesting to rezone three parcels for a total of +/- 72.697 acres from AGC to RUD. The subject parcels are located on SC Highway 161 at Tart Road. The property is referenced as tax map numbers 263-00-00-004; 263-00-00-008; 263-00-00-016, Case # 19-07. District 3 - Robert Winkler.

Diane Dil presented the rezoning request. Walter Heinsohn motioned for approval of the application. With a second by Jack Kimball and after discussion the motion passed unanimously 7/0.

PASS [Unanimous]

MOVANT: Walter L Heinsohn
SECOND: Jack Kimball
AYES: Hargrove, Darby, Heinsohn, Kimball, Henrickson, Barnett, Parham
ABSENT: Jennifer Bowman, Carmen Miller

2. Rezoning 19-08: Mark Mattox (Applicant) is requesting to rezone a two acre parcel from RC-I to BD-III. The subject parcel is located at 2620 Mountainview Road. The property is referenced as tax map number 486-00-00-026, Case # 19-08. District 2 - Allison Love.

Brian Ford presented the rezoning request. Larry Barnett motioned for denial of the request. With a second by Jamie Henrickson and after discussion the motion to deny passed 6/1.

PASS [6 to 1]

MOVANT: Larry Barnett
SECOND: Jamie Henrickson
AYES: Darby, Heinsohn, Kimball, Henrickson, Barnett, Parham
NAYS: Bill Hargrove
ABSENT: Jennifer Bowman, Carmen Miller

3. Rezoning 19-09 UD Rezoning Project: The York County Council has initiated the UD rezoning project as an effort to rezone properties to an identified zoning district that will both remove the legal nonconforming use status from existing residential uses and permit residential development in existing residential areas within UD zoned areas. The subject parcel descriptions are provided in the attached report. Case # 19-09 District - 5 Christi Cox.

Brian Ford presented the UD rezoning request for 41 properties. Walter Heinsohn motioned for approval. Jamie Henrickson seconded the motion and it passed unanimously 7/0.

PASS [Unanimous]

MOVANT: Walter L Heinsohn
SECOND: Jamie Henrickson
AYES: Hargrove, Darby, Heinsohn, Kimball, Henrickson, Barnett, Parham
ABSENT: Jennifer Bowman, Carmen Miller

4. Planning Commission to review and provide a recommendation for ordinance revisions to the Zoning Code - Chapter 155 to provide for "Wireless Facilities"; to provide for regulatory provisions related thereto; to amend the definition and use table in order to establish the use, to establish supplemental regulations, to mitigate impacts on the appearance; to protect the character of historic sites and residential areas.

Brian Ford presented the ordinance revision for wireless facilities. Bill Hargrove motioned for approval and Walter Heinsohn seconded the motion. During discussion it was discovered the wrong ordinance was referenced in Section 155.505 (G)(1): Therefore, in (a) change § 155.505 (C)(3) to §155.505(C)(7); and in (b) - change § 155.505 (C)(4) to § 155.505 (C)(7). Bill and Walter both agreed to the ordinance section change and the motion passed unanimously 7/0.

PASS [Unanimous]

MOVANT: Bill Hargrove
SECOND: Walter L Heinsohn
AYES: Hargrove, Darby, Heinsohn, Kimball, Henrickson, Barnett, Parham
ABSENT: Jennifer Bowman, Carmen Miller

5. Planning Commission to Review and Provide a Recommendation for Proposed Ordinance Revisions to the Zoning Code - Chapter 155 - to Address Outdoor Lighting Standards (155.504)

Diane Dil presented the amendments to the new ordinance for lighting standards. It was noted that the changes were significant in terms of the formatting and the measurement of the lighting. But the intent of the ordinance was the same as before. Walter Heinsohn motioned to approve the ordinance as written. Jack Kimball seconded the motion. Walter Heinsohn altered his motion to incorporate the change in wording in Chapter 155.504 (E)(1)(f) where it says "...shall maintain maximum illumination values of one-half (0.5) footcandles or less ... and two and one-half (2.5) footcandles or less..." to be changed to "...shall maintain maximum illumination values of not more than one-half (0.5) footcandles at lot lines...and not more than two and one-half (2.5) footcandles at lot lines..." Jack Kimball seconded the altered motion. The motion passed with a vote of 6/1.

PASS [6 to 1]

MOVANT: Walter L Heinsohn

SECOND: Jack Kimball

AYES: Hargrove, Darby, Heinsohn, Kimball, Henrickson, Parham

NAYS: Larry Barnett

ABSENT: Jennifer Bowman, Carmen Miller

Other Business

1. Rezoning Tracking Sheet

The tracking sheet was accepted.

2. Pre-Submittals

The Pre-Submittal sheet was accepted.

Diane Dil informed the Planning Commission of County Council's decision to go back to the previous process. Rezonings will come to Planning Commission first, then County Council for first reading and public hearing, then second reading, then third and final reading. This goes into affect for rezonings received in the month of July.

Adjournment

At 7:00 p.m. Bill Hargrove motioned to adjourn the meeting. Jamie Henrickson supported the motion. The Planning Commission unanimously adjourned.