

## **Minutes**

### **Zoning Committee Meeting**

**Tuesday, March 26, 2019, 5:30pm**

The York County Zoning Committee met on the above date at 5:30p.m., in the large conference Room, 1070 Heckle Complex, Rock Hill, SC, with the following members present; Council member Allison Love and Council member Christi Cox. Also present were, County Manager, Bill Shanahan and Clerk to Council, Karen Brogdon.

#### **Summary and Actions:**

Planning and Park Services Director, David Hudspeth addressed the Committee regarding the following:

1. Discussion of amendments to the BD-III and RUD districts of the York County Zoning Code.
  - a. Staff recommends adding a 5 acre minimum for cattle, horses and hogs. Also add to special exception.
  - b. Campgrounds – moved to special exception
  - c. Community Centers – moved to special exception
  - d. Kennels, nursing/rest/convalescent homes and schools – moved to special exception
  - e. Single family detached housing developments – deleted from RUD (not in RUD-I) because staff feels it should not be in the zoning code. It should be moved to the subdivision code.
  - f. BD-III
    - i. Add new zoning district called multi family, then rezone all existing multi-family parcels to the new district, remove multi-family from RD-II and BD-III, then create a mixed use district for apartments and commercial development.

Staff will draft an ordinance to run concurrent with Phase II of the lot frontage ordinance. Should be presented at the May County Council meeting.

2. Discussion of the process for conducting public hearings related to the rezoning process.
  - a. Staff's recommendation is as follows:
    - i. Application
    - ii. Staff summary prepared with recommendation
    - iii. Planning Commission Meeting – may or may not be comments from the public. This would be at the discretion of the Planning Commission Chairman.
    - iv. Advertise Public Hearing
    - v. County Council Meeting – Public Hearing and first reading

- vi. County Council Meeting – Second reading
- vii. County Council Meeting – Third reading

3. Discussion of mass grading limitations and green space requirements.

- a. Staff reported that the stormwater ordinance will accomplish some of the goals with the 20 acre standard. Staff will continue to research if Council wants additional requirements more than the stormwater ordinance.

**Meeting Adjourned**