

Minutes

Zoning Committee Meeting

Tuesday, June 25, 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, Council member Joel Hamilton and Council member Christi Cox. Also present were, Assistant County Attorney, Emily Brown and Clerk to Council, Karen Brogdon.

Summary and Actions:

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

1. Zoning Code and Subdivision Code Rewrite
 - a. Mr. Hudspeth reported that the current zoning code and subdivision code is very old and a lot of sections need to be updated. Staff has \$250,000 in the current budget for the re-write. However, this could span over two fiscal years and additional funding may be necessary in the next budget.
2. Lot Splits Phase II
 - a. This modification will simplify the subdivision definition and create new Section 154.013 exemptions section.
 - i. Family exemptions
 1. AGC and RUD only
 2. Parent parcel must be 10+ acres initially
 3. 20 years ownership (January 1, 2002 grandfathered)
 4. Maximum 2 lots granted per year
 5. Minimum 3 years titled to grantee
 - b. Establishes major (5+ lots) and minor subdivisions (Staff reported that Council can determine the number if not satisfied with 5+)
 - c. Minor subdivisions are exempt from Planning Commission review
 - d. Major subdivisions must be accessed internally, unless relieved by Planning Commission
3. AGC/RUD Use Changes
 - a. Proposed Changes
 - i. Campgrounds – special exception
 - ii. Animal keeping – add acreage per animal requirement
 - iii. Kennels – special exception
 - iv. Nursing Homes – remove
 - v. Event Center – minor changes discovered during implementation
 1. Lighting/parking/buffer

- vi. Modifications as a result of Lot Split Phase II
 - 1. Single family detached housing
- b. Schedule Options
 - i. Move forward now
 - ii. Follow lot split phase
 - iii. Wait until ordinance rewrite

The Zoning Committee's recommendation is to move forward now

4. Small Cell Ordinance

- a. Mr. Hudspeth reported that the York County Zoning Ordinance currently does not address wireless facilities, thereby prohibiting them. Technological advances, such as 5G, require a greater density of wireless facilities to serve mobile devices. Wireless facilities are most often found in the public right-of-way on new or existing poles, but can be attached to (collocated on) buildings, billboards, and water towers. Wireless carriers have requested a text amendment for wireless facilities to be permitted in York County.
- b. Staff reported that they should have something to Council in July

5. Small Area Plans

- a. Small Area Plan – detailed analysis of key locations in the County, providing more specific development recommendations than the base Comprehensive Plan.
 - i. Not a zoning overlay district, though implementation strategies included within may ultimately recommend adding one or modifying an existing.
- b. Due to the level of work involved, Council authorization is necessary to ensure staff direction conforms to agreed-upon Council vision
 - i. Identify areas: I-77 South Corridor, Dave Lyle to Catawba River, Lake Wylie, Light Rail Corridor
 - ii. Define study boundaries
 - iii. Provide overarching goal of SAP
 - iv. Determine order
- c. Phasing Process
 - i. Analysis: Existing conditions analysis, public input meeting
 - ii. Drafting: Staff composed recommendations, public feedback meeting, refine into narrative draft
 - iii. Adoption: Publish draft SAP, Planning Commission, Council readings and public hearing
- d. Estimated time to adoption phase:
 - i. I-77 South and Dave Lyle: Approximately 6 months
 - ii. Lake Wylie: Approximately 9-12 months
 - iii. Light Rail Corridor: Approximately 2+ years

Committee members would like staff to research a way to better the time frames or start the phases sooner

6. ZBA Vacancies

- a. Staff reminded the Committee members that there are ZBA vacancies in District 1 and District 7.

There being no further business, a motion was made by Council member Christi Cox and seconded by Council member Joel Hamilton to adjourn the meeting. Motion Carried.

Meeting Adjourned