

# MINUTES

**Monday, August 3, 2020  
Planning Commission Meeting  
Council Chambers-Glennon Center Lower Level  
6:30 p.m.**

<p><b>1. Call to Order</b></p>	<p>Chris Leonard, Chair, called the meeting to order at 6:30 pm.</p> <p>Present: Chris Leonard, Rebecca Richardson, Nick Amico, Jason Pitcock, Matt DeWitt, Ryan Ross and Susan Britt (staff), Shane Parris (staff) and Alicia Dasch (Council Liaison)</p> <p>Absent: Kate Forbes</p>
<p><b>2. Approval of Minutes</b> a. June 1, 2020 – Regular Meeting</p>	<p><b><u>MOTION</u></b> Jason Pitcock motioned to approve the minutes as presented.</p> <p>Ryan Ross seconded.</p> <p><b>VOTES: AYES Unanimous</b></p>
<p><b>3. New Business</b> a. Consider Approval of Final Plat for Trinity at Tega Cay Phase 3</p>	<p>Ms. Britt presented the Staff Report and Recommendation (attached to the official record). Ms. Britt stated that this is the third phase of this development. Staff recommendation is for approval contingent upon approval of the Letter of Credit (LOC) and Performance, Labor, and Materials Surety Agreement by Council. The LOC and PLM Surety Agreement are scheduled for Council approval on August 17<sup>th</sup>.</p> <p>Mr. Leonard opened the floor for discussion. There was no further discussion.</p> <p><b><u>MOTION</u></b> Rebecca Richardson motioned to approve to the Final Plat for Phase 3 contingent upon approval of the LOC and PLM Surety Agreement by Council.</p> <p>Jason Pitcock seconded.</p>

<p>b. Consider a calendar change for regular September meeting due to conflict with Labor Day Holiday</p>	<p><b>VOTES: AYES Unanimous</b></p> <hr/> <p><b>MOTION</b>  Nick Amico motioned to approve changing the September regular meeting date to September 14<sup>th</sup>.</p> <p>Ryan Ross seconded.</p> <p><b>VOTES: AYES Unanimous</b></p>
<p>c. Consider Amendment to Ord. 77 (Zoning Code), Section 19-401 (F)-Fences in Residential and Park Districts in regard to corner lots</p>	<p>Mr. Leonard briefed the Commission on the history involved in the previous amendments to this section of the ordinance.</p> <p>He stated that there was someone in attendance who wanted to provide public comment on this item. He stated that Mr. Karl Schaefer, 7769 Trailridge Drive, had already sent several photos to both Council and the Planning Commission of examples where shadow box fences had been constructed on corner lots and Mr. Schaefer wished to address the Commission. He then called Mr. Schaefer forward.</p> <p>Mr. Schaefer then addressed the Commission regarding the previous changes to the ordinance that allowed for 6' fence height, reduction in distance between pickets and the allowance of shadowbox fence styles. He stated that allowing for shadowbox fence styles created a sense of alienation and separation from the character of the neighborhoods, especially in the traditional sections of the City. He then provided the Commission with several photo examples showing the transition and replacement of previous 5-foot-high, 3 ¼ inch picket fences with the shadowbox, 6-foot-high, 1 ¾ inch pickets. This is especially evident on corner lots as essentially the lot has two street frontages. He asked the commission to consider eliminating the shadowbox fence style and to add additional regulations regarding fence setbacks and height on corner lots.</p> <p>Ms. Britt reviewed information from adjacent benchmark communities regarding corner lots, fence height, and opacity (visibility) requirements.</p>

	<p>Mr. Leonard then opened the floor for discussion. Discussion then ensued and included topics such as setbacks and fence location, landscape screening, fence height and opacity.</p> <p>Resulting direction was for the Commission members to review the current fence regulations and make redline comments and suggested changes including the main discussion items. The redline document would then be reviewed and consolidated by Ms. Britt for discussion and review by the Commission at their September meeting. Ms. Britt stated that this would be added to the public hearing notice for the September 21<sup>st</sup> joint public hearing with Council for public input.</p>
<p><b>4. Old Business</b></p> <p>a. Consider Amendment to Ord. 77 (Zoning Code), Section 19-165-Permissible Uses and Specific Exclusions to regulate Poultry and Livestock</p>	<p>Ms. Britt reviewed the amendments resulting from the August meeting and Commission review of the documents in the Dropbox folder.</p> <p>Mr. Amico had inserted language pertaining to the age limitations on roosters.</p> <p>Mr. DeWitt suggested that the minimum square feet allowable for over 4 birds be at an additional 5 square feet per bird.</p> <p>Mr. Amico and Mr. DeWitt brought up the need to better define the fencing material for the coop. Discussion ensued on intent of the language in this section and the provision for protection from predators.</p> <p>Mr. Dewitt asked about the possibility of chickens and waste going into the lake. Ms. Britt stated that free range of chickens would be prohibited and there is language in the proposed ordinance amendment regarding the elimination of waste and the required cleaning of coops and runs. In addition, any waste getting into the lake would be governed by illicit discharge regulations already in place.</p> <p>Mr. Leonard brought up the public input from the Facebook page regarding the restriction on bee apiaries. Ms. Britt reviewed the history of why these were prohibited. Mr. Ross asked that perhaps this would need to be revisited due to the increasing</p>

	<p>interest in homegrown honey and the benefits of beekeeping as well as the dwindling population of honeybees. Ms. Britt was asked to provide the draft language originally proposed in 2017 prior to the restriction on bee apiaries.</p> <p>Again, the final draft document would be placed into the Dropbox folder for the Commissioners review and comment prior to the September 14<sup>th</sup> meeting. In addition, this is already scheduled for joint public hearing on September 21st.</p>
<p>b. Review and Update 2020 Work Program</p>	<p>Mr. Leonard reviewed the current status of some of the projects and stated that he didn't have other recommended changes. The Commission did not have any further insight or additions.</p> <p>Ms. Britt suggested that the ordinances updates currently being worked on should be included in the work program.</p> <p>There were no changes or additions to the work items.</p>
<p><b>5. Public Comments</b></p>	<p>No additional comments.</p>
<p><b>6. Commissioner's Comments (Reports from Liaisons)</b></p>	<p>Mr. Amico reviewed the items from the York County Planning Commission's July meeting (attached to the official record).</p>
<p><b>7. Chairman's Comments</b></p>	<p>Mr. Leonard reviewed the annual housing analysis report that he had provided (attached to the official record)</p>
<p><b>8. Council Liaison's Comments</b></p>	<p>Ms. Dasch reviewed the July Council Meetings and Budget Workshop.</p>
<p><b>9. Staff Comments</b></p>	<p>She stated that she had placed the Development Monthly Report at the Commissioners stations.</p>
<p><b>10. Adjournment</b></p>	<p>There being no further business Mr. Leonard asked for a motion to adjourn.</p> <p><b><u>MOTION</u></b> Nick Amico motioned to adjourn the regular meeting.</p> <p>Ryan Ross seconded.</p> <p><b>VOTES: AYES Unanimous</b></p>

*Chpt D Paul*

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**Chairman**

**Attest:**

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**Secretary**