

APPROVED

City of York Planning Commission November 25, 2019 Minutes

Members present:

Chairperson Wendy Duda
Arthur Lowry
Ron Parrish
Francine Mills
Betty Johnson
Amanda Berry

Members absent:

Maria Duncan

Others present:

Planning Director Breakfield
Zoning Administrator Blackston
Brett Hanna
Julianne Wooten

Chairperson Wendy Duda called the meeting to order at 6:00 pm.

The first item of business was approval of the draft Minutes from the October 28, 2019 regular meeting. Upon a Motion by Betty Johnson, seconded by Arthur Lowry, the Commission unanimously approved the draft Minutes as submitted.

The second item of business was approval of the draft Minutes from the November 14, 2019 special meeting. Upon a Motion by Betty Johnson, seconded by Amanda Berry, the Commission unanimously approved the draft Minutes as submitted.

The third item of business was a home occupation application for 755 Gants Road.

This application was deferred to the next Planning Commission meeting due to the applicant not being present to answer questions regarding the application.

The fourth item of business was discussion of zoning text amendment application to allow solar farms in R7 – Residential, HC – Highway Commercial, and GI – General Industrial zoning districts subject to specified requirements. Upon a Motion by Amanda Berry, seconded by Arthur Lowry, the Commission unanimously recommended that solar farms be allowed in the GI – General Industrial district subject to special exception approval from the Board of Zoning Appeals along with specified conditions being met. The Commission requested that staff create a formal ordinance for review at its next meeting.

The fifth item of business was discussion of an amendment to conditionally allow single family dwellings in the B1 – Central Business district. Planning Director Breakfield indicated that City Council reviewed the Commission recommendation at the last Council meeting and requested that the Planning Commission consider whether a minimum house area was appropriate for new single family dwellings.

After discussion and upon a Motion by Betty Johnson, seconded by Ron Parrish, the Commission unanimously recommended that single family dwellings have a minimum heated space of 1,200 square feet in the B1 – Central Business district outside of the Local Historic District.

The sixth item of business was approval of the 2020 draft meeting calendar. Upon a Motion by Arthur Lowry, seconded by Amanda Berry, the Commission unanimously approved the draft calendar as submitted.

There being no further business, the meeting was adjourned at 6:40 pm.

Respectfully submitted,

C. David Breakfield, Jr. MCP, AICP
Planning Director

cc: File – Planning Commission 11-25-19
Seth Duncan, City Manager