



YORK COUNTY
PLANNING COMMISSION
MINUTES • JUNE 13, 2022



FINAL

Planning Commission

York County Government Center
6 South Congress Street
York, SC 29745

6:00 PM

Chairwoman Jamie Henrickson: Present, Aubrie Parham: Present, Kate Kraxberger: Present, Matthew Velkovich: Present, Antonio Mickel: Absent, Montrie Belton: Absent, Greg Simmons: Present, Debi Cloninger: Present, Mike Duralia: Present, Planning Manager Diane Dil: Present, Planner Marion Ray: Present, Planning & Development Director Jonathan Buono: Present, Dupty County Attorney Laura Dover: Present, Secretary Bonnie Marsiglia: Present.

Approval of the Agenda

Jamie Henrickson called the meeting to order at 6 p.m. With no changes to the agenda Debi Cloninger motioned to approve the agenda. Mike Duralia seconded the motion. The agenda was accepted.

Adoption of Minutes

1. Approval of May 9, 2022 Planning Commission Minutes

ACCEPTED [Unanimous]

MOVANT: Kate Kraxberger

SECOND: Matthew Velkovich

New Business

1. Darby Rental, LLC requests a waiver from Sections 154.182(A) of the York County Land Development Ordinance (minimum open space) for a single family detached development (Oakridge Meadows), in the Rock Hill Community, tax map numbers 535-00-00-155, -156, & -157. Council District 4: Bump Roddey Case No. 22-01.

Marion Ray presented the waiver request regarding open space. Kate Kraxberger motioned to open the public hearing and Matt Velkovich seconded the motion. Timothy Garland, representative for Darby Rentals, explained to the Commissioners the waiver was needed to allow for septic repairs in the future on these small lots. James Darby also spoke to the Commissioners in favor of his request. No one spoke against the request. The public hearing was closed with a motion by Matt Velkovich and a second by Debi Cloninger.

The Commissioners voted on the waiver request passing it unanimously with a motion by Matt Velkovich and a second by Mike Duralia.

PASS [Unanimous]

MOVANT: Matthew Velkovich

SECOND: Mike Duralia

AYES: Henrickson, Parham, Kraxberger, Velkovich, Simmons, Cloninger,
Duralia

ABSENT: Antonio Mickel, Montrie Belton

2. Subdivision: Oakridge Meadows Applicant: Darby Rentals, LLC Tax Map Numbers: 535-00-00-155, -156, -157 Total Acreage: 3.29 acres Total Lots: 8 single-family lots Council District 4: Bump Roddey Zoning District: Residential Mixed 10 (RMX-10)

Marian Ray presented the preliminary plat for Oakridge Meadows. She noted that the 50-foot major subdivision buffer variance has been rescheduled for the July 14, 2022 BZA meeting. The request was unanimously approved, with the first staff recommended condition, by a motion from Matt Velkovich and second by Debi Cloninger.

Staff Condition: Approval of the preliminary plat is predicated on a favorable vote from the BZA allowing a variance from the required 50-foot bufferyard.

PASS [Unanimous]

MOVANT: Matthew Velkovich

SECOND: Debi Cloninger

AYES: Henrickson, Parham, Kraxberger, Velkovich, Simmons, Cloninger,
Duralia

ABSENT: Antonio Mickel, Montrie Belton

3. Subdivision: Floweing Meadow Farms Applicant: Julie Strom Flowe Tax Map Numbers: 453-00-00-009 Total Acreage: 72.53 acres Total Lots: 3 single-family lots Council District 2: Allison Love Zoning District: Agricultural Conservation-I (AGC-I)

Marion Ray presented the preliminary plat for Floweing Meadow Farms. The request was unanimously approved with a motion by Matt Velkovich and a second by Greg Simmons.

PASS [Unanimous]

MOVANT: Matthew Velkovich

SECOND: Greg Simmons

AYES: Henrickson, Parham, Kraxberger, Velkovich, Simmons, Cloninger,
Duralia

ABSENT: Antonio Mickel, Montrie Belton

4. Rezoning 22-13; New Old, LLC(Applicant/Owner); requesting to rezone a 2.88 acre parcel from AGC to RSF-40. The subject parcel is located at 2270 Grey Rock Road, Fort Mill. The property is referenced as tax map number 654-00-00-008; Council District 1 - Tom Audette.

Diane Dil presented the rezoning request. Currently this property is non-conforming for the AGC district. The existing structures will be removed to construct two new homes. The request was unanimously approved with a motion by Debi Cloninger and a second by Kate Kraxberger.

PASS [Unanimous]

MOVANT: Debi Cloninger

SECOND: Kate Kraxberger

AYES: Henrickson, Parham, Kraxberger, Velkovich, Simmons, Cloninger,
Duralia

ABSENT: Antonio Mickel, Montrie Belton

5. Rezoning 22-14; Jeffrey Wilburn (Applicant/Owner); requesting to rezone a 5.05 acre parcel from RSF-40 to RUD-I. The subject parcel is located at 1691 Hands Mill Highway, Rock Hill. The property is referenced as tax map number 789-00-00-018; Council District 6 - Brandon Guffey.

Diane Dil presented the rezoning request. There was concern that rezoning to RUD-I would cause compatibility issues with the existing neighborhood. Kate Kraxberger made a motion to deny the request based on existing neighborhood expectations for the current area zoning. Matt Velkovich seconded the motion. The motion passed unanimously. The Commissioners voiced that this is how they needed to proceed, but it would go before County Council.

PASS [Unanimous]

MOVANT: Kate Kraxberger
SECOND: Matthew Velkovich
AYES: Henrickson, Parham, Kraxberger, Velkovich, Simmons, Cloninger,
Duralia
ABSENT: Antonio Mickel, Montrio Belton

6. Rezoning 22-15; Michael Pitts (Applicant) and TT of Fort Mill Property, LLC (Owner); requesting to rezone a 6.69 acre parcel from LI to GC. The subject parcel is located at 805 Gold Hill Road, Fort Mill. The property is referenced as tax map number 716-00-00-086; Council District 1 - Tom Audette.

Diane Dil presented the rezoning request. Because the business is doing such a substantial renovation they need to bring the zoning into conformity with the zoning code. The request was unanimously approved with a motion by Matt Velkovich and a second by Mike Duralia.

PASS [Unanimous]

MOVANT: Matthew Velkovich
SECOND: Mike Duralia
AYES: Henrickson, Parham, Kraxberger, Velkovich, Simmons, Cloninger,
Duralia
ABSENT: Antonio Mickel, Montrio Belton

7. Rezoning 22-16; Salem Builders (Applicant) and Pats Properties (Owner); requesting to rezone a 7.0 acre portion of a 52.5 acre parcel from RMX-20 and NC to LI. The subject parcel is located at 7573 Regent Parkway, Fort Mill. The property is referenced as tax map number 726-00-00-087; Council District 1 - Tom Audette.

Diane Dil presented the rezoning request. Debi Cloninger motioned for approval with staff recommendations and Matt Velkovich seconded the motion.

Staff Conditions:

The property must be subdivided so that no more than one zoning district is applied to a parcel. An approved subdivision plat encompassing the portion of the property zoned LI shall be recorded with the York County Register of Deeds within 90 days of the rezoning approval.

With the exception of any contradictions to building and zoning code requirements, the development must be substantially consistent with the conceptual rendering and conceptual site plan provided with the rezoning application.

PASS [Unanimous]

MOVANT: Debi Cloninger

SECOND: Matthew Velkovich

AYES: Henrickson, Parham, Kraxberger, Velkovich, Simmons, Cloninger,
Duralia

ABSENT: Antonio Mickel, Montrie Belton

8. Rezoning 22-17; Henry Breaux/Sterling York(Applicant) A&P Car Care Center/Sterling York (Owners); requesting to rezone a total of 1.96 acres from UD to GC. The subject parcel is located at 1905 Highway 21, Fort Mill. The property is referenced as tax map numbers 721-00-00-064 and 721-00-00-005(portion); Council District 1 - Tom Audette.

Diane Dil presented the rezoning request. Debi Cloninger motioned to approve the request with staff recommended condition. Greg Simmons seconded the motion that passed unanimously.

Staff Condition: The property must be subdivided so that no more than one zoning district is applied to a parcel. An approved subdivision plat encompassing the portion of the property zoned GC shall be recorded with the York County Register of Deeds within 90 days of the rezoning approval.

PASS [Unanimous]

MOVANT: Debi Cloninger

SECOND: Greg Simmons

AYES: Henrickson, Parham, Kraxberger, Velkovich, Simmons, Cloninger,
Duralia

ABSENT: Antonio Mickel, Montrio Belton

9. PLANNING COMMISSION TO REVIEW AND PROVIDE A RECOMMENDATION TO AMEND CHAPTER 154: LAND DEVELOPMENT CODE, ELIMINATING THE OPEN SPACE REQUIREMENT IN THE RUD AND RUD-I ZONING DISTRICTS, EXTENDING THE APPLICABILITY OF TREE SAVE SAMPLE SURVEYS, LIMITING PARCELS CREATED BY RECOMBINATION TO A SINGLE ZONING DISTRICT, ELIMINATING A DEVELOPMENT THRESHOLD FOR LIABILITY AGREEMENTS, AND CLARIFYING PROVISIONS RELATED TO UTILITY CONNECTIONS AND OPEN SPACE LOTS; TO AMEND CHAPTER 155: ZONING CODE, REDUCING CERTAIN DESIGN STANDARDS FOR MANUFACTURED HOMES IN THE RSF-30 DISTRICT, ALLOWING BEEKEEPING AS AN ACCESSORY USE TO A SINGLE-FAMILY DETACHED DWELLING, REDUCING THE APPLICABILITY OF ACCESSORY STRUCTURE STANDARDS IN THE LAKE WYLIE OVERLAY, MODIFYING THE SCREENING STANDARDS FOR VEHICLE STORAGE AND OUTDOOR STORAGE USES, CLARIFYING MEASUREMENT OF SETBACKS, AND MODIFYING THE DEFINITION OF “DATA CENTER”

Diane Dil presented the text amendments to ordinances 154 and 155. She methodically touched on each item explaining and answering questions as needed making note of the things they would like passed on to County Council. The Commissioners recommended Council consider a future amendment of the backyard chicken accessory use and related provisions to allow for graduated scale for animals based on lot size, not just zoning.

The text amendments recommendation was unanimously approved by the Commissioners with a motion by Matt Velkovich and a second by Jamie Henrickson.

Other Business

1. Rezoning Tracking Sheet

The tracking sheet was accepted.

Adjournment

The meeting adjourned at 7:15 p.m. with a motion by Mike Duralia and a second by Matt Velkovich.