



YORK COUNTY
PLANNING COMMISSION
MINUTES • AUGUST 8, 2022
FINAL



Planning Commission

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

6:00 PM

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

Approval of the Agenda

Jamie Henrickson called the meeting to order at 6p.m. She opened with a moment of silence for the Councilman Guffy and his family on the recent loss of their son. The agenda was approved with a motion by Debi Cloninger and a second by Antonio Mickel.

Adoption of Minutes

1. Approval of July 11, 2022 Planning Commission Minutes

ACCEPTED [Unanimous]

MOVANT: Antonio Mickel

SECOND: Greg Simmons

New Business

1. Subdivision: Edmunds Farm (Revised) Applicant: May Green Properties, LLC Tax Map Numbers: 282-00-00-001 Total Acreage: 123.07 acres Total Lots: 58 single-family lots Council District #2: Allison Love Zoning Districts: Rural Development (RUD) & Agricultural Conservation (AGC)

Marion Ray presented the revised preliminary plat request. The developer would like to sell the AGC portion of the property and develop the remainder. This will still allow 23 plus acres of common open space. The request was unanimously approved with a motion by Debi Cloninger and a second by Mat Velkovich.

PASS [Unanimous]

MOVANT: Debi Cloninger

SECOND: Matthew Velkovich

AYES: Henrickson, Velkovich, Mickel, Belton, Simmons, Cloninger, Duralia

ABSENT: Aubrie Parham, Kate Kraxberger

2. Rezoning 22-12; Calamar/RM80, LLC (Applicant) Linda Currence, Kimberly Hilton-Merritt (Owners); requesting to rezone three parcels for a total of approximately 7.5 acres from RMX-20 to RMX-6. The subject parcels are located at 2625-2655 Pleasant Road, Fort Mill. The properties are referenced as tax map numbers 651-00-00-027, 651-00-00-436, 651-00-00-051; Council District 1 - Tom Audette.

Diane Dil presented the request. A motion was made to approve the request by Antonio Mickel. For lack of a second the motion failed.

Jamie Henrickson made a motion to deny. Debi Cloninger seconded the motion. In discussion concern regarding traffic safety was discussed. Jim Jarvice, the applicant, answered questions of the Commission. He noted that the residents would not have an impact on the schools and it is anticipated only 80% of the residents would have vehicles. Jamie Henrickson retracted her motion after discussion.

A motion to approve with the stipulation of no left turn onto Pleasant Road was made by Mike Duralia. Antonio Mickel seconded the motion that passed 5/2.

PASS [5 to 2]

MOVANT: Mike Duralia

SECOND: Antonio Mickel

AYES: Henrickson, Velkovich, Mickel, Cloninger, Duralia

NAYS: Montrie Belton, Greg Simmons

ABSENT: Aubrie Parham, Kate Kraxberger

3. Rezoning 22-20; Nichols (Applicant/Owner); requesting to rezone three parcels for a total of approximately 6.77 acres from RSF-40 and NC to GC. The subject parcels are located at 1956, 1962, 1980 Mt. Holly Road, Rock Hill. The properties are referenced as tax map numbers 619-00-00-020, 619-00-00-022, 619-00-00-058; Council District 5 - Christi Cox.

Diane Dil presented the request. It was noted that the sell of ATV/Golf cart vehicles is not allowed in the current zoning. The applicant is looking to rezone the current property and two additional parcels to General Commercial so as to allow the sell of the vehicles and expand parking, storage, retail and office space. Darrin Nichols answered questions of the

Commission. A motion to approve was made by Montrio Belton and a second by Mike Duralia. The motion was unanimously approved.

PASS [Unanimous]

MOVANT: Montrio Belton

SECOND: Mike Duralia

AYES: Henrickson, Velkovich, Mickel, Belton, Simmons, Cloninger, Duralia

ABSENT: Aubrie Parham, Kate Kraxberger

4. Rezoning 22-23; Melanie Tinkler-Stuck (Applicant) Stuck, Tinkler-Stuck, Klepper, Bagley (Owners); requesting to rezone portions of two parcels for a total of approximately 0.328 acres from RSF-40 to RMX-20 and RMX-20 to RSF-40. The subject parcels are located on Lesslie Highway and Willwood Circle, Rock Hill. The properties are referenced as tax map numbers 673-00-00-085 and 673-00-00-058; Council District 5 - Christi Cox.

Diane Dil presented the request. Montrio Belton motioned to approve the request that was unanimously approved.

PASS [Unanimous]

MOVANT: Mike Duralia

SECOND: Matthew Velkovich

AYES: Henrickson, Velkovich, Mickel, Belton, Simmons, Cloninger, Duralia

ABSENT: Aubrie Parham, Kate Kraxberger

5. Rezoning 22-25; Cato Land Development, Inc (Applicant/Owner); requesting to amend the Cato/Southbridge PD. The amendment will remove an internal street connection and provide additional language for requiring pedestrian connections. The subject parcels are located on Deerfield Drive and Springfield Parkway, Fort Mill. The properties are referenced as tax map numbers 716-00-00-(002,051,057,069,076,078,080,081,082,083,084), 717-00-00-008; Council District 1 - Tom Audette.

Diane Dil presented the request. It was noted that one conceptual internal street was being eliminated due to land environmental conditions. However, pedestrian connectivity would be required between uses within. A motion to approve was made by Matt Velkovich and a second by Greg Simmons. This motion passed unanimously.

PASS [Unanimous]

MOVANT: Matthew Velkovich

SECOND: Greg Simmons

AYES: Henrickson, Velkovich, Mickel, Belton, Simmons, Cloninger, Duralia

ABSENT: Aubrie Parham, Kate Kraxberger

6. Rezoning 22-26; Helline (Applicant) Stalford (Owner); requesting to rezone a portion of one parcel and the entirety of another for a total of approximately 14.5 acres from AGC to RUD. The subject parcels are located on Hines Road, Clover. The properties are referenced as tax map numbers 282-00-00-029, 282-00-00-059; Council District 2 - Allison Love.

Diane Dil presented the request. A motion to approve was made by Montrio Belton and a second by Matt Velkovich. The motion passed unanimously.

PASS [Unanimous]

MOVANT: Montrio Belton

SECOND: Matthew Velkovich

AYES: Henrickson, Velkovich, Mickel, Belton, Simmons, Cloninger, Duralia

ABSENT: Aubrie Parham, Kate Kraxberger

Other Business

1. Rezoning Tracking Sheet

NO ACTION TAKEN

MOVANT:

SECOND:

Executive Session

Matters for Consideration Following Executive Session

Adjournment

At 6:54 a motion to adjourn was made by Montrio Belton.