



YORK COUNTY
PLANNING COMMISSION
MINUTES • APRIL 10, 2023
FINAL



Planning Commission

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

6:00 PM

Chair, District 1 Kate Kraxberger: Absent, District 2 Jamie Henrickson: Present, District 3 Aubrie Parham: Present, District 4 Antonio Mickel: Absent, District 5 Mike Duralia: Present, District 6 Matthew Velkovich: Present, District 7 Thomas Bach: Present, At Large John Segura: Present, At Large Greg Simmons: Present, Planning Manager Diane Dil: Present, Secretary Bonnie Marsiglia: Present, Deputy Assistant Attorney Laura Dover: Present.

Approval of the Agenda

With the Chair and Vice Chair absent, Matt Velkovich motioned to have Jamie Henrickson act as Chair for the meeting. Tom Bach seconded the motion that was unanimously approved. The agenda was approved with a motion by Matt Velkovich and a second by Tom Bach. Aubrie Parham joined the meeting at this time.

Adoption of Minutes

1. Approval of March 13, 2023 Planning Commission Minutes

ACCEPTED [Unanimous]

MOVANT: Greg Simmons

SECOND: John Segura

New Business

1. Rezoning 23-12; Darla Seay Kern (Applicant/Owner); requesting to rezone one parcel for a total of +/- 6.86 acres from AGC to RUD. The subject parcel is located on South Grandview Road. The property is referenced as tax map number 267-00-00-012 Council District 3 - Adkins.

Diane Dil presented the request. Tom Bach motioned to approve the request and Matt Velkovich seconded the motion. This passed unanimously 7/0.

APPROVED [Unanimous]

MOVANT: Thomas Bach
SECOND: Matthew Velkovich
AYES: Henrickson, Parham, Duralia, Velkovich, Bach, Segura, Simmons
ABSENT: Kate Kraxberger, Antonio Mickel

2. Rezoning 23-13; Daniel Cadieux (Applicant/Owner); requesting to rezone a one acre parcel from NC to RSF-40. The subject parcel is located at 938 Dunlap Roddey Road, Rock Hill. The property is referenced as tax map number 605-00-00-033 Council District 4 - Roddey.

Diane Dil presented the request. Matt Velkovich motioned to approve. John Segura seconded the motion that was unanimously approved 7/0.

APPROVED [Unanimous]

MOVANT: Matthew Velkovich
SECOND: John Segura
AYES: Henrickson, Parham, Duralia, Velkovich, Bach, Segura, Simmons
ABSENT: Kate Kraxberger, Antonio Mickel

3. Rezoning 23-14; Mike Boston (Applicant) Tega Cay Baptist Church (Owner); requesting to rezone a 4.17 acre parcel from RMX-20 to GC. The subject parcel is located at 1568 Gold Hill Road, Fort Mill. The property is referenced as tax map number 650-00--00-004 Council District 1 - Audette.

Diane Dil presented the request. There was some discussion regarding possible zoning uses and ownership of surrounding properties. John Segura motioned to approve. Matt Velkovich seconded the motion that was unanimously approved 7/0.

APPROVED [Unanimous]

MOVANT: John Segura
SECOND: Matthew Velkovich
AYES: Henrickson, Parham, Duralia, Velkovich, Bach, Segura, Simmons
ABSENT: Kate Kraxberger, Antonio Mickel

4. Rezoning 23-16; Craig Craze (Applicant) Indigo Rush, LLC (Owner); requesting to rezone a 4.63 acre portion of two parcels that total 70.6 acres from RSF-40 to RUD. The subject parcels are located along Mt. Holly Road, Rock Hill. The properties are referenced as tax map numbers 680-00-00-050 and 614-00-00-036 Council District 5 - Cox.

Diane Dil presented the request. Matt Velkovich motioned to approve. Greg Simmons seconded the motion that was unanimously approved 7/0.

APPROVED [Unanimous]

MOVANT: Matthew Velkovich
SECOND: Greg Simmons
AYES: Henrickson, Parham, Duralia, Velkovich, Bach, Segura, Simmons
ABSENT: Kate Kraxberger, Antonio Mickel

5. Rezoning 23-17; Bob Miklosko (Applicant) Jean Watts (Owner); requesting to rezone a +/- .026 acre parcel from RSF-30 to GC. The subject parcel is located at 2123 Farrow Street, Rock Hill. The property is referenced as tax map number 634-00-00-074 Council District 6 - Huckabee.

Diane Dil presented the request. Tom Bach motioned to approve. With a second by Greg Simmons the motion passed unanimously 7/0.

APPROVED [Unanimous]

MOVANT: Thomas Bach
SECOND: Greg Simmons
AYES: Henrickson, Parham, Duralia, Velkovich, Bach, Segura, Simmons
ABSENT: Kate Kraxberger, Antonio Mickel

6. Rezoning 23-18; Vulcan Property Group (Applicant) Xplore Sports, LLC (Owner); requesting a major PD amendment to the Stockbridge Village PD. The subject parcel is located at 170 Grant Farms Road, Fort Mill. The property is referenced as tax map number 650-00-00-666 Council District 1 - Audette.

Diane Dil presented the request. The request only applies to the area referred to as Village D and consists of approximately 2.207 acres. Staff is recommending approval, with the following addition:

If an alternative parking method is executed, the following site improvements are required as conditions of zoning compliance site plan approval, and shall be installed prior to issuance of a certificate of occupancy for Tax Map # 650-00-00-666:

1. A painted crosswalk shall be located crossing Grant Farm Road, connecting the subject parcel to the pedestrian network of the nearby residential uses.
2. A sidewalk shall be constructed along the subject parcel's frontage.

Matt Velkovich motioned to approve with staff recommendations. Tom Bach seconded the motion that was unanimously approved 7/0.

APPROVED [Unanimous]

MOVANT: Matthew Velkovich

SECOND: Thomas Bach

AYES: Henrickson, Parham, Duralia, Velkovich, Bach, Segura, Simmons

ABSENT: Kate Kraxberger, Antonio Mickel

7. Rezoning 23-19; J&M Southern Properties, LLC (Applicant) Little Giant Food Stores, Inc. (Owner); requesting to rezone three parcels for a total of 10.67 acres from RUD to LI. The subject parcels are located on Mt Holly Road, Rock Hill. The properties are referenced as tax map numbers 618-00-00-056; -057; -058 Council District 5 - Cox.

Diane Dil presented the request. There was discussion regarding buffers and the visual of the development from the road. Mike Duralia motioned to approved and Matt Velkovich seconded. The motion passed unanimously 7/0.

APPROVED [Unanimous]

MOVANT: Mike Duralia

SECOND: Matthew Velkovich

AYES: Henrickson, Parham, Duralia, Velkovich, Bach, Segura, Simmons

ABSENT: Kate Kraxberger, Antonio Mickel

8. PLANNING COMMISSION TO REVIEW AND PROVIDE A RECOMMENDATION TO AMEND CHAPTER 154: LAND DEVELOPMENT CODE TO CLARIFY CLUSTER SUBDIVISION DESIGN REQUIREMENTS, TO CLARIFY TRAFFIC SIGNS INSTALLATION RESPONSIBILITY, TO MODIFY TREE CONSERVATION REQUIREMENTS AND MITIGATION, TO ESTABLISH THE YORK COUNTY TREE FUND, AND TO CLARIFY THE APPLICABILITY OF A TRAFFIC IMPACT ANALYSIS; TO AMEND CHAPTER 155: ZONING CODE TO REVISE THE DEFINITION OF “LARGE CAPACITY EVENT VENUE”, TO ALLOW EVENT VENUES AS A CONDITIONAL USE IN AGC, AGC-I, RUD, AND RUD-I, TO AMEND THE DEVELOPMENT STANDARDS FOR EVENT VENUES, TO ELIMINATE RURAL EVENT VENUES AS A TEMPORARY USE, TO MODIFY THE MAXIMUM DURATION OF TEMPORARY SPECIAL EVENTS USES, AND TO CLARIFY NON-CONFORMING STRUCTURES ALLOWED IN THE RIPARIAN BUFFER

As Diane Dil presented the Ordinance amendment updates she allowed for discussion after each portion. The area with the largest discussion was non-residential new tree save requirements. Concern was expressed regarding the cost of surveys and impact on Economic Development. Matt Velkovich motioned to defer to next month's meeting. He stated he would like feedback from Economic Development and a chance to speak to people in the

development community. Tom Bach seconded the motion to defer for more information. This was unanimously approved 7/0.

DEFERRED [Unanimous]

MOVANT: Matthew Velkovich

SECOND: Thomas Bach

AYES: Henrickson, Parham, Duralia, Velkovich, Bach, Segura, Simmons

ABSENT: Kate Kraxberger, Antonio Mickel

9. PLANNING COMMISSION TO REVIEW AND PROVIDE A RECOMMENDATION TO AMEND SECTION 155.1327, TECHNICAL STUDIES, OF THE YORK COUNTY CODE OF ORDINANCES, SO AS TO EXPAND THE APPLICABILITY OF THE TECHNICAL REPORTS AND STUDIES, TO ENHANCE THE SCOPE OF THE TECHNICAL REPORTS AND STUDIES; TO PROVIDE FOR THE IMPLEMENTATION OF THE CONCLUSIONS AND/OR RECOMMENDATIONS OF THE TECHNICAL REPORTS AND STUDIES.

Diane Dil presented the ordinance amendment. Matt Velkovich motioned to approve. With a second by Mike Duralia the motion passed unanimously 7/0.

APPROVED [Unanimous]

MOVANT: Matthew Velkovich

SECOND: Mike Duralia

AYES: Henrickson, Parham, Duralia, Velkovich, Bach, Segura, Simmons

ABSENT: Kate Kraxberger, Antonio Mickel

Other Business

1. Rezoning Tracking Sheet

Executive Session

Matters for Consideration Following Executive Session

Adjournment

The meeting adjourned at 7:29 p.m. with a motion by Greg Simmons.