



YORK COUNTY
PLANNING COMMISSION
MINUTES • JANUARY 8, 2024
FINAL



Planning Commission

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

6:00 PM

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

Planning Commission to Elect Officers for 2024

With Kate Kraxberger being absent from the meeting, Antonio Mickel presided over the officer elections for 2024. Tom Bach nominated Matt Velkovich for Chair. John Segura seconded the nomination. Aubrie Parham nominated Kate Kraxberger for Chair.

The Commissioners voted on Matt Velkovich for Chair. The Ayes had it with John Segura, Tom Bach, Matt Velkovich, Antonio Mickel.

Tom Bach nominated Antonio Mickel for Vice Chair. Matt Velkovich seconded the nomination. There were no other nominations. Antonio Mickel was elected unanimously.

Matt Velkovich took the position of the Chair and presided over the meeting.

Approval of the Agenda

The agenda was unanimously approved with a motion by Antonio Mickel and a second by Tom Bach.

Adoption of Minutes

1. Approval of December 11, 2023 Planning Commission Minutes

ACCEPTED [Unanimous]

MOVANT: John Segura

SECOND: Mike Duralia

New Business

1. Rezoning 23-47; Skyline Homes, LLC (Applicant) Elvis De Los Santos (Owner); requesting to rezone a 3.98-acre parcel from AGC to RUD. The subject parcel is located at 390 West Rambo Road, Rock Hill. The property is referenced as tax map number 529-00-00-031; Council District 4 - Roddey.

Diane Dil presented the request. Antonio Mickel motioned to approve. With a second by Tom Bach the motion passed unanimously.

APPROVED [Unanimous]

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

2. Rezoning 23-48; Stephen McGirt (Applicant/Owner)); requesting to rezone a 0.89-acre parcel from UD to ID. The subject parcel is located on Garrison Road, Rock Hill. The property is referenced as tax map number 666-03-01-005; Council District 5 - Cox.

Diane Dil presented the rezoning request with the recommendation to not allow new access off Garrison Rd and to remove the parking area on adjacent parcels owned by Stephen McGirt.

Mike Duralia noted that the collection of parcels owned by Stephen McGirt be joined together under the ID zoning code. It was noted that the other properties were not part of the application. Mike Duralia motioned to go into Executive Session for legal council. Antonio Mickel seconded the request. At 6:23 p.m. it was unanimous to go into Executive Session.

At 6:45 p.m. the Commissioners returned from Executive Session with no action taken. Mike Duralia motioned to defer this request to allow some details to get worked out. John Segura seconded the motion. The motion to defer was unanimously approved.

DEFERRED [Unanimous]

MOVANT: Mike Duralia
SECOND: John Segura
AYES: Parham, Mickel, Duralia, Bach, Segura, Velkovich
ABSENT: Kate Kraxberger

3. Rezoning 23-49; David Long (Applicant/Owner); requesting to rezone a 1.50-acre portion of a 13.50-acre parcel from AGC to RUD. The subject parcel is located at 2492 Bridgewater Road, Rock Hill. The property is referenced as tax map number 531-00-00-003; Council District 5 - Cox.

Diane Dil presented the request. There was discussion on keeping the parcel AGC.

Aubrie Parham requested to go into Executive Session for legal advice. Mike Duralia seconded the motion that was unanimously approved. The Commissioners went into Executive Session at 6:53 p.m.

Executive Session ended at 7:10 p.m. with no action taken. The meeting resumed. Mike Duralia made a motion to deny the request. Aubrie Parham stated that the property could be divided and still maintain the AGC status. The motion to deny the request was unanimously approved.

DENIED [Unanimous]

MOVANT: Mike Duralia
SECOND: Aubrie Parham
AYES: Parham, Mickel, Duralia, Bach, Segura, Velkovich
ABSENT: Kate Kraxberger

4. Rezoning 23-50; Rosie Thompson and Connie Strait (Applicants) Rosie Thompson (Owner); requesting to rezone a 5.25-acre parcel from AGC to RUD. The subject parcel is located at 4420 Horse Road, Rock Hill. The property is referenced as tax map number 426-00-00-030; Council District 5 - Cox.

Diane Dil presented the request. Commissioners expressed concern regarding access to the back property and how it was going to be used. Connie Strait, addressed the Commissioners to let them know they were leasing surrounding area properties and would buy this property to continue farming it. Mike Duralia made a motion to approve the request. Aubrie Parham seconded the motion that was unanimously approved.

APPROVED [Unanimous]

MOVANT: Mike Duralia
SECOND: Aubrie Parham
AYES: Parham, Mickel, Duralia, Bach, Segura, Velkovich
ABSENT: Kate Kraxberger

5. Rezoning 24-01; York County Council has initiated the rezoning of 20 parcels from UD to the newly created Outdoor Amusements (OA) zoning district, as an implementation of the Exit 90/Carowinds Boulevard Master Plan.

Diane Dil presented the request. OA, Outdoor Amusement, is one of the new zoning codes created with the recode. There was discussion regarding the various parcels involved and

those not being involved and as to why they were not included. There was also discussion regarding the properties to the south of the included parcels. Antonio Mickel motioned to approved the request. With a second by Tom Bach the motion passed unanimously.

APPROVED [Unanimous]

MOVANT: Antonio Mickel

SECOND: Thomas Bach

AYES: Parham, Mickel, Duralia, Bach, Segura, Velkovich

ABSENT: Kate Kraxberger

Other Business

1. Rezoning Tracking Sheet

Executive Session

Matters for Consideration Following Executive Session

Adjournment

At 7:32 p.m. the meeting was adjourned with a motion by Aubrie Parham and a second by John Segura.