



YORK COUNTY
PLANNING COMMISSION
MINUTES • MAY 13, 2024
FINAL



Planning Commission

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

6:00 PM

Chairman Matthew Velkovich: Present, District 1 Kate Kraxberger: Present, District 3 Aubrie Parham: Present, District 4 Antonio Mickel: Absent, District 5 Mike Duralia: Present (6:02 PM), District 7 Thomas Bach: Present, District 2 John Segura: Present, Planning Manager Diane Dil: Present, Zoning Principal Planner Rick Abboud: Present, Zoning Planner Marion Ray: Present, Deputy Assistant Attorney Laura Dover: Present (7:04 PM), Secretary Bonnie Marsiglia: Present.

Approval of the Agenda

The meeting was called to order at 6:00 p.m. by Matt Velkovich. The agenda was approved with a correction to the TM# referenced under Public Hearing item number one to read, 654-00-00-001. The motion was by John Segura and second by Tom Bach.

Adoption of Minutes

1. Approval of April 8, 2024 Planning Commission Minutes

ACCEPTED [Unanimous]

MOVANT: Kate Kraxberger

SECOND: John Segura

Public Hearing

1. Chaplin Spencer has filed an Administrative Appeal to Staff's decision to classify the division of tax map number 581-00-00-067 as a major subdivision. The subject property is a 43 acre parcel located in the AGC district. Council District – 1, Audette. Case Number A24-01.

Chaplin Spencer, Attorney at Law, addressed the Planning Commissioners regarding the Appeal of Staff's decision, to not approve the submitted Preliminary Minor Subdivision Plat because it did not provide the required 25' access easement required by code.

Rick Abboud, York County Principal Planner, addressed the Planning Commissioners stating why the determination was made. He also noted the easement document is a third party document. He recommended the waiver process.

A rebuttal was made by Chaplin Spencer. The Commissioners had questions for Mr. Spencer.

The public had an opportunity to speak for or against staff's decision. Troy Ludemann, property owner, spoke briefly regarding the plat and easement.

The Public Hearing was closed with a motion by Tom Bach and a second by Mike Duralia.

York County staff was allowed to speak. Rick Abboud and Diane Dil both made comments.

The Commissioners had a few more questions that Rick Abboud, Chaplin Spencer, and Diane Dil worked to answer. Discussion followed.

Kate Kraxberger motioned to uphold the County decision. Mike Duralia seconded the motion. Kate stated she thought of this as one parcel. Mike Duralia added comments regarding a waiver possibly being the way to go to solve this due to the Appeal process limiting the Commission's choices.

With the arrival of Laura Dover at 7:04 p.m. Matt Velkovich motioned to go into Executive Session for legal council. John Segura seconded the motion that was approved by all.

At 7:22 p.m. the Commissioners returned from Executive Session, with no action taken. Additional comments were made by Commission members. The vote on the motion to uphold the County decision passed unanimously.

APPROVED [Unanimous]

MOVANT: Kate Kraxberger

SECOND: Mike Duralia

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

ABSENT: Antonio Mickel

New Business

1. Rezoning 24-21 Jonathan Caldwell (Applicant/Owner); requesting to rezone a 3.0-acre portion of a 8.76-acre parcel from AGC to RUD. The subject parcel is located at on Glenn Road, Clover. The property is referenced as tax map number 376-00-00-060; Council District 2 - Love.

Diane Dil presented the request. At 7:30 p.m. Aubrie Parham motioned to go into Executive Session for legal advice. Kate Kraxberger seconded the motion. At 7:41 p.m. the Commissioners returned from Executive Session with no action taken. Aubrie Parham stated that she was concerned that allowing this to be changed to RUD would allow further RUD in the area; used as spot zoning.

Matt Velkovich motioned to approve the request. Mike Duralia seconded the motion that passed 4/2.

APPROVED [4 to 2]

MOVANT: Matthew Velkovich

SECOND:

AYES: Matthew Velkovich, Kate Kraxberger, Mike Duralia, John Segura

NAYS: Aubrie Parham, Thomas Bach

ABSENT: Antonio Mickel

2. Rezoning 24-22 Roger Metz (Applicant) Christopher Adams (Owner); requesting to rezone a 1.18-acre parcel from UD to GC. The subject parcel is located at 1670 Highway 160, Fort Mill. The property is referenced as tax map number 655-02-01-005; Council District 1 - Audette.

Diane Dil presented the request. This parcel is right next to the town of Fort Mill. This request was approved unanimously with a motion by Tom Bach and a second by Matt Velkovich.

APPROVED [Unanimous]

MOVANT: Thomas Bach

SECOND: Matthew Velkovich

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

ABSENT: Antonio Mickel

3. Rezoning 24-23; York County Council has initiated the rezoning of 20 parcels within 16 multifamily communities from GC, OI, or RMX-20 to the newly created RMX-6 zoning district, thus removing their nonconforming status.

Diane Dil presented the request. Tom Bach had questions on re-development and changes that would take place on these sites. Diane noted any changes would have to follow the existing codes. Tom Bach noted that with any re-development in these communities he would like to see the existing character maintained. With a motion by Kate Kraxberger and a second by John Segura, the request was approved.

APPROVED [Unanimous]

MOVANT: Kate Kraxberger

SECOND: John Segura

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

ABSENT: Antonio Mickel

4. Rezoning 24-24 Zachary and Tracy Smith (Applicant/Owner); requesting to rezone a 3.77-acre parcel from RSF-40 to RUD. The subject parcel is located at 3310 Lincoln Road, York. The property is referenced as tax map number 386-00-00-005; Council District 2 - Love.

Diane Dil presented the request. With a motion by Kate Kraxberger and a second by Aubrie Parham the motion passed unanimously.

APPROVED [Unanimous]

MOVANT: Kate Kraxberger

SECOND: Aubrie Parham

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

ABSENT: Antonio Mickel

5. Rezoning 24-26 Daniel Moses (Applicant) Daniel Moses, Homer Moses, and Joyce Moses (Owners); requesting to rezone six parcels totally 9.25-acres from RSF-30 to RUD. The subject parcels are located on Johnson Road, Clover. The properties are referenced as tax map numbers 363-00-00-050; 363-00-00-053 - 057; Council District 2 - Love.

Diane Dil presented the request. The request involves six parcels all over one acre and part of a previous UD rezoning. It was mentioned that Roadside Markets are not allowed in the current zoning of RSF-30, but could be allowed with approvals temporarily in the requested zoning of RUD. The application received a lot of support through emails and audience participation.

John Segura motioned to approve, noting there is still a lot of existing UD in the area and that this is not in the City of Clover. Matt Velkovich noted this is an existing farm that is a benefit to the community and predates current zoning. Mike Duralia noted he would like to see a zoning code that allows for more than back yard chickens, but less than full general farming.

APPROVED [Unanimous]

MOVANT: John Segura

SECOND: Thomas Bach

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

ABSENT: Antonio Mickel

Other Business

1. Rezoning Tracking Sheet

Executive Session

Matters for Consideration Following Executive Session

Adjournment

The meeting was adjourned at 8:19 p.m. with a motion by Mike Duralia and a second by John Segura.