



YORK COUNTY
PLANNING COMMISSION
MINUTES • FEBRUARY 13, 2023
FINAL



Planning Commission

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

6:00 PM

Chair, District 1 Kate Kraxberger: Present, District 3 Aubrie Parham: Present, District 4 Antonio Mickel: Present, 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.

Approval of the Agenda

Kate Kraxberger called the meeting to order at 6:00 p.m. She welcomed Tom Bach from District 7.

The agenda was approved with a motion by Matt Velkovich and a second by Greg Simmons.

Adoption of Minutes

1. Approval of January 9, 2023 Planning Commission Minutes

ACCEPTED [Unanimous]

MOVANT: Kate Kraxberger

SECOND: Aubrie Parham

New Business

1. Rezoning 23-01; Chris and Tracy Clarkson (Applicant/Owner); requesting to rezone a 3-acre portion of an 11.79-acre parcel from AGC to RUD. The subject parcel is located on Smith Valley Road, Sharon. The property is referenced as tax map number 130-00-00-016; Council District 3 - Atkins.

Diane Dil presented the request noting the condition recommendation in the packet under "H". Matt Velkovich made a motion to deny the request. The motion died for lack of a second. Greg Simmons motioned to approve the request supported by Antonio Mickel. The motion passed 7/1.

APPROVED [7 to 1]

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

Rezoning 23-01

After rezoning request 23-04 it was noted that the condition on 23-01 was not part of the motion. Greg Simmons motioned to reconsider 23-01. Mike Duralia seconded. The motion passed 7/1.

PASSED [7 to 1]

MOVANT: Greg Simmons
SECOND: Mike Duralia
AYES: Kraxberger, Parham, Mickel, Duralia, Bach, Segura, Simmons
NAYS: Matthew Velkovich

Rezoning 23-01

Greg Simmons motioned to approved the request with staff recommended condition. Tom Bach seconded the motion. The motioned passed 7/1.

PASSED [7 to 1]

MOVANT: Greg Simmons
SECOND: Thomas Bach
AYES: Kraxberger, Parham, Mickel, Duralia, Bach, Segura, Simmons
NAYS: Matthew Velkovich

2. Rezoning 23-02; Steven Todd Bryant (Applicant/Owner); requesting to rezone a 5.7-acre parcel from AGC to RUD. The subject parcel is located on Double K Road, Clover. The property is referenced as tax map number 383-00-00-009; Council District 2 - Love.

Diane Dil presented the request. Antonio Mickel motioned to approve and John Segura seconded. The motion passed unanimously.

APPROVED [Unanimous]

MOVANT: Antonio Mickel

SECOND: John Segura

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

3. Rezoning 23-03; Jonathan and Ashley Pannell (Applicant/Owner); requesting to rezone a 4-acre portion of a 10.50-acre parcel from AGC to RUD. The subject parcel is located on Border Road, Rock Hill. The property is referenced as tax map number 523-00-00-031; Council District 5 - Cox.

Diane Dil presented the request. Kate Kraxberger motioned to approve with staff recommended condition. Mike Duralia seconded the motion that passed unanimously.

APPROVED [Unanimous]

MOVANT: Kate Kraxberger

SECOND: Mike Duralia

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

4. Rezoning 23-04; Right Solution Truck Care, LLC (Applicant/Owner); requesting to rezone 13 parcels for a total of 5.064 acres from UD to LI. The subject parcels are located on Anderson Road and Rainey Road, Rock Hill. The property is referenced as tax map numbers 666-00-00-002; -003; -025; 666-02-02-002;-004;--005; --006;-007;-008;-009;-010;-012;-016 Council District 5 - Cox.

Diane Dil presented the request. She noted that the properties are in code violation due to being cleared for a trucking operation. There was discussion amongst the Commissioners regarding buffers, access points, truck routes, and lighting ordinances. Matt Velkovich moved to approved with staff recommended conditions. Tom Bach seconded the motion that was unanimously approved.

APPROVED [Unanimous]

MOVANT: Matthew Velkovich

SECOND: Thomas Bach

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

5. Planning Commission to review and provide a recommendation to amend Chapter 155: Zoning Code to allow Schools as a permitted use in the AGC and OI Districts.

Diane Dil presented the zoning code requested change to allow schools as a permitted use in the AGC and OI Districts. This would eliminate the need to apply for a Special Exception with the Board of Zoning Appeals. Matt Velkovich motioned to approve. With a second by Greg Simmons the motion passed unanimously.

APPROVED [Unanimous]

MOVANT: Matthew Velkovich

SECOND: John Segura

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

Other Business

1. Rezoning Tracking Sheet

Executive Session

Matters for Consideration Following Executive Session

Adjournment

The meeting adjourned at 6:42 p.m. with a motion by Greg Simmons and a second by Aubrie Parham.