



YORK COUNTY
PLANNING COMMISSION
MINUTES • MARCH 11, 2024
FINAL



Planning Commission

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

6:00 PM

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

Approval of the Agenda

The meeting was called to order by Matt Velkovich at 6:00 pm. The agenda was approved with a motion by Tom Bach and a second by John Segura.

Adoption of Minutes

1. Approval of February 12, 2024 Planning Commission Minutes

ACCEPTED [Unanimous]

MOVANT: Kate Kraxberger

SECOND: Mike Duralia

New Business

1. Subdivision: New road for proposed development "The Point" Applicant: May Green Properties, LLC Tax Map Numbers: 484-00-00-008, 484-00-00-011, 484-00-00-077, & 484-00-00-075 New road Walters Way - 837 feet Council District #2: Allison Love

This is a new road proposed for a new commercial development presented by Jeff Kirchner. The road has to meet commercial standards. No light is proposed at either end. A TIA has been completed and mitigated. Some Commissioners expressed concern over the type of vehicles and trailers that would be going onto and out of Walters Way and their need to cross traffic. Concern was also expressed regarding the sight distance, especially on 49 pulling out and any kind of left turns.

Originally Mike Duralia made a motion to approve with restrictions to make it right turns only onto and off of Walters Way. He then requested to go into Executive Session to receive legal advice on the restrictions he was looking to add.

At 6:13 p.m. the Commissioners went into Executive Session with a second by Matt Velkovich. They returned at 6:24 p.m. Mike Duralia withdrew his motion.

Matt Velkovich made a motion to approve the new road. Aubrie Parham seconded the motion. This was unanimously approved with note to let County Council know their expressed concerns.

APPROVED [Unanimous]

MOVANT: Matthew Velkovich

SECOND: Aubrie Parham

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

2. Rezoning 24-10 Will McCormick (Applicant) William and Shanna McCormick, Wayne McCormick, ReBecca McCormick VanVoorhis, and Molly Leake (Owners); requesting to rezone a 3.63-acre portion of two parcels from RUD to AGC. The subject parcels are located at Beersheba Road North, Clover. The properties are referenced as tax map numbers 255-00-00-083 and -010; Council District 3 - Adkins.

Diane Dil presented the request. Kate Kraxberger motioned to approve. A second was received by Tom Bach. This motion was unanimously approved.

APPROVED [Unanimous]

MOVANT: Kate Kraxberger

SECOND: Thomas Bach

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

3. Rezoning 24-12 Tony Smith (Applicant) The Homeplace Trust, Jeffrey Curtis Sigmon (Owner); requesting to rezone a 5.09-acre portion of a 6.064-acre parcel from AGC to RUD. The subject parcel is located on Cedar Grove Road, Clover. The property is referenced as tax map number 251-00-00-125; Council District 3 - Adkins.

Diane Dil presented the request. Matt Velkovich motioned to approve. Mike Duralia seconded the motion that was unanimously approved.

APPROVED [Unanimous]

MOVANT: Matthew Velkovich

SECOND: Mike Duralia

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

4. Rezoning 24-13 Richard Burrell (Applicant) Barbara Jane Burrell (Owner); requesting to rezone a 0.295-acre parcel from RMX-20 to RSF-30. The subject parcel is located on St. Paul Church Road, Clover. The property is referenced as tax map number 364-00-00-051; Council District 2 - Love.

Diane Dil presented the request. Kate Kraxberger motioned to approve with the presented condition:

The property must be subdivided so that no more than one zoning district is applied to a parcel. An approved subdivision plat encompassing the portion of the property zoned RSF-30 shall be recorded with the York County Register of Deeds within 90 days of the rezoning approval.

Antonio Mickel seconded the motion. This was unanimously passed.

APPROVED [Unanimous]

MOVANT: Kate Kraxberger

SECOND: Antonio Mickel

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

5. Planning Commission to review and provide a recommendation to amend Chapter 155: Zoning Code to modify separation requirements for certain uses in the Lake Wylie Zoning Overlay.

Diane Dil presented the ordinance language changes with examples and answers to questions received. This is an area that is already developed and limited by zoning codes. Discussion produced many questions that lead to a motion to defer to the next meeting so they could receive more information to make a decision. They would like to see:

- The maps being created for County Council. They want to see how the changes would affect the area. How many lots this would effect and where the rules apply. One map showing existing and one showing the 1000 ft.
- Looking at eliminating the separation requirement and using the Special Exception process for auto oriented uses.
- Last TIAs in area and level of service at intersections.
- Some way to add to the Code for businesses to use existing access points.

DEFERRED [Unanimous]

MOVANT: John Segura

SECOND: Antonio Mickel

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

Other Business

1. Public Project Review: Planning Commission to receive, for informational purposes only, the general construction documentation of the replacement of the Crowders Creek pump station.

Diane Dil updated the Planning Commission regarding the Pump Station replacement.

2. Rezoning Tracking Sheet

Executive Session receipt of legal advice/contractual matter: circuit court appeal settlement proposal

Matters for Consideration Following Executive Session

Settlement Agreement

Matt Velkovich motioned to approve the settlement agreement presented in Executive Session and willing to receive a revised plat presented with the changes presented in Executive Session. Kate Kraxberger seconded the motion. This motion was approved unanimously.

Designated Signatory

Matt Velkovich called for a motion for a designated signatory. Kate Kraxberger motioned for Matt Velkovich to be the designated signatory. Tom Bach seconded the motion that was approved by all.

Adjournment

Tom Bach motioned to adjourn the meeting. With a second by Antonio Mickel the meeting adjourned at 7:53 p.m.