



YORK COUNTY
PLANNING COMMISSION
MINUTES • JUNE 10, 2024
FINAL



Planning Commission

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

6:00 PM

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

Approval of the Agenda

The meeting was called to order at 6:00 p.m. by Matt Velkovich. Matt expressed to the members that they needed to ask questions utilizing staff and council. He wanted them to be able to vote on items with confidence. The agenda was approved with a motion by Antonio Mickel and a second by John Segura.

Adoption of Minutes

1. Approval of May 13, 2024 Planning Commission Minutes

Matt Velkovich noted the need for a correction in the minutes to the Tax Map number for the Administrative Appeals that was corrected the week before. Tom Bach motioned to approve the minutes and Antonio Mickel seconded the motion.

ACCEPTED [Unanimous]

MOVANT: Thomas Bach

SECOND: Antonio Mickel

New Business

1. Subdivision: New road for proposed development "The Point" Applicant: ARIC LAKE WYLIE, LLC Tax Map Numbers: 484-00-00-018, 484-00-00-080, & 484-00-00-039 Extension of Home Grown Way - 1,323 feet Council District #2: Allison Love

Jeff Kirchner presented the Preliminary Plat for a new road. He informed the Commissioners that the TIA had been approved by staff and the SCDOT. The TIA has been mitigated based on the proposed development. John Segura motioned to defer the request. Tom Bach seconded the motion. There was discussion regarding the TIA and how the traffic would be moving through the residential area and the lack of a light at Hwy 49 with cars trying to turn left out of Home Grown Way. (Minutes amended at July 8 meeting to put it on the record

that Mr. Segura and Mr. Bach had concerns about left outs and left ins for both 49 and 274 intersections.) Concern was expressed regarding the level of service. It was noted that the mitigation could change depending on what actually gets developed. This motion failed 2/4.

Matt Velkovich motioned to approve the Preliminary Plat. Antonio Mickel seconded the motion. This motion passed 4/2.

APPROVED [4 to 2]

MOVANT: Matthew Velkovich

SECOND: Antonio Mickel

AYES: Matthew Velkovich, Kate Kraxberger, Aubrie Parham, Antonio Mickel

NAYS: Thomas Bach, John Segura

ABSENT: Mike Duralia

2. Subdivision: Newport Acres Applicants: Progress Holdings, LLC Tax Map Number: 498-00-00-060 Total Acreage: 11.01 acres Total Lots: 9 single-family lots Council District #3: Tommy Adkins Zoning District: Rural Development (RUD)

Marion Ray presented the residential Preliminary Plat. She noted it was for 9 lots on 11 acres with each being at least 1 acre in size. Antonio Mickel motioned to approve and Kate Kraxberger seconded the motion. This motion was approved unanimously.

APPROVED [Unanimous]

MOVANT: Antonio Mickel

SECOND: Kate Kraxberger

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

ABSENT: Mike Duralia

3. Rezoning 24-28 Brian Buchanan (Applicant) Brian and Dorothy Buchanan (Owners); requesting to rezone a 20.14-acre portion of a 221.84-acre parcel from RUD-I to RUD. The subject parcel is located on Ranger Road, Clover. The property is referenced as tax map number 180-00-00-015; Council District 3 - Adkins.

Diane Dil presented the request. She noted the applicant needs to remove the split zoning to be able to section off 20.14 acres. Tom Bach motioned to approve. With a second by Matt Velkovich the motion passed unanimously.

APPROVED [Unanimous]

MOVANT: Thomas Bach

SECOND: Matthew Velkovich

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

ABSENT: Mike Duralia

Other Business

1. Rezoning Tracking Sheet

Executive Session

Matters for Consideration Following Executive Session

Adjournment

The meeting was adjourned at 6:40 p.m. with a motion by John Segura and a second by Matt Velkovich.