



YORK COUNTY
PLANNING COMMISSION
MINUTES • MAY 8, 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 2 Jamie Henrickson: 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, Associate Planner Marion Ray: Present, Deputy Assistant Attorney Laura Dover: Present, Secretary Bonnie Marsiglia: Present.

Approval of the Agenda

1. Motion to change order of Agenda

A motion to move the Old Business to after New Business was made by Matt Velkovich. Greg Simmons supported the motion that was passed by all.

PASSED [Unanimous]

MOVANT: Matthew Velkovich

SECOND: Greg Simmons

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

2. Motion to approve modified agenda

Matt Velkovich motioned to approve the modified agenda. Tom Bach seconded the motion that was approved by all.

PASSED [Unanimous]

MOVANT: Matthew Velkovich

SECOND: Thomas Bach

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

Adoption of Minutes

APPROVED [Unanimous]

MOVANT: Thomas Bach

SECOND: Antonio Mickel

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

1. Approval of April 10, 2023 Planning Commission Minutes

ACCEPTED [Unanimous]

MOVANT: Thomas Bach

SECOND: Antonio Mickel

New Business

1. Subdivision: Concord Cove Applicant: HBC Construction, LLC/Chris Railey Tax Map Number: 551-00-00-246 Total Acreage: 45.5 acres Total Lots: 34 single-family lots Council District #2: Allison Love Zoning District: Residential Mixed-20 (RMX-20)

Marion Ray presented the Preliminary Plat request. She was asked to address what has to happen as part of the process regarding the Cove. She informed the Commissioners that the Cove is outside the boundaries of the property. For this plat there would be no disturbance of the Cove. When entering the civil process, being subject to the Lake Wylie Buffer, they will have to site where the 50 foot buffer is and protect it with silt fencing. It is the intent that the Cove is to be enjoyed by the entire neighborhood.

Kate Kraxberger made a motion to approve the request. Antonio Mickel seconded the motion. The motion passed 8/1.

APPROVED [8 to 1]

MOVANT: Kate Kraxberger

SECOND: Antonio Mickel

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

NAYS: Thomas Bach

2. Rezoning 23-11; Rebecca Freiheit (Applicant) Freiheit/ River Hills Marina (Owners); requesting to rezone a total of 0.61 acres from OI and RSF-40 to RMX-20. The subject parcels are located on Marina Road, Clover. The properties are referenced as tax map numbers 577-00-00-070 and 577-00-00-148; Council District 2 - Love.

Diane Dil presented the request. Matt Velkovich motioned for approval. Tom Bach seconded the motion that was passed unanimously.

APPROVED [Unanimous]

MOVANT: Matthew Velkovich

SECOND: Thomas Bach

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

3. Rezoning 23-20; David and Gerri Dodd (Applicant/Owner); requesting a rezone a 4.65 acre parcel from UD to RUD. The subject parcel is located at 1830 Dulin Road, Clover. The property is referenced as tax map number 373-00-00-169 Council District 2 - Love.

Diane Dil presented the request. Antonio Mickel motioned for approval. John Segura seconded the motion that was passed unanimously.

APPROVED [Unanimous]

MOVANT: Antonio Mickel

SECOND: John Segura

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

4. Rezoning 23-22; Jennifer Dozier (Applicant) Jennifer and Sam Dozier (Owner); requesting a rezone a 2 acre portion of an 14.93 acre parcel from AGC to RUD. The subject parcel is located at 2850 Gordon Road, Rock Hill. The property is referenced as tax map number 437-00-00-035 Council District 5 - Cox.

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

APPROVED [Unanimous]

MOVANT: Mike Duralia

SECOND: Thomas Bach

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

Old Business

1. PLANNING COMMISSION TO REVIEW AND PROVIDE A RECOMMENDATION TO AMEND CHAPTER 154: LAND DEVELOPMENT CODE TO CLARIFY CLUSTER SUBDIVISION DESIGN REQUIREMENTS, TO CLARIFY TRAFFIC SIGNS INSTALLATION RESPONSIBILITY, TO MODIFY TREE CONSERVATION REQUIREMENTS AND MITIGATION, TO ESTABLISH THE YORK COUNTY TREE FUND, AND TO CLARIFY THE APPLICABILITY OF A TRAFFIC IMPACT ANALYSIS; TO AMEND CHAPTER 155: ZONING CODE TO REVISE THE DEFINITION OF “LARGE CAPACITY EVENT VENUE”, TO ALLOW EVENT VENUES AS A CONDITIONAL USE IN AGC, AGC-I, RUD, AND RUD-I, TO AMEND THE DEVELOPMENT STANDARDS FOR EVENT VENUES, TO ELIMINATE RURAL EVENT VENUES AS A TEMPORARY USE, TO MODIFY THE MAXIMUM DURATION OF TEMPORARY SPECIAL EVENTS USES, AND TO CLARIFY NON-CONFORMING STRUCTURES ALLOWED IN THE RIPARIAN BUFFER

This batch of ordinance amendments was deferred to this meeting from the last Planning Commission meeting. The Commission was looking for input from the development community and economic development. The results of the input has staff proposing additional language in the ordinance.

Section 154.199(A)

(4) *Mitigation as Alternative to Tree Save Area.* For developments where tree save area is required, but for which existing areas of trees to preserve may render reasonable development of the site impractical, as determined by the Planning and Development Services Director, the Director may approve one of the following mitigation methods as alternative:

(a) Planting new trees covering an area equal to 150% of the required tree save area, at a rate of 36 planted trees per acre; or

(b) A fee-in-lieu of preservation by payment to the York County Tree Fund, at a rate of \$0.34 per square foot of required tree save area.

Matt Velkovich motioned to approve the ordinance amendments with the additional tree save language. Tom Bach seconded the motion. The motion passed unanimously.

APPROVED [Unanimous]

MOVANT: Matthew Velkovich

SECOND: Thomas Bach

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

Other Business

1. Rezoning Tracking Sheet

Executive Session

Matters for Consideration Following Executive Session

Adjournment

At 6:30 p.m. Jamie Henrickson motioned to adjourn. With a second by Greg Simmons the Board voted to adjourn.