



YORK COUNTY
PLANNING COMMISSION
MINUTES • AUGUST 14, 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: Absent, District 3 Aubrie Parham: Present, Vice Chair, 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, Deputy Assistant Attorney Laura Dover: Present, Secretary Bonnie Marsiglia: Present.

Approval of the Agenda

Kate Kraxberger called the meeting to order at 6:00 p.m. Matt Velkovich motioned to approve the agenda. John Segura seconded the motion that was approved by all.

Adoption of Minutes

1. Approval of July 10, 2023 Planning Commission Minutes

ACCEPTED [Unanimous]

MOVANT: Thomas Bach

SECOND: Antonio Mickel

New Business

1. Rezoning 23-30; YDG Waterside, LLC/Skinner Holdings (Applicant/Owner); requesting to rezone a 19.58 acre parcel from UD to GC. The subject parcel is located 4035 Charlotte Highway, Lake Wylie. The property is referenced as tax map number 576-06-01-008; Council District 2 - Love.

Diane Dil presented the request covering the information in the packet. Antonio Mickel motioned to approve. The motion passed unanimously with a second by Kate Kraxberger.

APPROVED [Unanimous]

MOVANT: Antonio Mickel

SECOND: Kate Kraxberger

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

ABSENT: Jamie Henrickson

2. Rezoning 23-31; Zack Kosofsky (Applicant) HOF, LLC (Owner); requesting to rezone a 2.56 acre parcel from UD to GC. The subject parcel is located 3474 Highway 21, Fort Mill. The property is referenced as tax map number 721-00-00-055; Council District 7 - Cloninger.

Diane Dil presented the request. She mentioned the property would be re-developed to accommodate one or two fast food restaurants. Tom Bach motioned to approve the request. With a second by Matt Velkovich the motion passed unanimously.

APPROVED [Unanimous]

MOVANT: Thomas Bach

SECOND: Matthew Velkovich

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

ABSENT: Jamie Henrickson

3. Rezoning 23-32; Jerry Dale and Gayle McKenzie (Applicant/Owner); requesting to rezone a 1.0 acre portion of a 7.119 acre parcel from AGC to RUD. The subject parcel is located 297 Boyd Road, Clover. The property is referenced as tax map number 385-00-00-029; Council District 3 - Adkins.

Diane Dil presented the request. She noted staff recommended the following condition as part of the approval:

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 RUD shall be recorded with the York County Register of Deeds within 90 days of the rezoning approval.

Matt Velkovich motioned to approve the request, which was modified to include the recommended condition. John Segura seconded the motion that was unanimously approved.

APPROVED [Unanimous]

MOVANT: Matthew Velkovich

SECOND: John Segura

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

ABSENT: Jamie Henrickson

4. Rezoning 23-33; Steven Tripi (Applicant) Palmetto House and Home, LLC (Owner); requesting to rezone a 0.688 acre portion of a 0.842 acre parcel from RSF-40 to RSF-30. The subject parcel is located 810 Belwood Street, Clover. The property is referenced as tax map number 366-00-00-013; Council District 2 - Love.

Diane Dil presented the request. Tom Bach motioned to approve with the staff recommended 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 Michel seconded the motion that was unanimously approved.

APPROVED [Unanimous]

MOVANT: Thomas Bach

SECOND: Antonio Mickel

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

ABSENT: Jamie Henrickson

5. Rezoning 23-34; Dan Ballou (Applicant) Sam's Commercial Properties (Owner); requesting to rezone a 0.54 acre parcel from NC to GC. The subject parcel is located 2891/2889 Highway 160, Fort Mill. The property is referenced as tax map number 650-00-00-057; Council District 1 - Audette.

Diane Dil presented the request with information on its background, loss of the grandfather status, (since it had been more than 180 days since use as a gas station), and the existing curb cuts. She noted that the current curb cuts do not meet the minimum spacing requirements for SCDOT and York County. An email from SCDOT recommended that the Gold Hill Road access be removed. Staff originally recommended that the Gold Hill Road access be closed. However, staff revised their recommendation to the following condition:

In order to improve the safety of the intersection, the Gold Hill Road access must be reconfigured to a right in only (no exit) within 180 days of the rezoning approval.

Matt Velkovich motioned to approve the rezoning with the staff modified recommended condition. Mike Duralia seconded the motion. This was approved by all.

APPROVED [Unanimous]

MOVANT: Matthew Velkovich

SECOND: Mike Duralia

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

ABSENT: Jamie Henrickson

6. Planning Commission to review and provide a recommendation to amend Chapter 154: Land Development Code and Chapter 155: Zoning Code to define the term "property violation", and to allow withholding application processing for properties under an active violation.

Diane Dil presented the Ordinance amendment. This amendment will define "Property Violation" in both Chapter 154 and 155. It will also allow staff to decline to process any application specified in Chapter 154 Subchapter G and Chapter 155 Subchapter if the subject property is under an active property violation.

Kate Kraxberger motioned to approve the amendment and Tom Bach seconded the motion. This was unanimously approved.

APPROVED [Unanimous]

MOVANT: Kate Kraxberger

SECOND: Thomas Bach

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

ABSENT: Jamie Henrickson

7. Planning Commission to review and provide a recommendation to amend Chapter 154: Land Development Code to reduce the number of tiers of Traffic Impact Analysis.

Diane Dil presented the Ordinance amendment. This amendment will consolidate Traffic Impact Analysis Tier 0 and Tier1 into Tier 1. The amendment in most cases would eliminate the TIA requirement for projects that are below 400 average daily trips, 100 peak daily trips,

and 30 dwelling units. The Tier 2 TIA will now include intersections with a high number of vehicle accidents.

APPROVED [Unanimous]

MOVANT: Matthew Velkovich

SECOND: Antonio Mickel

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

ABSENT: Jamie Henrickson

Executive Session

Matters for Consideration Following Executive Session

Other Business

1. Rezoning Tracking Sheet

Adjournment

The meeting was adjourned at 6:42 p.m. with a motion by Antonio Mickel and a second by Greg Simmons.