



YORK COUNTY
PLANNING COMMISSION
MINUTES • APRIL 12, 2021



FINAL

Planning Commission

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

6:00 PM

Commissioners Present: Larry Barnett, Aubrie Parham, Kate Kraxberger, Matthew Velkovich, Montrie Belton, Greg Simmons

Commissioners Absent: Chairwoman Jamie Henrickson, Antonio Mickel

Staff Present: Planning Manager Diane Dil, Long Range Planner Brian Ford, Transportation Planner Chris Stephens, Planner Marion Ray, Deputy County Attorney Laura Dover, Secretary Bonnie Marsiglia

Due to the Vice Chair, Jennifer Bowman, resigning and the Chair, Jamie Henrickson, being absent, Montrie Belton motioned to have Kate Kraxberger run the meeting for the evening. With a second by Matt Velkovich and a unanimous vote, Kate Kraxberger was nominated to chair the meeting.

Approval of the Agenda

The agenda was approved with a motion by Matt Velkovich and a second by Montrie Belton.

Adoption of Minutes

Approval of March 8, 2021 Planning Commission Minutes

The minutes were approved with a motion by Larry Barnett and a second by Greg Simmons.

New Business

1. Planning Commission to elect a new Vice Chairperson for the remainder 2021

Montrie Belton nominated Kate Kraxberger to the open Vice Chair position. Larry Barnett seconded the motion. The vote was unanimous.

2. Planning Commission to hold a Public Hearing to review and approve the request to re-address one existing parcel from 6779 Oakridge Road to a new road to be named Shandamoore Drive in Clover, SC. Council District 2 - Allison Love

Addressing presented the road name change. A public hearing regarding the road name change was held. No one spoke for or against the road name change. Montrie Belton motioned for approval of the request. Greg Simmons seconded the motion. The motion passed unanimously.

PASS [Unanimous]

MOVANT: Montrio Belton

SECOND: Greg Simmons

AYES: Barnett, Parham, Kraxberger, Velkovich, Belton, Simmons

ABSENT: Jamie Henrickson, Antonio Mickel

3. Subdivision: Shandamoore Lake Applicant: SMGSC LLC Tax Map Number: 475-00-00-016 Total Acreage: 14.85 acres Total Lots: 11 single-family lots Council District #2: Allison Love Zoning District: Rural Development-I (RUD-I)

Marion Ray presented the Shandamoore Lake subdivision request for 11 single family lots. The vote was unanimous for approval.

PASS [Unanimous]

MOVANT: Larry Barnett

SECOND: Matthew Velkovich

AYES: Barnett, Parham, Kraxberger, Velkovich, Belton, Simmons

ABSENT: Jamie Henrickson, Antonio Mickel

4. Subdivision: Maybree Meadows Tax Map Numbers: 518-00-00-017 Total Acreage: 87.04 Total Lots: 35 Single Family Lots Requested Action: Preliminary Plat Approval Council District #5 - Christi Cox

Marion Ray presented the Maybree Meadows subdivision request for 35 single family lots.

PASS [Unanimous]

MOVANT: Matthew Velkovich

SECOND: Montrio Belton

AYES: Barnett, Parham, Kraxberger, Velkovich, Belton, Simmons

ABSENT: Jamie Henrickson, Antonio Mickel

5. Rezoning 21-05; Dhirendra Patel (Applicant) and Triangle Point, Ltd. (Owner); requesting to rezone one parcel for a total of 0.76 acre from RC-I to BD-III. The subject parcel is located on at 2216 India Hook Road in Rock Hill. The property is referenced as tax map number 633-07-03-002; Council District 6 - Guffey.

Brian Ford presented the rezoning request and staff's recommended conditions. The Commissioners questioned the purpose and practicality of the proposed conditions considering the nature of the rezoning request. Dhirendra Patel, applicant and property owner answered questions about the request and shared his thoughts on the proposed zoning

conditions. Montrie Belton motioned to approve the rezoning request subject to the proposed staff report conditions excluding conditions 1, 2, 9, 10. Larry Barnett seconded the motion. The motion passed with a 4/2 vote.

PASS [4 to 2]

MOVANT: Montrie Belton
SECOND: Larry Barnett
AYES: Larry Barnett, Kate Kraxberger, Montrie Belton, Greg Simmons
NAYS: Aubrie Parham, Matthew Velkovich
ABSENT: Jamie Henrickson, Antonio Mickel

6. Rezoning 21-06; Sam and Jennifer Dozier (Applicant/Owner); requesting to rezone a +/- 14.93 acre parcel from AGC-I to AGC. The subject parcel is located on Gordon Road in Rock Hill. The property is referenced as tax map number 437-00-00-035; Council District 5 - Christi Cox.

Brian Ford presented the rezoning request. With a motion by Montrie Belton and a second by Greg Simmons the request passed unanimously.

PASS [Unanimous]

MOVANT: Montrie Belton
SECOND: Greg Simmons
AYES: Barnett, Parham, Kraxberger, Velkovich, Belton, Simmons
ABSENT: Jamie Henrickson, Antonio Mickel

7. Rezoning 21-07; Lev Saks, SS5PropCo, LLC (Applicant) and Anthony Patania (Owner); requesting to rezone two parcels for a total of 8.80 acres from RUD to BD-II. The subject parcels are located on at 3399 and 3409 Pleasant Road in Fort Mill. The properties are referenced as tax map numbers 720-00-00-021 and 720-00-00-023; Council District 1 - Tom Audette.

Brian Ford presented the rezoning request. With a motion by Matt Velkovich and a second by Greg Simmons the request was passed unanimously.

PASS [Unanimous]

MOVANT: Matthew Velkovich
SECOND: Greg Simmons
AYES: Barnett, Parham, Kraxberger, Velkovich, Belton, Simmons
ABSENT: Jamie Henrickson, Antonio Mickel

8. Planning Commission to review and provide a recommendation to amend the York County Code of Ordinance, Chapter 155, Zoning Code, to clarify the separation requirement for tree save areas; and to exempt residential developments which are in the Rural Development District and located entirely outside of the Urban Services Boundary from the tree survey requirement.

Diane Dil presented the text amendment to the code of ordinances Chapter 155, Section 155.533 Residential Development Standards, paragraph (B)(8) regarding Tree Preservation. With a motion by Larry Barnett and a second by Matt Velkovich the amendment passed unanimously.

PASS [Unanimous]

MOVANT: Larry Barnett

SECOND: Matthew Velkovich

AYES: Barnett, Parham, Kraxberger, Velkovich, Belton, Simmons

ABSENT: Jamie Henrickson, Antonio Mickel

9. Comprehensive Plan 5-Year Update - Review the Land Use Element

Diane Dil presented the Land Use Element of the Comprehensive Plan. Discussion on the Element included mixed use development and the need for broadband availability.

Other Business

1. Rezoning Tracking Sheet

The Rezoning Tracking sheet was accepted.

Adjournment

The meeting came to a close with a motion by Larry Barnett and a second by Matt Velkovich at 7:26 p.m.