



YORK COUNTY
PLANNING COMMISSION
MINUTES • JANUARY 11, 2021



FINAL

Planning Commission

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

6:00 PM

Commissioners Present: Chairwoman Jamie Henrickson, Vice Chairwoman Jennifer Bowman, Aubrie Parham, Kate Kraxberger, Matthew Velkovich, Jack Kimball, Montrie Belton,

Commissioners Absent: Larry Barnett,

Staff Present: Planning Manager Diane Dil, Planner Marian Ray, Transportation Planner Christopher Stephens, Long Range Planner Brian Ford, County Attorney Michael Kendree, Assistant County Attorney Laura Dover,

Call to Order

Jamie Henrickson introduced Montrie Belton, a new Planning Commissioner for County Council District 7, prior to the election of officers.

Election of Officers for 2021

Nominations were taken for Chair: Matt Velkovich nominated and Jack Kimball seconded Jamie Henrickson for Chair. There being no further nominations, the vote was taken approving Jamie Henrickson for Chair.

Nominations were taken for Vice-Chair: Jack Kimball nominated Jennifer Bowman and Jamie Henrickson seconded the motion. Jennifer Bowman was approved for Vice-Chair.

Approval of the Agenda

With no changes to the agenda, Jennifer Bowman motioned for approval and Matt Velkovich seconded it.

Adoption of Minutes

Approval of December 14, 2020 Planning Commission Minutes

The minutes were approved with a motion by Kate Kraxberger and a second by Matt Velkovich.

Discussion Item: Staff to provide an overview of the TIA process and to answer questions from the Planning Commission.

Chris Stephens presented an overview of the TIA (Traffic Impact Analysis) methodology, including examples of how failing intersections will be improved with mitigation funds from development.

Planning Commission Meeting
January 11, 2021

Old Business

- 1 Subdivision: Sanders Landing - Phase IV Applicant: May Green Properties Tax Map Numbers: 359-00-00-018 & 357-00-00-051 Total Acreage: 90.05 acres Total Lots: 33 single-family lots Council District #2: Allison Love Zoning District: Rural Development I (RUD-I)

Marion Ray presented the Preliminary Plat for Sanders Landing. Matt Velkovich asked to be recused. After discussion, Jamie Henrickson motioned for approval. Montrio Belton seconded the motion. The motion passed approving the plat.

PASS [Unanimous]

MOVANT: Jamie Henrickson
SECOND: Montrio Belton
AYES: Bowman, Henrickson, Parham, Kraxberger, Kimball, Belton
ABSENT: Larry Barnett
RECUSED: Matthew Velkovich

New Business

- 1 Planning Commission to review and provide a recommendation to County Council to amend the York County Code of Ordinances, Chapter 155, Zoning Code, within the Lake Wylie Overlay District Section, to add sections that provide for residential development and design standards applicable only to new single-family attached and detached, multifamily, and accessory structure; and to establish traditional lot development standards.

Brian Ford presented an amendment to the Lake Wylie Overlay District section of the Code of Ordinances, Chapter 155 that would set forth design standards for new residential dwellings. His presentation explained the desired outcomes for single family detached, single family attached, multifamily, and accessory structures. After discussion and questions Matt Velkovich moved to approve the proposed text amendment with a second by Jamie Henrickson. The motioned passed 4/3.

PASS [4 to 3]

MOVANT: Matthew Velkovich
SECOND: Jamie Henrickson
AYES: Henrickson, Parham, Velkovich, Kimball
NAYS: Bowman, Kraxberger, Belton
ABSENT: Larry Barnett

Other Business

Rezoning Tracking Sheet

The rezoning tracking sheet was accepted.

Adjournment

The meeting was adjourned at 8:30 p.m. with a motion by Matt Velkovich and a second by Montrio Belton.