



YORK COUNTY
PLANNING COMMISSION
MINUTES • MARCH 8, 2021



FINAL

Planning Commission

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

6:00 PM

vice Chairwoman Jennifer Bowman: Absent, Chairwoman Jamie Henrickson: Present, Larry Barnett: Late, Aubrie Parham: Present, Kate Kraxberger: Present, Matthew Velkovich: Present, Antonio Mickel: Present, Montrio Belton: Late, Greg Simmons: Present, Diane Dil: Present, Brian Ford: Present, Chris Stephens: Present, Marion Ray: Present, Laura Dover: Present, Secretary Bonnie Marsiglia: Present.

Approval of the Agenda

The Agenda was approved with a motion by Matt Velkovich and a second by Kate Kraxberger.

Approval of Minutes

1. Approval of February 8, 2021 Planning Commission Minutes

The minutes were approved with a motion by Antonio Mickel and a second by Kate Kraxberger.

Jamie Henrickson permitted Greg Simmons the opportunity to introduce himself.

ACCEPTED [Unanimous]

MOVANT: Antonio Mickel

SECOND: Kate Kraxberger

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

ABSENT: Jennifer Bowman

AWAY: Larry Barnett, Montrio Belton

New Business

1. Planning Commission to hold a Public Hearing to review the request to re-name a segment of Quarry Road which is located off Highway 161 in York, SC. The new road name to be presented for approval is Saint James Church Road. Council District 3 - Robert Winkler

Jamie Henrickson opened the public hearing with a motion by Matt Velkovich and a second by Kate Kraxberger. Tina Harmer from addressing presented the requested road name change. No one spoke for or against the road name change. The public hearing closed with a motion by Matt Velkovich and a second by Kate Kraxberger.

Matt Velkovich motioned to approve the road name change and Greg Simmons seconded the motion. The motion passed with a unanimous vote by Henrickson, Parham, Kraxberger, Velkovich, Mickel, and Simmons.

PASS [Unanimous]

MOVANT: Matthew Velkovich
SECOND: Greg Simmons
AYES: Henrickson, Parham, Kraxberger, Velkovich, Mickel, Simmons
ABSENT: Jennifer Bowman
AWAY: Larry Barnett, Montrio Belton

2. Barry M. Fay requests variances from Sections 154.065 (C)(1) and 154.065 (J) of the York County Subdivision Ordinance (private streets and cul-de-sac requirements) for a proposed townhome development (Ashe Downs), in the Fort Mill Community, tax map numbers 726-055, -079, & -085. Council District #1: Tom Audette. PC Case No. 21-01.

Montrio Belton joined the meeting at 6:04 p.m.

The public hearing for the variance request was opened with a motion by Antonio Mickel and a second by Matt Velkovich. Marion Ray presented the variance request. Larry Barnett joined the meeting during her presentation. Those speaking for the request were Earl Colston, the property owner, and Barry Fay, the applicant. No one spoke against the variance request. The public hearing was closed with a motion from Matt Velkovich and a second by Kate Kraxberger.

The variance request was denied, not meeting the variance criteria described in the ordinance, with a motion to deny Kate Kraxberger and a second by Antonio Mickel. The vote to deny the request passed 6/2.

FAIL [2 to 6]

MOVANT: Kate Kraxberger
SECOND: Antonio Mickel
AYES: Matthew Velkovich, Montrio Belton
NAYS: Henrickson, Barnett, Parham, Kraxberger, Mickel, Simmons
ABSENT: Jennifer Bowman

3. Subdivision: Ashe Downs Townhomes Tax Map Numbers: 726-00-00-055, 726-00-00-079, and 726-00-00-085 Total Acreage: 10.94 Total Lots: 81 Townhome Lots Requested Action: Preliminary Plat Approval Council District #1 - Tom Audette

Marion Ray presented the subdivision request. The Planning Commission approved the request with the recommended staff conditions unanimously.

PASS [Unanimous]

MOVANT: Kate Kraxberger

SECOND: Greg Simmons

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

ABSENT: Jennifer Bowman

4. Subdivision: Revision to The Peninsula at Lake Wylie Applicant: John R. McAdams Company, Inc. Tax Map Numbers: 581-00-00-002, -051, -052, -053, & 583-00-00-068 Total Acreage: 348.42 Total Lots: 155 Lots Council District #2: Allison Love Zoning District: RD-II, Residential Development II

Marion Ray presented the revision to the Peninsula at Lake Wylie subdivision request. Eddie Moore spoke regarding the condition imposed previously by the Planning Commission and the additional staff recommended condition to prohibit encroachment of septic lines into tree save or common space areas. Mr. Moore stated the developer was looking to have the previous condition rescinded due to challenges in site planning. The developer wanted septic lines to be able to encroach into tree save areas and cross public rights-of-way. The Planning Commissioners unanimously approved the subdivision revisions retaining the existing condition and adding the new staff recommended condition.

PASS [Unanimous]

MOVANT: Larry Barnett

SECOND: Antonio Mickel

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

ABSENT: Jennifer Bowman

5. Rezoning 21-04; Reid Smith (Applicant) Fincher/Salley (Owners); requesting to rezone a +/- 20.75 acre parcel from UD to RUD-I. The subject parcel is located on Bechtler Road (east of I-77) in Rock Hill. The property is referenced as tax map number 613-00-00-025; Council District 5 - Christi Cox.

Brian Ford presented the rezoning request. Matt Velkovich motioned for approval and Greg Simmons seconded the motion which passed unanimously.

PASS [Unanimous]

MOVANT: Matthew Velkovich

SECOND: Greg Simmons

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

ABSENT: Jennifer Bowman

6. Planning Commission to review and provide a recommendation to amend the York County Zoning Code Section 155.347 "Temporary Prohibition of New Development" within the Lake Wylie Zoning Overlay District to remove the expiring prohibitions on applications for rezoning and lot development requirements; to extend the temporary prohibition on apartments, condominiums, and townhome dwellings; to extend the section's expiration date; to provide for a public hearing; and to provide for other matters relating thereto.

Diane Dil presented the text amendment. The amendment was approved with a motion by Greg Simmons and a second by Matt Velkovich. The motion passed unanimously.

PASS [Unanimous]

MOVANT: Greg Simmons

SECOND: Matthew Velkovich

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

ABSENT: Jennifer Bowman

7. Comprehensive Plan 5-Year Update - Review the Economic Development Element

Brian Ford presented the Economic Development element of the Comprehensive Plan.

NO ACTION TAKEN

MOVANT:

SECOND:

Other Business

1. Rezoning Tracking Sheet

The Rezoning Tracking Sheet was accepted.

NO ACTION TAKEN

MOVANT:

SECOND:

Adjournment

The meeting came to a close with a motion by Larry Barnett and a second by Matt Velkovich at 7:02 p.m.