



YORK COUNTY
PLANNING COMMISSION
MINUTES • JUNE 14, 2021



FINAL

Planning Commission

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

6:00 PM

Commissioners Present: Chairwoman Jamie Henrickson, Vice Chair Kate Kraxberger, Matthew Velkovich, Antonio Mickel, Montrio Belton, Greg Simmons, Larry Barnett (6:05 PM), Aubrie Parham (6:03 PM)

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

Approval of the Agenda

It was noted that Rezoning Case 21-11 was being deferred by the applicant. Matt Velkovich motioned for approval of the amended agenda. Kate Kraxberger seconded the motion.

Adoption of Minutes

APPROVED [Unanimous]

MOVANT: Jamie Henrickson

SECOND: Antonio Mickel

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

ABSENT: Larry Barnett, Aubrie Parham

1. Approval of March 31, 2021 Planning Commission Workshop Minutes
2. Approval of May 10, 2021 Planning Commission Minutes

New Business

1. Subdivision: Hopes Corner Applicant: JCM Corporation of York County Tax Map Numbers: 444-00-00-003 Total Acreage: 41.93 acres Total Lots: 23 single-family lots Council District #3: Robert Winkler Zoning District: Rural Development (RUD)

At 6:03 p.m. Aubrie Parham joined the meeting. At 6:05 p.m. Larry Barnett joined the meeting.

Marion Ray presented the request including the proposed staff conditions. The staff conditions for Hope Corners are: 1) A pedestrian path connecting lots 1-3 to amenities in the Open Space to the south will be constructed through proposed Open Space on the east side of the development. 2) Proposed gazebo area will be improved with landscaping to create a pocket park. 3) Open Space and amenities must be installed before the fifth Certificate of Occupancy (CO) can be issued in Phase 1.

Matt Velkovich motioned to approve the request with staff conditions. Antonio Mickel seconded the motion and it passed unanimously.

PASS [Unanimous]

MOVANT: Matthew Velkovich

SECOND: Antonio Mickel

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

2. Rezoning 21-09; Antonio Wade (Applicant); requesting to rezone a +/- 5.0 acre parcel from AGC to RUD. The subject parcel is located on Sugar Loaf Lane in Rock Hill. The property is referenced as tax map number 511-00-00-013; Council District 5 - Christi Cox.

Brian Ford presented the rezoning request to make two parcels out of the existing parcel with the condition that it leaves no more than one primary dwelling on each resulting parcel. Larry Barnett motioned to approve the request with conditions. Kate Kraxberger seconded the motion. The motion passed 7/1.

PASS [7 to 1]

MOVANT: Larry Barnett

SECOND: Kate Kraxberger

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

NAYS: Aubrie Parham

3. Rezoning 21-10; Lauren Samra and Corrie Long (Applicant/Owner); requesting to rezone a +/- 0.5 acre portion of a parcel from RD-II to BD-I. The subject parcel is located on Haire Road in Fort Mill. The property is referenced as tax map number 738-00-00-044; Council District 5 - Christi Cox.

Brian Ford presented the rezoning request to allow for existing business parking expansion. Kate Kraxberger motioned to approve as written. Greg Simmons seconded the motion. The motion passed unanimously.

PASS [Unanimous]

MOVANT: Kate Kraxberger

SECOND: Greg Simmons

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

RECUSED: Matthew Velkovich

4. Rezoning 21-11; Rita Pressley (Applicant/Owner); requesting to rezone a +/- 13.71 acre parcel from RD-I to RUD. The subject parcel is located on Oak Park Road in Rock Hill. The property is referenced as tax map number 536-00-00-101; Council District 4 - Bump Roddey.

This request was deferred by the applicant.

NO ACTION TAKEN

MOVANT:

SECOND:

Other Business

1. Rezoning Tracking Sheet

The Tracking Sheet was accepted.

Adjournment

The meeting was adjourned at 6:18 p.m. with a motion by Matt Velkovich and a second by Larry Barnett.