



YORK COUNTY
PLANNING COMMISSION
MINUTES • JULY 12, 2021



FINAL

Planning Commission

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

6:00 PM

Commissioners Present: Chairwoman Jamie Henrickson, Larry Barnett, Aubrie Parham, Kate Kraxberger, Matthew Velkovich, Antonio Mickel, Montrie Belton (6:03 p.m.), Greg Simmons.

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

Approval of the Agenda

Matt Velkovich motioned for approval of the agenda. Greg Simmons seconded the motion that was unanimously approved.

Minutes Approval

Approval of June 14, 2021 Planning Commission Minutes

APPROVED [Unanimous]

MOVANT: Greg Simmons

SECOND: Matthew Velkovich

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

New Business

1. Subdivision: Two new roads for York Preparatory Academy Applicant: Indigo Rush, LLC
Tax Map Numbers: 614-00-00-036, 680-00-00-002, 680-00-00-003 New Indigo Street -
473 feet; Rattlebush Road - 1,755 feet Council District #5: Christi Cox

Marion Ray presented the applicant's request for two new roads to access an anticipated school and future proposed development. Diane Dil noted that only the location and road names were before the Commission.

The Planning Commission members expressed concerns regarding the location of the roads and inconsistencies in the number of impacted grand trees. Greg Simmons motioned for denial due to the data being haphazardly put together, and expressed that they reevaluate the placement of the roads. Matt Velkovich seconded the motion, which was unanimously supported by the Commission.

FAIL [Unanimous]

MOVANT: Greg Simmons

SECOND: Matthew Velkovich

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

2. 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.

Brian Ford presented the rezoning request. There was discussion regarding the appropriateness of allowing the commercial equestrian uses versus following the York County 2035 Comprehensive Plan for the area. Montrie Belton motioned for approval. Larry Barnett seconded the motion. This was unanimously approved by all.

PASS [Unanimous]

MOVANT: Montrie Belton

SECOND: Larry Barnett

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

3. Rezoning 21-12; Lake Pointe Academy is requesting to rezone five parcels for a total of a +/- 16.278 acres from AGC-I, RUD-I, and BD-I to RC-I. The subject parcels are located along S. Shiloh Road and Carolina Crossing Drive in York. The properties are referenced as tax map numbers 448-00-00-002, 448-00-00-044, 448-00-00-083, 448-00-00-084, and 448-00-00-149; Council District 3 - Robert Winkler.

Brian Ford presented the rezoning request. Brian noted two staff recommended conditions of approval for the rezoning. The Commissioners expressed concern regarding the students crossing the road from the parking lot to the school, and the traffic impact on the neighborhood. Ken Rodgers and Christopher Wood spoke with the Commissioners regarding student traffic, crossing safety, and building functions. Currently they have close to 200 total students that attend on alternating days, which required a Tier I Traffic Impact Analysis. Matt Velkovich motioned for approval subject to both staff conditions. Greg Simmons seconded the motion. This motion passed unanimously.

The staff conditions are:

1) Traffic calming measures, such as a speed table, raised crosswalk, or crosswalk signage must be provided along Carolina Crossing Drive where pedestrian crossings occur between school properties.

2) A Tier 2 TIA shall be completed and implemented if any time the school discontinues an alternating day attendance schedule, or there is a total student enrollment of more than 250 students.

PASS [Unanimous]

MOVANT: Matthew Velkovich

SECOND: Greg Simmons

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

4. Rezoning 21-13; Darby Rentals, LLC is requesting to rezone three parcels for a total of +/- 3.67 acres from RC-II to RD-II. The subject parcels are located on Corwin Drive and Oak Ridge Meadows Court in Rock Hill. The properties are referenced as tax map numbers 535-00-00-155, 535-00-00-156, and 535-00-00-157; Council District 4 - Bump Roddey.

Brian Ford presented the rezoning request. The staff recommended approval of the request with one condition, in order to correct a nonconformity regarding the number of houses on a property. The Commissioners discussed the ability of the owner to sell the property in its current condition.

Larry Barnett motioned for approval subject to the staff condition. Greg Simmons seconded the motion which passed unanimously.

The staff condition is: Any preliminary plat or other plan for development for the properties included in this rezoning application shall be in substantial conformance with the plat titled "Subdivision Survey for Darby Rental LLC", as prepared by Huck and Associates, PC, dated May 8, 2021, and included as an exhibit to this rezoning request. Deviations may be approved, as may be required to comply with the Subdivision and Zoning codes.

PASS [Unanimous]

MOVANT: Larry Barnett

SECOND: Matthew Velkovich

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

Other Business

1. Rezoning Tracking Sheet

The Tracking Sheet was accepted.

Adjournment

The meeting was adjourned at 6:53 p.m. with a motion by Matt Velkovich and a second by Kate Kraxberger.