



YORK COUNTY
PLANNING COMMISSION
MINUTES • SEPTEMBER 13, 2021
FINAL



Planning Commission

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

6:00 PM

Commissioners Present: Larry Barnett, Aubrie Parham (6:02 PM), Kate Kraxberger, Matthew Velkovich, Antonio Mickel, Montrie Belton, Greg Simmons, Debi Cloninger

Commissioners Absent: Chairwoman Jamie Henrickson

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

Approval of the Agenda

The agenda was approved with a motion by Matt Velkovich and a second by Greg Simmons.

Adoption of Minutes

1. Approval of August 9, 2021 Planning Commission Minutes

The minutes were approved with a motion by Matt Velkovich and a second by Larry Barnett.

ACCEPTED [Unanimous]

MOVANT: Matthew Velkovich

SECOND: Larry Barnett

New Business

1. Executive Session to Receive Legal Counsel - Preliminary Plat Review Process

Matt Velkovich made a motion to go into Executive Session. Greg Simmons seconded the motion. Aubrie Parham joined the meeting at 6:02 p.m. After Executive Session, at 6:54 p.m., Kate Kraxberger motioned to resume the regular meeting. She also stated that no action was taken in the Executive Session.

PASS [Unanimous]

MOVANT: Matthew Velkovich

SECOND: Greg Simmons

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

ABSENT: Jamie Henrickson, Aubrie Parham

2. Subdivision: Haverhill Applicant: Homes by Christopher Tax Map Number: 449-00-00-019 Total Acreage: 17.21 acres Total Lots: 16 single-family lots Council District #2: Allison Love Zoning District: Residential Development I (RD-I)

Marion Ray presented the Haverhill preliminary plat request and covered the following staff recommended conditions.

- 1) Provide additional buffering and fencing against adjacent industrial zoning to the east.
- 2) The proposed walking trail will connect with Haverhill Lane at the top of the subdivision instead of N. Shiloh Road, providing a continuous path for residents. In addition, the two diagonal pedestrian paths and their respective easements bisecting the subdivision will be removed.

The Commissioners and staff discussed the land use and buffering of the industrial property to the east. Matt Velkovich motioned to approve the request with only the second recommended condition, which regarded the trail. Montrio Belton seconded the motion that passed unanimously.

PASS [Unanimous]

MOVANT: Matthew Velkovich

SECOND: Montrio Belton

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

ABSENT: Jamie Henrickson

3. Subdivision: Two new roads for Kettlesong/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 request for two new roads being part of the Kettlesong development. Staff clarified that TIAs are not required for roads, instead they are required for development along a road. Larry Barnett motioned to approve the request. Antonio Mickel seconded the motion that was passed with a 5/3 vote.

PASS [5 to 3]

MOVANT: Larry Barnett

SECOND: Antonio Mickel

AYES: Barnett, Parham, Kraxberger, Velkovich, Mickel

NAYS: Montrio Belton, Greg Simmons, Debi Cloninger

ABSENT: Jamie Henrickson

4. Rezoning 21-16; Vulcan Property Group, LLC (Applicant) Peachfirst Properties, LLC, Lovins, ABI KOA Fort Mill, LLC (/Owners); requesting to rezone four parcels for a total of a +/- 4.4 acres from RD-I to BD-III. The subject parcels are located on Gold Hill Road in Fort Mill. The properties are referenced as tax map numbers 651-00-00-084, 651-00-00-101, 651-00-00-107, 651-00-00-121; Council District 1 - Tom Audette.

Brian Ford presented the rezoning request for a multi-use development. The development's impact on the traffic congestion at the nearby Pleasant Road intersection was discussed. Matt Velkovich motioned for approval and Debi Cloninger seconded the motion. The motioned passed with a 5/3 vote.

PASS [5 to 3]

MOVANT: Matthew Velkovich

SECOND: Debi Cloninger

AYES: Parham, Kraxberger, Velkovich, Simmons, Cloninger

NAYS: Larry Barnett, Antonio Mickel, Montrie Belton

ABSENT: Jamie Henrickson

5. Rezoning 21-17; Michael Cox (Applicant) Lake Pointe Family Ministries of Lake Wylie(Owner); requesting to rezone one parcel for a total of +/- 4.886 acres from RUD to BD-I. The subject parcel is located on Hands Mill Highway. The property is referenced as tax map number 553-00-00-002 Council District 2 - Love.

Brian Ford presented the request. If approved against the staff recommendation for denial, the following conditions should be added.

- 1) Access shall be limited to Ferguson Long Road. The existing access point on Hands Mill Highway shall be removed.
- 2) The existing parking lot must be paved and striped according to county standards.
- 3) The required improvements must be complete prior to occupying the property with the new use.

The Planning Commission members discussed the possibility of other options that would be available in lieu of rezoning the property to BD-I in order to allow the gymnastics center. Possible options were exhausted. There was also discussion regarding the impact of a commercial property being within a residential setting, should the gymnastics center fail.

Michael Cox, the applicant, explained his urgent need to relocate the gymnastics center due to zoning code violations.

Montrie Belton motioned to approve the request with the three staff recommended conditions. Antonio Mickel seconded the request. The motioned passed with a 7/1 vote.

PASS [7 to 1]

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

6. Rezoning 21-18; Carol Williams (Applicant) Estate of Charles Ayers (Owner); requesting to rezone one parcel for a total of a +/- 10.35 acres from UD to RC-I. The subject parcel is located on Branham Road in Rock Hill. The property is referenced as tax map number 694-00-00-038; Council District 5 - Cox.

Brian Ford presented the request. With a motion by Matt Velkovich and a second by Montrio Belton the motion passed unanimously.

PASS [Unanimous]

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

Other Business

1. Planning and Development Services Department Project Updates: Comprehensive Plan Update and Project Recode

Diane Dil presented an update on the Comprehensive Plan and Recode projects. Diane stated she is anticipating Comprehensive Plan workshops with the Planning Commission and public outreach this winter, with adoption of the Plan in March. She asked the Commissioners to reserve October 25th on their calendar for a special called meeting regarding the Recode project.

2. Rezoning Tracking Sheet

Adjournment

With no further business for the Commissioners, Matt Vekovich motioned at 7:47 p.m. that the meeting be adjourned.