



YORK COUNTY
PLANNING COMMISSION
MINUTES • OCTOBER 11, 2021
FINAL



Planning Commission

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

6:00 PM

Call to Order/Invocation

The meeting was called to order by Jamie Henrickson at 6:00 p.m.

Chairwoman Jamie Henrickson: Present, Larry Barnett: Present, Aubrie Parham: Absent, Kate Kraxberger: Present, Matthew Velkovich: Present, Antonio Mickel: Present, Montrio Belton: Absent, Greg Simmons: Present, Debi Cloninger: Present, Planning Manager Diane Dil: Present, Planner Marion Ray: Present, Long Range Planner Brian Ford: Present, Transportation Planner Christopher Stephens: Present, Deputy County Attorney Laura Dover: Present, Development Services Manager Josh Reinhardt: 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.

Adoption of Minutes

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

New Business

1. Subdivision: Heartland Acres Applicant: Bill Hargrove Tax Map Number: 500-00-00-104 Total Acreage: 55.112 acres Total Lots: 29 single-family lots Council District #3: Robert Winkler Zoning District: Rural Development-I (RUD-I)

Marion Ray presented the Heartland preliminary plat request with a staff recommended condition of approval that the applicant confirm that the development meets dry land and slop requirements per Open Space section of the Zoning Code prior to final approval. Matt Velkovich made a motion to approve the request with the staff recommended condition. Larry Barnett seconded the motion that passed unanimously.

PASS [Unanimous]

MOVANT: Matthew Velkovich

SECOND: Larry Barnett

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

ABSENT: Aubrie Parham, Montrie Belton

2. Subdivision: Royal Pines Applicant: Rock Hill Charm Development, LLC Tax Map Number: 750-00-00-144 Total Acreage: 48.26 acres Total Lots: 13 single-family lots Council District #5: Christi Cox Zoning District: Residential Development-I (RD-I)

Marion Ray presented the Royal Pines preliminary plat request with a staff recommended condition of approval that all lots must have access to the Open Space amenity and mail kiosks in a safe manner via sidewalks built to county standards along Glasscock Road. Greg Simmons motioned for approval with the staff recommended condition. Debi Cloninger seconded the motion. The motion passed unanimously.

PASS [Unanimous]

MOVANT: Greg Simmons

SECOND: Debi Cloninger

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

ABSENT: Aubrie Parham, Montrie Belton

3. Subdivision: Meriway Pointe - Fifth Preliminary Plat Extension Applicant: Walton Development Tax Map Numbers: 561-00-00-012 Total Acreage: 212.81 acres Total Lots: 399 single-family lots Council District 2: Allison Love Zoning District: RD-I - Residential Development I District

Josh Reinhardt presented the Meriway Pointe request for the fifth preliminary plat extension by Walton Development. Jamie Henrickson asked about the possibility of the three acres identified in mediation being turned over to the Bethel Lake Wylie Land Acquisition & Preservation Park District instead of York County. Deputy County Attorney, Laura Dover stated she would check into this. Commissioner Henrickson also asked if the Lake Wylie Zoning Overlay District residential design standards would apply to homes being built in this subdivision. Josh Reinhardt stated that the standards would apply.

The Commissioners discussed the issues of Blue Granite Water Company being able to provide water and sewer service to the anticipated 399 homes as stated in their Willingness and Capability letter. A few of the Commissioners requested County Council look into this

matter and possibly develop criteria for providers. Mr. Reinhardt said he would discuss this with staff.

PASS [Unanimous]

MOVANT: Matthew Velkovich

SECOND: Antonio Mickel

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

ABSENT: Aubrie Parham, Montrie Belton

4. Rezoning 21-15; Lennar Carolinas (Applicant) Fort Thrill RV Park, LLC (Owner); requesting to rezone two parcels for a total of +/- 20 acres from RUD to RD-II. The subject parcels are located on Highway 160 West in Fort Mill. The properties are referenced as tax map numbers 648-00-00-003 and 648-00-00-023; Council District 1 - Tom Audette.

Brian Ford presented the rezoning request. The Commissioners expressed concern regarding there being only one access onto Highway 160. A Signal was recommended for vehicle safety, including school buses, to turn left onto Highway 160. There was discussion regarding the overcrowding of schools in the Fort Mill area and the school's letter of opposition. With a motion to deny by Debi Cloninger and a second by Larry Barnett the motion to deny passed unanimously.

FAIL [Unanimous]

MOVANT: Debi Cloninger

SECOND: Larry Barnett

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

ABSENT: Aubrie Parham, Montrie Belton

Other Business

1. Rezoning Tracking Sheet

Adjournment

With no further business for the Commissioners, Antonio Mickel motioned at 6:31 p.m. that the meeting adjourn. Greg Simmons seconded.