



YORK COUNTY
PLANNING COMMISSION
MINUTES • NOVEMBER 8, 2021



FINAL

Planning Commission

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

6:00 PM

Chairwoman Jamie Henrickson: Present, Larry Barnett: Absent, Aubrie Parham: Present, Kate Kraxberger: Present, Matthew Velkovich: Present, Antonio Mickel: Present, Montrio Belton: Present (6:02 PM), Greg Simmons: Present, Debi Cloninger: Present, Planning Manager Diane Dil: Present, Transportation Manager Chris Stephens: Present, Long Range Planner Brian Ford: Present, Planner Marion Ray: Present, Deputy County Attorney Laura Dover: Present, Secretary Bonnie Marsiglia: Present.

Jamie Henrickson called the meeting to order at 6:00 p.m.

Approval of the Agenda

With no changes the agenda was approved with a motion by Kate Kraxberger and a second by Matt Velkovich.

Adoption of Minutes

1. Approval of October 11, 2021 Planning Commission Minutes

ACCEPTED [Unanimous]

MOVANT: Greg Simmons

SECOND: Matthew Velkovich

New Business

1. Subdivision: Stonecrest Meadows Applicant: Chris Railey Tax Map Numbers: 285-00-00-137 & 285-00-00-010 Total Acreage: 81.78 acres Total Lots: 51 single-family lots Council District #3: Robert Winkler Zoning District: Rural Development (RUD)

Marion Ray presented the preliminary plat request. Antonio Mickel motioned to approve. Matt Velkovich seconded the motion that was passed unanimously.

PASS [Unanimous]

MOVANT: Antonio Mickel

SECOND: Matthew Velkovich

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

ABSENT: Larry Barnett

2. Rezoning 21-20; Tim Helline (Applicant) William and Doris Coltharp Limited Family Partnership (Owner); requesting to rezone one +/- 9.92 acre parcel from AGC to LI. The subject parcel is located at 2120 Coltharp Road, Fort Mill. The property is referenced as tax map number 714-00-00-023; Council District 7 - Joel Hamilton.

Brian Ford presented the request and recommended approval based on it's consistency with the comprehensive plan.

The site plan presented with the application, only being a preliminary plan for the property, caused concerns because of the building's proximity to a residential neighborhood. This added concerns such as buffering, light and noise pollution, and hours of operation.

Tim Helline, the applicant for the owner, addressed the Planning Commission's questions. He informed them that flex space can have various users and he didn't know exactly who would be leasing the space.

Montrio Belton made a motion to approve as stated by staff and requested County Council to consider conditions to address concerns regarding insufficient buffers and light pollution. A second came from Jamie Henrickson. The motion passed 6/2.

PASS [6 to 2]

MOVANT: Montrio Belton

SECOND: Jamie Henrickson

AYES: Henrickson, Parham, Velkovich, Mickel, Belton, Cloninger

NAYS: Kate Kraxberger, Greg Simmons

ABSENT: Larry Barnett

3. 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 extend the temporary prohibition on apartments, condominiums, and townhome dwellings; to extend the section's expiration date.

Diane Dil presented the request to extend the moratorium in the Lake Wylie Overlay to March 1, 2022. Matt Velkovich motioned for approval and Montrio Belton seconded. The motion passed unanimously.

PASS [Unanimous]

MOVANT: Matthew Velkovich

SECOND: Montrio Belton

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

ABSENT: Larry Barnett

Other Business

1. Rezoning Tracking Sheet

Adjournment

The meeting adjourned with a motion by Montrio Belton and a second by Jamie Henrickson at 6:32 p.m.