



YORK COUNTY
PLANNING COMMISSION
MINUTES • APRIL 11, 2022



FINAL

Planning Commission

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

6:00 PM

Chairwoman Jamie Henrickson: Present, Aubrie Parham: Present, Kate Kraxberger: Present, Matthew Velkovich: Present, Antonio Mickel: Present, Montrie Belton: Absent, Greg Simmons: Present, Debi Cloninger: Present, Mike Duralia: Present, Planning Manager Diane Dil: Present, Dupty County Attorney Laura Dover: Present, Secretary Bonnie Marsiglia: Present.

Approval of the Agenda

Jamie Henrickson called the meeting to order at 6:01 p.m. She introduced new Planning Commissioner Mike Duralia. Diane Dil informed the Commission that the applicant for Rezoning 22-03 requested to defer their item to the next meeting. Debi Cloninger motioned to approved the altered agenda. With a second by Matt Velkovich the agenda was unanimously approved.

Adoption of Minutes

1. Approval of March 14, 2022 Planning Commission Minutes

ACCEPTED [Unanimous]

MOVANT: Kate Kraxberger

SECOND: Greg Simmons

New Business

1. Rezoning 22-03; Bull Creek, LLC (Applicant) ABC & W, LLC (Owner); requesting to rezone one parcel for a total of +/- 155.01 acres from RUD to RMX-10. The subject parcel is located at 975 McAfee Ct, York. The property is referenced as tax map number 443-00-00-002; Council District 3 - Robert Winkler.

The applicant requested to defer their item to the next meeting. Therefore, no action was taken by the Commission.

NO ACTION TAKEN

MOVANT:

SECOND:

2. Rezoning 22-05; Earl Terry James (Applicant/Owner); requesting to rezone one parcel for a total of +/- 7.96 acres from ID to AGC. The subject parcel is located at 1125 Green Pond Road, Clover. The property is referenced as Tax Map number 376-00-00-010; Council District 2 - Allison Love.

Diane Dil presented the request and noted the following recommended condition of approval.

Within 90 days of rezoning, the existing storage building must be removed, or the property owner must have filed for the building permit(s) necessary to convert the building to a residence. If the property owner opts to convert the building, they must diligently pursue completion. Expiration of building permits necessary for conversion shall constitute a violation of this condition.

Kate Kraxberger motioned to approve with the staff recommended condition. Greg Simmons seconded the motion that passed unanimously.

PASS [Unanimous]

MOVANT: Kate Kraxberger

SECOND: Greg Simmons

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

ABSENT: Montrie Belton

3. Rezoning 22-06; Holly Simmons (Applicant) Carol Simmons, Holly Simmons, James Beaver (Owners); requesting to rezone one parcel for a total of +/- 80.5 acres from RUD to AGC. The subject parcel is located at 2763 Kingsbury Road, Clover. The property is referenced as tax map number 460-00-00-004; Council District 2 - Allison Love.

Diane Dil presented the request. Matt Velkovich motioned to approve and Aubrie Parham seconded. The motion passed unanimously.

PASS [Unanimous]

MOVANT: Matthew Velkovich

SECOND: Aubrie Parham

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

ABSENT: Montrio Belton

4. Rezoning 22-07; Duane Christopher, ASLA (Applicant) Lawrence Enright, Jonathan Graham (Owners); requesting to rezone a 1.69 acre portion of a +/- 9.83 acre parcel from RUD to LI. The subject parcel is located at 2744 Meadow Road, Clover. The property is referenced as tax map number 357-00-00-029; Council District 3 - Robert Winkler.

Matt Velkovich and Aubrie Parham recused themselves for this request. Diane Dil presented the request noting that the applicant is looking to use the additional property to accommodate a new septic field and driveway. Staff recommended the following condition.

The property must be subdivided so that no more than one zoning district is applied to a parcel. An approved subdivision plat that substantially complies with the boundary and recombination survey submitted by Stanford Surveying Services dated 2/16/22 encompassing the portion of the property zoned LI, shall be recorded with the York County Register of Deeds within 90 days of the rezoning approval.

Antonio Mickel motioned to approve with the recommended condition. Mike Duralia seconded the motion which passed unanimously 6/0.

PASS [Unanimous]

MOVANT: Antonio Mickel

SECOND: Mike Duralia

AYES: Henrickson, Kraxberger, Mickel, Simmons, Cloninger, Duralia

ABSENT: Montrio Belton

RECUSED: Aubrie Parham, Matthew Velkovich

5. Rezoning 22-08; Tri Pointe Homes Holdings, Inc. (Applicant) Hinson, Nivens, Hawkins (Owners); requesting to rezone three parcels for a total of +/- 10.82 acres from AGC and RMX-10 to RMX-6. The subject parcels are located at 1876 Coltharp Road, Fort Mill. The properties are referenced as tax map numbers 655-00-00-011, 655-00-00-057, 655-00-00-083; Council District 1 - Tom Audette.

Diane Dil presented the request and recommended denial of the request because it is not consistent with the Comprehensive Plan and Future Land Use Map. The call for vote was

interrupted by the applicant. Kate Kraxberger made a motion to Deny. Debi Cloninger seconded. The vote passed 7 to 1 in favor of denial. The meeting was again interrupted by the applicant of 22-08.

PASS [7 to 1]

MOVANT: Kate Kraxberger

SECOND: Debi Cloninger

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

NAYS: Mike Duralia

ABSENT: Montrio Belton

6. Rezoning 22-09; CPB Properties, LLC (Applicant) Christopher and Patricia Bachner (Owners); requesting to rezone one parcel for a total of +/- 2.0 acres from UD to LI. The subject parcel is located at 3350 Terrys Road, Fort Mill. The property is referenced as tax map number 721-00-00-003; Council District 7 - Joel Hamilton.

Diane Dil presented the request. Matt Velkovich motioned to approve and Kate Kraxberger seconded. The motion passed unanimously.

PASS [Unanimous]

MOVANT: Matthew Velkovich

SECOND: Kate Kraxberger

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

ABSENT: Montrio Belton

Other Business

1. Rezoning Tracking Sheet

The Tracking Sheet was accepted.

Adjournment

At 6:24 p.m. Debi Cloninger motioned to adjourn and Antonio Mickel seconded.