



**YORK COUNTY**  
**PLANNING COMMISSION**  
**MINUTES • MAY 9, 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: Absent, Antonio Mickel: Present, Montrie Belton: Present, Greg Simmons: Present, Debi Cloninger: Present, Mike Duralia: Present, Planning Manager Diane Dil: Present, Planner Marion Ray: Present, Development Services Manager Josh Reinhardt: Present, Dupty County Attorney Laura Dover: Present, County Attorney Michael Kendree: Present, Secretary Bonnie Marsiglia: Present.

**Approval of the Agenda**

Jamie Henrickson called the meeting to order at 6:01 p.m. With no changes to the agenda Debi Cloninger motioned to approve the agenda. Kate Kraxberger seconded the motion. The agenda was accepted.

**Adoption of Minutes**

1. Approval of April 11, 2022 Planning Commission Minutes

**ACCEPTED [Unanimous]**

**MOVANT:** Antonio Mickel

**SECOND:** Montrie Belton

**New Business**

1. Subdivision: Paddlers Cove, Tract E (Phases 4, 5, 6 & 7) - First Preliminary Plat Extension  
Applicant: Fielding Homes Tax Map Number: 559-00-00-021 (portion) Total Acreage:  
134.67 acres Total Lots: 195 Single-Family Lots Council District #2: Allison Love Zoning  
District: RMX-20, Residential Mixed 20

Josh Reinhardt presented the preliminary plat extension. The Commission at the March meeting had requested an updated Willingness and Capability letter from Blue Granite with corrected phase and lots in addition to the clarification of their ability to serve without the need to connect to Charlotte Mecklenburg. There was discussion regarding the response received from Blue Granite and Fielding Homes' attorney.

The Commissioners do not want to see the residents without water or fire protection in the future. Mike Duralia made a motion to defer the decision until the Commission can get more details and numbers. Debi Cloninger seconded the motion.

Montrio Belton asked the County Attorney about the County's position on the York County Vested Rights Act and Ordinance. Attorney Michael Kendree recommended the Commission receive legal advice in Executive Session.

Montrio Belton made a motion to suspend rules and go into Executive Session. Antonio Mickel seconded the motion. The Planning Commission went into Executive Session at 6:17 p.m. and returned at 6:38 p.m. with no action taken during Executive Session.

The Commissioners returned to the motion to defer the request. With no discussion the vote was taken and failed unanimously.

**FAIL [Unanimous]**

**MOVANT:** Mike Duralia

**SECOND:** Debi Cloninger

**AYES:** Henrickson, Parham, Kraxberger, Mickel, Belton, Simmons, Cloninger, Duralia

**ABSENT:** Matthew Velkovich

**Motion Made**

A motion was made by Montrio Belton and seconded by Antonio Mickel to approve the Paddler's Cove Preliminary Plat Extension. This motion passed unanimously.

**PASSED [Unanimous]**

**MOVANT:** Montrio Belton

**SECOND:** Antonio Mickel

**AYES:** Henrickson, Parham, Kraxberger, Mickel, Belton, Simmons, Cloninger, Duralia

**ABSENT:** Matthew Velkovich

2. Subdivision: The Borough at Sixth Baxter Tax Map Number: 655-00-00-110 Total Acreage: 2.5 Total Lots: 20 Townhome Lots Requested Action: Preliminary Plat Approval Council District #1 - Tom Audette

Marion Ray presented the request. With a motion by Greg Simmons and a second by Debi Cloninger the motion passed unanimously.

**PASS [Unanimous]**

**MOVANT:** Greg Simmons

**SECOND:** Debi Cloninger

**AYES:** Henrickson, Parham, Kraxberger, Mickel, Belton, Simmons, Cloninger,  
Duralia

**ABSENT:** Matthew Velkovich

3. Subdivision: Crystal Lakes Revision Applicant: Harland Building Group Tax Map Numbers: 545-02-01-058 Total Acreage: .28 acres Total Lots: 1 single-family lot Council District #6: Brandon Guffey Zoning District: Residential Single Family 40 (RSF-40)

Marion Ray presented the request. Jamie Henrickson motioned to approve the request with the recommended condition. Montrio Belton seconded the motion that was approved unanimously.

Condition: A ten (10) foot undisturbed buffer around the existing cemetery to be platted separately from the subject parent parcel and recombined with the contiguous development buffer as per §155.863(A)(2).

**PASS [Unanimous]**

**MOVANT:** Jamie Henrickson

**SECOND:** Montrio Belton

**AYES:** Henrickson, Parham, Kraxberger, Mickel, Belton, Simmons, Cloninger,  
Duralia

**ABSENT:** Matthew Velkovich

4. 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.

Diane Dil presented the rezoning request. The applicant Richard Gee answered the Commissions questions regarding the development. With a motion by Montrio Belton to deny the request and a second by Aubrie Parham, the motion to deny passed unanimously 8/0.

**PASS [Unanimous]**

**MOVANT:** Montrio Belton

**SECOND:** Aubrie Parham

**AYES:** Henrickson, Parham, Kraxberger, Mickel, Belton, Simmons, Cloninger,  
Duralia

**ABSENT:** Matthew Velkovich

5. Rezoning 22-10; Rees and Retha Russell (Applicant) R&R Property Holdings, LLC (Owner); requesting to rezone two parcels for a total of 1.72 acres from RSF-40 to OI. The subject parcels are located at 3217 Celanese Road, Rock Hill. The properties are referenced as tax map numbers 592-02-01-122 and 592-02-01-123; Council District 6 - Brandon Guffey.

Diane Dil presented the request. With a motion by Montrio Belton and a second by Kate Kraxberger the request was approved unanimously 8/0.

**PASS [Unanimous]**

**MOVANT:** Montrio Belton

**SECOND:** Kate Kraxberger

**AYES:** Henrickson, Parham, Kraxberger, Mickel, Belton, Simmons, Cloninger,  
Duralia

**ABSENT:** Matthew Velkovich

6. Rezoning 22-11; T and T Express/Timario Gayton (Applicant) Tina Bobo (Owner); requesting to rezone a 14.02 acre parcel from AGC to RUD. The subject parcel is located at 3967-4015 Saluda Road, Rock Hill. The property is referenced as tax map number 525-00-00-012; Council District 5 - Christi Cox.

Diane Dil presented the request. With a motion by Antonio Mickel and a second by Greg Simmons the request was approved unanimously 8/0.

**PASS [Unanimous]**

**MOVANT:** Antonio Mickel

**SECOND:** Greg Simmons

**AYES:** Henrickson, Parham, Kraxberger, Mickel, Belton, Simmons, Cloninger,  
Duralia

**ABSENT:** Matthew Velkovich

**Other Business**

1. Rezoning Tracking Sheet

**NO ACTION TAKEN**

**MOVANT:**

**SECOND:**

**Adjournment**

The meeting adjourned when at 7:13 p.m. Montrie Belton motioned to adjourn and Kate Kraxberger seconded.