



YORK COUNTY
PLANNING COMMISSION
MINUTES • FEBRUARY 14, 2022
FINAL



Planning Commission

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

6:00 PM

Chairwoman Jamie Henrickson: Present, Larry Barnett: Present (6:09 PM), Aubrie Parham: Present, Kate Kraxberger: Present, Matthew Velkovich: Present, Antonio Mickel: Present, Montrie Belton: Present (6:06 PM), Greg Simmons: Present, Debi Cloninger: Present, Diane Dil: Present, Marion Ray: Present, Brian Ford: 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 Matt Velkovich and a second by Antonio Mickel.

Adoption of Minutes

1. Approval of January 10, 2022 Planning Commission Minutes

ACCEPTED [Unanimous]

MOVANT: Kate Kraxberger

SECOND: Matthew Velkovich

New Business

1. Subdivision: Gladden Fields Applicant: Bethel Partners Tax Map Numbers: 357-00-00-021 Total Acreage: 138.7 acres Total Lots: 81 single-family lots Council District #3: Robert Winkler Zoning District: Rural Development (RUD)

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

PASS [Unanimous]

MOVANT: Matthew Velkovich

SECOND: Greg Simmons

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

ABSENT: Larry Barnett, Montrio Belton

2. Subdivision: Lowland Meadows Applicant: Terrain Development Tax Map Numbers: 534-00-00-029 Total Acreage: 65.79 acres Total Lots: 46 single-family lots Council District #4: William "Bump" Roddey Zoning District: Rural Development I (RUD-I)

Montrio Belton joined the meeting at 6:06 p.m. Marion Ray presented the request. Larry Barnett joined the meeting at 6:09 p.m. With a motion by Antonio Mickel and a second by Matt Velkovich the motion passed unanimously.

PASS [Unanimous]

MOVANT: Antonio Mickel

SECOND: Matthew Velkovich

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

3. Rezoning 21-22; Johnston (Applicant) Millwood, Powell, and McMurry (Owners); requesting to rezone three parcels for a total of +/- 3.5 acres from BD-II to BD-III. The subject parcels are located on West Highway 160 in Fort Mill. The properties are referenced as tax map numbers 653-00-00-010, 653-00-00-024, 653-00-00-025; Council District 1 - Tom Audette.

Brian Ford presented the request. The commissioners discussed the traffic impact to the Highway 160 and Armistead Avenue intersection. The TIA's approval was based on no AM peak hour (6:30-8:30 a.m.) trips being generated, since the restaurant would not be open for breakfast. Kate Kraxberger motioned to approve the request with the condition that no left turns would be allowed from the site onto Highway 160. Montrio Belton seconded the motion which passed unanimously.

PASS [Unanimous]

MOVANT: Kate Kraxberger

SECOND: Montrio Belton

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

4. Rezoning 22-01; Debra Spangenberg (Applicant) Brannon and Ashlyn Spangenberg (Owners); requesting to rezone a one-acre portion of an 8.9 acre lot from AGC to RUD. The subject parcel is located at 4211 Madonna Drive, Rock Hill. The property is referenced as tax map number 463-00-00-013; Council District 5 - Christi Cox.

Brian Ford presented the request. Since the property lacked road frontage and would share an existing driveway easement, the Planning Commissioners asked if the applicant had met with the property owners using the easement. The applicant, Brannon Spangenberg, responded that he had met with the property owners and they were supportive of the request.

Matt Velkovich motioned for approval subject to the recommended condition of approval. Kate Kraxberger seconded the motion that was approved unanimously.

The condition being: The property must be subdivided so that no more than one zoning district is applied to a parcel. An approved subdivision plat encompassing the portion of the property zoned RUD shall be recorded with the York County Register of Deeds within 90 days of the rezoning approval.

PASS [Unanimous]

MOVANT: Matthew Velkovich

SECOND: Kate Kraxberger

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

5. Rezoning 22-02; Sean Sides and Lori Galster (Applicant/Owner); requesting to rezone a 7.46 acre lot from ID to RUD. The subject parcel is located at 5062 Matthews Simril Road, Rock Hill. The property is referenced as tax map number 543-00-00-052; Council District 6 - Brandon Guffey.

Brian Ford presented the request. With a motion by Jamie Henrickson and a second by Antonio Mickel the request was approved unanimously.

PASS [Unanimous]

MOVANT: Jamie Henrickson

SECOND: Antonio Mickel

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

Other Business

1. Rezoning Tracking Sheet

The Rezoning Tracking Sheet was accepted.

Adjournment

The meeting was unanimously adjourned at 6:25 p.m. with a motion by Montrie Belton.