



YORK COUNTY
PLANNING COMMISSION
MINUTES • SEPTEMBER 12, 2022
FINAL



Planning Commission

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

6:00 PM

Chairwoman Jamie Henrickson: Absent, Aubrie Parham: Present, Vice Chair Kate Kraxberger: Present, Matthew Velkovich: Present, Antonio Mickel: Present, Montrie Belton: Present (6:17 PM), Greg Simmons: Present, Debi Cloninger: Present, Mike Duralia: Present, Planning Manager Diane Dil: Present, Planning Director Jonathan Buono: Present, Deputy County Attorney Laura Dover: Present, County Attorney Michael Kendree: Present, Secretary Bonnie Marsiglia: Present.

Approval of the Agenda

Kate Kraxberger called the meeting to order at 6:00 p.m. The agenda was approved with a motion by Greg Simmons and a second by Matt Velkovich.

Adoption of Minutes

1. Approval of August 8, 2022 Planning Commission Minutes

ACCEPTED [Unanimous]

MOVANT: Mike Duralia

SECOND: Matthew Velkovich

New Business

1. Rezoning 22-18; Alexander (Applicant/Owner); requesting to rezone an approximately 5.30 acre parcel from GC to RUD. The subject parcel is located on Highway 557, Clover. The property is referenced as tax map number 561-00-00-037; Council District 2 - Love.

Diane Dil presented the request. Matt Velkovich made a motion to deny. For lack of a second, the motion failed. After more discussion and questions Mike Duralia made a motion to defer the request until the October Planning Commission Meeting. Matt Velkovich seconded the motion that passed 6/1.

DEFERRED [6 to 1]

MOVANT: Mike Duralia
SECOND: Matthew Velkovich
AYES: Parham, Velkovich, Mickel, Simmons, Cloninger, Duralia
NAYS: Kate Kraxberger
ABSENT: Jamie Henrickson, Montrie Belton

2. Rezoning 22-21; KCS Icebox Lazy Hawk (Applicant) KCS Icebox Lazy Hawk, Lazy Hawk POA, Tom Cat Too, LLC, CAT Real Estate Holdings (Owners); requesting a major PD amendment to increase the allowed building height and to allow loading docks to face an arterial road. The subject parcel is located on Lazy Hawk Road, Rock Hill. The property is referenced as tax map numbers 617-00-00-084 (-085, -086, -087), 617-00-00-001, 617-00-00-077; Council District 5 - Cox.

Diane Dil presented the request. It was noted that the PD had been previously modified. The slide presentation showed the loading docks from various vantage points to show the buffering. Ben Johnson spoke regarding the desire to get a County building permit before being annexed into the city of Rock Hill. Antonio Mickel motioned to approve the request. Matt Velkovich seconded the motion that passed unanimously.

PASS [Unanimous]

MOVANT: Antonio Mickel
SECOND: Matthew Velkovich
AYES: Parham, Kraxberger, Velkovich, Mickel, Belton, Simmons, Cloninger, Duralia
ABSENT: Jamie Henrickson

3. Rezoning 22-24; Nathaniel Negrin (Applicant) Eddie Smith (Owner); requesting to rezone an approximately 1.0 acre parcel from RSF-30 to LI. The subject parcel is located on S. Sutton Road, Fort Mill. The property is referenced as tax map number 658-00-00-044; Council District 1 - Audette.

Diane Dil presented the request. There was discussion regarding the house setting very close to the road. The applicant, Nate Negrin, noted his intentions for the structure and the area. Matt Velkovich made a motion to deny the request stating that it did not fit with the Comprehensive Plan, that is was not compatible with the area, and expanding LI would expand potential uses in the area. Debi Cloninger seconded the motion. The motion passed 5/3.

PASS [5 to 3]

MOVANT: Matthew Velkovich
SECOND: Debi Cloninger
AYES: Parham, Kraxberger, Velkovich, Mickel, Cloninger
NAYS: Montrie Belton, Greg Simmons, Mike Duralia
ABSENT: Jamie Henrickson

4. Rezoning 22-28; Belue (Applicant/Owner); requesting to rezone an approximately 7.743 acre parcel from RMX-20 to RSF-30. The subject parcel is located on Marshall Road, Rock Hill. The property is referenced as tax map number 608-00-00-213; Council District 5 - Cox.

Diane Dil presented the request. Montrie Belton motioned to approve the request that was unanimously approved.

PASS [Unanimous]

MOVANT: Montrie Belton
SECOND: Mike Duralia
AYES: Parham, Kraxberger, Velkovich, Mickel, Belton, Simmons, Cloninger, Duralia
ABSENT: Jamie Henrickson

5. Rezoning 22-29; Hoffman (Applicant/Owner); requesting to rezone two parcels for a total of approximately 10.0 acres from RSF-40 to RUD. The subject parcels are located on Rainbow Circle and Highway 557, Clover. The properties are referenced as tax map numbers 465-00-00-029 and 465-00-00-048; Council District 2 - Love.

Diane Dil presented the request. Greg Simmons motioned to approve the request that was unanimously approved.

PASS [Unanimous]

MOVANT: Greg Simmons
SECOND: Matthew Velkovich
AYES: Parham, Kraxberger, Velkovich, Mickel, Belton, Simmons, Cloninger, Duralia
ABSENT: Jamie Henrickson

6. Rezoning 22-30; Paoloca (Applicant/Owner); requesting to rezone an approximately 8.128 acre parcel from AGC to RUD. The subject parcel is located on Ranger Road, Clover. The property is referenced as tax map number 182-00-00-079; Council District 3 - Winkler.

Diane Dil presented the request. She clarified that the parcels would be divided with one in the front, one in the back, and one in the middle. Antonio Mickel motioned to approve the request that was unanimously approved.

PASS [Unanimous]

MOVANT: Antonio Mickel

SECOND: Greg Simmons

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

ABSENT: Jamie Henrickson

7. The York County Planning Commission to consider adopting a Resolution recommending an Ordinance enabling the Public Education Facilities Impact Fee to be imposed on all new residential development in the York No. 1 School District for adoption by the County Council.

Kelly Coxe, Superintendent of York School District 1, presented why District 1 needs funds. She showed the enrollment numbers for the district and the enrollment forecast increase. She explained how the Board looked at the possible alternate options of rearranging which students went to which building or using the existing buildings differently. However, they kept coming up short on space for students.

Carson Bise with Tishler Bise spoke on impact fees in general and how they can be used, presenting the findings of the Impact Fee Study for York District 1. It was noted since the District is just looking at building a new elementary and a new middle school, the impact fees are just based on elementary and middle school numbers.

Michael Kendree, County Attorney, addressed the Planning Commissioners concerns regarding any ongoing litigation over impact fees.

Matt Noonkester with City Explained, Inc. informed the Commissioners that they had reviewed the Tishler Bise report for data and methodology.

Mike Duralia motioned to adopt the resolution recommending impact fees on new residential construction in the York No. 1 School District. Montrie Belton seconded the motion. This motion passed unanimously.

PASS [Unanimous]

MOVANT: Mike Duralia

SECOND: Montrio Belton

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

ABSENT: Jamie Henrickson

8. PLANNING COMMISSION TO REVIEW AND PROVIDE A RECOMMENDATION TO CHAPTER 154: LAND DEVELOPMENT CODE, TO ALLOW DESIGN PROFESSIONALS OTHER THAN LANDSCAPE ARCHITECTS TO SUBMIT CERTAIN PLANTING PLANS; TO AMEND CHAPTER 155: ZONING CODE, TO AMEND SEVERAL USE DEFINITIONS, TO ALLOW EVENT VENUES AS A CONDITIONAL USE IN AGC, AGC-I, RUD, AND RUD-I, TO AMEND THE DEVELOPMENT STANDARDS FOR EVENT VENUES, TO ELIMINATE RURAL EVENT VENUES AS A TEMPORARY USE, TO ADD TRADE SERVICES AS A PERMITTED USE IN CERTAIN DISTRICTS, TO APPLY CONDITIONS TO HEAVY MACHINERY SALES, RENTAL, OR REPAIR USES, TO REDUCE THE REQUIRED BUFFERS FOR SELF-STORAGE FACILITIES WITH INTERIOR STORAGE ENTRANCES, TO REDUCE THE MINIMUM SEPARATION REQUIREMENTS FOR TATTOO AND BODY PIERCING ESTABLISHMENTS, TO ALLOW SHRUB PLANTING TO BE WAIVED IF REQUIRED BUFFERS HAVE EXCESS TREES, TO REDUCE THE MINIMUM PLANTING SIZE OF SMALL MATURING TREES, TO REVISE THE BUFFERYARD TYPE AND SPECIFICATION TABLES, AND TO INCREASE THE FLEXIBILITY OF ALTERNATIVE BUFFERYARD COMPLIANCE.

Diane Dil presented the Ordinance updates recommended. She covered each of the seven areas individually pausing for questions. Matt Velkovich motioned to approved the ordinance changes. Greg Simmons seconded the motion that passed unanimously.

PASS [Unanimous]

MOVANT: Matthew Velkovich

SECOND: Greg Simmons

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

ABSENT: Jamie Henrickson

Other Business

1. Rezoning Tracking Sheet

Executive Session

Matters for Consideration following Executive Session

Adjournment

At 8:51 p.m. a motion to adjourn was made by Debi Cloninger and seconded by Montrio Belton.