



YORK COUNTY
PLANNING COMMISSION
MINUTES • OCTOBER 10, 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: Present, Greg Simmons: 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

Jamie Henrickson called the meeting to order at 6:00 p.m. It was noted that item one in new business had withdrawn. The amended agenda was approved with a motion by Matt Velkovich and a second by Kate Kraxberger.

Adoption of Minutes

1. Approval of September 12, 2022 Planning Commission Minutes

ACCEPTED [Unanimous]

MOVANT: Antonio Mickel

SECOND: Kate Kraxberger

Old 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. Greg Simmons made a motion to approve and Mike Duralia seconded the motion that passed unanimously.

APPROVED [Unanimous]

MOVANT: Greg Simmons

SECOND: Mike Duralia

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

New Business

1. Planning Commission to hold a Public Hearing and approve a road name change to the existing Foothills Way in Fort Mill. This request is in conjunction with the proposed expansion of an industrial building. Council District 1 - Tom Audette.

This item was withdrawn before the meeting started.

2. The York County Planning Commission to consider adopting a Resolution recommending an Ordinance updating the Capital Improvements Plan incorporated as a component of the Public Education Facilities Impact Fee established and imposed on all new residential development in the York No. 4 School District for adoption by the County Council.

Kristy Spears, Fort Mill School Board Chair, spoke to Commissioners regarding the request for an amendment to the Capital Improvement Plan for the Fort Mill Impact fees. Instead of spending the collected funds on bond referendum debt, the Board would like to use the funds to build more schools.

Montrio Belton motioned at 6:12 p.m. to go into Executive Session. The Commissioners unanimously agreed with a second by Mike Duralia.

The Commissioners came out of Executive Session at 6:43 p.m. with no action taken.

There was concern among the Commissioners that they had not had a chance to look at the item due to it's late addition to the agenda and a couple of them being out of town. Kristy Spears re-addressed the Commissioners regarding the urgency of the time line. The Board would like the schools for August 2024. Otherwise they will loose a whole school year.

Mike Duralia motioned to approve the resolution. Kate Kraxberger seconded the motion. This motion failed 3/5.

FAIL [3 to 5]

MOVANT:	Mike Duralia
SECOND:	Kate Kraxberger
AYES:	Aubrie Parham, Kate Kraxberger, Montrio Belton
NAYS:	Henrickson, Velkovich, Mickel, Simmons, Duralia

Defer FMSD Impact Fee Resolution

Matt Velkovich make a motion to defer the Fort Mill School District Impact Fee Resolution for 30 days to allow everyone the opportunity to review the materials. Montrio Belton seconded the motion. This motion passed 6/2.

DEFERRED [6 to 2]

MOVANT: Matthew Velkovich
SECOND: Montrio Belton
AYES: Henrickson, Velkovich, Mickel, Belton, Simmons, Duralia
NAYS: Aubrie Parham, Kate Kraxberger

Special called meeting for FMSD Resolution

Montrio Belton motioned to have a Special Called Meeting earlier than the 30 days to address the Fort Mill School District Impact Fee Resolution. Mike Duralia seconded the motion. He also noted that maybe the meeting could be at a more centralized location. The request for an additional meeting passed 5/3.

PASSED [5 to 3]

MOVANT: Montrio Belton
SECOND: Mike Duralia
AYES: Henrickson, Parham, Kraxberger, Belton, Duralia
NAYS: Matthew Velkovich, Antonio Mickel, Greg Simmons

3. Rezoning 22-22; Simmons (Applicant/Owner); requesting to rezone an approximately 5.93 acre parcel from RSF-40 to ID. The subject parcel is located on Filbert Highway, Clover. The property is referenced as tax map number 286-00-00-072; Council District 3 - Winkler.

Diane Dil presented the request. Emily Brown, attorney for the applicant, spoke to the Commissioners. The Commissioners voiced that an alternate zoning would not be so intense for the residential area as ID. Matt Velkovich motioned to deny the request. Mike Duralia seconded the motion that passed 7/1.

DENIED [7 to 1]

MOVANT: Matthew Velkovich
SECOND: Mike Duralia
AYES: Henrickson, Parham, Kraxberger, Velkovich, Mickel, Simmons, Duralia
NAYS: Montrio Belton

4. Rezoning 22-31; Hawkensen (Applicant/Owner); requesting to rezone an approximately 1.30 acre parcel from UD to RMX-20. The subject parcel is located on Mark Trail Lane, Fort Mill. The property is referenced as tax map number 726-00-00-076; Council District 1 - Audette.

Diane Dil presented the request. Greg Simmons motioned to approved and Montrio Belton seconded the motion that passed unanimously.

APPROVED [Unanimous]

MOVANT: Greg Simmons

SECOND: Montrio Belton

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

5. Rezoning 22-34; Gunter (Applicant/Owner); requesting to rezone an approximately 0.23 acre parcel from UD to RMX-10. The subject parcel is located on Archer Drive, Rock Hill. The property is referenced as tax map number 624-00-00-137; Council District 4 - Roddey.

Diane Dil presented the request. Montrio Belton motioned to approve and Kate Kraxberger seconded the motion that passed unanimously.

APPROVED [Unanimous]

MOVANT: Montrio Belton

SECOND: Kate Kraxberger

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

6. Rezoning 22-35; Suddreth (Applicant) Monjaras (Owner); requesting to rezone an approximately 1.25 acre portion of a parcel from RSF-40 to AGC-I. The subject parcel is located on Carolina Crossing, York. The property is referenced as tax map number 448-01-01-042; Council District 3 - Winkler.

Diane Dil presented the request. She noted this will make the whole parcel AGC-I. Mike Duralia motioned to approve and Aubrie Parhan seconded the motion that passed unanimously.

APPROVED [Unanimous]

MOVANT: Mike Duralia

SECOND: Aubrie Parham

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

7. Rezoning 22-37; Vigier (Applicant) Sedgefield Properties (Owner); requesting to rezone an approximately 0.50 acre parcel from OI to GC. The subject parcel is located on S Sutton Road, Fort Mill. The property is referenced as tax map number 659-00-00-007; Council District 1 - Audette.

Diane Dil presented the request. Matt Velkovich motioned to deny the request. Antonio Mickel seconded the motion that passed unanimously.

DENIED [Unanimous]

MOVANT: Matthew Velkovich

SECOND: Antonio Mickel

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

8. Rezoning 22-38; Appleyard (Applicant/Owner); requesting to rezone an approximately 14.45 acre parcel from RMX-10 to RUD-I. The subject parcel is located on Akinbac Road, Clover. The property is referenced as tax map number 565-00-00-172; Council District 2 - Love.

Diane Dil presented the request noting the applicant would like to establish a family farm business. Kate Kraxberger motioned to approve the request with the condition to preserve a 50' undisturbed buffer along the parcels eastern border, adjacent to the Southwoods Subdivision, as is required when establishing a General Farming use adjacent to a Single Family use. Matt Velkovich seconded the motion that passed unanimously.

APPROVED [Unanimous]**MOVANT:** Kate Kraxberger**SECOND:** Matthew Velkovich**AYES:** Henrickson, Parham, Kraxberger, Velkovich, Mickel, Belton, Simmons, Duralia

9. The York County Planning Commission to consider adopting a Resolution recommending a five-year update to York Forward, the County Comprehensive Plan, for adoption by the County Council.

Diane Dil presented the Comprehensive Plan for adoption. Over the last two years the Commissioners have reviewed the goals and plans and attended a workshop of the changes to the Plan. The Planning Division has held public meetings looking at feedback. The Plan now has two new designations being Transition, and Regional Employment Center. Mike Duralia requested information on what has changed between the previous Comprehensive Plan and the current one. He motioned to defer to the next regular meeting to allow staff time to pull the requested information together. He would also like to see the comments from the public meetings. The motion was amended to defer this item to the Special Called meeting, if they could get the information in time, otherwise to the next regular meeting. Montrio Belton seconded the motion. The motion passed 6/2.

DEFERRED [6 to 2]**MOVANT:** Mike Duralia**SECOND:** Montrio Belton**AYES:** Henrickson, Velkovich, Mickel, Belton, Simmons, Duralia**NAYS:** Aubrie Parham, Kate Kraxberger**Other Business**

1. Rezoning Tracking Sheet

Executive Session**Matters for Consideration following Executive Session****Adjournment**

AT 7:52 a motion to adjourn was made by Matt Velkovich.