



YORK COUNTY
PLANNING COMMISSION
MINUTES • NOVEMBER 14, 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 (6:01 PM), 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, Secretary Bonnie Marsiglia: Present, Deputy County Attorney Laura Dover: Present (6:45 PM).

Approval of the Agenda

Jamie Henrickson called the meeting to order at 6:00 p.m.

It was noted that item number one under New Business had withdrawn. The amended agenda was approved with a motion by Antonio Mickel and a second by Matt Velkovich.

Adoption of Minutes

1. Approval of October 10, 2022 Planning Commission Minutes

ACCEPTED [Unanimous]

MOVANT: Kate Kraxberger

SECOND: Matthew Velkovich

2. Approval of October 27, 2022 Special Called Meeting Minutes

ACCEPTED [Unanimous]

MOVANT: Antonio Mickel

SECOND: Matthew Velkovich

New Business

1. Jaykant Patel is requesting a waiver from Section 154.200(Protection of Grand Trees) of the York County Land Development Code to allow for the removal of seven trees at 5753 Charlotte Highway, Clover; tax map numbers 559-00-00-182, -184, & -185; Council District 2: Love.

This item was withdrawn before the meeting started.

2. Rezoning 22-41; McGill (Applicant/Owner); requesting to rezone an approximately 8.0 acre portion of a 22.0 acre parcel from AGC to AGC-I. The subject parcel is located on McGill Road, York. The property is referenced as tax map number 153-00-00-001; Council District 3 - Winkler.

Diane Dil presented the rezoning request.

APPROVED [Unanimous]

MOVANT: Greg Simmons

SECOND: Matthew Velkovich

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

3. Rezoning 22-42; York County Council has initiated the rezoning of 52 parcels from various zoning districts to the newly created Parks and Recreation (PR) zoning district, as part of a countywide rezoning project of parcels currently used for active or passive recreational purposes.

Diane Dil presented the request and purpose of the rezonings. She reviewed the parcel locations. The Commissioners questioned why Riverhills was not included in the list presented and Pinetuck Golf Course was. Jonathan Buono and Diane Dil noted that Riverhills was not a separate golf course, but an amenity of a development and Pintuck was individually owned. Mr. Craig Cray owner of Pinetuck Golf Course spoke with the Commissioners. Staff and the Commissioners concurred that research would need to be done on Pinetuck and Riverhills.

Mike Duralia made a motion to approve the rezoning request with the recommendation that the Pinetuck parcels 614-00-00-014 and 614-00-00-037 be removed from the list. Montrio Belton seconded the motion that was unanimously passed.

APPROVED [Unanimous]

MOVANT: Mike Duralia

SECOND: Montrio Belton

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

RECUSED: Greg Simmons

Old Business

1. 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.

The Comprehensive Plan update resolution had been deferred at the October meeting, because the Commissioners were looking for an overview of changes, and responses from the public meetings. Mike Duralia verbally condensed his observations of the public meeting's summary. He expressed concern in changing the future land use of the Catawba area from Employment Center to Industrial Development. The Commissioners discussed the Catawba area in length. They agreed that they did not want to see the ID land use expand in that area.

Mike Duralia made a motion to adopt the proposed updates to the York County Comprehensive Plan, with the following change to the proposed Future Land Use Map in the vicinity of the intersection of Hall Spencer Road and South Anderson Road:

- a) Properties that are currently zoned Industrial Development and designated as Employment Center in the Future Land Use Map be designated as Industrial, and
- b) The properties that are not zoned Industrial Development and designated as Employment Center in the Future Land Use Map be designated as Artisan and everything else show a Rural Residential designation.

ADOPTED [Unanimous]

MOVANT: Mike Duralia

SECOND: Montrie Belton

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

Other Business

1. Rezoning Tracking Sheet

The tracking sheet was accepted.

Executive Session

Matters for Consideration following Executive Session

Adjournment

The meeting adjourned at 7:01 p.m. with a motion by Montrie Belton and a second by Mike Duralia.