



YORK COUNTY
PLANNING COMMISSION
MINUTES • DECEMBER 12, 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, John Segura: Present, Planning Manager Diane Dil: Present, Deputy County Attorney Laura Dover: Present, Secretary Bonnie Marsiglia: Present.

Approval of the Agenda

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

Jamie welcomed John Segura to the Planning Commission.

The agenda was approved with a motion by Aubrie Parham and a second by Kate Kraxberger.

Adoption of Minutes

1. Approval of November 14, 2022 Planning Commission Minutes

ACCEPTED [Unanimous]

MOVANT: Aubrie Parham

SECOND: Antonio Mickel

New Business

1. Rezoning 22-40; Ernesto Rodriguez (Applicant) Supreme Transport, LLC (Owner); requesting to rezone an approximately 2.164 acre parcel from GC to LI. The subject parcel is located on Churchill Road, Rock Hill. The property is referenced as tax map number 544-00-00-201; Council District 6 - Vacant.

Diane Dil presented the request. It was noted that the business that started in September is doing more than truck repair; it is dispatching trucks. The business is not in line with the Comprehensive Plan or the surrounding area and is a code violation. Jamie Henrickson motioned to deny the request and Antonio Mickel seconded the motion to deny. The motion to deny was unanimously approved.

DENIED [Unanimous]

MOVANT: Jamie Henrickson

SECOND: Antonio Mickel

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

2. Rezoning 22-43; Lisa and Jerry Dozier (Applicant/Owner); requesting to rezone a two acre portion of a 13.33 acre parcel from AGC to RUD. The subject parcel is located on Gordon Road, Rock Hill. The property is referenced as tax map number 437-00-00-040; Council District 5 - Cox.

Diane Dil presented the request. Mike Duralia motioned to approve. Kate Kraxberger seconded the motion that was unanimously passed.

APPROVED [Unanimous]

MOVANT: Mike Duralia

SECOND: Kate Kraxberger

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

3. Rezoning 22-45; Landis Pearce (Applicant) Reynolds Industries, Inc. (Owner); requesting to rezone an approximately 4.0 acre parcel from UD to LI. The subject parcel is located on Foothill Ways, Fort Mill. The property is referenced as tax map number 723-00-00-046; Council District 1 - Audette.

Diane Dil presented the request. With a motion by Greg Simmons and a second by Matt Velkovich the request was unanimously approved.

APPROVED [Unanimous]

MOVANT: Greg Simmons

SECOND: Matthew Velkovich

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

4. Rezoning 22-46; Sarah Love and William King (Applicant/Owner); requesting to rezone a 33.78 acre parcel from RMX-20 to RUD-I. The subject parcel is located of Eastview Road, Rock Hill. The property is referenced as tax map number 504-00-00-048; Council District 4 - Roddey.

Diane Dil presented the request. Antonio Mickel motioned to approved. Matt Velkovich seconded the motion and it was unanimously approved.

APPROVED [Unanimous]

MOVANT: Antonio Mickel

SECOND: Matthew Velkovich

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

5. Rezoning 22-47; Bull Creek, LLC (Applicant) Anita Feemster (Owner); requesting to rezone an approximately 0.68 acre portion of a 1.58 acre parcel from GC to RMX-10. The subject parcel is located on York Highway, York. The property is referenced as tax map number 446-00-00-065; Council District 3 - Winkler.

Diane Dil presented the request. There was discussion regarding the property serving as an access for the proposed manufactured home park. Matt Velkovich motioned to deny the request. Aubrie Parham seconded the motion to deny. The motion passed 7/2 in favor of denial.

DENIED [7 to 2]

MOVANT: Matthew Velkovich

SECOND: Aubrie Parham

AYES: Henrickson, Parham, Kraxberger, Velkovich, Simmons, Duralia, Segura

NAYS: Antonio Mickel, Montrio Belton

Other Business

1. Rezoning Tracking Sheet

Jamie Henrickson asked staff if any Grand Trees from last month's agenda located on Charlotte Highway had been removed. Diane informed the Commission that one tree had been removed on the apartment side where a road is going through. With an approved commercial site plan staff has the authority to allow the removal of a Grand Tree if it meets certain criteria. Therefore, they mitigated the Grand Tree at a one for one. Jamie requested that staff make sure that the approval was granted before the removal of the tree took place and report back the findings to the Commission.

2. Adoption of the 2023 Planning Commission Calendar

ADOPTED [Unanimous]

MOVANT: Matthew Velkovich

SECOND: Greg Simmons

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

Executive Session

Matters for Consideration following Executive Session

Adjournment

The meeting adjourned at 6:34 p.m. with a motion by Antonio Mickel.