



YORK COUNTY
PLANNING COMMISSION
MINUTES • JANUARY 9, 2023
FINAL



Planning Commission

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

6:00 PM

Matthew Velkovich: Present, Vice Chair Antonio Mickel: Present, Greg Simmons: Present, Chair Kate Kraxberger: Present, Aubrie Parham: Present (6:05 PM), Mike Duralia: Present, Diane Dil: Present, Secretary Bonnie Marsiglia: Present, Deputy County Attorney Laura Dover: Present, John Segura: 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 Matt Velkovich and a second by Mike Duralia.

Adoption of Minutes

1. Approval of December 12, 2022 Planning Commission Minutes

ACCEPTED [Unanimous]

MOVANT: Matthew Velkovich

SECOND: Greg Simmons

New Business

1. Planning Commission to Elect Officers for 2023

Mike Duralia nominated Kate Kraxberger for position of Chair. Aubrie Parham joined the meeting. Antonio Mikel seconded the motion that was passed by all.

Mike Duralia nominated Antonio Mickel for Vice Chair. Kate Kraxberger seconded the motion that was passed by all.

2. Rezoning 22-44; FMSD (Applicant/Owner); requesting to rezone an approximately 88.13 acre parcel from LI to OI. The subject parcel is located on Gold Hill Road, Fort Mill. The property is referenced as tax map number 719-00-00-199; Council District 1 - Audette.

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

APPROVED [Unanimous]

MOVANT: Matthew Velkovich

SECOND: Kate Kraxberger

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

3. Rezoning 22-48; William Ratchford (Applicant) Oak Grove Farms, LLC (Owner); requesting to rezone an approximately 15.15 acre parcel from RSF-40 to RUD. The subject parcel is located on Stallion Spirit Trail, Clover. The property is referenced as tax map number 360-00-00-046; Council District 2 - Love.

Diane Dil presented the request. It was discussed that livestock caused the need for rezoning. With a motion by Matt Velkovich and a second by Antonio Mickel the request was unanimously approved.

APPROVED [Unanimous]

MOVANT: Matthew Velkovich

SECOND: Antonio Mickel

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

4. Rezoning 22-49; Pamela Pendleton (Applicant) Estate of Donald Kenneth Johnson (Owner); requesting to rezone an approximately 1.12 acre portion of a 38.14 acre parcel from AGC to RUD. The subject parcel is located on Walnut Farm Road, York. The property is referenced as tax map number 386-00-00-006; Council District 2 - Love.

Diane Dil presented the request. Matt Velkovich motioned to approve with the staff recommended condition. John Segura seconded the request that was unanimously approved.

APPROVED [Unanimous]

MOVANT: Matthew Velkovich

SECOND: John Segura

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

5. Rezoning 22-50; Carla Yoder (Applicant) Mary Ann Lanier and Carla Yoder (Owners); requesting to rezone approximately 5.23 acre portions of three parcels totaling 16.149 acres from AGC to RUD and from RUD to AGC. The subject parcels are located on McKnight Road, York. The properties are referenced as tax map numbers 155-00-00-014, 155-00-00-015, and 155-00-00-023; Council District 3 - Atkins.

Diane Dil presented the request. Antonio Mickel motioned to approve with the staff recommended condition. Matt Velkovich seconded the request that was unanimously approved.

APPROVED [Unanimous]

MOVANT: Antonio Mickel

SECOND: Matthew Velkovich

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

6. Rezoning 22-42 (Revised to add River Hills Golf Course); York County Council has initiated the rezoning of 53 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. The property list has been revised to include River Hills Golf Course. Mike Duralia motioned to approve adding River Hills Golf Course to the list, but to continue in the recommendation to exclude Pinetuck Golf Course. Antonio Mickel seconded the motion. The motion was approved by all.

APPROVED [Unanimous]

MOVANT: Mike Duralia

SECOND: Antonio Mickel

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

Other Business

1. Planning Commission to receive requested information regarding Waiver 22-02.

NO ACTION TAKEN

MOVANT:

SECOND:

2. Planning Commission to Receive 2022 Annual Report

NO ACTION TAKEN

MOVANT:

SECOND:

3. Rezoning Tracking Sheet

NO ACTION TAKEN

MOVANT:

SECOND:

Executive Session

Matters for Consideration Following Executive Session

Adjournment

The meeting adjourned at 6:23 p.m. with a motion by Matt Velkovich and a second by John Segura.