



YORK COUNTY
PLANNING COMMISSION
MINUTES • JULY 10, 2023



FINAL

Planning Commission

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

6:00 PM

Chair, District 1 Kate Kraxberger: Present, District 2 Jamie Henrickson: Present, District 3 Aubrie Parham: Absent, District 4 Antonio Mickel: Present, District 5 Mike Duralia: Present, District 6 Matthew Velkovich: Present, District 7 Thomas Bach: Present, At Large John Segura: Present, At Large Greg Simmons: Present (6:03 PM), Planning Manager Diane Dil: Present, Deputy Assistant Attorney Laura Dover: Present (6:05 PM), Associate Planner Marion Ray: Present, Secretary Bonnie Marsiglia: Present.

Approval of the Agenda

Kate Kraxberger called the meeting to order at 6:00 p.m.

Matt Velkovich motioned to approve the agenda. Tom Bach seconded the motion that was approved by all in attendance.

Adoption of Minutes

APPROVED [Unanimous]

MOVANT: John Segura

SECOND: Mike Duralia

AYES: Kraxberger, Henrickson, Mickel, Duralia, Velkovich, Bach, Segura

ABSENT: Aubrie Parham, Greg Simmons

1. Approval of June 12, 2023 Planning Commission Minutes

New Business

1. Subdivision: Hopewell Road Applicant: Andrew Lavender Tax Map Number: 697-00-00-259 Total Acreage: 6.48 acres Total Lots: 2 single-family lots Council District #5: Christi Cox Zoning District: Residential Mixed 20 (RMX-20)

Marion Ray presented the request. There was some discussion regarding utilities and code changes.

APPROVED [Unanimous]

MOVANT: Matthew Velkovich

SECOND: Jamie Henrickson

AYES: Kraxberger, Henrickson, Mickel, Duralia, Velkovich, Bach, Segura,
Simmons

ABSENT: Aubrie Parham

2. Subdivision: Grahym at Southbridge Tax Map Number: 716-00-00-089 Total Acreage: 30.54 Total Lots: 95 Townhome Lots Requested Action: Preliminary Plat Approval Council District #7 - Debi Cloninger

Marion Ray presented the request for 95 townhomes. It was noted that Sidewalks and multi-use trails are required and provided.

APPROVED [Unanimous]

MOVANT: Matthew Velkovich

SECOND: Thomas Bach

AYES: Kraxberger, Henrickson, Mickel, Duralia, Velkovich, Bach, Segura,
Simmons

ABSENT: Aubrie Parham

3. Rezoning 23-27; Michael Johnson (Applicant) Cabela's Wholesale, Inc (Owner); requesting to rezone a 2.48 acre parcel from UD to OA. The subject parcel is located on Cabelas Drive, Fort Mill. The property is referenced as tax map number 723-00-00-082; Council District 1 - Audette.

Diane Dil presented to request. There was some discussion on buffers and traffic. It was noted that OA zoning has been recently added to the codes. A motion to approved by Matt Velkovich and seconded by Kate Kraxberger was unanimously approved by all.

APPROVED [Unanimous]

MOVANT: Matthew Velkovich

SECOND: Kate Kraxberger

AYES: Kraxberger, Henrickson, Mickel, Duralia, Velkovich, Bach, Segura, Simmons

ABSENT: Aubrie Parham

4. Rezoning 23-28; 5078 Regent Parkway, LLC (Applicant) Fresh Water Industries (Owner); requesting to rezone a 27 acre parcel from RMX-10 to RMX-6. The subject parcel is located 5078 Regent Parkway, Fort Mill. The property is referenced as tax map number 726-00-00-324; Council District 7 - Cloninger.

Diane Dil presented the request, noting that there is a nice mixed use path along Regent Parkway that would link the residents over to the commercial. A few of the Commissioners voiced concern regarding the lack of a TIA in aiding them on their decision process. Though the area has apartments and town homes, there was concern about putting more apartments in the area. It was also recommended that a senior living zoning code be added. There was discussion about requesting deed restrictions to assure 55 plus housing in the coming development.

Jamie Henrickson motioned to deny the request. Tom Bach seconded the motion.

Additional comments made included: Apartments not fitting in the neighborhood residential component of the Comprehensive Plan,; Keeping the property RMX-10 is better because of traffic congestion; Site distance is not good for exiting the development.

There was also discussion as to what requests could be made of the applicant by the Planning Commission in their decision making process.

The motion to deny was unanimously approved.

DENIED [Unanimous]

MOVANT: Jamie Henrickson

SECOND: Thomas Bach

AYES: Kraxberger, Henrickson, Mickel, Duralia, Velkovich, Bach, Segura,
Simmons

ABSENT: Aubrie Parham

5. Rezoning 23-29; 1201 Village Harbor, LLC (Applicant/Owner); requesting to rezone a 2.1 acre parcel from NC to GC. The subject parcel is located 1201 Village Harbor Drive, Lake Wylie. The property is referenced as tax map number 562-01-01-014; Council District 2 - Love.

Diane Dil presented the request. A motion to approve by Tom Bach and seconded by Matt Velkovich was unanimously approved.

APPROVED [Unanimous]

MOVANT: Thomas Bach

SECOND: Matthew Velkovich

AYES: Kraxberger, Henrickson, Mickel, Duralia, Velkovich, Bach, Segura,
Simmons

ABSENT: Aubrie Parham

Other Business

1. Rezoning Tracking Sheet

Executive Session

Matters for Consideration Following Executive Session

Adjournment

At 6:43 p.m. Jamie Henrickson motioned to adjourn. With a second by John Segura the Commission voted to adjourn.