



YORK COUNTY
PLANNING COMMISSION
MINUTES • SEPTEMBER 11, 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: Absent, District 3 Aubrie Parham: Present, District 4 Antonio Mickel: Absent, 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, Planning Manager Diane Dil: Present, Deputy Assistant Attorney Laura Dover: Present, Residential Planner Marion Ray: Present, Landscape Architect Peter Kisicki: 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. Greg Simmons seconded the motion that was approved by all.

Adoption of Minutes

1. Approval of August 14, 2023 Planning Commission Minutes

ACCEPTED [Unanimous]

MOVANT: Thomas Bach

SECOND: Matthew Velkovich

New Business

1. Subdivision: Cheryl Boyd lot split Applicant: Cheryl Boyd Tax Map Number: 451-00-00-026 Total Acreage: 71.61 acres Total Lots: 2 single-family lots Council District #3: Tommy Adkins Zoning District: Agricultural Conservation I (AGC-I)

Marion Ray presented the Preliminary Plat request. A TIA is not required. Tom Bach motioned to approve the request. With a second by John Segura, the motion passed unanimously 7/0.

APPROVED [Unanimous]

MOVANT: Thomas Bach
SECOND: John Segura
AYES: Kraxberger, Parham, Duralia, Velkovich, Bach, Segura, Simmons
ABSENT: Jamie Henrickson, Antonio Mickel

2. Subdivision: Gentry - Phase 5 Applicant: VK Handsmill, LLC Tax Map Number: 556-00-00-041; 556-00-00-036(P) Total Acreage: 14.53 (Phase 5) Total Lots: 24 single-family lots (Phase 5) Council District #2: Love Zoning District: Residential Single Family Mixed-10 (RMS-10)

Marion Ray presented the Preliminary Plat revision for phase 5 of the Gentry. Tom Bach motioned to approve with the staff recommended conditions:

1. Applicant is to replant the 10,534 sf of designated tree save areas that were previously removed, multiplied by 150 sf, at a rate of 36 trees per acre, with twelve (12) large-maturing trees. The applicant must choose the trees from Table 4-1 listed in Chapter 4 of the York County Land Development Manual. An updated landscape plan will need to be provided and approved by County Staff prior to replanting.

2. Applicant is to replant 295 linear feet of previously removed 50' perimeter bufferyard with 18 trees and 30 shrubs per 100 linear feet per Table 155.824-1 Type E 50' bufferyard. Trees and shrubs must adhere to the bufferyard planting standards listed in §155.822, and shall select plant material from approved species in Chapter 4 of the York County Land Development Manual. An updated landscape plan will need to be provided and approved by County Staff prior to replanting.

With a second by Matt Velkovich the motion passed unanimously 7/0.

APPROVED [Unanimous]

MOVANT: Thomas Bach
SECOND: Matthew Velkovich
AYES: Kraxberger, Parham, Duralia, Velkovich, Bach, Segura, Simmons
ABSENT: Jamie Henrickson, Antonio Mickel

3. Subdivision: Aberforth at Allison Creek Applicant: Fiorenza Properties Tax Map Number: 488-00-00-002 Total Acreage: 95.5 acres Total Lots: 155 single-family lots Council District #2: Love Zoning District: Planned Development (PD)

Marion Ray presented the Preliminary Plat request for Aberforth at Allison Creek. It was noted there is no time line for the commercial development to take place. Mike Duralia

motioned for approval. With a second by Matt Velkovich the motion was unanimously approved 7/0.

APPROVED [Unanimous]

MOVANT: Mike Duralia
SECOND: Matthew Velkovich
AYES: Kraxberger, Parham, Duralia, Velkovich, Bach, Segura, Simmons
ABSENT: Jamie Henrickson, Antonio Mickel

4. Rezoning 23-36; Brothers Storage (Applicant/Owner); requesting to rezone a 5.63 acre parcel from UD to LI. The subject parcel is located at 323 Flint Hill Road, Fort Mill. The property is referenced as tax map number 726-00-00-037; Council District 7 - Cloninger.

Dine Dil presented the request. John Segura motioned to approve the request. Tom Bach seconded the motion. This was unanimously approved 7/0.

APPROVED [Unanimous]

MOVANT: John Segura
SECOND: Thomas Bach
AYES: Kraxberger, Parham, Duralia, Velkovich, Bach, Segura, Simmons
ABSENT: Jamie Henrickson, Antonio Mickel

5. Rezoning 23-37; Irene and Jose Ayala (Applicant) Jose Ayala (Owner); requesting to rezone a 5.71 acre parcel from AGC to RUD. The subject parcel is located at 1674 Lawrence Road, Clover. The property is referenced as tax map number 282-00-00-013; Council District 2 - Love.

Dine Dil presented the request. Kate Kraxger motioned to approve and Mike Duralia seconded the motion. This was unanimously approved 7/0.

APPROVED [Unanimous]

MOVANT: Kate Kraxberger
SECOND: Mike Duralia
AYES: Kraxberger, Parham, Duralia, Velkovich, Bach, Segura, Simmons
ABSENT: Jamie Henrickson, Antonio Mickel

Other Business

1. Rezoning Tracking Sheet

Executive Session

Matters for Consideration Following Executive Session

Adjournment

The meeting adjourned with a motion by Matt Velkovich and a second by Greg Simmons at 6:33 p.m.