



YORK COUNTY
PLANNING COMMISSION
MINUTES • OCTOBER 9, 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 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, Planning Manager Diane Dil: Present, Residential Planner Marion Ray: Present, Deputy Assistant Attorney Laura Dover: Present, Secretary Bonnie Marsiglia: Present.

Approval of the Agenda

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

Antonio Mickel motioned to approve the agenda. Tom Bach seconded the motion that was approved by all.

Adoption of Minutes

1. Approval of September 11, 2023 Planning Commission Minutes

ACCEPTED [Unanimous]

MOVANT: Kate Kraxberger

SECOND: John Segura

New Business

1. Subdivision: Avonlea at Allison Creek Applicant: Fiorenza Properties Tax Map Number: 488-00-00-017 Total Acreage: 26.3 acres Total Lots: 54 single-family lots Council District #2: Love Zoning District: Planned Development (PD)

Marion Ray presented the Preliminary Plat request. Any stream buffer concerns will be addressed in civil construction plans. Matt Velkovich motioned to approve the request. With a second by Tom Bach, the motion passed unanimously 7/0.

APPROVED [Unanimous]

MOVANT: Matthew Velkovich

SECOND: Thomas Bach

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

ABSENT: Aubrie Parham

2. Subdivision: The Vista at Lake Wylie Applicant: MT Land, LLC Tax Map Number: 564-00-00-003 Total Acreage: 178.79 Total Lots: 140 single-family lots Council District #2: Love Zoning District: Rural Development (RUD)

Marion Ray presented the Preliminary Plat request. This is a cluster subdivision requiring a set space between clusters. She noted that only one in & out is required for up to 149 lots. Tom Bach motioned to approve the request. Antonio Mickel seconded the motion. During discussion Matt Velkovich expressed concern regarding the number of Grand Trees that would need to be removed in lots 1-3, 74-80, and 94 and 95. A total of twelve lots. Tom Bach amended his motion to have the applicant go back and look at the Grand Trees in the design process. After more discussion Mike Duralia motioned to go into Executive Session to get legal advice on the subdivision. Matt Velkovich seconded the motion.

At 6:30 p.m. the Commissioners went into Executive Session.

At 6:51 p.m. the Commissioners reconvened with no action being taken in Executive Session.

Tom Bach withdrew his amended motion, leaving the original motion to approve.

Matt Velkovich made a new amendment: In the event that it [grand tree mitigation waiver] doesn't come back, that staff provide a report to the Planning Commission about what the resultant mitigation plan was. Mike Duralia seconded the amendment. The amendment was approved unanimously.

The vote on the Preliminary Plat was also approved unanimously 7/0.

APPROVED [Unanimous]

MOVANT: Thomas Bach

SECOND: Antonio Mickel

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

ABSENT: Aubrie Parham

3. Rezoning 23-26; Jeff Solana (Applicant/Owner); requesting to rezone a 1.97 acre parcel from RSF-30 to NC. The subject parcel is located at 1820 S. Paraham Road, York. The property is referenced as tax map number 456-00-00-111; Council District 2 - Love.

Diane Dil presented the request. There was discussion regarding the building not being built under the Commercial Code. Diane informed the Commissioners the applicant would have to bring the property up to NC zoning. Matt Velkovich motioned to deny the request stating the applicant had 20 years to resolve issues and that he did not appreciate people using a structure for something other than what it was designed for. John Segura seconded the motion.

At 7:10 p.m. Greg Simmons motioned to go into Executive Session. Mike Duralia seconded the motion.

At 7:30 p.m. The Commissioners returned stating no action was taken.

Matt Velkovich withdrew his motion to deny.

Matt Velkovich made a motion to approve. Tom Bach seconded the motion that was unanimously approved 7/0.

APPROVED [Unanimous]

MOVANT: Matthew Velkovich

SECOND: Thomas Bach

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

ABSENT: Aubrie Parham

4. Rezoning 23-38; Martha Burnette (Applicant) Martha and Rocky (Owner); requesting to rezone a 0.99 acre parcel from RSF-30 to RMX-10. The subject parcel is located at 283 Country Haven Lane and 1718 Country Lodge Road, Fort Mill. The property is referenced as tax map number 659-00-00-013; Council District 1 - Audette.

Diane Dil presented the request. She explained the details of the County error regarding the property. Mike Duralia recommended that the rezoning fee be refunded to the applicant, due to it being County error. After discussion, Mike Duralia made a motion to approve the request. With a second by Antonio Mickel, the motion passed unanimously 7/0. However, they are hoping County Council will refund the rezoning fee paid back to the applicant since this was the County's error.

APPROVED [Unanimous]

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

5. Rezoning 23-39; James and Heather Rogers (Applicant) James and Heather Rogers/Diane Whitesell (Owner); requesting to rezone a 5.63 acre portion of two parcels from RUD to AGC. The subject parcels are located on Steele Village Road, Rock Hill. The properties are referenced as tax map numbers 522-00-00-014 and 522-00-00-021; Council District 5 - Cox.

Diane Dil presented the request. Matt Velkovich motioned to approved. With a second by John Segura, the motion was unanimously approved 7/0.

APPROVED [Unanimous]

MOVANT: Matthew Velkovich
SECOND: John Segura
AYES: Kraxberger, Mickel, Duralia, Velkovich, Bach, Segura, Simmons
ABSENT: Aubrie Parham

6. Rezoning 23-40; Sacksone Kounbandith (Applicant) Nguyen Danh (Owner); requesting to rezone a 0.824 acre parcel from NC to GC. The subject parcel is located at 1800 Gold Hill Road, Fort Mill. The property is referenced as tax map number 650-00-00-021; Council District 1 - Audette.

Diane Dil presented the request. There was discussion regarding areas that needed to be brought into compliance. Tom Bach motioned to approve. Matt Velkovich seconded the motion that passed unanimously 7/0.

APPROVED [Unanimous]

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

7. Rezoning 23-41; Mark Daniel Lindsey (Applicant/Owner); requesting to rezone a 9.62 acre parcel from UD to RSF-30. The subject parcel is located at 701 Porter Road, Rock Hill. The property is referenced as tax map number 672-00-00-053; Council District 4 - Roddey.

Diane Dil presented the request. Kate Kraxberger motioned to approve. With a second by Antonio Mickel, the motion passed unanimously 7/0.

APPROVED [Unanimous]

MOVANT: Kate Kraxberger

SECOND: Antonio Mickel

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

ABSENT: Aubrie Parham

8. Planning Commission to receive the updated Traffic Impact Analysis (TIA) for the Westport Residential Community.

Diane Dil presented the TIA submittal. There was discussion regarding the three percent factored on the 2022 field counts to represent 2023 traffic volumes. However, after discussion Mike Duralia motioned to accept the TIA, dated January 2023, for the Westport Residential Community at Allison Creek, along with the related Transportation Technical memorandum dated April 20, 2023. Tom Bach seconded the motion. The motion passed 6/1.

APPROVED [6 to 1]

MOVANT: Mike Duralia

SECOND: Thomas Bach

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

NAYS: Greg Simmons

ABSENT: Aubrie Parham

Other Business

1. Rezoning Tracking Sheet

Executive Session

Matters for Consideration Following Executive Session

Adjournment

The meeting adjourned with a motion by Antonio Mickel and a second by Mike Duralia at 8:12 p.m.