



YORK COUNTY
PLANNING COMMISSION
MINUTES • DECEMBER 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 3 Aubrie Parham: Present, 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: Absent, Planning Manager Diane Dil: 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.

The agenda was approved with a motion by Matt Velkovich and a second by Antonio Mickel.

Adoption of Minutes

APPROVED [Unanimous]

MOVANT: Thomas Bach

SECOND: John Segura

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

ABSENT: Greg Simmons

1. Approval of November 13, 2023 Planning Commission Minutes

New Business

1. Subdivision: The Vista at Lake Wylie (Revision) 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 revisions for the Vista at Lake Wylie preliminary plat. To meet the requests of Planning Commission on October 9, 2023 to save existing stands of grand trees, the applicant requested five modifications from the cluster's subdivision design standards. Matt Velkovich motioned to approve all five requests. Kate Kraxberger seconded the motion that was approved by all.

APPROVED [Unanimous]

MOVANT: Matthew Velkovich

SECOND: Kate Kraxberger

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

ABSENT: Greg Simmons

2. Rezoning 23-23; Wesley Page (Applicant) Whitesell Trucking (Owner); requesting to rezone a 2.5 acre portion of two parcels from UD to LI. The subject parcels are located along Anderson Road and Lesslie Highway, Rock Hill. The properties are referenced as tax map numbers 6920000074 and 6920000042; Council District 5 - Cox.

Diane Dil presented the request. She noted that there would continue to be three parcels.

Matt Velkovich made a motion to approve the request with the condition:

The property must be subdivided so that no more than one zoning district is applied to a parcel. An approved subdivision plat encompassing the portion of the property zoned LI shall be recorded with the York County Register of Deeds within 90 days of the rezoning approval.

Mike Duralia seconded the motion. This was unanimously approved.

APPROVED [Unanimous]

MOVANT: Matthew Velkovich

SECOND: Mike Duralia

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

ABSENT: Greg Simmons

3. Rezoning 23-43; Carolina Renovation, LLC (Applicant) Respectful Roads, LLC (Owner); requesting to rezone a 0.323 acre parcel from UD to RMX-10. The subject parcel is located 319 Rock Grove Avenue, Rock Hill. The property is referenced as tax map number 670-00-00-018; Council District 4 - Roddey.

Diane Dil presented the request. The city of Rock Hill's designation for this area was also considered in staff's decision. Tom Bach motioned to approve. Antonio Mickel seconded the motion approved by all.

APPROVED [Unanimous]

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

4. Rezoning 23-45; Henry Vinson (Applicant/Owner); requesting to rezone a 71.812 acre portion of a 76.986 acre parcel from RSF-40 to RUD. The subject parcel is located 128 Vinson Road, Rock Hill. The property is referenced as tax map number 751-00-00-002; Council District 5 - Cox.

Diane Dil presented the request. Mike Duralia motioned to approve. With a second by John Segura the motion passed unanimously.

APPROVED [Unanimous]

MOVANT: Mike Duralia
SECOND: John Segura
AYES: Kraxberger, Parham, Mickel, Duralia, Velkovich, Bach, Segura
ABSENT: Greg Simmons

5. Rezoning 23-46; Brian Fullan (Applicant) PIPH-5, LLC (Owner); requesting to rezone a 0.81 acre parcel from RSF-30 to RMX-10. The subject parcel is located on Highway 321 in Clover. The property is referenced as tax map number 373-00-00-040; Council District 2 - Love.

Diane Dil presented the request. Tom Bach motioned to approved. With a second by Matt Velkovich the motion passed unanimously.

APPROVED [Unanimous]

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

6. Planning Commission to review and provide a recommendation to amend Chapter 155: Zoning Code to modify the minimum separation requirement for Tattoo and Body Piercing establishments.

Diane Dil presented County Council's request for a recommendation on modifying the ordinance on *Minimum Separation Between Uses and Districts*. Matt Velkovich motioned to approve. Antonio Mickel seconded the motion that was unanimously approved.

APPROVED [Unanimous]

MOVANT: Matthew Velkovich

SECOND: Antonio Mickel

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

ABSENT: Greg Simmons

7. Planning Commission to review and provide a recommendation to amend Chapter 154: Land Development Code to increase the minimum size for a tree to be defined as a "Grand Tree"; to allow fully-wooded school, industrial, and commercial developments to fully mitigate grand tree removal through fee-in-lieu payments.

Diane presented County Council's request for a recommendation to change the size of the diameter of trees to be considered grand trees and to allow for the complete mitigation and removal of grand trees through a fee-in-lieu payment for schools, industrial, and commercial development when developing on fully wooded sites. Diane covered the section on "*Mitigation for removal of Grand Trees*" in the ordinance. This would not affect buffers.

The Commissioners had questions as to if County Council had received input from an arborist. There was discussion as to the success of the current updated ordinance on protection of grand trees, and that the clear cutting would show favoritism to schools, industrial and commercial land use. There was concern regarding the process in place being changed, since current mitigation has saved canopy and the original DBH list in the ordinance came from arborist recommendations.

Mike Duralia motioned to deny recommending the changes. Antonio Mickel seconded the motion and that was unanimously approved.

DENIED [Unanimous]

MOVANT: Mike Duralia

SECOND: Antonio Mickel

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

ABSENT: Greg Simmons

Other Business

1. Adoption of the 2024 Planning Commission Calendar

Diane Dil presented the proposed 2024 meeting calendar for the Planning Commission. She did note that November 12 they would be meeting on a Tuesday due to Veterans Day being on Monday. Mike Duralia motioned to approve. Tom Bach seconded and the motion was approved by all.

ADOPTED [Unanimous]

MOVANT: Mike Duralia

SECOND: Thomas Bach

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

ABSENT: Greg Simmons

2. Rezoning Tracking Sheet

Executive Session

Matters for Consideration Following Executive Session

Adjournment

The meeting adjourned at 7:03 p.m. with a motion by Matt Velkovich and second by John Segura.