



YORK COUNTY
PLANNING COMMISSION
MINUTES • FEBRUARY 12, 2024
FINAL



Planning Commission

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

6:00 PM

Chairman, District 6 Matthew Velkovich: Present, District 1 Kate Kraxberger: Present, District 3 Aubrie Parham: Present (6:01 PM), Vice Chair, District 4 Antonio Mickel: Present, District 5 Mike Duralia: Present, District 7 Thomas Bach: Present, District 2 John Segura: Present, Planning Manager Diane Dil: Present, Deputy Assistant Attorney Laura Dover: Present, Secretary Bonnie Marsiglia: Present.

Approval of the Agenda

The meeting was called to order by Matt Velkovich at 6:00 p.m. It was noted that item number 5 on the agenda is in Council District 2. The agenda was approved with a motion by John Segura and a second by Antonio Mickel.

Adoption of Minutes

1. Approval of January 31, 2024 Special Called Meeting Minutes

ACCEPTED [Unanimous]

MOVANT: Kate Kraxberger

SECOND: John Segura

New Business

1. Rezoning 24-02 Jay Maadi/Emily Brown Law, LLC (Applicants) Jay Maadi, LC (Owner); requesting to rezone a 1.93-acre parcel from NC to GC. The subject parcel is located at 2185 Neely Store Road, Rock Hill. The property is referenced as tax map number 748-00-00-045; Council District 5 - Cox.

Aubrie Parham arrived at 6:01 p.m. Diane Dil presented the request. Diane gave the history of the request for the expansion. It was noted that liquor sales has to be in GC zoning.

Mike Duralia motioned to deny the request. Tom Bach seconded. Matt Velkovich supported the denial due to the number of uses GC would allow. The motion to deny passed with a 6/1 vote.

DENIED [6 to 1]

MOVANT: Mike Duralia
SECOND: Thomas Bach
AYES: Velkovich, Parham, Mickel, Duralia, Bach, Segura
NAYS: Kate Kraxberger

2. Rezoning 24-03 Richard and Olivia Gregory (Applicants/Owners); requesting to rezone a 16.38-acre parcel from RMX-20 and GC to RUD. The subject parcel is located at 231 Blessed Hope Road, York. The property is referenced as tax map number 292-00-00-007; Council District 3 - Adkins.

Diane Dil presented the request. Tom Bach motioned to approved and Kate Kraxberger seconded the motion. With little discussion they approved the request with a unanimous vote.

APPROVED [Unanimous]

MOVANT: Thomas Bach
SECOND: Kate Kraxberger
AYES: Velkovich, Kraxberger, Parham, Mickel, Duralia, Bach, Segura

3. Rezoning 24-04 Keith Love and Gina Cuff (Applicants/Owners); requesting to rezone a 2.35-acre parcel from RSF-40 to RUD-I. The subject parcel is located off Hickory Ridge Road, Rock Hill. The property is referenced as tax map number 535-00-00-077; Council District 4 - Roddey.

Due to Matt Velkovich recusing himself from the agenda item, Antonio Mickel took over the gavel. Diane Dil presented the request. John Segura motioned to approve and Tom Bach seconded the motion. This passed unanimously 6/0.

APPROVED [Unanimous]

MOVANT: John Segura
SECOND: Thomas Bach
AYES: Kraxberger, Parham, Mickel, Duralia, Bach, Segura
RECUSED: Matthew Velkovich

4. Rezoning 24-05 Foundry Commercial (Applicant) Lexington Fort Mill LLC (Owner); requesting to rezone two parcels for a total of 32-acres from UD to LI. The subject parcels are located at 3476, 3480, and 3560 Stateview Boulevard. The properties are referenced as tax map numbers 723-00-00-071 and -072; Council District 7 - Cloninger.

Diane Dil presented the request. Antonio Mickel motioned to approve. With a second by Tom Bach the motion was approved unanimously.

APPROVED [Unanimous]

MOVANT: Antonio Mickel

SECOND: Thomas Bach

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

5. Rezoning 24-06 Travis Boyd (Applicant) Travis Boyd Construction (Owner); requesting to rezone a 4.46-acre portion of a 70.52-acre parcel from AGC to RUD. The subject parcel is located on Beamguard Road, Clover. The property is referenced as tax map number 279-00-00-004; Council District 2 - Boyd.

Diane Dil presented the request. It was noted that back in time a 1 acre lot could have been left with an AGC zoning. Tom Bach motioned to deny the request due to the request not being consistent with the Comp Plan or area parcels. Aubrie Parham seconded the motion. Antonio Mickel noted that since the road divided the parcel, he didn't feel it would be spot zoning. The motion to deny passed with a 4/3 vote.

DENIED [4 to 3]

MOVANT: Thomas Bach

SECOND: Aubrie Parham

AYES: Matthew Velkovich, Aubrie Parham, Thomas Bach, John Segura

NAYS: Kate Kraxberger, Antonio Mickel, Mike Duralia

6. Rezoning 24-07 Otis Wilson (Applicant/Owner); requesting to rezone a 15.05-acre parcel from AGC to RUD. The subject parcel is located on Redwood Road, Rock Hill. The property is referenced as tax map number 530-00-00-013; Council District 4 - Roddey.

Diane Dil presented the request. Antonio Mickel motioned to approve the request. Kate Kraxberger seconded the motion. The motion passed with a 6/1 vote.

APPROVED [6 to 1]

MOVANT: Antonio Mickel
SECOND: Kate Kraxberger
AYES: Velkovich, Kraxberger, Mickel, Duralia, Bach, Segura
NAYS: Aubrie Parham

7. Rezoning 24-08 Randy Suddreth (Applicant) Dustin and Ashton Baker (Owners); requesting to rezone a 0.71-acre portion of a 7.30-acre parcel from RSF-40 to AGC-I. The subject parcel is located 581 Carolina Downs, York. The property is referenced as tax map number 448-01-01-041; Council District 3 - Adkins.

Diane Dil presented the request. A majority of the parcel is AGC-I and they are looking to remove the split zoning status. Kate Kraxberger motioned to approved. Tom Bach seconded the motion that passed unanimously.

APPROVED [Unanimous]

MOVANT: Kate Kraxberger
SECOND: Thomas Bach
AYES: Velkovich, Kraxberger, Parham, Mickel, Duralia, Bach, Segura

8. Rezoning 24-09 Donovan Steltzner (Applicant) Dwayne Miller (Owner); requesting to rezone a 4.84-acre portion of a 9.84-acre parcel from AGC to RUD. The subject parcel is located at 5393 South Fork Road, Rock Hill. The property is referenced as tax map number 430-00-00-015; Council District 5 - Cox.

Diane Dil presented the request. There was discussion regarding the second parcel just coming up short of the 5 acres to make it RUD. Mike Duralia made a motion to approve with restrictions. Antonio Mickel seconded the motion. The motion failed 2/5.

FAIL [2 to 5]

MOVANT: Mike Duralia
SECOND: Antonio Mickel
AYES: Antonio Mickel, Mike Duralia
NAYS: Velkovich, Kraxberger, Parham, Bach, Segura

2nd Motion

A motion was made by Matt Velkovich and seconded by Aubrie Parham to deny the request. The motion passed 5/2.

DENIED [5 to 2]

MOVANT: Matthew Velkovich

SECOND: Aubrie Parham

AYES: Velkovich, Kraxberger, Parham, Bach, Segura

NAYS: Antonio Mickel, Mike Duralia

Other Business

1. Rezoning Tracking Sheet

Executive Session

Matters for Consideration Following Executive Session

Adjournment

At 6:52 p.m. Antonio Mickel motioned to adjourn the meeting. With a second by Matt Velkovich the meeting unanimously adjourned.