



YORK COUNTY
PLANNING COMMISSION
MINUTES • APRIL 8, 2024
FINAL



Planning Commission

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

6:00 PM

Chairman Matthew Velkovich: Present, District 1 Kate Kraxberger: Present, District 3 Aubrie Parham: Present, District 4 Antonio Mickel: Present, District 5 Mike Duralia: Absent, District 7 Thomas Bach: Present, District 2 John Segura: Present, Planning Manager Diane Dil: Present, Associate Planner Marion Ray: Present, Dupty 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. The agenda was approved with a motion by Kate Kraxberger and a second by John Segura.

Adoption of Minutes

1. Approval of March 11, 2024 Planning Commission Minutes

ACCEPTED [Unanimous]

MOVANT: Thomas Bach

SECOND: Antonio Mickel

New Business

1. Subdivision: Legacy Point - Watford Tract Applicants: Ashley, Kyle, Lewis, and Karen Watford Tax Map Number: 581-00-00-063 Total Acreage: 17.48 acres Total Lots: 3 single-family lots Council District #2: Allison Love Zoning District: Rural Development (RUD)

Marion Ray presented the subdivision of lot 4 of Tract 2 of Legacy Point. Tom Bach motioned to approve. With a second by Kate Kraxberger the motion passed unanimously 6/0.

APPROVED [Unanimous]

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

2. Rezoning 24-14 Justin Caskey (Applicant) Fort Mill Associates, LLC (Owner); requesting to rezone a 1.35-acre parcel from UD to GC. The subject parcel is located at 1646 Highway 160, Fort Mill. The property is referenced as tax map number 655-00-00-037; Council District 1 - Audette.

Diane Dil presented the request. The change of zoning will take away some of the industrial uses and expand retail center uses. With a motion by John Segura and a second by Antonio Mickel the motion passed unanimously 6/0.

APPROVED [Unanimous]

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

3. Rezoning 24-15 Justin Caskey (Applicant) Commerce Center LLC (Owner); requesting to rezone a 0.79-acre parcel from UD to GC. The subject parcel is located at 1642 Highway 160, Fort Mill. The property is referenced as tax map number 655-00-00-034; Council District 1 - Audette.

Diane Dil presented the request. The change of zoning will take away some of the industrial uses and expand retail center uses. With a motion by John Segura and a second by Antonio Mickel the motion passed unanimously 6/0.

APPROVED [Unanimous]

MOVANT: Antonio Mickel

SECOND: Thomas Bach

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

ABSENT: Mike Duralia

4. Rezoning 24-16 Ashley and Hugh Ford and Daniel Owens (Applicants/Owners) ; requesting to rezone a 0.89-acre parcel from RSF-30 to OI. The subject parcel is located at 3425 Hands Mill Highway, York. The property is referenced as tax map number 555-00-00-008; Council District 2 - Love.

Diane Dil presented the request. It was noted that the area is still considered rural. Matt Velkovich motioned to deny the request. John Segura seconded the motion that was passed unanimously 6/0. It is not at a major road, there is no like business in the area, and is not consistent with the Comprehensive Plan and the Future Land Use map.

DENIED [Unanimous]

MOVANT: Matthew Velkovich

SECOND: John Segura

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

ABSENT: Mike Duralia

5. Rezoning 24-17 Clover School District (Applicant/Owner); requesting to rezone a 15.67-acre parcel from RMX-20 to RSF-40. The subject parcel is located 1771 Blue Eagle Way, Clover. The property is referenced as tax map number 382-00-00-065; Council District 2 - Love.

Diane Dil presented the request. With a motion by Kate Kraxberger and a second by Tom Bach the motion passed unanimously 6/0.

APPROVED [Unanimous]

MOVANT: Kate Kraxberger

SECOND: Thomas Bach

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

ABSENT: Mike Duralia

6. Rezoning 24-18 Andrew Boshears (Applicant) Gold Hill One LLC (Owner); requesting to rezone two parcels totaling 2.19-acres from NC to GC. The subject parcels are located on Gold Hill Road, Fort Mill. The properties are referenced as tax map numbers 651-00-00-012 and -025; Council District 1 - Audette.

Diane Dil presented the request. The site is looking to add gas and convenience sales. Kate Kraxberger let it be known as a member of the community she would like to see a restaurant or shopping come instead of another gas station. Antonio Mickel motioned to approve. John Segura seconded the motion that passed unanimously 6/0.

APPROVED [Unanimous]

MOVANT: Antonio Mickel

SECOND: John Segura

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

ABSENT: Mike Duralia

7. Rezoning 24-19 Susan Barnes Ellis (Applicant) Louise Barron Barnes and Susan Barnes Ellis (Owners); requesting to rezone a 47.30-acre portion of a 67.39-acre parcel from RMX-20 to RSF-40. The subject parcel is located 1881 and 1895 McClain Drive, Rock Hill. The property is referenced as tax map number 639-00-00-049; Council District 6 - Huckabee.

Diane Dil presented the request. This would remove the split zoning status of the property. Matt Velkovich motioned to approve. Antonio Mickel seconded the motion. This was unanimously approved 6/0.

APPROVED [Unanimous]

MOVANT: Matthew Velkovich

SECOND: Antonio Mickel

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

ABSENT: Mike Duralia

8. Rezoning 24-20 John Houser (Applicant) John Houser and Gwen Manor (Owners); requesting to rezone a 2.0-acre portion of a 30.68-acre parcel from GC to AGC. The subject parcel is located at 720 South Beersheba Road, Clover. The property is referenced as tax map number 191-00-00-005; Council District 1 - Adkins.

Diane Dil presented the request. It was confirmed that this is in District 3. The owner has removed the cars and is looking to use the building for agriculture purposes. Aubrie Parham motioned to approve. With a second by Tom Bach the motion passed unanimously 6/0.

APPROVED [Unanimous]

MOVANT: Aubrie Parham

SECOND: Thomas Bach

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

ABSENT: Mike Duralia

9. Planning Commission to review and provide a recommendation to amend Chapter 155: Zoning Code, Section 155.937 Temporary Signs, to modify standards related to the location, size, number, and permitting of temporary signs in each sign district and to modify the permitted duration of stay for temporary signs.

Diane presented the ordinance that came from County Council. She noted that signs cannot be regulated based on content. There was much discussion on signs. It was noted that signs can cause site issues when pulling out onto the road.

The ordinance as presented was not approved. Instead Kate Kraxberger motioned to make temporary signs consistent throughout the County (including Lake Wylie), limiting lot interior large signs to two and small to six, 45 days - two times a year, non consecutive, with no signs in the site triangle. Antonio Mickel seconded the motion that was passed unanimously 6/0.

PASS [Unanimous]

MOVANT: Kate Kraxberger

SECOND: Antonio Mickel

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

ABSENT: Mike Duralia

Old Business

1. Planning Commission to review and provide a recommendation to amend Chapter 155: Zoning Code to modify separation requirements for certain uses in the Lake Wylie Zoning Overlay.

Diane Dil explained the maps in the packet and refreshed the Commissioners on what was presented last month. It was noted that if no recommendation was given to County Council tonight that the ordinance would go forward as written. It was also noted that existing businesses would be grand fathered in. Matt Velkovich made note of the letter received by the Lake Wylie Chamber of Commerce.

EXECUTIVE SESSION:

At 7:25 p.m., after much discussion, John Segura motioned to go into Executive Session to receive legal council on the options before the Commission. Tom Bach seconded the motion.

At 7:37 p.m. the Commissioners returned to regular session.

MATTERS FOR CONSIDERATION FOLLOWING EXECUTIVE SESSION:

After Executive Session, Matt Velkovich stated that no action was taken during Executive Session. He made mention that no additional sites have been developed since recode with the uses being restricted by the 660 feet. Matt Velkovich recommended that the Commission vote on the ordinance in sections to see where there was a consensus. Following is a list of the votes on various sections of the agenda item.

Seperation of Uses

Matt Velkovich made a motion to have each use type listed on page 116 be independent, but as 4 types: Vehicle Services, Car Wash & Gas Station combined, Drive thru Restaurants, Self-storage. This way one use would not limit another use. Antonio seconded the motion. This motion failed 2/4.

FAILED [2 to 4]

Seperation of Uses

John Segura motioned to have the existing ordinance regarding use separation requirements to stay as is. Tom Bach seconded the motion that passed 4/2.

PASSED [4 to 2]

MOVANT: John Segura
SECOND: Thomas Bach
AYES: Kate Kraxberger, Aubrie Parham, Thomas Bach, John Segura
NAYS: Matthew Velkovich, Antonio Mickel
ABSENT: Mike Duralia

Corridor Plan

Matt Velkovich motioned to have a Corridor Plan implemented. This would be to minimize curb cuts, increase internal circulation and cross access multiple commercial lots, and revisit the separation requirements that prevent over concentration of certain uses. The study should cover four areas of study:

- a) Buster Boyd Bridge to intersection 274/49
- b) 274/49 down to Hwy 55 (Hwy 557 all the way to Hwy 55) (Diane will help me with this)
- c) 274/49 down to Five Points
- d) Five Points down to Cannon Ball Run

This study could also include architectural standards. He would like to see public meeting with stakeholders, residents and commercial property owners.

Tom Bach seconded the motion. The motion passed 5/1.

PASSED [5 to 1]

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

Distance Between Uses

Matt Velkovich motioned to maintain the current 660 feet between separation of uses. Antonio Mickel seconded the motion. This motion passed unanimously 6/0.

PASSED [Unanimous]

MOVANT: Matthew Velkovich

SECOND: Antonio Mickel

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

ABSENT: Mike Duralia

Seperation Language

Matt Velkovich motioned to including the new language in B (2) (a) that talks about separation on the same or adjacent lot. Antonio Mickel seconded the motion. This passed unanimously 6/0.

PASSED [Unanimous]

MOVANT: Matthew Velkovich

SECOND: Antonio Mickel

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

ABSENT: Mike Duralia

RV & Boat Storage

John Segura motioned to have Motor Vehicle, Recreational Vehicle, & Boat Storage to be added to the list of separation uses as a sixth use. Tom Bach seconded the motion. The motion failed with a vote of 3/3.

FAILED [3 to 3]

Other Business

1. Rezoning Tracking Sheet

Executive Session

Matters for Consideration Following Executive Session

Adjournment

The meeting was adjourned at 8:18 p.m. with a motion by Aubrie Parham and a second by Kate Kraxberger.