



YORK COUNTY
PLANNING COMMISSION
MINUTES • JULY 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: Absent, District 4 Antonio Mickel: Present, District 5 Mike Duralia: Present, District 7 Thomas Bach: Present, District 2 John Segura: Absent, Planning Manager Diane Dil: Present, Principal Planner Rick Abboud: Present, Zoning Planner Marion Ray: Present, Deputy Assistant Attorney Laura Dover: Present, Secretary Bonnie Marsiglia: Present.

Approval of the Agenda

The meeting was called to order at 6:00 p.m. by Matt Velkovich. The agenda was approved with a motion by Antonio Mickel and a second by Kate Kraxberger.

Adoption of Minutes

1. Approval of June 10, 2024 Planning Commission Minutes

Tom Bach requested the minutes of June 10, 2024 be amended to note the concern Mr. Segura and he had regarding left outs and left ins for both the 49 and 274 intersections. The minutes were approved as corrected with a motion by Tom Bach and a second by Antonio Mickel.

ACCEPTED [Unanimous]

MOVANT: Thomas Bach

SECOND: Antonio Mickel

AYES: Velkovich, Kraxberger, Mickel, Duralia, Bach

ABSENT: Aubrie Parham, John Segura

Public Hearing

1. Chaplin Spencer has filed for a waiver from the York County Land Development Code to allow for a parcel to be subdivided utilizing an easement width less than the required 25 feet. The subject property is a 42.71 acre parcel located in the AGC district. Council District – 1, Audette. Case Number W24-02.

Rick Abboud explained the waiver request. He highlighted information on pages 7 and 8 of the Planning Commission Packet. The applicant, Chapman Spencer, emphasized that Mr. Ludemann was only looking to put one residence on each of the two lots. He referenced the access easement agreement on page 20 of the Planning Commission Packet.

Kate Kraxberger motioned to open the Public Hearing. Tom Bach seconded the motion. Mr. Edwin Scott Klein, 247 Forsythia Lane, Mr. Marc Burger, 225 Forsythia Lane, and Mr. Ben Bartelt, 253 Forsythia Lane spoke during the Public Hearing portion.

Antonio Mickel motioned to close the Public Hearing. Mike Duralia seconded the motion.

Matt Velkovich motioned to approve the waiver based on staff findings. Antonio Mickel seconded the motion. Kate Kraxberger commented that she would not support any additional development on these lots. Matt Velkovich commented that the easement predates the code. The motion to grant the waiver was passed unanimously.

APPROVED [Unanimous]

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

New Business

1. Subdivision: Nation Land Co. - Sherrer Rd. Applicants: Nation Land Company, LLC Tax Map Numbers: 454-00-00-029 & 454-00-00-009 Total Acreage: 51.95 acres Total Lots: 3 single-family lots Council District #2: Allison Love Zoning District: Agricultural Conservation-I (AGC-I)

Marion Ray presented the Preliminary Plat. A motion to approve was made by Kate Kraxberger, seconded by Mike Duralia, and unanimously approved by all.

APPROVED [Unanimous]

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

2. Subdivision: Floweing Meadows Applicants: Julie Strom Flowe, Et al. Tax Map Number: 453-00-00-009 Total Acreage: 57.41 acres Total Lots: 3 single-family lots Council District #2: Allison Love Zoning District: Agricultural Conservation-I (AGC-I)

Marion Ray presented the Preliminary Plat. It was noted that the tree save area is located on Tract 3. Mike Duralia motioned to approve. Tom Bach seconded the motion that was unanimously approved by all.

APPROVED [Unanimous]

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

3. Rezoning 24-30 Michele Kilgore (Applicant/Owner); requesting to rezone two parcels that total 0.40-acres from RSF-40 to RMX-10. The subject parcels are located on West Lakewood Drive, Rock Hill. The properties are referenced as tax map numbers 586-01-06-014; -015; Council District 6 - Huckabee.

Diane Dil presented the request. They are combining property to create a single family home. There was a small discussion regarding doing a Planning Commission initiated rezoning for the area in the future to make things more conforming. Kate Kraxberger motioned to recommend approval. Tom Bach seconded the motion that was unanimously approved.

APPROVED [Unanimous]

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

4. Rezoning 24-31 Demetrios Kakouras (Applicant) DSK Investments LLC (Owner); requesting to rezone a 0.602 acre parcel from RSF-40 to RMX-10. The subject parcel is located on Palmetto Drive, Rock Hill. The property is referenced as tax map number 586-01-07-002; Council District 6 - Huckabee.

Matt Velkovich recused himself. Antonio Mickel took over the gavel. Diane Dil presented the request. This request is looking to divide the property to create two lots. Answers to the Planning Commission's questions brought out that the commercial property is responsible for the buffer, and the adjoiners drive would be ironed out when the property is subdivided. Kate Kraxberger motioned to approve. Mike Duralia seconded the motion that was unanimously approved.

APPROVED [Unanimous]

MOVANT: Kate Kraxberger

SECOND: Mike Duralia

AYES: Kate Kraxberger, Antonio Mickel, Mike Duralia, Thomas Bach

ABSENT: Aubrie Parham, John Segura

RECUSED: Matthew Velkovich

5. Rezoning 24-32 Daniel J Ballou (Applicant) Titan Land Partners LLC (Owner); requesting to rezone 15 parcels that total approximately 215-acres from RMX-10 to RUD. The subject parcels are located off Concord Road, York. The properties are referenced as tax map numbers 581-00-00-054 through -062;-064;-065;-070;-071; Council District 6 - Huckabee.

Matt Velkovich recused himself from this request. Antonio Mickel still had the gavel. Diane Dil presented the request noting that the Council District is actually 2, Allison Love. She also notified the Commissioners that she had received 6 emails from people on the peninsula requesting a minimum lot size of 5 acres and 20% open space for this acreage. She stated the current residents lot sizes are 0.47 to 2.92, with the average less than one acre.

There was discussion regarding the size of lots, number of lots this would allow, number of homes already in area, and greenspace.

Tom Bach made a motion to approve the rezoning with the condition that there be a minimum lot size of 5 acres and the entire acreage have a 20% green space. Mike Duralia seconded the motion. This vote failed with a vote of 2/2.

Yes: Mike Duralia, Tom Bach

No: Antonio Mickel, Kate Kraxberger

Antonio Mickel made a motion to approve. Kate Kraxberger seconded the motion. Discussion followed regarding the amount of traffic on the peninsula, the requirement of a TIA on more than 29 lots, ability to perk, utilities, tree save, and the requirements for one acre parcels. This motion passed 3/1.

APPROVED [3 to 1]

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

6. Rezoning 24-33 Adam and Brandy Speake (Applicants) Josh and Kylie Greene (Owners); requesting to rezone a 2-acre portion of a 21-acre parcel from AGC to RUD. The subject parcel is located at 811 Carson Road, York. The property is referenced as tax map number 401-00-00-007; Council District 3 - Adkins.

Matt Velkovich is back as chair. Diane Dil presented the rezoning request. There was discussion regarding the ability of keeping the land AGC by making the cut 5 acres. Mike Duralia motioned to deny the request. With a second by Antonio Mickel, the request recommendation was unanimously denial.

DENIED [Unanimous]

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

7. Rezoning 24-34 Kings Mountain Investments LLC and PSquare Investments LLC (Applicant/Owner); requesting to rezone three parcels that total 6.5-acres from RSF-40 to OI. The subject parcels are located at 3701 and 3717 Pleasant Road and 1291 Altura Road, Fort Mill. The properties are referenced as tax map numbers 720-00-00-007; -008; -260; Council District 1 - Audette.

Diane Dil presented the request. She explained how this would be a transition between the distribution/warehouse area and the residential area. Matt Velkovich motioned to approve the rezoning. Tom Bach seconded the motion. The motion passed unanimously.

APPROVED [Unanimous]

MOVANT: Matthew Velkovich

SECOND: Thomas Bach

AYES: Velkovich, Kraxberger, Mickel, Duralia, Bach

ABSENT: Aubrie Parham, John Segura

Other Business

1. Rezoning Tracking Sheet

Executive Session

Matters for Consideration Following Executive Session

Adjournment

The meeting adjourned at 7:22 p.m. with a motion by Antonio Mickel and a second by Kate Kraxberger.