



YORK COUNTY
PLANNING COMMISSION
MINUTES • AUGUST 12, 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: Present, District 7 Thomas Bach: Present, District 2 John Segura: Absent, Planning Manager Diane Dil: Present, Principal Planner Rick Abboud: Present, Deputy Assistant Attorney Laura Dover: Present, Secretary Bonnie Marsiglia: Present.

Approval of the Agenda

The meeting was moved to room 3801, instead of being held in the Council Chambers do to environmental conditions. The meeting was called to order at 6:00 p.m. by Matt Velkovich. The agenda was approved with a motion by Tom Bach and a second by Mike Duralia.

Adoption of Minutes

1. Approval of July 8, 2024 Planning Commission Minutes

Matt Velkovich requested the minutes of July 8, 2024 be amended to reflect that he was recused on item number four. The minutes though stating he was recused, was still reflecting him as a voter. With that change, Matt Velkovich motioned for approval of the minutes. Kate Kraxberger seconded the motion that was approved by all.

Public Hearing

1. Foundry Commercial has filed for a waiver from the York County Land Development Code to allow for a driveway separation to be less than the required 160 feet. The subject property is a 32.03 acre parcel located in the Light Industrial (LI) district. Council District – 7, Cloninger. Case Number W24-03.

Rick Abboud presented the waiver request. The Commissioners had a few questions regarding location and alterations to the drive. Greg Welsh, on behalf of the applicant noted that he was there if the Commissioners had any questions for him.

Matt Velkovich motioned to open the public hearing and Antonio Mickel seconded the motion that passed unanimously. No one spoke for or against the request. Tom Bach motioned to close the public hearing and Mike Duralia seconded the motion that passed unanimously.

Kate Kraxberger motioned to approve the waiver request. Antonio Mickel seconded the motion. The waiver was approved unanimously 6/0.

APPROVED [Unanimous]

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

New Business

1. Rezoning 24-35 LaSheca Sherer (Applicant) Helena Neufville (Owner); requesting to rezone a 0.32-acre parcel from UD to RMX-10. The subject parcel is located at 1074 Archer Drive, Rock Hill. The property is referenced as tax map number 624-00-00-186; Council District 4 - Roddey.

Diane Dil presented the request. The Commissioners had a few questions regarding required setbacks and septic. Antonio Mickel motioned for approval. Kate Kraxberger seconded the motion that was approved by all 6/0.

APPROVED [Unanimous]

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

2. Rezoning 24-36 Charles Addison (Applicant) Charles and Barbara Addison (Owners); requesting to rezone two parcels totaling 24.48-acres from RMX-20 to RUD. The subject parcels are located on Walker Road, Rock Hill. The properties are referenced as tax map numbers 752-00-00-016, -097; Council District 5 - Cox.

Diane Dil presented the request. Mike Duralia motioned to approve. Aubrie Parham seconded the motion, approved unanimously 6/0.

APPROVED [Unanimous]

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

3. Rezoning 24-38 Jeremy and Adelle Schulze (Applicants/Owners); requesting to rezone a 4.9-acre parcel from AGC to RUD. The subject parcel is located at 3625 Broadhurst Lane, Clover. The property is referenced as tax map number 191-00-00-018; Council District 3 - Adkins.

Diane Dil presented the request. Tom Bach motioned for approval and Kate Kraxberger seconded it. The motion was unanimously approved 6/0.

APPROVED [Unanimous]

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

4. Rezoning 24-39 Casey Catoe (Applicant) Casey and Nicole Catoe (Owners); requesting to rezone a 0.38-acre parcel from RSF-30 to OI. The subject parcel is located at 6213 Oakridge Road, Clover. The property is referenced as tax map number 478-00-00-076; Council District 2 - Love.

Diane Dil presented the request. It was noted that the applicant had requested a residential permit. It was discovered the building was being used as offices with cubicles. The Commissioners questioned/discussed other non-residential uses in the area. Matt Velkovich motioned to deny the request. Antonio Mickel seconded the motion. The motion to deny the request was unanimously approved 6/0.

DENIED [Unanimous]

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

Other Business

1. Rezoning Tracking Sheet

Executive Session

Matters for Consideration Following Executive Session

Adjournment

The meeting adjourned at 6:42 p.m. with a motion by Kate Kraxberger and a second by Matt Velkovich.