



**YORK COUNTY**  
**PLANNING COMMISSION**  
**MINUTES • SEPTEMBER 9, 2024**  
**FINAL**



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**Planning Commission**

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

**6:00 PM**

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Chairman Matthew Velkovich: Present, District 1 Kate Kraxberger: Present, District 3 Aubrie Parham: Present, District 4 Antonio Mickel: Absent, District 5 Mike Duralia: Present, District 7 Thomas Bach: Present, District 2 John Segura: Present.

**Approval of the Agenda**

The meeting was called to order at 6:01 p.m. by Matt Velkovich. The agenda was approved with a motion by Kate Kraxberger and a second by John Segura.

**Adoption of Minutes**

The Minutes from August 12, 2024 were approved with a motion by Tom Bach and a second by Matt Velkovich.

1. Approval of August 12, 2024 Planning Commission Minutes

**New Business**

1. Rezoning 24-40 James Martin Comer (Applicant/Owner); requesting to rezone a 0.88-acre portion of a 218-acre parcel from RUD to AGC. The subject parcel is located at 5370 Hickory Grove Road, Hickory Grove. The property is referenced as tax map number 103-00-00-001; Council District 3 - Adkins.

Diane Dil presented the request. Kate Kraxberger motioned to approve. Aubrie Parham seconded the motion. The motion was approved unanimously 6/0.

**APPROVED [Unanimous]**

**MOVANT:** Kate Kraxberger

**SECOND:** Aubrie Parham

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

**ABSENT:** Antonio Mickel

2. Rezoning 24-41 James and Teddi Robin Warner (Applicant) Holly Lee Warner (Owner); requesting to rezone a 1.57-acre parcel from RSF-40 to RSF-30. The subject parcel is located at 2937 Forest Hills Circle. The property is referenced as tax map number 635-00-00-048; Council District 6 - Huckabee.

Diane Dil presented the request. The new lot line will be similar to those already in the area. Matt Velkovich motioned to approve. Tom Bach seconded the motion approved by all 6/0.

**APPROVED [Unanimous]**

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

3. Rezoning 24-42 Eric Hillman (Applicant) Baywoods Drive, LLC(Owner); requesting to rezone two parcels that total 5.24 acres from RSF-30 to GC. The subject parcels are located at 1650 Herlong Ct, Rock Hill. The properties are referenced as tax map numbers 593-00-00-008; -009; Council District 4 - Roddey.

Diane Dil presented the request. The parcel sets between residential to the south and a hospital to the north. The other zoning codes that encompass event planning were discussed. There was concern regarding the noise and having General Commercial zoning so close to a residential neighborhood. Matt Velkovich motioned to deny the request that was seconded by Kate Kraxberger and agreed upon by all 6/0.

**DENIED [Unanimous]**

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

4. Rezoning 24-44 CF Smith Property Group (Applicant) Grady and Tony McMehan/Ronnie Griffin (Owners); requesting to rezone two parcels that total 4.70-acres from UD to GC. The subject parcels are located at 3133 and 3139 Highway 21. The properties are referenced as tax map numbers 721-00-00-014 and -065; Council District 7 - Cloninger.

Diane Dil presented the request. There was discussion regarding curb cuts, lights, and the good that would come out of this rezoning. Tom Bach motioned to approve the request. John Segura seconded the motion that was approved by all 6/0.

**APPROVED [Unanimous]**

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

5. Rezoning 24-45 Fort Mill Storage Partners (Applicant/Owner); requesting to rezone a 4.49-acre parcel from UD to GC. The subject parcel is located at 3358 Terrys Road, Fort Mill. The property is referenced as tax map number 721-00-00-001; Council District 7 - Cloninger.

Diane Dil presented the request. Discussion centered around storage facilities in the area, the new zoning classification being used for something different later on, and the Pennies Project for the area. Kate Kraxberger motioned to approve the request with the condition that the applicant first speak to the neighboring property owner, Ross Dress For Less, regarding working out access onto Flint Hill. Her preference was for them to be able to come out at a light. It was noted that if Ross did not approve the request she was still in favor or them going forward. Mike Duralia seconded the motion. The motion passed 5/1.

**APPROVED [5 to 1]**

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

6. Rezoning 24-46 Thomas Williams (Applicant/Owner); requesting to rezone a 2.5-acre portion of a 5.0-acre parcel from AGC to RUD. The subject parcel is located at 550 N. Burris Road, Sharon. The property is referenced as tax map number 231-00-00-005; Council District 3 - Adkins.

Diane Dil presented the request. Matt Velkovich motioned to approved with staff recommendation:

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 RUD and the portion combining the AGC area with tax map number 2310000025 shall be recorded with the York County Register of Deeds within 90 days of the rezoning approval.

Tom Bach seconded. The motion passed unanimously 6/0.

**APPROVED [Unanimous]**

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

7. Rezoning 24-47 Brian McSwain (Applicant/Owner)); requesting to rezone a 0.42-acre portion of a 31.58-acre parcel from RSF-40 to RUD. The subject parcel is located at 1500 George Dunn Road, Rock Hill. The property is referenced as tax map number 753-00-00-042; Council District 5 - Cox.

Diane Dil presented the request. Mike Duralia motioned to approve and Aubrie Parham seconded. The motion passed unanimously 6/0.

**APPROVED [Unanimous]**

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

8. Public Project Review: Planning Commission to review the proposed Phase 1 Improvements for the Catawba Bend Preserve, to determine if this public project conforms or conflicts with the Comprehensive Plan.

Diane Dil presented an overview of the project. In deciding if the proposed project was in conformance with the Comprehensive, Plan Matt Velkovich motioned approval. Kate Kraxberger seconded the motion that was unanimously approved 6/0.

**APPROVED [Unanimous]**

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

**Other Business**

1. Planning Commission to receive County Council's resolution directing the Planning Commission to conduct the necessary studies related to public education facilities with the FMSSD.

Diane Dil presented the resolution from County Council to the Planning Commission regarding conducting the necessary studies related to the public education facilities within the Fort Mill School District. Various aspects of the study were discussed. The consensus was that they would like a third party to confirm cost numbers of construction.

**NO ACTION TAKEN**

**MOVANT:**

**SECOND:**

2. Rezoning Tracking Sheet

**Executive Session**

**Matters for Consideration Following Executive Session**

**Adjournment**

The meeting adjourned at 7:13 p.m. with a motion by John Segura and a second by Mike Duralia.