



YORK COUNTY
PLANNING COMMISSION
MINUTES • OCTOBER 14, 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: Present, Planning Manager Diane Dil: Present, Principal Planner Richard Abboud: Present, Associate Planner Marion Ray: Present, Long Range Planner Thomas Newlin: 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 agendas was approved with a motion by Tom Bach and a second by John Segura.

Adoption of Minutes

The minutes from September 9, 2024 were approved with a motion by John Segura and a second by Kate Kraxberger.

1. Approval of September 9, 2024 Planning Commission Minutes

New Business

1. Subdivision: Dunlap Acres Applicants: Nation Land Company, LLC Tax Map Numbers: 341-00-00-026 Total Acreage: 42.58 acres Total Lots: 3 single-family lots Council District #3: Tommy Adkins Zoning District: Agricultural Conservation (AGC)

Rick Abboud presented the preliminary plat for Dunlap Acres. The Commissioners had a few questions. Kate Kraxberger motioned to approve the request. Aubrie Parham seconded the motion. The motion was passed unanimously 7/0.

APPROVED [Unanimous]

MOVANT: Kate Kraxberger

SECOND: Aubrie Parham

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

2. Subdivision: Paolone Family Applicants: James & Dorothy Paolone Tax Map Numbers: 248-00-00-037 Total Acreage: 41.44 acres Total Lots: 3 single-family lots Council District #3: Tommy Adkins Zoning District: Agricultural Conservation (AGC)

Marion Ray presented the Paolone Family Preliminary Plat. Tom Bach motioned to approve and Aubrie Parham seconded the motion. The motion was unanimously approved 7/0.

APPROVED [Unanimous]

MOVANT: Thomas Bach

SECOND: Aubrie Parham

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

3. Rezoning 24-48 John Reid and Karen Smith (Applicant/Owner); requesting to rezone a 4.448-acre parcel from RUD to AGC. The subject parcel is located at 1280 S. Paraham Road, York. The property is referenced as tax map number 489-00-00-012; Council District 2 - Love.

Diane Dil presented the request. There were questions regarding the final lot size. With a motion by Kate Kraxberger to approve and a second by John Segura, the item was approved unanimously 7/0.

APPROVED [Unanimous]

MOVANT: Kate Kraxberger

SECOND: John Segura

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

4. Rezoning 24-49 Todd Bernard (Applicant) BKB Holdings LLC (Owner); requesting to rezone a 3--acre portion of a 6-acre parcel from ID to LI. The subject parcel is located at 230 Gill Way, Rock Hill. The property is referenced as tax map number 666-00-00-037; Council District 5 - Cox.

Diane Dil presented the request. Mike Duralia motioned to approve with the listed condition. "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 ID and the portion zoned LI shall be recorded with the York County Register of Deeds within 90 days of the rezoning approval." Antonio Mickel seconded the motion that was unanimously approved 7/0.

APPROVED [Unanimous]

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

5. Rezoning 24-50 Tim Smith (Applicant) Lakeland Partners LLC (Owner); requesting to rezone a 0.68--acre parcel from RUD-I to RUD. The subject parcel is located on Cedar Grove Road, York. The property is referenced as tax map number 194-00-00-056; Council District 3 - Adkins.

Diane Dil presented the request. With a motion Aubrie Parham to approved and a second by Tom Bach, the motion passed unanimously 7/0.

APPROVED [Unanimous]

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

6. Rezoning 24-51 Jimmy Ward (Applicant/Owner); requesting to rezone a 1.0-acre parcel from UD to RUD. The subject parcel is located at 220 Ward Drive, Rock Hill. The property is referenced as tax map number 601-00-00-029; Council District 5 - Cox.

Diane Dil presented the request. Kate Kraxberger motioned to approve. Mike Duralia seconded the motion. This was unanimously approved 7/0.

APPROVED [Unanimous]

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

7. Rezoning 24-37; York County Council has initiated the rezoning of 12 parcels within 10 multifamily communities from RMX-20, RMX-10, GC, or PD to the newly created RMX-6 zoning district, thus removing their nonconforming status.

Diane Dil presented the request for 10 multifamily communities to be rezoned to RMX 6 at County Council's request. There was some discussion regarding Revere at Lake Wylie being a PD zoning classification and any affect the new zoning code would have on it. John Segura

motioned to approved the request. Tom Bach seconded the motion. The motion passed unanimously 7/0.

APPROVED [Unanimous]

MOVANT: John Segura

SECOND: Thomas Bach

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

8. Planning Commission to consider initiating a rezoning pursuant to York County Code of Ordinances §155.1137(A)(2), to apply the AGC zoning district to the 48 parcels (or portions of a parcel) as listed in Exhibit A. The parcels are located along the Chester County border between Burris Road South and Norfolk Southern Railway - Council District 5 - Cox

Diane Dil brought to light the need to zone properties that currently have no zoning along the boarder of Chester County. The adjustment in 2022 to the jurisdictional boundary created the need for a zoning classification to be placed on 48 parcels or portions thereof. The Commissioners had some questions regarding the process to zone these parcels. Diane Dil informed the Commissioners that the property owners will be sent a certified return receipt letter. Matt Velkovich motioned to authorize staff to initiate a rezoning, to apply the AGC zoning district to 48 parcels (or portions of a parcel) as listed in Exhibit A of this agenda item. Mike Duralia seconded the motion. The motion was unanimously approved by all 7/0.

Other Business

1. Rezoning Tracking Sheet

Executive Session

Matters for Consideration Following Executive Session

Adjournment

The meeting adjourned at 6:41 p.m. with a motion by John Segura and a second by Tom Bach.