



YORK COUNTY
PLANNING COMMISSION
MINUTES • NOVEMBER 12, 2024
FINAL



Planning Commission

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

6:00 PM

Chairman, District 6 Matthew Velkovich: Present, District 1 Kate Kraxberger: Present, District 3 Aubrie Parham: Present (6:05 PM), 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, Long Range Planner Thomas Newlin: Present, Associate 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 Tom Bach and a second by John Segura.

Adoption of Minutes

The minutes from October 14, 2024 were approved with a motion by Antonio Mickel and a second by Kate Kraxberger.

1. Approval of October 14, 2024 Planning Commission Minutes

New Business

1. Subdivision: Old Hope Farm Applicants: Carole & Dunlap Cospers Tax Map Numbers: p/o 444-00-00-016 Total Acreage: 29.34 acres Total Lots: 20 single-family lots Council District #3: Tommy Adkins Zoning District: Rural Development (RUD)

Marion Ray presented the preliminary plat for Old Hope Farm. Kate Kraxberger motioned to approve the request. Tom Bach seconded the motion that was approved unanimously 6/0.

APPROVED [Unanimous]

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

2. Subdivision: Legacy Point Applicants: Titan Land Partners, LLC Tax Map Numbers: 581-00-00-055, -056, -057, -058, -060, -061, -064, -065, -070, -071, 583-00-00-071, & -072 Total Acreage: 212.07 acres Total Lots: 37, 5-acre single-family lots Council District #2: Allison Love Zoning District: Rural Development (RUD)

Marion Ray presented the preliminary plat for Legacy Point. Matt Velkovich recused himself. Kate Kraxberger motioned to approve. Tom Bach seconded the motion that was unanimously approved 5/0.

APPROVED [Unanimous]

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

3. Rezoning 24-52 Steven Thomas Britt (Applicant) Steven and Kimberly Britt (Owners): requesting to rezone a 3.02-acre parcel from AGC to RUD. The subject parcel is located at 700 N. Parham Road, York. The property is referenced as tax map number 464-00-00-019; Council District 2 - Love.

Thomas Newlin presented the request. There was discussion regarding the surrounding properties, how the property in question is currently being used, and how it was used in the past. It was noted that the property is too small to be used for farm land and is already non conforming. There was also comment regarding larger parcels in the area wanting to follow suite and that this could be considered spot zoning.

Kate Kraxberger motioned to approve the request. John Segura seconded the motion. This motion ended in a tie vote, Aubrie Parham, Tom Bach, and Matt Velkovich voting no, and Antonio Mickel, John Segura, and Kate Kraxberger voting yes.

Another motion was made. Matt Velkovich motioned to deny the request. Aubrie Parham seconded the motion. This motion also ended in a tie vote, Aubrie, Parham, Tom Bach, and

Matt Velkovich, voting yes, in favor of denial, and Antonio Mickel, John Segura, and Kate Kraxberger voting no.

Matt Velkovich motioned to table the item until the end of the meeting. The motion was unanimously approved with a second by Antonio Mickel.

At the end of the meeting discussion on this item picked up again. The Commissioners expressed why they believed the way they did. Steven & Kimberly Britt of 700 Paraham Road were asked to the podium to speak with the Commissioners regarding property owners in the area. After some discussion and input from legal, Matt Velkovich made a motion to defer the request until the December meeting. Antonio Mickel seconded the request that was unanimously approved by all 6/0.

DEFERRED [Unanimous]

MOVANT: Matthew Velkovich

SECOND: Antonio Mickel

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

ABSENT: Mike Duralia

4. Rezoning 24-53 Benjamin Howell (Applicant) PPC Properties (Owner); requesting to rezone a 0.997-acre parcel from UD to LI. The subject parcel is located at 184 Grayson Road, Rock Hill. The property is referenced as tax map number 544-00-00-207; Council District 6 - Huckabee.

Thomas Newlin presented the request. The Commissioners discussed the fact that the Land Use Map does not align with what is in the neighborhood of this property. Matt Velkovich motioned to approve the request. Antonio Mickel seconded the request. The motion was approved unanimously 6/0.

APPROVED [Unanimous]

MOVANT: Matthew Velkovich

SECOND: Antonio Mickel

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

ABSENT: Mike Duralia

5. Rezoning 24-54 Trey Eakin (Applicant) Springland Inc LLC, L&C Land Holding Inc, New Horizon Electric Cooperative Inc. (Owners); requesting to rezone a 2.759-acre portion of three parcels from RUD to GC. The subject parcels are located on Highway 160 W., Fort Mill. The properties are referenced as tax map numbers 652-00-00-006; -012; -022; Council District 1 - Audette.

Thomas Newlin presented the request. Matt Velkovich recused himself form this item. Tom Bach motioned for approval with the staff recommended condition. Kate Kraxberger seconded the motion that was unanimously approved by all 5/0.

APPROVED [Unanimous]

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

6. Rezoning 24-55 Cody Cooper (Applicant) Cody Cooper and Cici Carter (Owners); requesting to rezone a 15.15-acre parcel from RSF-40 to RUD. The subject parcel is located at 2354 Vineyard Road, Fort Mill. The property is referenced as tax map number 645-00-00-019; Council District 1 - Audette.

Thomas Newlin presented the request. There was discussion regarding the surrounding properties in the area. It was also noted that for the last twenty years the property has had animals regardless of the zoning. Tom Bach motioned to approve the request and it received a second by Aubrie Parham. The motion passed unanimously 6/0.

APPROVED [Unanimous]

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

7. Rezoning 24-29; York County Planning Commission has initiated the process to apply the AGC zoning district to 48 parcels, or portions of parcels, along the York County and Chester County border. See staff report for parcel numbers; Council District 5 - Cox

Diane Dil presented the request. The Commissioners unanimously approved the zoning with a motion by Matt Velkovich and a second by Kate Kraxberger.

APPROVED [Unanimous]**MOVANT:** Matthew Velkovich**SECOND:** Kate Kraxberger**AYES:** Velkovich, Kraxberger, Parham, Mickel, Bach, Segura**ABSENT:** Mike Duralia**Other Business**

1. Planning Commission to receive an update from the Fort Mill School District regarding the process to update the impact fee report related to public education facilities with the FMSD.

The Fort Mill School District presented an update on their impact fee current collections, growth projections and facility needs. Dr. Chuck Epps, Superintendent of Fort Mill Schools, introduced the Commissioners to the Fort Mill Schools. Kristy Spears, District School Board Chair, talked about growth numbers, bonds, and the history of impact fees in the school district. Leanne Lordo, Associate Superintendent Finance & Operations/CFO presented current fee collections, and how they have been used, while being mindful to keep debt down.

They are looking for Tishler Bise to have an analysis of the numbers next month. This will include construction costs and enrollment. It was noted that enrollment numbers have steadily gone up with a bit of a flat line from COVID in 2020-2021. Also, that some home school students are returning. When asked if they have looked at neighboring school districts, it was noted that building costs are about the same county to county. It is the land costs that are different. The presentation ended on the note that the demand for impact fees in the future is unknown.

2. Rezoning Tracking Sheet

Executive Session**Matters for Consideration Following Executive Session****Adjournment**

The meeting adjourned with a motion by Kate Kraxberger and a second by John Segura at 7:36p.m.