



YORK COUNTY
PLANNING COMMISSION
MINUTES • DECEMBER 9, 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, District 4 Antonio Mickel: Present, District 5 Mike Duralia: Present, District 7 Thomas Bach: Present, Vice Chair, District 2 John Segura: Present, Planning Manager Diane Dil: Present, Planning & Development Director Jonathan Buono: Present, Long Range Planner Thomas Newlin: Present, Deputy Assistant Attorney Laura Dover: Present, Zoning Assistant Marion Ray: Present, Principal Planner Rick Abboud: Present, Secretary Bonnie Marsiglia: 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 John Segura and a second by Tom Bach.

Adoption of Minutes

The minutes from November 12, 2024 were approved with a motion by Kate Kraxberger and a second by Antonio Mickel.

1. Approval of November 12, 2024 Planning Commission Minutes

Public Hearing

1. Rettlynn, LLC (Rett Rutland) has filed for a waiver from the York County Land Development Code to allow for a driveway separation to be less than the required 325 feet. The subject property is a 0.76-acre parcel located in the Neighborhood Commercial (NC) district. Council District – 7, Cloninger. Case Number W24-04.

Rick Abboud presented a summary of the request. Antonio Mickel motioned to open the Public Hearing. Tom Bach seconded the motion. No one spoke for or against the request. Matt Velkovich motioned to close the Public Hearing. Mike Duralia seconded the motion. Tom Bach motioned to approve the waiver. Matt Velkovich seconded the motion. The vote was unanimous.

APPROVED [Unanimous]

MOVANT: Thomas Bach

SECOND: Matthew Velkovich

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

Executive Session

At 6:09 p.m. Matt Velkovich motioned to go into Executive Session to seek legal advice. John Segura seconded the motion. At 6:55 p.m. The Commissioners returned from Executive Session. No action was taken.

Matters for Consideration Following Executive Session

Old Business

1. 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. Paraham Road, York. The property is referenced as tax map number 464-00-00-019; Council District 2 - Love.

Thomas Newlin presented the request. Kate Kraxberger motioned to approve the request. Tom Bach seconded the motion. Matt Velkovich voiced that he was not for it. The motion passed with a 5/2 vote.

APPROVED [5 to 2]

MOVANT: Kate Kraxberger

SECOND: Thomas Bach

AYES: Kraxberger, Mickel, Duralia, Bach, Segura

NAYS: Matthew Velkovich, Aubrie Parham

New Business

1. The York County Planning Commission to receive information, and review and provide a recommendation on an Ordinance adopting a Public Education Facilities Impact Fee to be imposed on all new residential development in the Fort Mill School District No. 4 pursuant to York County Ordinance No. 2718: Impact Fee Procedures.

Ben Griffin with Tischler Bise presented the findings for the Fort Mill School District. He spoke about maintaining the current level of service, looking at the current and the future levels.

Jim Britton, with Leitner Group, spoke to how they came up with the costs of construction historically and currently.

Leanne Lordo, Associate Superintendent Finance & Operations /CFO with Fort Mill School District spoke to the Commissioners thoughts of using mobile units. She also mentioned that the four year old program numbers were not included in the elementary numbers, and that what the district did not make in impact fees would have to be made up in bonded debt.

Kristy Spears, District School Board Chair, spoke to the future development in the area of Fort Mill.

When it came time for a motion, Jonathan Buono asked that the Commissioners to defer the ordinance until their next meeting to allow time for staff and the County attorney office to have time to review the ordinance itself.

Matt Velkovich motioned to defer and John Segura seconded the motion. This motion passed unanimously.

DEFERRED [Unanimous]

MOVANT: Matthew Velkovich

SECOND: John Segura

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

2. Planning Commission to consider adopting a Resolution recommending an Ordinance enabling the Public Education Facilities Impact Fee to be imposed on all new residential development in the Fort Mill No. 4 School District for adoption by the York County Council.

This item was also deferred to January 13, 2025 with a motion by Matt Velkovich and a second by Antonio Mickel.

DEFERRED [Unanimous]

MOVANT: Matthew Velkovich

SECOND: Antonio Mickel

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

3. Subdivision: Riley Cove Applicants: Weeks Development Group, Todd Doupona Tax Map Numbers: 565-00-00-014 Total Acreage: 51.32 acres Total Lots: 27 single-family lots Council District #2: Allison Love Zoning District: Rural Development - I (RUD-I)

Marion Ray presented the Preliminary Plat for Riley Cove. John Segura motioned for approval. Tom Bach seconded the motion that was unanimously approved.

APPROVED [Unanimous]

MOVANT: John Segura

SECOND: Thomas Bach

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

4. Rezoning 24-56 Vivian Luann Ingram (Applicant/Owner); requesting to rezone a 2.35-acre parcel from UD to RSF-30. The subject parcel is located on Wisteria Lane, Rock Hill. The property is referenced as tax map number 692-00-00-032; Council District 5 - Cox.

Thomas Newlin presented the request. Mike Duralia motioned to approve. Kate Kraxberger seconded the motion that was passed unanimously.

APPROVED [Unanimous]

MOVANT: Mike Duralia

SECOND: Kate Kraxberger

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

5. Rezoning 24-57 Sandy Brown (Applicant/Owner); requesting to rezone a 7-acre parcel from AGC to RUD. The subject parcel is located on Willis Farm Road, Clover. The property is referenced as tax map number 257-00-00-008; Council District 3 - Adkins.

Thomas Newlin presented the request. Matt Velkovich motioned to deny the request. He stated it is not supported by the Comp Plan or Future Land Use Plan and is not in character of area. Antonio Mickel seconded the motion that was passed unanimously.

DENIED [Unanimous]

MOVANT: Matthew Velkovich

SECOND: Antonio Mickel

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

6. Rezoning 24-58 Norman Respass (Applicant) Daisy Mobley (Owner); requesting to rezone a 5.2-acre parcel from AGC to RUD. The subject parcel is located at 2861 Ogden Road, Rock Hill. The property is referenced as tax map number 529-00-00-061; Council District 4 - Roddey.

Thomas Newlin presented the request. The Commissioners approved the request unanimously with a motion by Antonio Mickel and a second by Tom Bach.

APPROVED [Unanimous]

MOVANT: Antonio Mickel

SECOND: Thomas Bach

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

7. Rezoning 24-59 Todd Flowers (Applicant) Scott Ward (Owner); requesting to rezone a 1.47-acre parcel from RMX-20 to ID. The subject parcel is located at 5333 Charlotte Highway, Clover. The property is referenced as tax map number 561-00-00-022; Council District 2 - Love.

Thomas Newlin presented the request. It was noted that the applicant changed the rezoning request from ID to LI. Thomas explained the difference between the ID and LI zoning. Todd Flowers was asked to the podium. He spoke about the equipment, and dredging purpose. He answered questions regarding the dredged material and volume, creek access and the surrounding area.

Matt Velkovich motioned to deny the request. John Segura seconded the motion. The Commissioners had concern regarding what other things could go in LI. The vote was unanimous.

DENIED [Unanimous]

MOVANT: Matthew Velkovich

SECOND: John Segura

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

8. Rezoning 24-60 Lindsey Egner (Applicant) Wade Holdings, Inc (Owner); requesting to rezone a 1.67-acre parcel from GC to RI. The subject parcel is located on McConnells Highway, Rock Hill. The property is referenced as tax map number 507-00-00-041; Council District 5 - Cox.

Thomas Newlin presented the request. Mr.Egmer came to the podium and spoke to the property's past history as he knew it. Mike Duralia motioned to approve the request. Matt Velkovich seconded the motion. The motion passed unanimously.

APPROVED [Unanimous]

MOVANT: Mike Duralia

SECOND: Matthew Velkovich

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

9. Rezoning 24-61 Agnes Diblosi (Applicant/Owner); requesting to rezone two parcels that total 0.71 acres from RSF-40 to RMX-10. The subject parcels are located on Ritch Street and Old Nations Road, Fort Mill. The properties are referenced as tax map numbers 713-00-00-143; -216; Council District 7 - Cloninger.

Thomas Newlin presented the request. Kate Kraxberger motioned to deny the request. She has concern that if the original plan doesn't go through, other things not beneficial to the neighborhood could come. Matt Velkovich seconded the motion stating RMX-10 allows too many residential types of plans. Agnes Diblosi came to the podium to explain her request. With the motion coming to a vote, the motion passed unanimously.

DENIED [Unanimous]

MOVANT: Kate Kraxberger

SECOND: Matthew Velkovich

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

10. Rezoning 24-62; York County Council has initiated the rezoning of 48 parcels along Sandifer Road, between Turkey Creek and Chester Highway, York, in order to remove their non-conforming status; Council District 3 - Adkins

Diane Dil presented the County initiated rezoning for 48 parcels along Sandifer Road. There was some discussion. Tom Bach motioned to approve the request. John Segura seconded the motion that was approved by all.

APPROVED [Unanimous]

MOVANT: Thomas Bach

SECOND: John Segura

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

11. Planning Commission to review and provide a recommendation to amend Chapter 155: Zoning Code to modify requirements related to the use of tractor trailer trucks on lots for agricultural production.

Rick Abboud presented the ordinance modification related to the use of tractor trailer trucks on lots for agricultural production. There was some discussion. Mike Duralia motioned to approve the amendment. Tom Bach seconded the motion that passed unanimously.

APPROVED [Unanimous]

MOVANT: Mike Duralia

SECOND: Thomas Bach

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

12. Planning Commission to review and provide a recommendation to amend Chapter 154: Land Development Code to modify the required level of service for egress movements within the Traffic Impact Analysis.

Diane Dil presented the amendment to modify the required level of service for egress movements within the Traffic Impact Analysis. With a motion by Matt Velkovich and second by Antonio Mickel, the amendment was approved by all.

APPROVED [Unanimous]

MOVANT: Matthew Velkovich

SECOND: Antonio Mickel

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

13. Adoption of the 2025 Planning Commission Calendar

Diane Dil presented the calendar for Planning Commission meetings in 2025. Tom Bach motioned to approve. Aubrie Parham seconded the motion. The Calendar adoption was approved by all.

APPROVED [Unanimous]

MOVANT: Thomas Bach

SECOND: Aubrie Parham

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

Other Business

1. Rezoning Tracking Sheet

Adjournment

The meeting was adjourned at 9:40 p.m. with a motion by Aubrie Parham and second by Tom Bach.