



YORK COUNTY
PLANNING COMMISSION
MINUTES • JANUARY 13, 2025
FINAL



Planning Commission

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

6:00 PM

Planning Commission to Elect Officers for 2025

Present, Chairman, District 6 Matthew Velkovich, District 1 Kate Kraxberger, District 2 John Segura, District 3 Aubrie Paraham, Vice Chair District 4 Antonio Mickel, District 5 Mike Duralia, District 7 Tom Bach, Planning Manager Diane Dil, Zoning Administrator Rachel Grothe, Long Rang Planner Thomas Newlin, Deputy Assistant Attorney Laura Dover, Secretary Bonnie Marsiglia

The meeting was called to order at 6:00 p.m. by Matt Velkovich.

Matt called nominations. Tom Bach nominated Matt Velkovich for Chair. Kate Kraxberger seconded the nomination. This was unanimously approved.

Matt Velkovich nominated Antonio Mickel for Vice Chair. Kate Kraxberger seconded the nomination that was unanimously approved.

Approval of the Agenda

The agenda was approved with a motion by Tom Bach and a second by John Segura.

Adoption of Minutes

1. Approval of December 9, 2024 Planning Commission Minutes

The minutes from December 9, 2024 were unanimously approved with a motion by Kate Kraxberger and a second by Antonio Mickel.

Old 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.

The Commissioners discussed level of service "LOS" calculation factors, projected enrollments, cost of housing, and affordable housing with the help of Leanne Lordo, Associate Superintendent Finance & Operations/CFO with Fort Mill School District and Kristy Spears, District School Board Chair.

Matt Velkovich motioned to approve the ordinance. Kate Kraxberger seconded the motion. The motion was approved unanimously 7/0.

APPROVED Unanimous
MOVANT: Matt Velkovich
SECOND: Kate Kraxberger
AYES: Velkovich, Kraxberger, Segura, Parham, Mickel, Duralia, Bach

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.

APPROVED Unanimous
MOVANT: Mike Duralia
SECOND: Tom Bach
AYES: Duralia, Bach, Kraxberger, Segura, Parham, Mickel, Velkovich

New Business

1. Rezoning 24-63 Thomas McCall (Applicant/Owner); requesting to rezone two parcels that total 6.73 acres from UD and RMX-20 to RUD. The subject parcels are located on Dulin Road in the Clover community. The properties are referenced as tax map numbers 373-00-00-027; -167; Council District 2 - Litten.

Thomas Newlin presented the request. Tom Bach motioned for approval. John Segura seconded the motion that was passed unanimously 7/0.

APPROVED Unanimous
MOVANT: Tom Bach
SECOND: John Segura
AYES: Bach, Segura, Kraxberger, Parham, Mickel, Duralia, Velkovich

2. Rezoning 24-64 Nick and Kathrin Brown (Applicant/Owner); requesting to rezone two parcels totaling 12 acres from RMX-20 to RUD. The subject parcels are located at 4817 Mt. Gallant Road, Rock Hill. The properties are referenced as tax map numbers 546-00-00-027; -209; Council District 6 - Huckabee.

Thomas Newlin presented the request. The Commissioners had a questions on ownership and if the applicant was looking to combine the parcels. Kate Kraxberger motioned for approval. John Segura seconded the motion that was passed unanimously 7/0.

APPROVED Unanimous

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

3. Rezoning 24-65 Vernie Paulette Melton Hall (Applicant/Owner); requesting to rezone a 1.54-acre parcel from UD to RSF-30. The subject parcel is located at 104 Ervin Street, Clover. The property is referenced as tax map number 363-00-00-114; Council District 2 - Litten.

Thomas Newlin presented the request. The Commissioners had questions regarding lot splitting and easements Tom Bach motioned for approval. Antonio Mickel seconded the motion that was passed unanimously 7/0.

APPROVED Unanimous
MOVANT: Tom Bach
SECOND: Antonio Mickel
AYES: Bach, Mickel, Kraxberger, Parham, Duralia, Velkovich, Bach

4. Rezoning 24-66 Ognibene North America, LLC (Applicant) SRE SC-3, LLC (Owner); requesting to rezone a 16.77-acre parcel from LI to ID. The subject parcel is located on Wilson Business Parkway, Fort Mill. The property is referenced as tax map number 716-00-00-066; Council District 1 - Audette.

Thomas Newlin presented the request. There was discussion on deed restrictions and uses. Matt Velkovich made a motion to approve with the added condition that if the deed restriction is to be changed, that it also has to be approved by County Council in addition to the staff recommended condition.

Executive Session

At 6:54 p.m. Mike Duralia requested to go into Executive Session for legal advice on this. John Segura seconded the motion approved unanimously. At 7:05 p.m. the Commissioners returned from Executive Session with no action taken.

Matt Velkovich amended his motion. Matt recommended approval with a restrictive covenant agreement that lists only the uses allowed and that any change would be subject to the existing ordinances in place at the time and would require the applicant to apply for zoning compliance with the County, also that the covenant be recorded with the York County Register of Deeds within 90 days of the rezoning approval. Kate Kraxberger seconded the motion that was passed unanimously 7/0.

APPROVED Unanimous
MOVANT: Matt Velkovich
SECOND: Kate Kraxberger

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

5. Rezoning 24-67 Georgia Pappas (Applicant) GTA Properties, LLC (Owner); requesting to rezone a 4.86-acre parcel from UD to GC. The subject parcel is located at 3071 Highway 21, Fort Mill. The property is referenced as tax map numbers 721-00-00-015; Council District 7 - Cloninger.

Thomas Newlin presented the request. Tom Bach motioned for approval. Aubrie Parham seconded the motion that was passed unanimously 7/0.

APPROVED Unanimous
MOVANT: Tom Bach
SECOND: Aubrie Parham
AYES: Bach, Parham, Kraxberger, Segura, Mickel, Duralia, Velkovich,

6. Rezoning 24-68 Robert Ward (Applicant) Robert Ward and Logan Ward (Owners); requesting to rezone a 1.26-acre parcel from UD to RMX-20. The subject parcel is located at 3330 Pikeview Road, Fort Mill. The property is referenced as tax map number 726-00-00-041; Council District 7 - Cloninger.

Thomas Newlin presented the request. Kate Kraxberger motioned for approval. Matt Velkovich seconded the motion that was passed 6/1.

APPROVED 6 to 1
MOVANT: Kate Kraxberger
SECOND: Matt Velkovich
AYES: Kraxberger, Velkovich, Segura, Parham, Mickel, Duralia
NAYS: Bach

7. Planning Commission to review and provide a recommendation to amend Chapter 155: Zoning Code to increase the maximum size allowed for accessory structures on lots less than one acre.

Rachel Grothe present the accessory structures zoning code text amendment with example. There was discussion regarding the term "building footprint" and wanting to make sure it is in the code. Matt Velkovich motioned for approval. Antonio Mickel seconded the motion that was unanimously approved 7/0.

APPROVED Unanimous
MOVANT: Matt Velkovich
SECOND: Antonio Mickel
AYES: Velkovich, Mickel, Kraxberger, Segura, Parham, Duralia, Bach

8. Planning Commission to review and provide a recommendation to amend Chapter 155: Zoning Code to establish a new administrative adjustments procedure, which could be requested by an applicant when a project cannot meet, or exceeds, a quantitative standard of the code.

Diane Dil presented the zoning code text amendment for administrative adjustments with example. There was discussion as to the types of things the Administrative Adjustment could be applied to. Mike Duralia motioned to approve. Matt Velkovich seconded the motion that was unanimously approved 7/0.

APPROVED	Unanimous
MOVANT:	Mike Duralia
SECOND:	Matt Velkovich
AYES:	Duralia, Velkovich, Kraxberger, Segura, Parham, Mickel, Bach

Other Business

1. Rezoning Tracking Sheet

Executive Session

Matters for Consideration Following Executive Session

Adjournment

The meeting was adjourned at 7:53 p.m. with a motion by Antonio Mickel and second by Aubrie Parham.