



YORK COUNTY
PLANNING COMMISSION
MINUTES • FEBRUARY 10, 2025
FINAL



Planning Commission

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

6:00 PM

Chairman Matthew Velkovich: Present, District 4 Antonio Mickel: Present, District 1 Kate Kraxberger: Present, District 2 John Segura: Present, District 3 Aubrie Parham: Present, District 5 Mike Duralia: Absent, District 7 Thomas Bach: Present, Long Range Planner Thomas Newlin: Present, Principal Planner Richard Abboud: 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 Kate Kraxberger and a second by Tom Bach.

Adoption of Minutes

1. Approval of January 13, 2025 Planning Commission Minutes

The minutes from January 13, 2025 were unanimously approved with a motion by Tom Bach and a second by Antonio Mickel.

ACCEPTED [Unanimous]

MOVANT: Thomas Bach

SECOND: Antonio Mickel

New Business

1. Rezoning 25-01 - Oz Custom Built Homes Inc (Applicant/Owner); requesting to rezone three parcels totaling 7.46 acres from RSF-40 to RMX-10. The subject parcels are located on Lurecliff Place, Fort Mill. The properties are referenced as tax map numbers 718-00-00-009, -062, -073; Council District 1 - Audette.

Thomas Newlin presented the request. Matt Velkovich recused himself. Kate Kraxberger motioned to deny the request. Tom Bach seconded the motion that was passed unanimously 5/0.

DENIED [Unanimous]

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

2. Rezoning 25-02 JCI Homes LLC (Applicant/Owner); requesting to rezone a 1.01-acre parcel from RMX-10 to OI. The subject parcel is located at 1850 Dobys Bridge Road, Fort Mill. The property is referenced as tax map number 738-00-00-042; Council District 7 - Cloninger.

Thomas Newlin presented the request. Matt Velkovich recused himself. Tom Bach motioned to approve the request. John Segura seconded the motion that was passed unanimously 6/0.

APPROVED [Unanimous]

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

3. Rezoning 25-03; York County Council has initiated the rezoning of 6 parcels within 3 multifamily communities from OI or RMX-20 to the newly created RMX-6 zoning district, thus removing their nonconforming status.

Thomas Newlin presented the request. Matt Velkovich motioned to approve the request. Kate Kraxberger seconded the motion that was passed unanimously 6/0.

APPROVED [Unanimous]

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

4. Planning Commission to review and provide a recommendation to amend Chapter 154: Land Development Code to revise the definition of a minor subdivision.

Rick Abboud presented the ordinance revision. October 21, 2019 was the date minor subdivisions were added to the code. Antonio Mickel motioned to approve. Matt Velkovich seconded the motion that was passed unanimously 6/0.

APPROVED [Unanimous]

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

5. Planning Commission to review and provide a recommendation to amend Chapter 155: Zoning Code to revise the nonconforming section as it relates to nonconforming lots, nonconforming residential uses, and nonconforming nonresidential uses.

Rick Abboud presented the ordinance revision. Matt Velkovich motioned to approve. Kate Kraxberger seconded the motion. They discussed the percentage of change on the residential lots, and on nonconforming nonresidential triggers. The motion passed unanimously 6/0.

APPROVED [Unanimous]

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

Other Business

1. Rezoning Tracking Sheet

Executive Session

Matters for Consideration Following Executive Session

Adjournment

The meeting adjourned at 6:46 p.m. with a motion by John Segura and a second by Antonio Mickel.