



YORK COUNTY
PLANNING COMMISSION
MINUTES • MARCH 14, 2022
FINAL



Planning Commission

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

6:00 PM

Chairwoman Jamie Henrickson: Absent, Aubrie Parham: Present, Vice Chair Kate Kraxberger: Present, Matthew Velkovich: Present, Antonio Mickel: Present, Montrie Belton: Present (6:03 PM), Greg Simmons: Present, Debi Cloninger: Present, Larry Barnett: Present, Planning Manager Diane Dil: Present, Long Range Planner Brian Ford: Present, Planner Marion Ray: Present, County Attorney Michael Kendree: Present, Deputy County Attorney Loura Dover: Present, 911 Addressing Specialist Gina Aaron: Present, Secretary Bonnie Marsiglia: Present.

Approval of the Agenda

Diane Dil informed the Commission that number 6 on the agenda, Rezoning 22-03 was pulled by the applicant. With no further changes the agenda was approved with a motion by Larry Barnett and a second by Matt Velkovich.

Adoption of Minutes

1. Approval of February 14, 2022 Planning Commission Minutes

ACCEPTED [Unanimous]

MOVANT: Greg Simmons

SECOND: Debi Cloninger

New Business

1. Planning Commission to hold a Public Hearing and approve Road Name Changes to various properties along existing roads in conjunction with the proposed new residential subdivision, Meriway Pointe. These roads are located in Council District 2 - Allison Love.

Gina Aaron, 911 Addressing Specialist, presented the Road name changes. Kate Kraxberger opened the public hearing for those that wanted to speak for or against the name changes. Nancy Hayes wanted to know how she would access her driveway and didn't want to be a part of the subdivision. Dan Johnson, representative for Walton, the developer, exchanged information with Nancy and will follow up with her to address her concerns. Matt Velkovich motioned and Larry Barnett seconded to close the public hearing.

With there being no discussion, Matt Velkovich motioned to approve and Antonio Mickel seconded the motion that passed unanimously.

PASS [Unanimous]

MOVANT: Matthew Velkovich

SECOND: Antonio Mickel

AYES: Parham, Kraxberger, Velkovich, Mickel, Belton, Simmons, Cloninger, Barnett

ABSENT: Jamie Henrickson

2. Subdivision: King Road Applicant: Travis Boyd Tax Map Numbers: 196-00-00-021 Total Acreage: 10.48 acres Total Lots: 6 single-family lots Council District #3: Robert Winkler Zoning District: Rural Development (RUD)

Marion Ray presented the request. With a motion by Matt Velkovich and a second by Greg Simmons the motion passed unanimously.

PASS [Unanimous]

MOVANT: Matthew Velkovich

SECOND: Greg Simmons

AYES: Parham, Kraxberger, Velkovich, Mickel, Belton, Simmons, Cloninger, Barnett

ABSENT: Jamie Henrickson

3. Subdivision: The Gables @ Handsmill Applicant: VK Handsmill, LLC Tax Map Numbers: 556-00-00-036 Total Acreage: 50.82 Total Lots: 19 Single-family Lots Council District #2: Allison Love Zoning District: RMX-10, Residential Mixed 10

Marion Ray presented the request. Greg Simmons recused himself. With a motion to approve by Matt Velkovich and a second by Debi Cloninger the motion passed unanimously.

PASS [Unanimous]

MOVANT: Matthew Velkovich

SECOND: Debi Cloninger

AYES: Parham, Kraxberger, Velkovich, Mickel, Belton, Cloninger, Barnett

ABSENT: Jamie Henrickson

RECUSED: Greg Simmons

4. Subdivision: Paddlers Cove, Tract E (Phases 4, 5, 6 & 7) - First Preliminary Plat Extension Applicant: Fielding Homes Tax Map Number: 559-00-00-021 (portion) Total Acreage: 134.67 acres Total Lots: 195 Single-Family Lots Council District #2: Allison Love Zoning District: RMX-20, Residential Mixed 20

Diane Dil presented the vested rights extension for Tract E Phases 4, 5, 6, and 7. It was noted that if the build-out for these phases goes beyond 2024, the TIA will need to be updated.

Larry Barnett motioned to deny the request based on it having an adverse effect to the public. Debi Cloninger supported the motion.

Scott Tweedy spoke to the Commissioners regarding Fielding Homes wanting to extend their vested rights while they work through some topography and sewer issues.

The Commissioners discussed concerns regarding Blue Granite being able to provide water and sewer service to the development due to known service issues with current customers in the Lake Wylie area. In addition, there were discrepancies in the willingness and capability letter regarding the number of lots to be served and the phase that Blue Granite was referring to.

The vote to deny failed 2/6.

FAIL [2 to 6]

MOVANT: Larry Barnett
SECOND: Debi Cloninger
AYES: Debi Cloninger, Larry Barnett
NAYS: Parham, Kraxberger, Velkovich, Mickel, Belton, Simmons
ABSENT: Jamie Henrickson

Paddlers Cove_vote #2

Matt Velkovich motioned to defer the request to the next meeting with a 30 day extension to revise the willingness and capability letter with the correct number of lots and update the TIA. This request would provide the Commissioners more accurate information. The motion received a second from Greg Simmons, but failed with a 3/5 vote.

FAILED [3 to 5]

Paddlers Cove_vote #3

Montrio Belton made a motion to approve the request. Antonio Mickel seconded the motion. The Motion to approve failed with a 4/4 vote.

FAILED [4 to 4]

Paddlers Cove_vote 4

Matt Velkovich motioned to defer the request to the next meeting with a 30 day extension to revise the willingness and capability letter with the correct number of lots. No TIA update would be required. Greg Simmons seconded the motion, which passed with a 6/2 vote.

PASSED [6 to 2]

MOVANT: Matthew Velkovich
SECOND: Greg Simmons
AYES: Parham, Kraxberger, Velkovich, Belton, Simmons, Cloninger
NAYS: Antonio Mickel, Larry Barnett
ABSENT: Jamie Henrickson

5. Rezoning 21-21; UA Properties, LLC (Applicant) Ron and Dorothy Perry (Owners); requesting to rezone three parcels for a total of +/- 4.901 acres from RUD to NC. The subject parcels are located at 3251 West Highway 160, Fort Mill. The properties are referenced as tax map numbers 648-00-00-010, 648-00-00-022, 648-00-00-030; Council District 1 - Tom Audette.

Brian Ford presented the request and recommended denial of the request because it did not align with the Comprehensive Plan. The Commissioners discussed the future land development for the area as to whether it should be more commercial or residential in nature. They support the concept of a road to provide access to future development rather than curb cuts along W. Highway 160.

Montrio Belton motioned to approve and Debi Cloninger seconded the motion that passed 6/2.

PASS [6 to 2]

MOVANT: Montrio Belton
SECOND: Debi Cloninger
AYES: Kraxberger, Velkovich, Mickel, Belton, Simmons, Cloninger
NAYS: Aubrie Parham, Larry Barnett
ABSENT: Jamie Henrickson

6. Rezoning 22-03; Bull Creek, LLC (Applicant) ABC & W, LLC (Owner); requesting to rezone one parcel for a total of +/- 155.01 acres from RUD to RMX-10. The subject parcel is located at 975 McAfee Ct, York. The property is referenced as tax map number 443-00-00-002; Council District 3 - Robert Winkler.

The applicant removed their request before the meeting started. Therefore, no action was taken by the Commission.

NO ACTION TAKEN

MOVANT:

SECOND:

7. Rezoning 22-04; Vallier (Applicant/Owner); requesting to rezone a +/- 1.1 acre portion of a 9.9 acre parcel from AGC to RUD. The subject parcel is located at 444 Maynard Grayson Road, Clover. The property is referenced as tax map number 265-00-00-085; Council District 3 - Robert Winkler.

Brian Ford presented the request and noted the following recommended condition of approval.

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 RUD shall be recorded with the York County Register of Deeds within 90 days of the rezoning approval.

Montrio Belton motioned to approve with the staff recommended condition. Matt Velkovich seconded the motion that passed with a 7/1 vote.

PASS [7 to 1]

MOVANT: Montrio Belton

SECOND: Matthew Velkovich

AYES: Parham, Kraxberger, Velkovich, Mickel, Belton, Simmons, Cloninger

NAYS: Larry Barnett

ABSENT: Jamie Henrickson

Other Business

1. Rezoning Tracking Sheet

NO ACTION TAKEN

MOVANT:

SECOND:

Adjournment

At 7:07 p.m. Debi Cloninger motioned to adjourn. With a second from Larry Barnett the meeting was adjourned.