



YORK COUNTY
PLANNING COMMISSION
MINUTES • JANUARY 14, 2019
FINAL



Planning Commission

York County Office Complex
Large Conference Room, Suite 104
1070 Heckle Boulevard, Rock Hill, SC 29732

6:00 PM

Call to Order/Invocation

The meeting was called to order by Walter Heinsohn at 6:00 p.m. followed by invocation. Council District 6 Bill Hargrove: Present, Council District 4 James Darby: Absent, At Large Jennifer Bowman: Present, Chairman District 7 Walter L Heinsohn: Present, At Large Jack Kimball: Present, Vice Chairman District 2 Jamie Henrickson: Present, District 1 Carmen Miller: Present, District 5 Larry Barnett: Present, Planning Manager Diane Dil: Present, Transportation Planner Christopher Stephens: Present, Long Range Planner Brian Ford: Present, Zoning Assistant Melissa Scoggins: Present, Secretary Bonnie Marsiglia: Present.

Approval of the Agenda

The agenda was unanimously approved with a motion by Jennifer Bowman and a second by Jamie Henrickson.

Adoption of Minutes

1. Approval of December 10, 2018 Planning Commission Minutes

The minutes were unanimously approved with a motion by Jack Kimball and a second by Jennifer Bowman.

Old Business

New Business

1. Election of Officers

Nominations for Chairman: Larry Barnett nominated Jamie Henrickson for Chair and received a second from Jennifer Bowman. Bill Hargrove nominated Walter Heinsohn for Chair and received a second from Jack Kimball.

The vote on Jamie Henrickson for Chairman: Yes votes were Larry Barnett, Jamie Henrickson, Carmen Miller, and Jennifer Bowman. No votes were Walter Heinsohn, Bill Hargrove, and Jack Kimball. Since the motion passed 4/3 there was no vote on Walter Heinsohn for Chairman.

Nomination for vice chairman: Jack Kimball nominated Bill Hargrove for vice chair and received a second from Walter Heinsohn. Larry Barnett nominated Jennifer Bowman for vice chair and received a second from Carmen Miller.

The yes votes on Bill Hargrove for Vice Chair were Walter Heinsohn, Bill Hargrove, and Jack Kimball. The no votes were Larry Barnett, Jamie Henrickson, Carmen Miller, and Jennifer Bowman. The 3/4 vote did not pass.

The Commissioners voted on Jennifer Bowman for Vice Chairman. The yes votes were Larry Barnett, Jamie Henrickson, Carmen Miller, and Jennifer Bowman. The no votes were Bill Hargrove, Walter Heinsohn, and Jack Kimball. The vote passed 4/3 electing Jennifer Bowman as the new Vice Chairman.

The gavel was passed to Jamie Henrickson the new Chairman and it was announced Jennifer Bowman would be the new Vice Chair.

2. Planning Commission to consider a request and hold a Public Hearing on an application submitted by Godfrey Builders, LLC to amend a setback in a previously approved preliminary plat for the Lauren Pines subdivision.

Diane Dil presented the request for the setback amendment. The Public Hearing was opened with a motion by Carmen Miller and a second by Larry Barnett. No one wanted to speak for or against the request. The Public Hearing was closed with a motion by Carmen Miller and a second by Walter Heinsohn. Bill Hargrove motioned for approval of request. The motion received a second by Walter Heinsohn and passed unanimously.

PASS [Unanimous]

MOVANT: Bill Hargrove

SECOND: Walter L Heinsohn

AYES: Hargrove, Bowman, Heinsohn, Kimball, Henrickson, Miller, Barnett

ABSENT: James Darby

3. Subdivision: Vista at Lake Wylie - Preliminary Plat Applicant: MT Land, LLC Tax Map Number: 564-00-00-003 Total Acreage: 178.79 acres Total Lots: 89 single-family lots Council District #2: Allison Love Zoning District: Rural Development (RUD)

Melissa Scoggins presented the Preliminary Plat request. The Commission had questions on the TIA. Therefore, Patrick Murphy, the developer, addressed Planning Commission questions. Jennifer Bowman motioned for approval. Jamie Henrickson seconded. The motion passed unanimously.

PASS [Unanimous]

MOVANT: Jennifer Bowman
SECOND: Jamie Henrickson
AYES: Hargrove, Bowman, Heinsohn, Kimball, Henrickson, Miller, Barnett
ABSENT: James Darby

4. Rezoning 18-22: William Powell (Applicant) is requesting to rezone a 1.33 acre parcel from AGC to BD-II. The subject parcel is located at 124 Powell Place, in the Fort Mill Community. The property is referenced as Tax Parcel 6530000024, Case # 18-22. District 1 - Michael Johnson.

Diane Dil presented the request. There was discussion regarding the applicant having a Life Estate in the property. Walter Heinsohn motioned to approve with the condition we get consent of the (children) remaindermen. Jack Kimball seconded the motion. The motion passed unanimously.

PASS [Unanimous]

MOVANT: Walter L Heinsohn
SECOND: Jack Kimball
AYES: Hargrove, Bowman, Heinsohn, Kimball, Henrickson, Miller, Barnett
ABSENT: James Darby

5. Rezoning 18-23: Tim Helline (Applicant) is requesting to rezone 5.0 acres of a 6.5 acre parcel from BD-I to AGC. The subject parcel is located on Highway 55 at the intersection with Highway 161, in the Clover Community. The property is referenced as Tax Parcel 2650000094, Case # 18-23. District 3 - Robert Winkler.

Diane Dil presented the applicant's request. Bill Hargrove motioned to approve. With a second by Jamie Henrickson, the motion passed unanimously.

PASS [Unanimous]

MOVANT: Bill Hargrove
SECOND: Jamie Henrickson
AYES: Hargrove, Bowman, Heinsohn, Kimball, Henrickson, Miller, Barnett
ABSENT: James Darby

Other Business

1. Pre-Submittals

The Pre-submittal sheet was accepted by the Commission.

2. Rezoning Tracking Sheet

The Zoning Tracking Sheet was accepted by the Commission.

Adjournment

With a motion by Carmen Miller and a second by Walter Heinsohn the meeting adjourned at 6:50 p.m.