



**YORK COUNTY  
PLANNING COMMISSION  
MINUTES • MAY 13, 2019**



**FINAL**

**Planning Commission**

**York County Office Complex  
Large Conference Room, Suite 104  
Rock Hill, SC 29732**

**6:00 PM**

Council District 6 Bill Hargrove: Present, Council District 4 James Darby: Present, Vice Chairwoman Jennifer Bowman: Absent, Walter L Heinsohn: Absent, Jack Kimball: Present, Chairwoman Jamie Henrickson: Present, Carmen Miller: Absent, Larry Barnett: Present, Aubrie Parham: Present, Planning Manager Diane Dil: Present, Zoning Administrator Brandon White: Present, Transportation Planner Christopher Stephens: Present, County Attorney Michael Kendree: Present, Secretary Bonnie Marsiglia: Present.

**Approval of the Agenda**

Diane Dil informed the board that the request for a Public Hearing, item number one under New Business, has been withdrawn. Jack Kimball motioned to approve the revised agenda. Larry Barnett seconded the motion. The motion was approved unanimously 6/0.

**Adoption of Minutes**

Bill Hargrove motioned to accept the minutes. With a second by James Darby the motion passed unanimously 6/0.

**APPROVED [Unanimous]**

**MOVANT:** Bill Hargrove

**SECOND:** James Darby

**AYES:** Hargrove, Darby, Kimball, Henrickson, Barnett, Parham

**ABSENT:** Jennifer Bowman, Walter L Heinsohn, Carmen Miller

1. Approval of April 8, 2019 Planning Commission Minutes

**New Business**

1. Planning Commission to consider a request and hold a Public Hearing on an application submitted by Spencer and Spencer to appeal the Planning Director's estimated cost of construction and authority to require payment for traffic mitigation for a proposed development at 1866 West Highway 160, Fort Mill.

This item was withdrawn before approval of the Agenda.

2. Allison Meadows Subdivision - 3rd Vested Right Extension Request

Brandon White presented the request for Allison Meadows 3rd vested right extension. Jack Kimball motioned to approve and James Darby supported the motion. This motion passed unanimously 6/0.

**PASS [Unanimous]**

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

3. Subdivision: Sanders Landing - Preliminary Plat Amendment Applicant: May Green Properties Tax Map Numbers: 359-00-00-018; 284-00-00-016(p); 357-00-00-052(p); & 2820000016 Total Acreage: 146.66 acres Total Lots: 68 single-family lots Council District #2: Allison Love Zoning District: Agriculture Conservation (AGC) & Rural Development I (RUD-I)

Brandon White presented the Sanders Landing Preliminary Plat Amendment request. James Darby motioned for approval of the request. With a second by Bill Hargrove the motion passed unanimously 6/0.

**PASS [Unanimous]**

**MOVANT:** James Darby  
**SECOND:** Bill Hargrove  
**AYES:** Hargrove, Darby, Kimball, Henrickson, Barnett, Parham  
**ABSENT:** Jennifer Bowman, Walter L Heinsohn, Carmen Miller

4. Subdivision: Shepherd Trace - Preliminary Plat Applicant: May Green Properties Tax Map Numbers: 276-00-00-002; 276-00-00-001(P); 276-00-00-013(P); & 276-00-00-017(P) Total Acreage: 130.50 acres Total Lots: 65 single-family lots Council District #2: Allison Love Zoning District: Rural Development (RUD)

Brandon White presented the request. James Darby motioned for approval of the request. With a second by Bill Hargrove the motion passed unanimously 6/0.

**PASS [Unanimous]**

**MOVANT:** James Darby  
**SECOND:** Bill Hargrove  
**AYES:** Hargrove, Darby, Kimball, Henrickson, Barnett, Parham  
**ABSENT:** Jennifer Bowman, Walter L Heinsohn, Carmen Miller

5. Subdivision: Lauren Oaks - Preliminary Plat Applicant: Chase Moose, Moose Creek Holmes, LLC Tax Map Numbers: 502-00-00-001, -125, -127, & -128 Total Acreage: 31.4 acres Total Lots: 16 single-family lots Council District #4: William "Bump" Roddey Zoning District: Residential Conservation I (RC-I)

Brandon White presented the request. James Darby motioned for approval of the request. With a second by Jack Kimball the motion passed unanimously 6/0.

**PASS [Unanimous]**

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

6. Subdivision: Kelley Woods - Preliminary Plat Applicant: Har-Lee, LLC Tax Map Number: 548-00-00-116 Total Acreage: 37.8 acres Total Lots: 23 single-family lots Council District #6: Britt Blackwell Zoning District: Residential Conservation I (RC-I)

Brandon White presented the request. Bill Hargrove was recused from this application. James Darby motioned for approval of the request. With a second by Jack Kimball the motion passed unanimously 5/0.

**PASS [Unanimous]**

**MOVANT:** James Darby  
**SECOND:** Jack Kimball  
**AYES:** Darby, Kimball, Henrickson, Barnett, Parham  
**ABSENT:** Jennifer Bowman, Walter L Heinsohn, Carmen Miller  
**RECUSED:** Bill Hargrove

**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**

At 6:16 p.m. with a motion by Larry Barnett and a second by James Darby the Planning Commission unanimously voted to a adjourn.