



**YORK COUNTY
PLANNING COMMISSION
MINUTES • JULY 8, 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: Absent, Council District 4 James Darby: Present, vice Chairwoman, At Large Jennifer Bowman: Present, Council District 7 Walter L Heinsohn: Present, At Large Jack Kimball: Present, Chairwoman, Council District 2 Jamie Henrickson: Present, Council District 1 Carmen Miller: Absent, Council District 5 Larry Barnett: Present, Council District 3 Aubrie Parham: Present, Planning Manager Diane Dil: Present, Long Range Planner Brian Ford: Present, County Attorney Michael Kendree: Present, Zoning Assistant Melissa Scoggins: Present, Secretary Bonnie Marsiglia: Present.

Approval of the Agenda

Larry Barnett motioned to approved the agenda. With a second by Jennifer Bowman the agenda passed unanimously.

Adoption of Minutes

1. Approval of June 10, 2019 Planning Commission Minutes

Jack Kimball requested a correction to the minutes in the PC packet on page 3, last paragraph, rezoning of 19-07 to reflect that Walter Heinsohn made the motion and Jack Kimball seconded the motion. Walter Heinsohn made a motion to approved the June 10 minutes with the correction noted. Jack Kimball seconded the motion. The motion passed unanimously.

ACCEPTED [Unanimous]

MOVANT: Walter L Heinsohn

SECOND: Jack Kimball

New Business

1. Subdivision: Shepherd Trace - Preliminary Plat Revision 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)

Melissa Scoggins presented the changes to the Preliminary Plat. Walter Heinsohn motioned for approval and James Darby seconded the motion. This motion passed with a 6/1 vote.

PASS [6 to 1]

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

2. Rezoning 19-10; Deborah Wilson (Applicant) is requesting to rezone a +/- 4.69 acre parcel from AGC to RUD. The subject parcel is located at 933 Willis Farm Road, Clover. The property is referenced as tax map numbers 257-00-00-025; Case # 19-10; District 3 - Robert Winkler.

Brian Ford presented the rezoning request. There was concern regarding setting a precedent in the area for future rezonings and the size of existing lots not meeting 5 acre minimum lot size for AGC. Jack Kimball made a motion to deny the request. Larry Barnett supported the denial. The motion to deny failed 3/4.

FAIL [3 to 4]

MOVANT: Jack Kimball
SECOND: Larry Barnett
AYES: Jack Kimball, Larry Barnett, Aubrie Parham
NAYS: James Darby, Jennifer Bowman, Walter L Heinsohn, Jamie Henrickson
ABSENT: Bill Hargrove, Carmen Miller

Motion to Approve

Walter Heinsohn made a motion to approve the request. James Darby made a second. The motion to approve passed 4/3.

PASSED [4 to 3]

MOVANT: Walter L Heinsohn
SECOND: James Darby
AYES: James Darby, Jennifer Bowman, Walter L Heinsohn, Jamie Henrickson
NAYS: Jack Kimball, Larry Barnett, Aubrie Parham
ABSENT: Bill Hargrove, Carmen Miller

3. Rezoning 19-11; Wendell and Tammy Cogdill (Applicant) is requesting to rezone a +/- 5.18 acre parcel from AGC to RUD. The subject parcel is located at 957 CE Stewart Road, Clover. The property is referenced as tax map number 185-00-00-033; Case # 19-11; District 3 - Robert Winkler.

Brian Ford presented the rezoning request. Walter Heinsohn motioned to approve. Jennifer Bowman made a second. The motion to approve passed with a 4/3 vote.

PASS [4 to 3]

MOVANT: Walter L Heinsohn
SECOND: Jennifer Bowman
AYES: James Darby, Jennifer Bowman, Walter L Heinsohn, Jamie Henrickson
NAYS: Jack Kimball, Larry Barnett, Aubrie Parham
ABSENT: Bill Hargrove, Carmen Miller

4. Rezoning 19-12; Tysinger Acquisitions, LP (Applicant) is requesting to rezone three parcels for a total of 9.862 acres from AGC and RUD to RC-II. The subject parcels are located 203 and 351 Osborne Farm Road, Fort Mill. The property is referenced as tax map numbers 728-00-00-007, 728-00-00-041, 728-00-00-048; Case # 19-12; District 1 - Michael Johnson.

Brian Ford presented the rezoning request. The discussion centered around the property possibly being annexed into Fort Mill and the traffic concerns because of the Gold Hill Road /I77 interchange reconstruction. Walter Heinsohn motioned to deny the request. Larry Barnett seconded the motion. The motion to deny passed with a 5/2 vote.

PASS [5 to 2]

MOVANT: Walter L Heinsohn
SECOND: Larry Barnett
AYES: Darby, Bowman, Heinsohn, Henrickson, Barnett
NAYS: Jack Kimball, Aubrie Parham
ABSENT: Bill Hargrove, Carmen Miller

5. Rezoning 19-13; James and Diana Wells (Applicant) are requesting to rezone a 63.55 acre parcel from AGC-I and RC-I to AGC. The subject parcel is located 328 Thomas Road, Clover. The property is referenced as tax map number 276-00-00-029; Case # 19-13; District 2 - Allison Love.

Diane Dil presented the rezoning request. Larry Barnett made a motion to approve the request. With a second by James Darby the motion passed unanimously.

PASS [Unanimous]

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

6. Rezoning 19-14; Hugh and Cathy Curtin (Applicant) is requesting to rezone a +/- 3 acre portion of a parcel from AGC-I to RUD-I. The subject parcel is located on N. Paraham Road, Clover. The property is referenced as tax map number 464-00-00-013; Case # 19-14; District 2 - Allison Love.

Brian Ford presented the rezoning request. Cathy Curtin of 407 N Paraham Road, Clover answered Planning Commission questions. Jennifer Bowman made a motion to approve the request. With a second by James Darby the motion to approved passed 6/1.

PASS [6 to 1]

MOVANT: Jennifer Bowman
SECOND: James Darby
AYES: Darby, Bowman, Heinsohn, Kimball, Henrickson, Barnett
NAYS: Aubrie Parham
ABSENT: Bill Hargrove, Carmen Miller

7. Rezoning 19-15; UD Rezoning Project: The York County Council has initiated the UD rezoning project as an effort to rezone properties to an identified zoning district that will both remove the legal nonconforming use status from existing residential uses and permit residential development in existing residential areas within UD zoned areas. The subject parcel descriptions are provided in the attached report. This is Phase 2 of District 5; Case # 19-15; District - 5 Christi Cox.

Brian Ford presented the applicants rezoning requests. He noted the 22 UD parcels are in District 5. Walter Heinsohn motioned to approve the requests. With a second by Jack Kimball the motion passed unanimously.

PASS [Unanimous]

MOVANT: Walter L Heinsohn

SECOND: Jack Kimball

AYES: Darby, Bowman, Heinsohn, Kimball, Henrickson, Barnett, Parham

ABSENT: Bill Hargrove, Carmen Miller

8. Planning Commission to review and provide a recommendation for ordinance revisions to the Zoning Code - Chapter 155 to provide for "Solar Energy Facilities"; to provide for regulatory provisions related thereto; to amend the definition and use table in order to establish the use, to establish supplemental regulations, to mitigate impacts on the appearance; to protect the character of historic sites and residential areas.

Brian Ford presented the Ordinance Amendment for Solar Energy Facilities. He put forth the objectives, and explained how they came about the text for the ordinance, buffers, and decommission bond. With a motion by James Darby and a second by Jack Kimball, the motion passed unanimously.

PASS [Unanimous]

MOVANT: James Darby

SECOND: Jack Kimball

AYES: Darby, Bowman, Heinsohn, Kimball, Henrickson, Barnett, Parham

ABSENT: Bill Hargrove, Carmen Miller

9. Planning Commission to review and provide a recommendation for ordinance revisions to the York County Code of Ordinances Chapters 153 and 154 to amend the period to apply for a vested right/preliminary plat extension; to provide a requirement for updated preliminary plat review documentation and a letter confirming the valid traffic impact analysis when applying for a vested right/preliminary plat extension.

Diane Dil presented the Ordinance Amendment on Vested Rights. The Planning Commission discussed removing the 30 days after expiration of the vesting period. Jack Kimball made a motion to approve removing the wording "or within 30 days after the expiration of the vesting period or any extension thereof, but not thereafter," in § 153.92(C) under CONDITIONS AND LIMITATIONS. Jennifer Bowman seconded the motion. This motion passed unanimously.

PASS [Unanimous]

MOVANT: Jack Kimball

SECOND: Jennifer Bowman

AYES: Darby, Bowman, Heinsohn, Kimball, Henrickson, Barnett, Parham

ABSENT: Bill Hargrove, Carmen Miller

Other Business

1. Rezoning Tracking Sheet

The Tracking Sheet was accepted.

2. Pre-Submittals

The Pre-Submittal sheet was accepted.

Diane Dil informed the Commission members that County Council will hold a workshop July 9 to discuss various topics. County Impact Fee Analysis, Small Area Plans (I77 Corridor, Lake Wylie area, Dave Lyle Boulevard Corridor, and Light Rail Corridor), Clover School Impact Fee, Stormwater Utility District, and Chapter Ordinance rewrites to the Subdivision & Zoning Codes.

Adjournment

At 7:33 p.m. Walter Heinsohn motioned to adjourn the meeting. Aubrie Parham supported the motion. The Planning Commission unanimously adjourned.