



**York County
Planning Commission
Minutes
April 14, 2025**



Regular Meeting

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

6:00 PM

Call to Order

The meeting was called to order by Antonio Mickel at 6p.m.

Present: Kate Kraxberger, Aubrie Parham, Antonio Mickel, Mike Duralia, Tom Bach,
John Segura

Absent:

Excused:

Approval of Agenda

The agenda was unanimously approved with a motion by Tom Bach and a second by John Segura.

Election of Officer

Tom Bach nominated Antonio Mickel for Chair. Kate Kraxberger seconded the nomination.

With no other nominations, a vote was taken. Kate Kraxberger motioned for Antonio Mickel to be Chair. Tom Bach seconded the motion, which passed unanimously.

John Segura nominated Kate Kraxberger for Vice Chair. Mike Duralia seconded the nomination.

With no other nominations, a vote was taken. Tom Bach motioned for Kate Kraxberger to be Vice Chair. John Segura seconded the motion that was passed unanimously.

Approval of Minutes

1. March 10, 2025 Minutes

The minutes were approved with a motion by Kate Kraxberger and a second by Mike Duralia.

Public Hearing

Jeff Kirchner presented the waiver request. He covered what was in the packet. The required ADA parking spaces will be paved. Nate Negrin came forward to speak in favor of the waiver. He is looking for a low-impact development and is looking to utilize the gravel as it sits on the site. Since there were no more speakers for or against the waiver, Mike Duralia motioned to close the public hearing. With a second by Aubrie Parham, the motion was unanimously approved.

1. Waiver - Nate Negrin of Sutton Road, LLC (Applicant) is requesting a Land Development Waiver from paving requirements on two parcels zoned Light Industrial (LI). The subject

property is located at 187 and 195 S. Sutton Road in the Fort Mill Community and is identified as tax map numbers 658-00-00-044 and -090. Council District 1 - Audette.

Passed	Yes 6, No 0, Abstained 0
MOVANT:	Kate Kraxberger
SECOND:	Tom Bach
AYES:	Kate Kraxberger, John Segura, Aubrie Parham, Antonio Mickel, Mike Duralia, Tom Bach
NAYS:	None
ABSENT:	
RECUSED:	None

Kate Kraxberger motioned to approve the waiver. With a second by Tom Bach, the motion was approved unanimously.

New Business

1. Planning Commission to review and provide a recommendation to amend Chapter 155: Zoning Code to update the list of protected areas as a result of the latest Pennies for Progress referendum.

Passed	Yes 6, No 0, Abstained 0
MOVANT:	Tom Bach
SECOND:	John Segura
AYES:	Kate Kraxberger, John Segura, Aubrie Parham, Antonio Mickel, Mike Duralia, Tom Bach
NAYS:	None
ABSENT:	
RECUSED:	None

Diane Dil presented the proposed change to Chapter 155 that will add newly approved projects. New development will need to apply buffer and building setbacks to accommodate the needed right-a-way for future funded roadway projects. Patrick Hamilton, Assistant County Engineer for Transportation, answered the Commissioner's questions. Tom Bach motioned to approve. John Segura seconded the motion, which passed unanimously.

2. Preliminary Plat - Holler Estates: McAfee Redevelopment, LLC (Applicant) is requesting preliminary plat approval for 103 single-family lots. The subject property is zoned Rural Development (RUD) and identified as tax map number 443-00-00-002. Council District 3 - Atkins.

	Yes 6, No 0, Abstained 0
MOVANT:	Aubrie Parham
SECOND:	Kate Kraxberger
AYES:	Kate Kraxberger, Aubrie Parham, Antonio Mickel, Mike Duralia, Tom Bach, John Segura
NAYS:	None

ABSENT:

RECUSED: None

Marion Ray presented the request covering the findings. Aubrie Parhan motioned to approve the request. With a second by Kate Kraxberger the motion passed unanimously.

3. Preliminary Plat - Newport Commons: Joe Miktuk/JCM Corporation of York County (Applicant) is requesting preliminary plat approval for 129 single-family lots and 95 townhome lots. The subject property is zoned Planned Development (PD) and identified as tax map numbers 498-00-00-002, -005, -009, -011, -012, -037, -074, and -075. Council District 3 - Atkins.

Passed Yes 6, No 0, Abstained 0

MOVANT: Tom Bach

SECOND: Antonio Mickel

AYES: Kate Kraxberger, John Segura, Aubrie Parham, Antonio Mickel, Mike Duralia, Tom Bach

NAYS: None

ABSENT:

RECUSED: None

Marion Ray presented the request. She covered the findings. There was some discussion on PD zoning. A motion to approve was unanimously approved with a motion by Tom Bach and a second by Antonio Mickel.

4. Rezoning 25-08: Ralph Calhoun May (Applicant); Ralph Calhoun May and Josaphine Comer May (Owners); requesting to rezone one 1.81-acre parcel from RMX-20 to RSF-40. The subject parcel is located on Mt Gallant Road, Rock Hill. The property is referenced as tax map number 639-00-00-153; Council District 6 - Huckabee.

Passed Yes 6, No 0, Abstained 0

MOVANT: Kate Kraxberger

SECOND: Mike Duralia

AYES: Kate Kraxberger, John Segura, Aubrie Parham, Antonio Mickel, Mike Duralia, Tom Bach

NAYS: None

ABSENT:

RECUSED: None

Thomas Newlin presented the request. Kate Kraxberger motioned to approve the request. With a second by Mike Duralia the motion passed unanimously.

5. Rezoning 25-09: Lawrence Shaheen, Jr. (Applicant); Ron Perry, Donna Perry, Norvell Pettus, Debra Shannon, Glenda Fox, Karlton Pettis, Doretha Pettus (Owners); requesting to rezone eight parcels that total 14.06-acres from RUD to RMX-6. The subject parcels are located on Highway 160 W. The properties are referenced as tax map numbers 648-00-00-009, -010, -022, -026, -030, -033, -038, -041; Council District 1 - Audette.

Passed	Yes 6, No 0, Abstained 0
MOVANT:	John Segura
SECOND:	Kate Kraxberger
AYES:	Kate Kraxberger, John Segura, Aubrie Parham, Antonio Mickel, Mike Duralia, Tom Bach
NAYS:	None
ABSENT:	
RECUSED:	None

Thomas Newlin presented the request. There was some discussion between staff and the Commissioners. The applicant, Lawrence Shaheen of McIntosh Law Firm, spoke with the Commissioners. John Segura made a motion to approve the request but recommended there only be one entrance/exit and the property be deed restricted. The motion was seconded by Kate Kraxberger. The motion was amended to clarify the deed restriction recommendation. So the amendment recommended the development have a single entrance and be deed-restricted as an age-restricted senior living townhome community. The Commissioners had concerns regarding a development at a higher density. The request was approved unanimously with the recommendations.

6. Rezoning 25-10: Stewart Hasty (Applicant); Dennis and Dorothy Watson (Owners); requesting to rezone one 2.43-acre parcel from UD to ID. The subject parcel is located on Corporate Blvd, Rock Hill. The property is referenced as tax map number 664-00-00-038; Council District 5 - Cox.

Passed	Yes 6, No 0, Abstained 0
MOVANT:	Mike Duralia
SECOND:	Aubrie Parham
AYES:	Kate Kraxberger, John Segura, Aubrie Parham, Antonio Mickel, Mike Duralia, Tom Bach
NAYS:	None
ABSENT:	
RECUSED:	None

Thomas Newlin presented the request. Stewart Hasty addressed the Commissioners regarding the intentions for the site. There was discussion regarding the chosen zoning code. Mike Duralia motioned to approve the request. Aubrie Parham seconded the motion, which passed unanimously.

Other Business

1. Rezoning Tracking Sheet

Executive Session

Matters for consideration following Executive Session

Adjourn

The meeting was adjourned at 7:05 p.m. with a motion by Aubrie Parham and a second by Mike Duralia.

Final