



**York County  
Planning Commission  
Minutes  
June 9, 2025**



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**Regular Meeting**

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

**6:00 PM**

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**Call to Order**

The meeting was called to order by Kate Kraxberger at 6:02 p.m.

**Present:** Kate Kraxberger, Aubrie Parham, Mike Duralia, Derrick Williams

**Absent:** Tom Bach, John Segura

**Excused:**

**Approval of Agenda**

The agenda was unanimously approved with a motion by Aubrie Parham and a second by Mike Duralia.

**Approval of Minutes**

1. May 12, 2025 Minutes

The minutes were unanimously approved with a motion by Kate Kraxberger and a second by Aubrie Parham.

**New Business**

1. Planning Commission to review and provide a recommendation to amend Chapter 154: Land Development Code and Chapter 155: Zoning Code as a result of the Rural Zoning Project.

Jonathan Buono presented recommended amendments to Chapter 154 and Chapter 155. He covered the various topics: use table, family exemptions, lot width, AGC front yard setbacks, and shipping containers.

Mike Duralia made a motion to approve all the text amendments in Chapter 154 and 155 amendments as presented. Derrick Williams seconded the motion. During the discussion, Mike Duralia made a motion to allow only one shipping container maximum on a 1 1/2 acre parcel instead of two. Derrick Williams seconded the amendment. This was unanimously approved. As the discussion continued, Kate Kraxberger made a motion to establish minimum acreage for solar farms and hunting clubs. Mike Duralia seconded the amendment. This was unanimously approved. At the end of the discussion, the main motion was unanimously approved.

**Passed Yes 4, No 0, Abstained 0**

**MOVANT:** Mike Duralia  
**SECOND:** Derrick Williams  
**AYES:** Kate Kraxberger, Aubrie Parham, Mike Duralia, Derrick Williams  
**NAYS:** None  
**ABSENT:** Tom Bach, John Segura  
**RECUSED:** None

2. Rezoning 25-21: Peggy Russell Boloyan (Applicant); Russell Family Irrevocable Trust (Owner); requesting to rezone a 1.112-acre portion of three parcels from AGC to RUD or from RUD to AGC. The subject parcels are located on Highway 97, Hickory Grove. The properties are referenced as tax map numbers 055-00-00-007; -010 -020; Council District 3 - Adkins.

Diane Dil presented the request. Kate Kraxberger motioned to approve. Aubrie Parham seconded the motion, which passed unanimously.

**Passed Yes 4, No 0, Abstained 0**  
**MOVANT:** Kate Kraxberger  
**SECOND:** Aubrie Parham  
**AYES:** Kate Kraxberger, Aubrie Parham, Mike Duralia, Derrick Williams  
**NAYS:** None  
**ABSENT:** Tom Bach, John Segura  
**RECUSED:** None

passed unanimously.

3. Rezoning 25-23: Ronald Neuman (Applicant/Owner); requesting to rezone a 1.0-acre portion of a 6.62-acre parcel from AGC to RUD. The subject parcel is located on Maynard Grayson Road, Clover. The property is referenced as tax map number 265-00-00-103; Council District 3 - Adkins.

Diane Dil presented the request. Aubrie Parham motioned to approve the request with the condition that the property must be subdivided so that no more than one zoning district is applied to a parcel. An approved subdivision plat encompassing the portions of the property zoned AGC or RUD shall be recorded with the York County Register of Deeds within 90 days of the rezoning approval. Mike Duralia seconded the motion, which was passed unanimously.

**Passed Yes 4, No 0, Abstained 0**  
**MOVANT:** Aubrie Parham  
**SECOND:** Mike Duralia  
**AYES:** Kate Kraxberger, Aubrie Parham, Mike Duralia, Derrick Williams  
**NAYS:** None  
**ABSENT:** Tom Bach, John Segura  
**RECUSED:** None

4. Rezoning 25-25: Michael Hill (Applicant) Gus Builders, LLC (Owner); requesting to rezone a 4.203-acre parcel from AGC to RUD. The subject parcel is located on Hillcrest

Road, Clover. The property is referenced as tax map number 202-00-00-023; Council District 3 - Adkins.

Diane Dil presented the request. Aubrie Parham motioned to deny the request. Mike Duralia seconded the motion. The motion to deny passed unanimously.

	<b>Yes 4, No 0, Abstained 0</b>
<b>MOVANT:</b>	Aubrie Parham
<b>SECOND:</b>	Mike Duralia
<b>AYES:</b>	Kate Kraxberger, Aubrie Parham, Mike Duralia, Derrick Williams
<b>NAYS:</b>	None
<b>ABSENT:</b>	Tom Bach, John Segura
<b>RECUSED:</b>	None

5. Rezoning 25-20: OSI 450 Corporate Blvd LLC (Applicant/Owner); requesting to rezone a 4.07-acre parcel from UD to ID. The subject parcel is located on Corporate Blvd, Rock Hill. The property is referenced as tax map number 664-00-00-058; Council District 5 - Cox.

Thomas Newlin presented the request. Mike Duralia motioned to approve. Kate Kraxberger seconded the motion, which was passed unanimously.

<b>Passed</b>	<b>Yes 4, No 0, Abstained 0</b>
<b>MOVANT:</b>	Mike Duralia
<b>SECOND:</b>	Kate Kraxberger
<b>AYES:</b>	Kate Kraxberger, Aubrie Parham, Mike Duralia, Derrick Williams
<b>NAYS:</b>	None
<b>ABSENT:</b>	Tom Bach, John Segura
<b>RECUSED:</b>	None

6. Rezoning 25-22: Linda S and Russell Klara (Applicants/Owners); requesting to rezone a 1.0-acre parcel from RSF-40 to LI. The subject parcel is located on Harris Road, Fort Mill. The property is referenced as tax map number 659-00-00-223; Council District 1 - Audette.

Thomas Newlin presented the request. Mike Duralia motioned to deny the request. Kate Kraxberger seconded the motion. The motion to deny was unanimously approved.

<b>Passed</b>	<b>Yes 4, No 0, Abstained 0</b>
<b>MOVANT:</b>	Mike Duralia
<b>SECOND:</b>	Kate Kraxberger
<b>AYES:</b>	Kate Kraxberger, Aubrie Parham, Mike Duralia, Derrick Williams
<b>NAYS:</b>	None
<b>ABSENT:</b>	Tom Bach, John Segura
<b>RECUSED:</b>	None

7. Rezoning 25-27: Carolina Star Investments (Applicant) Pansy Blackwell (Owner); requesting to rezone two parcels that total 24,000 SF from RSF-30 to RMX-10. The subject parcels are located on S Sutton Road and Brian Kelly Lane, Fort Mill. The properties are

referenced as tax map numbers 658-00-00-051; - 050 Council District 1 - Audette.

Thomas Newlin presented the request. Kate Kraxberger motioned to approve with the condition that only single-family detached homes with deed restrictions would be allowed. Mike Duralia seconded the motion that was passed unanimously.

<b>Passed</b>	<b>Yes 4, No 0, Abstained 0</b>
<b>MOVANT:</b>	Kate Kraxberger
<b>SECOND:</b>	Mike Duralia
<b>AYES:</b>	Kate Kraxberger, Aubrie Parham, Mike Duralia, Derrick Williams
<b>NAYS:</b>	None
<b>ABSENT:</b>	Tom Bach, John Segura
<b>RECUSED:</b>	None

8. Rezoning 25-28: Tim Helline (Applicant) LJM Investments LLC (Owner); requesting to rezone two parcels that total 3.9 acres from UD to GC. The subject parcels are located on Hands Mill Highway, Rock Hill. The properties are referenced as tax map numbers 543-00-00-003; -006 Council District 6 - Huckabee.

Thomas Newlin presented the request. Mike Duralia motioned to approve. Derrick Williams seconded the motion, which was unanimously approved.

<b>Passed</b>	<b>Yes 4, No 0, Abstained 0</b>
<b>MOVANT:</b>	Mike Duralia
<b>SECOND:</b>	Derrick Williams
<b>AYES:</b>	Kate Kraxberger, Aubrie Parham, Mike Duralia, Derrick Williams
<b>NAYS:</b>	None
<b>ABSENT:</b>	Tom Bach, John Segura
<b>RECUSED:</b>	None

#### **Other Business**

1. Rezoning Tracking Sheet

#### **Executive Session**

#### **Matters for consideration following Executive Session**

#### **Adjourn**

The meeting adjourned at 7:20 p.m. with a motion by Mike Duralia and a second by Aubrie Parham.

