



**York County
Planning Commission
Minutes
May 12, 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 Kate Kraxberger at 6 p.m.

Present: Kate Kraxberger, Aubrie Parham, Mike Duralia, Tom Bach, John Segura,
Derrick Williams

Absent:

Excused:

Approval of Agenda

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

Approval of Minutes

1. April 14, 2025 Minutes

The minutes were unanimously approved with a motion by Kate Kraxberger and a second by Tom Bach.

Mike Duralia requested that on a future agenda that they have discussion regarding officers and structure.

Public Hearing

Public Hearing

1. Waivers - York School District #1 (Applicant) is requesting Land Development Waivers from paving requirements and required sidewalk installation on a parcel zoned Agricultural Conservation (AGC). The subject property is located at 4870 Hickory Grove Road in Hickory Grove, SC and is identified as tax map number 104-00-00-005. Council District 3 - Adkins.

Jeff Kirchner, Commercial Planner, presented the waiver requests for parking and sidewalk requirements. It was noted that the Hickory Grove -Sharon Elementary school is across the road and that the arena facility will be used for events and school events. They do not want to encourage pedestrian traffic adjacent to the roadways or to cross the road.

There was a discussion about the grass parking area as to how the spaces were calculated and how parking would be handled. There was also a discussion about concerns for the children's safety, since the facility will also be used outside school hours on a 55 mph road. Mike Duralia

recommended a speed limit change for this area of road.

Kate Kraxberger opened the public hearing. At 6:22 pm public hearing was opened.

Scott Childers spoke. This project is for all four school districts. It is not an extension of the Hickory Grove-Sharon school.

With no other speakers, Kate Kraxberger motioned to close the public hearing. Mike Duralia seconded the motion.

Paving Waiver Motion to Approve Results:

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

Sidewalk Waiver Motion to Approve Results:

Passed	Yes 5, No 1, Abstained 0
MOVANT:	Kate Kraxberger
SECOND:	Aubrie Parham
AYES:	Kate Kraxberger, Aubrie Parham, Mike Duralia, Tom Bach, John Segura
NAYS:	Derrick Williams
ABSENT:	None
RECUSED:	None

New Business

1. Rezoning 25-12: Gregory Scott Cannon (Applicant/Owner); requesting to rezone a 3.8-acre parcel from UD to LI. The subject parcel is located on Yorkshire Road, Rock Hill. The property is referenced as tax map number 622-00-00-002; Council District 5 - Cox.

Thomas Newlin presented the request. Mike Duralia motioned to approved. Aubrie Parham seconded the motion.

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

2. Rezoning 25-13: McAfee Redevelopment LLC (Applicant); Anita Feemster (Owner);

requesting to rezone a 30,000 SF portion of a 1.58-acre parcel from GC to RUD. The subject parcel is located on York Highway, York. The property is referenced as tax map number 446-00-00-065; Council District 3 - Adkins.

Thomas Newlin presented the request. It is just the south side of York Hwy that would change to RUD.

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

3. Rezoning 25-15: John Tysinger (Applicant); John Tysinger IRR Trust (Owner); requesting to rezone a 10.72-acre parcel from RSF-40 to AGC. The subject parcel is located on Ormand Road, York. The property is referenced as tax map number 457-00-00-012; Council District 2 - Litten.

Thomas Newlin presented the request.

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

4. Rezoning 25-16: Estate of Donald K Johnson/Pamela Pendleton, PR (Applicant/Owner); requesting to rezone a 14.49-acre parcel from RSF-40 to AGC. The subject parcel is located on Johnson Farm Road, York. The property is referenced as tax map number 386-00-00-007; Council District 2 - Litten.

Thomas Newlin presented the request.

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

RECUSED: None

5. Rezoning 25-18: Mark Ellis (Applicant); Cregger Capital Investments, Inc (Owner); requesting to rezone a 5.73-acre parcel from UD to LI. The subject parcel is located on Flint Hill Road, Fort Mill. The property is referenced as tax map number 721-00-00-027; Council District 7 - Cloninger.

Thomas Newlin presented the request. There is mostly industrial working out of the multi-tenant building. There was discussion as to why the applicant is wanting to change to Light Industrial zoning.

Passed Yes 6, No 0, Abstained 0

MOVANT: Tom Bach

SECOND: Mike Duralia

AYES: Kate Kraxberger, Aubrie Parham, Mike Duralia, Tom Bach, John Segura, Derrick Williams

NAYS: None

ABSENT: None

RECUSED: None

6. Planning Commission to review and provide a recommendation to amend Chapter 155: Zoning Code to revise the maximum building height for data centers.

Diane Dil presented the amendment request to data center height restrictions. There was discussion as to why this would not be handled through special exceptions or on a case-by-case basis. There was a discussion about fire department ladder heights.

There was a motion by John Segura, seconded by Mike Duralia to not approve and recommend Council consider as an alternative to approving it, to have this be an item that is considered through the Special Exception process. Following was discussion.

There was a new motion made by Mike Duralia and seconded by Derrick Williams to approve as recommended by staff. However, following discussion, the motion was amended by Mike Duralia to have staff convey the Commissioners concerns about fire safety (ladder height, facility location) and whether Council wants to consider these as Special Exceptions or a change to the code. John Segura seconded the amendment.

Failed Yes 6, No 0, Abstained 0

MOVANT: Mike Duralia

SECOND: John Segura

AYES: Kate Kraxberger, Aubrie Parham, Mike Duralia, Tom Bach, John Segura, Derrick Williams

NAYS: None

ABSENT: None

RECUSED: None

Other Business

1. Rezoning Tracking Sheet

Executive Session

Matters for consideration following Executive Session

Adjourn

The meeting adjourned at 7:08 p.m. with a motion by Mike Duralia and a second by John Segura.

Final