



**York County
Planning Commission
Minutes
July 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 at 6:00 p.m. by Kate Kraxberger. The meeting was held in Room 3801 versus the Council Chambers due to a HVAC issues.

Present: Kate Kraxberger, Aubrie Parham, Tom Bach, John Segura, Derrick Williams, Mike Duralia 6:03 p.m.

Absent:

Excused:

Approval of Agenda

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

Election of Officer

There was only one nomination for Vice Chair and that was from Aubrie Parham for Mike Duralia. The nomination was seconded by John Segura. Since Mike was absent, It was understood that if Mike did not want the position, he could refuse it at the next meeting and they would do nominations again. At 6:03 p.m. Mike arrived at the meeting and was informed of the vote and was honored to be Vice Chair.

Approval of Minutes

1. June 9, 2025 Minutes

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

Public Hearing

1. Waiver - Caleb Chambers (Applicant) is requesting a Land Development Waiver from the commercial driveway separation requirements for a proposed Murphy Express. The subject property is located at 931 Gold Hill Road in the Fort Mill Community and is identified as tax map number 651-00-00-444. Council District 1 - Audette.

Marian Ray presented the request. It has been reviewed by staff. The Public Hearing was closed as there was no one to speak for or against. Discussion followed regarding the traffic and location.

Tom Bach made a motion to approve the request. Derrick Williams seconded the motion that

passed 5/1.

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

New Business

1. Rezoning 25-24: Patrick Traynor (Applicant); Aberman Family, LLC (Owner); requesting to rezone a 7.2-acre parcel from ID to GC. The subject parcel is located at 1365 West Main Street, Rock Hill. The property is referenced as tax map number 595-00-00-135; Council District 4 - Roddey.

Thomas Newlin presented the request. The GC zone is less intense than current ID zone. After the Commission directed questions to staff, John Segura motioned to approve. Kate Kraxberger seconded the motion, which passed unanimously.

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

2. Rezoning 25-29: Kris Kellogg (Applicant); Epps Farm LLC (Owner); requesting to rezone two parcels that total 11.50 acres from RMX-10 to RUD. The subject parcels are located on Dobys Bridge Road, Fort Mill. The properties are referenced as tax map numbers 738-00-00-007 and -008; Council District 7 - Cloninger.

Thomas Newlin presented the request. Epps Farm Road will be the only access road with the driveways to the homes going away. The homes will be repurposed to parts of the event venue. There was discussion regarding noise, it being in a Fort Mill donut hole, and size of events indoors and outdoors. Tom Bach motioned to approve and Kate Kraxberger seconded the motion, which passed unanimously.

Passed	Yes 6, No 0, Abstained 0
MOVANT:	Tom Bach
SECOND:	Kate Kraxberger
AYES:	Kate Kraxberger, Aubrie Parham, Mike Duralia, Tom Bach, John Segura, Derrick Williams

NAYS: None
ABSENT:
RECUSED: None

3. Rezoning 25-30: York County Natural Gas Authority (Applicant/Owner); requesting to rezone two parcels that total 28 acres from AGC and OI to ID. The subject parcels are located on Schlumberger Drive, Fort Mill. The properties are referenced as tax map numbers 714-00-00-019 and -020; Council District 7 - Cloninger.

Thomas Newlin presented the request. This lot is well buffered. However, concern was expressed regarding chemicals and things that could come in the future with ID zoning. Tom Bach made a motion to approve with the recommendation that County Council consider a deed restriction for these parcels to keep out some of the things that would not be good in this location. Mike Duralia seconded the motion, which was unanimously approved.

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:
RECUSED: None

4. Rezoning 25-31: Robert and Kevin Bolin, Jennifer Bolin, Lauren Bolin, and Cody Williams (Applicants/Owners); requesting to rezone three parcels that total 9.62 acres from RUD to AGC. The subject parcels are located on Allwood Road, York. The properties are referenced as tax map numbers 187-00-00-032, 158-00-00-0011 and -016; Council District 3 - Adkins

Thomas Newlin presented the request. Aubrie Parham motioned to approve the request with staff recommended conditions. Mike Duralia seconded the motion, which passed unanimously.

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

5. Rezoning 25-32: Amy Boheler (Applicant); Thomas Boheler (Owner); requesting to rezone a 3.45-acre parcel from RSF-40 to RUD. The subject parcel is located at 1831 Windsor Woods Drive, York. The property is referenced as tax map number 397-00-00-001; Council District 3 - Adkins.

Thomas Newlin presented the request. This rezoning will keep this a larger lot with only one

home. Aubrie Parham motioned to approve. John Segura seconded the motion. The motion passed unanimously.

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

Other Business

1. Rezoning Tracking Sheet

Executive Session

Matters for consideration following Executive Session

Adjourn

The meeting adjourned with a motion by John Segura and a second by Mike Duralia at 6:51 p.m.

FINAL