



**York County
Planning Commission
Minutes
August 11, 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 p.m. by Kate Kraxberger.

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

Absent: Mike Duralia

Approval of Agenda

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

Approval of Minutes

1. July 14, 2025 Minutes

The minutes were unanimously approved with a motion by Kate Kraxberger and a second by John Segura.

Public Hearing

1. Waiver 25-06 - Lindsey Egner, on behalf of Buffalo II Investments, LLC (Applicant) is requesting a Land Development Waiver from parking lot paving requirements on a parcel zoned Rural Industrial (RI). The subject property is located at 3705 McConnells Hwy in Rock Hill, SC and is identified as tax map number 507-00-00-041. Council District 5 - Cox.

Jeff Kirchner presented the waiver request. It was expressed the business does not want to pave over the septic tank or drain field.

During the public hearing Ray Egner spoke about the past issues of the septic tank being crushed and the need for accessibility to it. Tim Helline spoke in favor of non-paving. The public hearing was closed with a motion by Aubrie Parham and a second by John Segura.

Tom Bach motioned to approve the waiver request. Aubrie Parham seconded the motion, which passed unanimously.

Passed	Yes 5, No 0, Abstained 0
MOVANT:	Tom Bach
SECOND:	Aubrie Parham
AYES:	Kate Kraxberger, Aubrie Parham, Tom Bach, John Segura, Derrick

	Williams
NAYS:	None
ABSENT:	Mike Duralia

New Business

1. TischlerBise, Inc. to provide a status report to the Planning Commission on the update to the Clover School District public education facilities CIP and related study to continue the collection of new development impact fees.

Mark Hopkins, Chief Operations Officer with Clover School District, spoke regarding Clover school's consistent historical growth. He mentioned the difference between construction costs and project costs. Carson Bise of TischlerBise, Inc provided a status report on the Clover School District educational facilities showing the increased need for impact fees. Mr. Bise and Mr. Hopkins answered questions from the Commissioners. This five-year review to validate the fees showed an increase in maximum allowable impact fees.

The Commissioners voted to defer any decision, allowing for review of the presentation and two weeks time to submit questions for the school district to Diane Dil. This will allow the school district to respond with the expectation of a decision regarding the continued collection of impact fees. John Segura made the motion, which was seconded by Tom Bach.

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

2. Preliminary Plat - Riley Cove: Weeks Development Group (Todd Doupona) is requesting preliminary plat approval for 27 single-family lots. The subject property is zoned Rural Development-I (RUD-I) and is identified as tax map number 565-00-00-014. Council District 2 - Litten.

Marion Ray presented the update for the Riley Cove development. Kate Kraxberger motioned to approve, followed by a second from Derrick Williams. The motion passed unanimously.

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

3. Rezoning 25-19: Pyotr (Applicant/Owner); requesting to rezone a 2.8-acre parcel from RUD to LI. The subject parcel is located on Saluda Road, Rock Hill. The property is referenced as tax map number 605-00-00-021; Council District 5 - Cox.

Thomas Newlin presented the rezoning request. Aubrie Parham motioned to deny the request. Kate Kraxberger seconded the motion, which was unanimous.

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

4. Rezoning 25-33: Kyle Christopher (Applicant) Carolina Capital Property, LLC (Owner); requesting to rezone a 5.88-acre parcel from UD to RSF-30. The subject parcel is located at 124 Benson Road, Rock Hill. The property is referenced as tax map number 694-00-00-177; Council District 5 - Cox.

Thomas Newlin presented the request. The Commissioners had questions regarding the ability to have three driveways on Benson Road. Diane Dil stated that there was enough space for three drives. Tom Bach motioned to approve the request. Aubrie Parham seconded the motion.

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

5. Rezoning 25-34: Phelan-Bennett Development (Applicant) Lakemont Property Investors, LLC (Owner); requesting to rezone a 0.07-acre parcel from UD to LI. The subject parcel is located at 3643 Foothills Way, Fort Mill. The property is referenced as tax map number 723-00-00-044; Council District 1 - Audette.

Thomas Newlin presented the request. This is a very small parcel surrounded by Light Industrial. Kate Kraxberger motioned to approve the request. Aubrie Parham seconded the motion, which was unanimously approved.

Passed	Yes 5, No 0, Abstained 0
MOVANT:	Kate Kraxberger
SECOND:	Aubrie Parham

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

6. Rezoning 25-35: Tim Helline (Applicant) Mickline LLC, Equity Trust Co, Time Helline, Charles Sipe (Owners); requesting to rezone 6 parcels that total 5.4 acres from RMX-10 to GC. The subject parcels are located along Hands Mill Highway at the intersection of Concord Road, York. The properties are referenced as tax map numbers 553-00-00-017; -018, -030; -021; -023; -024; -030; Council District 2 - Litten.

Thomas Newlin presented the rezoning request. The Commissioners had many questions for Thomas. John Segura made a motion to deny the request. Aubrie Parham seconded the motion. Discussion followed. Tim Helline and Brody Helline spoke to the Commissioner's questions and concerns. The vote to deny was unanimously not approved.

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

Derrick Williams made a motion to approve. Kate Kraxberger seconded the motion, which was approved 4 to 1.

APPROVED: Yes 4, No 1, Abstained 0
MOVANT: Derrick Williams
SECOND: Kate Kraxberger
AYES: Kate Kraxberger, Aubrie Parham, Tom Bach, Derrick Williams
NAYS: John Segura
ABSENT: Mike Duralia

7. Rezoning 25-36: York County Council has initiated the rezoning of 14 parcels within the existing residential neighborhood Garretts Landing and the adjacent undeveloped area from RSF-40 to RMX-20; District 2 - Litten.

Diane Dil presented the County-initiated rezoning for the existing phase and phase 2 to continue the development as originally intended, as part of the negotiated settlement agreement. Tom Bach motioned to approve the request. John Segura seconded the motion, which passed unanimously.

Passed Yes 5, No 0, Abstained 0

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

Other Business

1. Rezoning Tracking Sheet

Executive Session

Matters for consideration following Executive Session

Adjourn

The meeting was adjourned at 7:56 p.m. with a motion by Aubrie Parham and a second by John Segura.

Final