



**York County
Planning Commission
Minutes
September 8, 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, Mike Duralia (6:01pm)

Approval of Agenda

The agenda was approved with a motion by John Segura and a second by Derrick Williams. Mike Duralia was not yet present.

Approval of Minutes

It was noted that on page 5, the 5th line down, the correct name is "Tim Helline", not "Time Helline".

1. August 11, 2025 Minutes

The minutes were unanimously approved with a motion by Tom Bach and a second by Kate Kraxberger. Mike Duralia joined the meeting.

New Business

1. Rezoning 25-37: Mark Lindsey (Applicant/Owner); requesting to rezone a 0.61-acre parcel from UD to RSF-30. The subject parcel is located on Porter Road, Rock Hill. The property is referenced as tax map number 672-00-00-063; Council District 4 - Roddey.

Thomas Newlin presented the request. Tom Bach motioned to approve the request with the condition, "An approved subdivision plat combining the subject parcel with the adjacent lot (TM#672-053) be recorded within 90 days of approval." John Segura seconded the motion that passed unanimously.

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

2. The York County Planning Commission to receive information, and review and provide a recommendation on an Ordinance adopting a Public Education Facilities Impact Fee to be imposed on all new residential development in the Clover School District No. 2 pursuant to York County Ordinance No. 2718: Impact Fee Procedures.

Sheila Quinn, Superintendent of Clover School District spoke about the process and future for impact fees in the Clover School District. They are requesting the maximum allowable impact fees from 2020 instead of the new maximum allowable amounts. In attendance, to help answer questions by the Commissioners, was also Dr. Mark Hopkins, Chief Operations Officer, Ken Love, Chief Financial Officer, both with the Clover School District, John Hadaway, with Leitner Management Group, and Carson Bise of TishlerBise, Inc.

At 6:50 p.m. John Segura requested that they go to Executive Session for legal advice. Mike Duralia seconded the motion, which was approved by all. At 7:52 p.m. the Commissioners returned from Executive Session. No action was taken.

Mike Duralia motioned to recommend to Council to approve the ordinance adopting the Public Education Facilities Impact Fee for the Clover School District in the requested amount. He would also like staff to provide the questions and responses between the Commissioners and the parties to Council. He would also like staff to pass along some concerns the Commissioners have about the amount that is being accessed on mobile homes, for Council to consider. Aubrie Parham seconded the motion. The motion passed 5 to 1.

Passed	Yes 5, No 1, Abstained 0
MOVANT:	Mike Duralia
SECOND:	Aubrie Parham
AYES:	Kate Kraxberger, Aubrie Parham, Mike Duralia, Tom Bach, Derrick Williams
NAYS:	John Segura

3. The York County Planning Commission to consider adopting a Resolution recommending an Ordinance updating and revising the Public Education Facilities Impact Fee to be imposed on all new residential development in the Clover School District No. 2 for adoption by the York County Council.

Kate Kraxberger motioned to adopt a Resolution recommending an Ordinance updating and revising the Public Education Facilities Impact Fee to be imposed on all new residential development in the Clover School District No. 2 to be adopted by the York County Council. Mike Duralia seconded the motion that passed 5-1.

Passed	Yes 5, No 1, Abstained 0
MOVANT:	Kate Kraxberger
SECOND:	Mike Duralia
AYES:	Kate Kraxberger, Aubrie Parham, Mike Duralia, Tom Bach, Derrick Williams
NAYS:	John Segura

Other Business

1. Rezoning Tracking Sheet

This was accepted. There were no questions.

Executive Session

Was from 6:50 p.m. to 7:52 p.m. for legal advice on Clover Impact Fees

Matters for consideration following Executive Session

Continued with item number 2 on the agenda

Adjourn

The meeting adjourned at 7:55 p.m. with a motion by Tom Bach and a second by John Segura.

Final