



**York County
Planning Commission
Minutes
October 13, 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, Mack Wallace

Approval of Agenda

The agenda was unanimously approved with a motion by Kate Kraxberger and a second by John Segura.

Approval of Minutes

1. September 8, 2025 Minutes

The minutes were unanimously approved with a motion by John Segura and second by Aubrie Parham.

New Business

1. Preliminary Plat - Maybree Meadows: Saluda Highway Estates, LLC is requesting a revision to a previously approved preliminary plat. The subject property is zoned Rural Development I (RUD-I) and is identified as tax map numbers 518-00-00-017, -123, -124, -125, & -142. Council District 5 - Cox.

Marion Ray presented the preliminary plat request. Tom Bach motioned to approve and John Segura seconded. The motion passed unanimously.

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

2. Planning Commission to review and provide a recommendation to amend Chapter 155:Zoning Code, Table 155.935.8: *Wall Sign Standards*, to allow more than one wall sign on a building, to increase the maximum wall sign area, and to add a new maximum allowed area for buildings greater than 100,000 sf.

Rick Abboud presented the changes to the wall sign standards. Jeff Kirchner, Commercial Planner, spoke to questions from the Commissioners on linear and tenant signs.

John Segura motioned to accept the amendment as presented, except for the section regarding 600 sf signs. This could be requested on a variance. Kate Kraxberger seconded the motion, which passed unanimously.

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

3. Planning Commission to review and provide a recommendation to amend Chapter 155:Zoning Code, Table 155.58-1: *Minimum Setbacks and Maximum Height in Base Districts* and Table 155.1272-1: *Exceptions to Maximum Building and Structure Height*, to allow for an increased building height, with additional setback requirements, and to provide a new exemption from maximum structure height calculation.

Jonthan Buono presented the text amendment for Building Height in General Commercial zoning and an amendment to the Projection Exemptions table. After discussion, Kate Kraxberger motioned to approve the text amendment. Tom Bach seconded the motion, which was passed unanimously.

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

4. Master Sign Plan - L. Karen Partee is requesting approval of a Master Sign Plan for the Westlake Market development. The subject property is zoned General Commercial (GC) and located at the northwest corner of the Highway 55/Highway 274 intersection. Council District 2 - Litten.

Rick Abboud presented the master sign plan for Westgate Retail. There were numerous deviations from code requested. Karen Partee, applicant, spoke about the need for the modifications. Jeff Kirchner, Commercial Planner, also answered questions for the Commissioners regarding various sign sizes and placements. John Segura motioned to defer the request until the next Planning Commission meeting. Aubrie Parham seconded the motion, which passed unanimously.

Note: The Commissioners recommend the use of more visual aids for future Master Sign Plans.

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

- Rezoning 25-26: Jay Cleveland Wilson (Applicant/Owner); requesting to rezone a 2.87-acre parcel from AGC to RUD. The subject parcel is located at 1723 Beamguard Road, Clover. The property is referenced as tax map number 262-00-00-024; Council District 3 - Adkins.

Thomas Newlin presented the request. Tom Bach motioned to approve. John Segura seconded the motion, which passed unanimously.

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

- Rezoning 25-38: Sunbelt Development Properties LLC (Applicant/Owner); requesting to rezone six parcels that total 1.74-acres from RSF-30 to NC. The subject parcels are located at the intersection of S. Sutton Road and Grady Hope Road, Fort Mill. The properties are referenced as tax map numbers 658-00-00-035 through -040; Council District 1 - Audette.

Thomas Newlin presented the request. Kate Kraxberger motioned to approve. John Segura seconded the motion, which passed unanimously.

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

- Rezoning 25-39: Matthew Coan McAlpine (Applicant) Matthew Coan McAlpine and Benjamin Woolverton Brewster (Owners); requesting to rezone a 9.99-acre parcel from UD to GC. The subject parcel is located at 2203 Deerfield Drive, Fort Mill. The property is referenced as tax map number 716-00-00-054; Council District 7 - Cloninger.

Thomas Newlin presented the request. Tom Bach motioned to approve. 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, James Wallace
NAYS:	None
ABSENT:	Mike Duralia, Derrick Williams

8. Rezoning 25-17: Rise Partners LLC, Prestige Land and Site Works LLC, and Ivester Group (Applicants) Prestige Land and Site Works LLC, Ivester Group, and Ark Homes (Owners); requesting to rezone approximately 97-acres across 11 parcels from RUD and PD to PD and from PD to GC. The subject parcels are located on the south side of York Road, just west of the intersection of Hands Mill Hwy/Adnah Church Road, Rock Hill. The properties are referenced as tax map numbers 498-00-00-002,- 003, -004, -005, -009, -011, -012, -037, -060, -074, -075; Council District 3 - Adkins.

Diane Dil presented the Newport Commons Planned Development amendment, that included eleven parcels. The request is looking to add two parcels and subtract one parcel. This will increase the PD by about 15 acres. Diane spoke about the characteristics of a PD, and Newport Common's request to have ten modifications to the existing code. As she presented each one they were discussed by the Planning Commissioners.

Kate Kraxberger motioned to approve the request. Aubrie Parham seconded the request. During discussion amendments were made.

1. John Segura amended the request with a motion that there be at least 4 commercial amenities and that the stormwater ponds should not be included as an amenity in the commercial area, unless designed as a centrally located focal point to the Pod. Tom Bach seconded the motion that was unanimously approved.
2. Aubrie Parham amended the request with a motion that there be at least 4 residential amenities and that the stormwater ponds in the residential spaces should serve as an amenity only if they include a trail, a fountain, seating area(s), and are designed for both visibility and resident safety. John Segura seconded the motion that was unanimously approved.
3. John Segura amended the request with a motion that the usable open space should be to existing code. Tom Bach seconded the motion. This passed unanimously.
4. Kate Kraxberger amended the request with a motion that bypass lanes be provided with the two parallel queuing lanes. John Segura seconded the motion that passed unanimously.
5. John Segura amended the request with a motion that the existing code for grand trees be used. Kate Kraxberger seconded the motion, which passed unanimously.

There being no more changes to the original motion, Kate Kraxberger motioned that the main motion as amended be approved. John Segura seconded. This passed unanimously.

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

Other Business

1. Discussion - Grand Trees: The Chair has granted the request for a discussion from a Planning Commission member to consider directing planning staff to review and prepare potential revisions to the Grand Tree Ordinance.

The discussion of Grand Trees was entered into. The discussion centered around protecting Grand Trees during construction of Chapter 154.202. A motion was made by John Segura and seconded by Tom Bach that staff review alternate ways to save Grand Trees during construction, 154.202. The motion passed unanimously.

2. Rezoning Tracking Sheet

Executive Session

Matters for consideration following Executive Session

Adjourn

The meeting adjourned at 8:06 p.m. with a motion by John Segura and a second by Kate Kraxberger.

Public Hearing