



**York County
Planning Commission
Minutes
November 10, 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 6:07 p.m. by Kate Kraxberger.

Present: Kate Kraxberger, Tom Bach, John Segura, James Wallace, Derrick Williams, Aubrie Parham and Mike Duralia were not present at this time.

Approval of Agenda

There was an agenda change to Number 11 on the agenda. Applicants of Case 25-48 request a deferral to a future meeting, per Diane Dil, Tom Bach motion to approve. John Segura second the motion, and it was unanimously approved: Yes 5, no 0, 0 Abstained. Aubrie Parham and Mike Duralia were not present as of this time.

Approval of Minutes

The minutes were unanimously approved with a motion by Kate Kraxberger and a second by John Segura. Yes 6, no 0, Abstained 0 Mike Duralia was not present for the vote.

1. October 13, 2025 Minutes

New Business

1. Planning Commission to consider and provide a recommendation for an amendment to Chapter 155 *Zoning Code* to change hotels from permitted to conditional uses, to establish certain use conditions, and to establish enforcement of such conditions.

David Garner, Assistant County Manager, presented the recommendation for the Chapter 155 Zoning code.

Kate Kraxberger motioned to approve the request. Mike Duralia seconded the request. During discussion, amendments were made.

Kate Kraxberger amended the request with a motion to accept the amendment with the definition as a reason for the long-term extended stay. Additional regarding rewording to say remodeling and new construction and, exempt families with children enrolled in county schools to include over the summer months, as well as children not enrolled in school, toddlers and infants.

Passed:

Yes 7, no 0, Abstained 0

MOVANT:	Kate Kraxberger
SECOND:	Mike Duralia
AYES:	Kate Kraxberg, Aubrie Parham, Tom Bach, John Segura, James Wallace, Mike Duralia, Derrick Williams
NAYS:	None
ABSENT:	Mike Duralia late arrived 6:11pm

2. 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 request. James Wallace, requested the applicant with a question about what the applicant proceed as the inaccuracy presented can applicant come forward. Karen Paree applicant, spoke about the need for the modifications. Jeff Kirchner, Commercial Planner, spoke on clarification of the master sign plan modifications. Tom Bach motioned to approve the request and Mike Duralia seconded the motion. It was unanimously approved. Mike Duralia motions to amend the restriction as outlined. Kate Kraxberger seconded the motion, and it was unanimously approved.

Passed:	Yes 7, no 0, Abstained 0
MOVANT:	Tom Bach
SECOND:	Mike Duralia
AYES:	Kate Kraxberger, Aubrie Parham, Tom Bach, John Segura, James Wallace, Mike Duralia, Derrick Williams
NAYS:	None
ABSENT:	None
RECUSED:	None

3. Planning Commission to receive information requested from staff on suggestions to better protect grand trees during ongoing construction.

Peter Kisicki presented the grand tree with information to better protect them during construction stages. After discussion, Mike Duralia motioned to approve the staff suggestion. Tom Bach seconded the motion, which was passed unanimously.

Passed:	Yes 7, no 0, Abstained 0
MOVANT:	Mike Duralia
SECOND:	Tom Segura
AYES:	Kate Kraxberger, Aubrie Parham, Tom Bach, John Segura, James Wallace, Mike Duralia, Derrick Williams
NAYS:	None
ABSENT:	None

4. Rezoning 25-40: Christopher Mills (Applicant) William and Karen Mills (Owners);

requesting to rezone a 2.81-acre parcel from RMX-10 to RUD. The subject parcel is located at 991 Pole Branch Road, Clover. The property is referenced as tax map number 571-00-00-006; Council District 2 - Litten.

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

Passed:	Yes 7, no 0, Abstained 0
MOVANT:	Tom Bach
SECOND:	John Segura
AYES:	Kate Kraxberger, Aubrie Parham, Tom Bach, John Segura, James Wallace, Mike Duralia, Derrick Williams
NAYS:	None
ABSENT:	None

5. Rezoning 25-41: ARIC Lake Wylie LLC (Applicant/Owner); requesting to rezone a 6,400-SF parcel from PD to GC. The subject parcel is located at 5356 Highway 55, Clover. The property is referenced as tax map number 484-00-00-003; Council District 2 - Litten.

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

Passed:	Yes 7, no 0, Abstained 0
MOVANT:	Aubrie Parham
SECOND:	Tom Bach
AYES:	Kate Kraxberger, Aubrie Parham, Tom Bach, John Segura, James Wallace, Mike Duralia, Derrick Williams
NAYS:	None
ABSENT:	None

6. Rezoning 25-42: Justin and Ashley Messer (Applicants) John McCarter (Owner); requesting to rezone a 4.43-acre parcel from AGC to RUD. The subject parcel is located at 1285 Whitewolf Road, Blacksburg. The property is referenced as tax map number 164-00-00-009; Council District 3 - Adkins.

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

Passed:	Yes 7, no 0, Abstained 0
MOVANT:	Aubrie Parham
SECOND:	Mike Duralia
AYES:	Kate Kraxberger, Aubrie Parham, Tom Bach, John Segura, James Wallace, Mike Duralia, Derrick Williams
NAYS:	None
ABSENT:	None

7. Rezoning 25-43: Forsberg LLC (Applicant) Daniel Smith (Owner); requesting to rezone three parcels that total 26.57-acres from UD to ID. The subject parcels are located on Lesslie Highway, Rock Hill. The properties are referenced as tax map numbers 673-00-00-119, -120, -155; Council District 5 - Cox.

Diane Dil presented the request, Mike Duralia motioned to deny. John Segura seconded the motion, which passed unanimously.

Passed: Yes 7, no 0, Abstained 0
MOVANT: Mike Duralia
SECOND: John Segura
AYES: Kate Kraxberger, Aubrie Parham, Tom Bach, John Segura, James Wallace, Mike Duralia, Derrick Williams
NAYS: None
ABSENT: None
RECUSED: None

8. Rezoning 25-44: Forsberg LLC (Applicant) Linkwood Properties LLC (Owner); requesting to rezone a 1.66-acre parcel from UD to ID. The subject parcel is located at 583 Linkwood Road, Rock Hill. The property is referenced as tax map number 666-01-03-009; Council District 5 - Cox.

Diane Dil presented the request, Mike Duralia motioned to deny. Tom Bach seconded the motion, which passed unanimously.

Passed: Yes 7, no 0, Abstained 0
MOVANT: Mike Duralia
SECOND: Tom Bach
AYES: Kate Kraxberger, Aubrie Parham, Tom Bach, John Segura, James Wallace, Mike Duralia, Derrick Williams
NAYS: None
ABSENT: None

9. Rezoning 25-45: Jonathan Kidd (Applicant) Robert C and Georgia B Kidd (Owners); requesting to rezone a 1.90-acre parcel from RSF-40 to RSF-30. The subject parcel is located at 1976 New Gray Rock Road, Fort Mill. The property is referenced as tax map number 656-00-00-022; Council District 1 - Audette.

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

Passed: Yes 7, no 0, Abstained 0
MOVANT: Kate Kraxberger
SECOND: Mike Duralia
AYES: Kate Kraxberger, Aubrie Parham, Tom Bach, John Segura, James Wallace, Mike Duralia, Derrick Williams
NAYS: None

ABSENT: None

10. Rezoning 25-47: Eric and Kristin Hunsberger (Applicants/Owners); requesting to rezone a 14,000-SF parcel from UD to RMX-10. The subject parcel is located at 228 Ridge Reserve Drive, Clover. The property is referenced as tax map number 576-00-00-162; Council District 2 - Litten.

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

Passed: Yes 7, no 0, Abstained 0

MOVANT: Kate Kraxberger

SECOND: John Segura

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

NAYS: None

ABSENT: None

11. Rezoning 25-48: Trey Eakin (Applicant) Springland Inc, New Horizon Electric Cooperative Inc(Owners); requesting to rezone a 0.40-acre portion of two parcels from RUD to GC. The subject parcels are located on Highway 160 West, Fort Mill. The properties are referenced as tax map numbers 652-00-00-006, -022; Council District 1 - Audette.

Applicants of Case 25-48 request a deferral to a future meeting, per Diane Dil. Tom Bach motion to approve. John Segura second the motion, and it was unanimously approved: Yes 5, no 0, 0 Abstained. Aubrie Parham and Mike Duralia were not present as of this time.

Other Business

1. Rezoning Tracking Sheet

Executive Session

Matters for consideration following Executive Session

Adjourn

The Meeting Adjourned at 8:08 p.m. with a motion by Abrie Parham and a second by Derrick Williams.

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