



**York County
Planning Commission
Minutes
December 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, James Wallace.

Approval of Agenda

The agenda was requested to be amended.

Kate Kraxberger motioned to move Public Hearing #2 down to New Business when the applicant arrives, And a second by Derrick Williams.

Approval of Minutes

The minutes were unanimously approved with a motion by Tom Bach and a second by Derrick Williams.

1. November 10, 2025 Minutes

Public Hearing

1. Waiver W25-04: Clint & Deborah Parker (Applicant) is requesting a Land Development Waiver to remove the internal access road requirement for a major subdivision on property zoned Rural Development (RUD). The subject property is located at 2731 Meadow Road in the Clover Community and is identified as tax map number 357-00-00-056. Council District 3 - Adkins.

Rick Abboud presented the request. Kate Kraxberger asked if anyone was there and wanted to speak at this public hearing. The applicant, Debra Parker, spoke about the need for the modifications.

There were no other people to speak at this public hearing. John Segura motioned to close the public hearing. Aubrie Parham seconded the motion, which passed unanimously.

Mike Duralia motioned to approve the recommendation by staff. John Segura seconded the motion, which passed unanimously.

2. Waiver W25-10: Jonathan Street (Applicant), on behalf of HOF, LLC (Owner), is requesting a Land Development Waiver from the required driveway separation of 325-feet on a road with a posted speed limit of 45 mph. The subject property is located at 3474

Highway 21 in the Fort Mill Community and is identified as tax map number 721-00-00-055. Council District 7 - Cloninger.

Rick Abboud presented the request for the waiver 25-10. Kate Kraxberger asked if anyone was there and wanted to speak at this public hearing. Mark Stricklin, Civil Engineer, spoke about the need for the land development waiver. There were no other people to speak at this public hearing. Mike Duralia motioned to close the public hearing. Tom Segura seconded the motion, which passed unanimously.

Tom Bach motioned to approve the recommendation by staff. Derrick Williams seconded the motion, which passed unanimously.

New Business

1. Preliminary Plat: Deborah Parker (Parker Family Estate) is requesting preliminary plat approval to further subdivide (3 additional single-family lots) a parent parcel that was previously subdivided. The subject property is zoned Rural Residential (RUD) and is identified as tax map number 357-00-00-056. Council District 3 - Adkins.

Rick Abboud presented the preliminary plat request. Tom Bach motioned to approve and Kate Kraxberger seconded. The motion passed unanimously.

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

2. Preliminary Plat: JCM Corporation of York County is requesting preliminary plat approval for a revision to the previously approved Hopes Corner Subdivision. The subject property is zoned Rural Development (RUD) and is identified as tax map numbers 444-00-00-136, -137, -144, and -145. Council District 3 - Adkins.

Rick Abboud presented the preliminary plat request. Mike Duralia motioned to approve and Tom Segura seconded. The motion passed unanimously.

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

3. Planning Commission to review and provide a recommendation to amend Chapter 154: Land Development Code, Section 154.202 *Tree Protection During Construction* to increase the tree protection radius for Grand Trees.

Peter Kisicki presented the tree protection during the construction ordinance amendment. Tom

Segura motioned to approve. Mike Duralia seconded the motion, which passed unanimously.

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

4. Master Sign Plan: Rise Partners, LLC is requesting approval of a Master Sign Plan for the Newport Commons development. The subject property is zoned Planned Development (PD) and is located at the southwestern corner of the Highway 161/Highway 274/Adnah Church Rd intersection. Council District 3 - Adkins.

Jeff Kirchner presented the Master Sign Plan request. Mark Kozevski RA AIA spoke about the need for the master sign plan.

Mike Duralia motioned to approve. John Segura seconded the motion, which passed unanimously.

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

5. Rezoning 25-49: Latif Taheri-Azar (Applicant/Owner); requesting to rezone two parcels that total 0.19-acres from UD to RMX-6. The subject parcels are located on Ridley Street, Rock Hill. The properties are referenced as tax map numbers 670-00-00-059, -060; Council District 4 - Roddey.

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

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

6. Rezoning 25-51: Old York Road LLC (Applicant/Owner); requesting to rezone two parcels that total 2.55-acres from RSF-40 and NC to GC. The subject parcels are located on Alexander Love Highway, York. The properties are referenced as tax map numbers 395-00-00-010, -011; Council District 3 - Adkins.

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

MOVANT: Aubrie Parham

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

7. Rezoning 25-52: Chris Goodwin (Applicant); Haven Home Investments LLC (Owner); requesting to rezone a 20.18-acre parcel from RMX-10 to RUD. The subject parcel is located on Haire Road, Fort Mill. The property is referenced as tax map number 738-00-00-046; Council District 7 - Cloninger.

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

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

8. Rezoning 25-53: JD Renovations LLC (Applicant/Owner); requesting to rezone a 5.89-acre parcel from AGC to RUD. The subject parcel is located on Mobley Store Road, Rock Hill. The property is referenced as tax map number 514-00-00-077; Council District 5 - Cox.

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

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

Other Business

1. Planning Commission to approve the 2026 Planning Commission meeting dates calendar. The Planning Commission's calendar dates were unanimously approved on a motion by Mike Duralia and a second by James Wallace.
2. Rezoning Tracking Sheet

Executive Session

Matters for consideration following Executive Session

Adjourn

The meeting adjourned at 7:28 p.m. with a motion by Tom Bach and a second by Mike Duralia.

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