



**York County  
Planning Commission  
Minutes  
February 9, 2026**



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**Regular Meeting**

**York County Government Center  
6 South Congress Street  
York, SC 29745**

**6:00 PM**

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**Call to Order**

The meeting was called to order at 6:00.p.m by Kate Kraxberger.

Present Kate Kraxberger, Aubrie Parham, Mike Duralia, John Segura, James Wallace

Not Present Derrick Williams, Tom Bach (late arrival)

Present

**Approval of Agenda**

The agenda was unanimously approved with a motion by Aubrie Parham and a second by John Segura.

**Approval of Minutes**

The minutes were unanimously approved with a motion by Mike Duralia and a second by Kate Kraxberger.

1. PC January 12, 2026 Minutes

**Public Hearing**

1. Waiver W25-11: WTX Exploration, LLC (Applicant) is requesting Land Development Waivers from the minimum required driveway separation and required vehicle stacking. The subject property is located at 1785 Gold Hill Road in Fort Mill, zoned General Commercial (GC), and is identified as tax map number 650-00-00-460. Council District 1 - Audette.

Jeff Kirchner presented the request. Kate Krazberger asked if anyone was there and wanted to speak at this public hearing. The applicant, Hang Yang and Bryan Jeen applicant broker, spoke about the future and existing driveway. There were no other people to speak at the public hearing,

Mike Duralia motioned to close the public hearing. Aubrie Parham seconded the motion, which passed unanimously.

Mike Duralia motioned to defer this item for 30 days. The Council members directed questions to staff during discussion, allowing staff to review driveway options for a response at the next Planning Commission meeting. Tom Bach seconded the motion.

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

**New Business**

1. Rezoning 25-48: Trey Eakin (Applicant) Springland Inc, New Horizon Electric Cooperative Inc (Owners); requesting to rezone a 0.61-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.

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

**Passed Yes 6, No 0, Abstained 0**  
**MOVANT:** Kate Kraxberger  
**SECOND:** Tom Bach  
**AYES:** Kate Kraxberger, Aubrie Parham, Mike Duralia, Tom Bach , John Segura, James Wallace  
**NAYS:** None  
**ABSENT:** Derrick Williams

2. Rezoning 26-01: CDP Rock Hill, LLC (Applicant) Edward Calvin Craig (Owner); requesting to rezone a 2.2-acre portion of one parcel from AGC to NC. The subject parcel is located on Saluda Road, Rock Hill. The property is referenced as tax map number 528-00-00-047; Council District 5 - Cox.

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

**Passed Yes 6, No 0, Abstained 0**  
**MOVANT:** Aubrie Parham  
**SECOND:** Mike Duralia  
**AYES:** Kate Kraxberger, Aubrie Parham, Mike Duralia, Tom Bach , John Segura, James Wallace  
**NAYS:** None  
**ABSENT:** Derrick Williams

3. Rezoning 26-02: Charles Burnette (Applicant/Owner); requesting to rezone three parcels that total 7.0-acres from UD to GC. The subject parcels are located on Hands Mill

Highway, Rock Hill. The properties are referenced as tax map numbers 543-00-00-004, -005, -018; Council District 6 - Huckabee.

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

<b>Passed</b>	<b>Yes 6, No 0, Abstained 0</b>
<b>MOVANT:</b>	Mike Duralia
<b>SECOND:</b>	Tom Bach
<b>AYES:</b>	Kate Kraxberger, Aubrie Parham, Mike Duralia, Tom Bach , John Segura, James Wallace
<b>NAYS:</b>	None
<b>ABSENT:</b>	Derrick Williams

4. Planning Commission to review and provide a recommendation regarding the third modification of the Development Agreement between York County and Crescent Allison Creek, LLC to amend the Use Table to allow an electrical substation on tax map number 488-00-00-126, which is located within POD 1.

Diane Dil presented the request, Tom Bach motioned to approve. James Wallace seconded the motion, which passed unanimously.

<b>Passed</b>	<b>Yes 5, No 1, Abstained 0</b>
<b>MOVANT:</b>	Tom Bach
<b>SECOND:</b>	James Wallace
<b>AYES:</b>	Kate Kraxberger, Aubrie Parham, Mike Duralia, Tom Bach, James Wallace
<b>NAYS:</b>	John Segura
<b>ABSENT:</b>	Derrick Williams

### **Other Business**

1. Discussion — The Chair has granted a Planning Commission member's request to discuss potential revisions to the Use Table that would allow "manufactured homes" as a permitted use within the RSF-40 zoning district.

### **Executive Summary:**

Diane Dil presented the request for discussion on the RSF-40 Manufactured homes. A Planning Commission member requested staff give a breakdown of manufactured homes, with a timeline for staff to provide information back 90 days or sooner.

2. Rezoning Tracking Sheet

### **Executive Session**

### **Matters for consideration following Executive Session**

### **Adjourn**

The meeting adjourned at 7:10 p.m. with a motion by Mike Duralia and a second by Aubrie Parham.

Draft

**ORDINANCE NO. 2026-\_\_\_\_\_**

Date Adopted: \_\_\_\_\_

**AN ORDINANCE AUTHORIZING AND APPROVING THE EXECUTION AND DELIVERY OF A THIRD MODIFICATION TO A DEVELOPMENT AGREEMENT BETWEEN YORK COUNTY AND CRESCENT ALLISON CREEK, LLC, AS MASTER DEVELOPER, AND THE PARCEL DEVELOPERS PARTY HERETO, AS MODIFIED, RECORDED IN THE OFFICE OF THE REGISTER OF DEEDS FOR YORK COUNTY, SOUTH CAROLINA ON JUNE 27, 2008; TO MODIFY AND AMEND THE PERMITTED USES APPLICABLE TO CERTAIN REAL PROPERTY LOCATED IN POD 1, BEARING YORK COUNTY TAX MAP NUMBER 488-00-00-126, OWNED BY DUKE ENERGY CAROLINAS, LLC, AS SUCCESSOR IN INTEREST TO DAIMLER TRUCKS NORTH AMERICA, LLC; TO ALLOW. AS A MAJOR MODIFICATION, FOR THE PLACEMENT, LOCATION, AND DEVELOPMENT OF AN ELECTRICAL SUBSTATION ON THE PROPERTY; AND TO PROVIDE FOR OTHER MATTERS RELATED THERETO.**

**BE IT ORDAINED AND ENACTED BY THE COUNTY COUNCIL OF YORK COUNTY, SOUTH CAROLINA:**

**SECTION 1: LEGISLATIVE FINDINGS:**

a) Incident to the adopting of this ordinance, York County Council, as the governing body of York County, South Carolina, is empowered to enact ordinances for the implementation and enforcement of powers granted to Council pursuant to Home Rule including Sections 4-9-30 (9), (14), and (17), S.C. Code Ann., as amended, and to exercise such other powers as may be authorized for counties under the South Carolina Local Government Comprehensive Planning Enabling Act of 1994, including Articles 5 and 7 of S.C. Code Ann. Title 6, Chapter 29, as amended, and pursuant to the express purposes set forth therein in Sections 6-29-710, et seq., and 6-29-1120, et seq., respectively, and empowering local governments to adopt zoning ordinances and land development regulations in conformity therewith;

b) Pursuant to the South Carolina Local Government Development Agreement Act, as set forth in in Sections 6-31-10 through 6-31-160 of the South Carolina Code of Laws (1976, as amended) (the “Act”) Section 154.038, Ordinance Number 907 adopted on June 18, 2007, Crescent Allison Creek, LLC, the Master Developer (as defined in the Original Development Agreement), and each Parcel Developer (as defined in the Original Development Agreement, as amended), and York County entered into that certain Development Agreement dated June 16, 2008, and recorded June 27, 2008, in the Office of the Register of Deeds for York County, South Carolina (the “ROD”), in Book 10145 at Page 114 (the “Original Development Agreement”), as modified by that First Modification to Development Agreement dated July 21, 2008, and recorded July 31, 2008, in the ROD in Book 10214 at Page 1 (the “First Modification”), as further modified

by the Second Modification to Development Agreement dated November 3, 2010, and recorded November 3, 2010, in the ROD in Book 11690 at Page 76 (the “Second Modification” with the Original Agreement, the First Modification, and the Second Modification being collectively referred to as the “Development Agreement”);

c) Section 19(a)(f) Development Agreement applicable to the property originally owned by DTNA allows for modification of the terms of the Development Agreement by written agreement of the County and DTNA;

d) Duke Energy Carolinas, LLC (“Duke Energy”), as successor in title to Daimler Trucks North America, LLC (“DTNA”) owns that certain parcel containing ten (10) acres, more or less, bearing York County Tax Map Number 4880000126 (the “Substation Parcel”), upon which Duke Energy seeks to place, locate, and develop an “Electrical Substation”, with Electrical Substation meaning, for purposes of this ordinance and modification, to be an electrical substation, including accessory administration or maintenance buildings and related accessory uses and structures, which takes electricity from the transmission grid and converts it to another voltage or lower voltage so it can be distributed to customers through one or more lines;

e) The County finds that the placement of an Electrical Substation, including necessary and related transmission/distribution lines, upon the Substation Parcel constitutes a beneficial use upon the Substation Parcel and as the change in permitted uses for the Substation Parcel also constitutes a Major Modification to the Development Agreement serving the public health, safety, and welfare by accommodating existing and future development and growth with electrical service and met utility demands;

f) The York County Planning Commission reviewed the proposed modifications to Development Agreement and Planned Development Concept Plan, attached thereto, to add Major Utility Facilities as a permitted use on the Substation Parcel, thereby permitting Duke Energy to place, develop, and maintain an Electrical Substation on the Substation Parcel, and the Planning Commission has further prepared and submitted its report and recommendations/considerations on the proposed modifications;

g) The findings and report of the Planning Commission are appropriate and appropriately implement the recommendations of the modifications of the Development Agreement, as more specifically detailed on the Planning Commission report and in its minutes; and

h) Upon consideration of the report of the Planning Commission, the County Council hereby finds the proposed modifications to the Development Agreement shall be implemented in the Third Modification to the Development Agreement are appropriate.

**SECTION 2: THIRD MODIFICATION TO DEVELOPMENT AGREEMENT.** In consideration of the foregoing findings, Council hereby authorizes and approves as a Major Modification to the Development Agreement, the Third Modification to the Development Agreement, in substantial

form as presented to Council, adding Major Utility Facilities as a permitted use on the Substation Parcel, thereby permitting Duke Energy to place, develop, and maintain an Electrical Substation within Pod 1, on the Substation Parcel.

2.1 York County Council further authorizes the Chairman and County Manager to execute the Third Modification to the Development Agreement, and to take any such action that may be required to perfect the Major Modification.

SECTION 3. PUBLIC HEARING. The York County Council shall hold a public hearing on this Ordinance, at least fifteen days notice of the time and place of which shall be published in a newspaper of circulation in York County, South Carolina, and shall also post a notice on the property concerned at least fifteen days prior to conducting such public hearing, as required by Section 6-29-760, South Carolina Code of Laws, 1976, as amended, and Section 155.962 of the Zoning and Development Standards Ordinance of York County, before this Ordinance shall become effective.

SECTION 4. REPEAL OF INCONSISTENT ORDINANCES OR LAWS. All ordinances and laws in conflict with this Ordinance are hereby repealed and amended to the extent of such conflict and the official Zoning and Development Standards Map(s) of York County are hereby amended, consistent with the provisions of this Ordinance.

SECTION 5. EFFECTIVE DATE. This Ordinance shall take effect immediately upon adoption.

ADOPTED THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2026.

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YORK COUNTY COUNCIL

By: \_\_\_\_\_

Name: Christi P. Cox

Its: Chairwoman

ATTEST:

\_\_\_\_\_  
Joshua S. Edwards, County Manager