



**York County  
Planning Commission  
Minutes  
March 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, Tom Bach, John Segura, James Wallace, Derrick Williams, Mike Duralia, Aubrie Parham not present-late arrival.

**Approval of Agenda**

The agenda was amended with old business Waiver W25-11 moved to the next meeting. Unanimously approved with a motion by Mike Duralia and a second by Tom Bach.

**MOVANT:** Mike Duralia

**SECOND:** Tom Bach

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

**NAYS:** None

**ABSENT:** Aubrie Parham late arrival

**Approval of Minutes**

The minutes were unanimously approved with a motion by Kate Kraxberger and a second by John Segura.

1. February 9, 2026 Minutes

**Old Business**

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.

**New Business**

1. Rezoning 26-03: Daniel Baker (Applicant) Joyce and Dan Baker (Owners); requesting to rezone a 15.623-acre portion of a 32.0-acre parcel from RMX-20 and GC to AGC. The subject parcel is located on Blessed Hope Road, York. The property is referenced as tax

map number 292-00-00-010; Council District 3 - Adkins.

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

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

2. Rezoning 26-04: Geoffrey Martin (Applicant) Brandon Eaton (Owner); requesting to rezone an 8.38-acre parcel from RMX-10 to RUD. The subject parcel is located on Sand Tar Road, York. The property is referenced as tax map number 581-00-00-068; Council District 2 - Litten.

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

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

3. Rezoning 26-05: Terry Sabrina Pickett Porter (Applicant/Owner); requesting to rezone a 1.97-acre parcel from RUD-I to RUD. The subject parcel is located on Erby Road, Rock Hill. The property is referenced as tax map number 517-00-00-003; Council District 5 - Cox.

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

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

4. Rezoning 26-06: TWP Ft Mill Retail, LLC (Applicant) 2648 Highway 160 RE, LLC (Owner); requesting to rezone a 1.776-acre parcel from PD to GC. The subject parcel is located on West Highway 160, Fort Mill. The property is referenced as tax map number 650-00-00-336; Council District 1 - Audette.

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

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

5. Rezoning 26-07: Stephen McCrae, Jr (Applicant) The Eubanks Family Limited Partnership (Owner); requesting to rezone a 50.803-acre parcel from LI to GC. The subject parcel is located on Gold Hill Road and Highway 21 By-pass, Fort Mill. The property is referenced as tax map number 719-00-00-100; Council District 7 - Cloninger.

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

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

6. Rezoning 26-08: (Applicant) Ron Perry, Dorothy Perry, Norvel Pettus, Brenda Shannon, Glenda Fox, Karlton Pettus, Doretha R Pettus Life Estate (Owners); requesting to rezone eight parcels that total 14.06 acres to amend the required condition of the rezoning adopted by County Council on June 16, 2025. The subject parcels are located on Highway 160, Fort Mill. The properties are referenced as tax map numbers 648-00-00-009, 010, 022, 026, 030, 038, and 041; Council District 1 - Audette.

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

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

7. Rezoning 26-09: Mariah Corkhill (Applicant) Corks Properties of the Carolinas LLC (Owner); requesting to rezone a 0.81-acre parcel from UD to GC. The subject parcel is located at 4070 Charlotte Highway, Clover. The property is referenced as tax map number 576-00-00-007; Council District 2 - Litten.

Thomas Newlin presented the request, Derrick Williams motioned to recommend approval. John Segura seconded the motion, which passed.

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

8. Planning Commission to review and provide a recommendation to amend Chapter 155: Zoning Code, Subchapter C: *Use Regulations* to require a Special Exception for *Data Center* uses in the Light Industrial and Industrial Development districts, and to apply certain conditions related to setbacks, bufferyards, equipment screening, building facades, sound and vibration mitigation, and cooling systems.

Jonathan Buono presented the request; Kate Kraxberger motioned to recommend approval. Mike

Duralia seconded the motion. Mike Duralia made a motion to go into executive session for Legal Advice. John Segura seconded the executive session motion, which passed.

The Executive Session ended at 8:25pm

Kate Kraxberger motioned to amend the main motion to recommend approval, with these additional recommendations:

1. PC recommends that CC consider requiring all new data center applicants to submit, as part of the special exemption, estimated demand for electricity and water. Members are particularly concerned about what happens in the case of drought or extreme demand on the electrical grid.
2. PC recommends that CC pay special attention to issues of potential environmental pollution, above and beyond what is spelled out in Staff's recommendations. Light, noise and water pollution were mentioned specifically.
3. PC would like CC to research/consider additional requirements that have been identified by similarly situated counties with regard to data centers.

Mike Duralia seconded the amendment motion, which passed.

The amended main motion to recommend approval passed unanimously.

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

9. Preliminary Plat: Grand Living Homes. LLC is requesting preliminary plat approval for the Gates at Springfield subdivision. The subject property is zoned Residential Single Family 30 (RSF-30) and is identified as tax map numbers 728-00-00-007, -041, & -048. Council District 7 - Cloninger.

Marion Ray presented the request, James Wallace motioned to approve. Aubrie Parham seconded the motion, which passed.

<b>MOVANT:</b>	James Wallace
<b>SECOND:</b>	Aubrie Parham
<b>AYES:</b>	Kate Kraxberger, Aubrie Parham, James Wallace, Derrick Williams, Mike Duralia
<b>NAYS:</b>	Tom Bach, John Segura

10. Preliminary Plat: Haven Home Investments, LLC is requesting preliminary plat approval for the Sage Mill subdivision. The subject property is zoned Rural Residential (RUD) and is identified as tax map number 738-00-00-046. Council District 7 - Cloninger.

Jeff Kirchner presented the request, Mike Duralia motioned to approve. Derrick Williams seconded the motion, which passed unanimously.

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

**Other Business**

**Executive Session**

**Matters for consideration following Executive Session**

**Adjourn**

The Meeting Adjourned at 8:45pm with a motion by Mike Duralia with a second by Derrick Williams,

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