



**York County
Planning Commission
Minutes
May 11, 2026**



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 6:00 p.m. by Kate Kraxberger.

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

Absent: Derrick Williams

Approval of Agenda

The Agenda was unanimously approved with a motion by Tom Bach and a second by John Segura.

Approval of Minutes

The Minutes were unanimously approved with a motion by Mike Duralia and a second by James Wallace.

1. Planning Commission Minutes April 12, 2026

New Business

1. Rezoning 26-16: Steven Moss (Applicant) Sherer Family LLC of the Carolinas (Owners); requesting to rezone a 73.73-acre parcel from RUD to AGC. The subject parcel is located on Lockart Road, Sharon. The property is referenced as tax map number 138-00-00-006; Council District 3 - Adkins.

Thomas Newiln presented the request; Aubrie Parham motioned to recommend approval. Kate Kraxberger seconded the motion, which passed unanimously.

MOVANT: Aubrie Parham

SECOND: Kate Kraxberger

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

NAYS: None

ABSENT: Derrick Williams

2. Rezoning 26-17: David Hudspeth (Applicant) Williams Road Holdings, LLC (Owner); requesting to rezone a 3.01-acre parcel from OI to NC. The subject parcel is located on Williams Road, Fort Mill. The property is referenced as tax map number 739-00-00-011;

Council District 7 - Cloninger.

Thomas Newlin presented the request; James Wallace motioned to recommend approval. John Segura seconded the motion, which passed unanimously.

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

3. Rezoning 26-18: James Britt Springs and Amy D Springs (Applicants) WF Papke III (Owner); requesting to rezone a 33.95-acre parcel from RMX-10 to RUD The subject parcel is located on Windmill Lane, Clover. The property is referenced as tax map number 571-00-00-001; Council District 2 - Litten.

Thomas Newlin presented the request; John Segura motioned to recommend approval. Aubrie Parham seconded the motion, which passed unanimously.

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

4. Planning Commission to receive information requested from staff on allowing manufactured homes in the RSF-40 Zoning District.

Diane Dil presented the request; Mike Duralia motioned to recommend approval that we initiate text amendment to do these same conditions in RSF-30. Planning staff continues to bring further information to be reviewed by planning commission board. 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
NAYS:	None
ABSENT:	Derrick Williams

Other Business

1. Rezoning Tracking Sheet

Executive Session

Matters for consideration/actions following Executive Session

Adjourn

The meeting was adjourned at 6:32 p.m. with a motion by Kate Kraxberger with a second by John Segura.