



**York County
Planning Commission
Minutes
April 13, 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 5:58 p.m. by Kate Kraxberger.

Present: Kate Kraxberger, Aubrie Parham, Mike Duralia - Arrived at 6:04pm, Tom Bach, John Segura, Derrick Williams, James Wallace

Absent:

Excused:

Approval of Agenda

The agenda was unanimously approved with a motion by Derrick Williams and a second by Aubrie Parham.

Approval of Minutes

The minutes were unanimously approved with a motion by Kate Kraxberger and a second by Derrick Williams.

1. March 9, 2026 Minutes

Public Hearing

1. Waiver W26-1: Sean Schittler (Applicant) is requesting a Land Development Waiver from the minimum required driveway separation. The subject property is located at 5377 Old York Road in Rock Hill, is zoned Planned Development (PD), and is identified as tax map number 498-00-00-086. Council District 3 – Adkins

Rick Abboud presented the request. Kate Krazberger asked if anyone was there and wanted to speak at this public hearing. There was no one to speak at the public hearing, Tom Bach motioned to close the public hearing. Aubrie Parham seconded the motion, which passed unanimously.

Tom Bach motioned to approve. Kate Kraxberger seconded the motion, which passed unanimously.

Passed	Yes 7, No 0, Abstained 0
MOVANT:	Tom Bach

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

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.

Jeff Kirchner presented the request.

Kate Krazberger motioned to approve the request for the minimum required driveway separation with the following conditions. — Approval is to just Driveway B, and requires the closing of Driveway A and opening Driveway C. Derrick Williams seconded the motion, which passed unanimously.

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

Kate Krazberger motioned to approve the request to allow the reduced driveway vehicle stacking to a minimum of 40ft. John Segura seconded the motion, which passed unanimously.

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

2. Rezoning 26-03: Daniel Baker (Applicant) Joyce and Dan Baker (Owners); revised request to rezone a 12.8-acre portion of a 27.7-acre parcel from GC to RMX-20. 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. Aubrie Parham motioned to Approve with the condition of - No Split Zoning. Mike Duralia seconded the motion, which passed unanimously.

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

New Business

1. Preliminary Plat: Prestige Land & Site Works, LLC (Applicant) is requesting preliminary plat approval for the “Newport Commons” development. The subject property is located at the southwest corner of Old York Road and Adnah Church Road in Rock Hill, is zoned Planned Development (PD), and is identified as tax map numbers 498-00-00-081, -083, and -086. Council District 3 – Adkins

Marion Ray presented the request. Tom Bach motioned to approve. Derrick Williams seconded the motion, which passed unanimously.

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

2. Preliminary Plat: Mattamy Carolina Corporation (Applicant) is requesting preliminary plat approval for a new private road accessing a proposed single-family development "Williams Reserve". The subject property is located at 1443 Williams Road in Fort Mill, is zoned Residential Single-family 40 (RSF-40), and is identified as tax map number 739-00-00-005. Road name: Long Farm Lane – 572 feet. Council District 7 – Cloninger

Marion Ray presented the request. John Holcomb from Kimley Horn was also there to help clarify the nature of the request. Kate Kraxberger motioned to approve with the conditions - 1. Civil construction plans for Long Farm Lane shall not be approved until the development it is proposed to serve, known as “The Enclave at Williams Reserve”, is approved for civil

construction by the Town of Fort Mill. 2. The stipulation that it is also recorded as a private road. James Wallace seconded the motion, which passed unanimously.

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

3. Rezoning 26-10: Council-initiated; proposed rezoning of the Glen Ridge, Steele Meadows, and Sheffield Point existing townhome communities from RMX-20 to RMX-6. The proposal includes 184 individual parcels in the Fort Mill area, listed in the staff report; Council District 7 - Cloninger.

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

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

4. Rezoning 26-11: Pratik and Kanaiyalal Patel (Applicants and Owners); requesting to rezone a 1.62-acre parcel from NC to RC. The subject parcel is located on Chapel View Court. The property is referenced as tax map number 501-00-00-029; Council District 5 - Cox.

Thomas Newlin presented the request. Tom Bach motioned to deny. Derrick Williams seconded the motion, which passed unanimously.

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

RECUSED: None

5. Rezoning 26-12: Ciara Britney Fenton and Kelly Faile (Applicants) Zane Allen Fenton (Owner); requesting to rezone a 0.99-acre parcel from UD to LI. The subject parcel is located on Grayson Road, Rock Hill. The property is referenced as tax map number 544-00-00-210; Council District 6 - Huckabee.

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

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

6. Rezoning 26-13: Michael & Susan Deckert (Applicants/Owners); requesting to rezone a 43.18-acre parcel from RSF-40 to AGC. The subject parcel is located on True Road, McConnells. The property is referenced as tax map number 313-00-00-002; Council District 3 - Adkins.

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

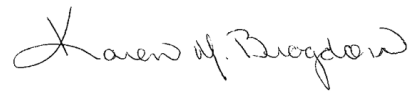
Yes 7, No 0, Abstained 0
MOVANT: Aubrie Parham
SECOND: Mike Duralia
AYES: Kate Kraxberger, Aubrie Parham, Mike Duralia, Tom Bach , John Segura, Derrick Williams , James Wallace
NAYS: None
ABSENT:
RECUSED: None

Other Business

Executive Session

Adjourn

The meeting adjourned at 7:21 p.m. with a motion by Aubrie Parham and a second by Mike Duralia.

A handwritten signature in cursive script, reading "Karen M. Brogdon". The ink is dark and the signature is fluid.

Karen M. Brogdon, Clerk to Council