



**York County
Planning Commission
Minutes
June 8, 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 p.m. by Mike Duralia.

Present: Tom Bach, John Segura, James Wallace, Derrick Williams, Mike Duralia and Aubrie Parham arrived late at 6:03pm. Kate Kraxberger was not present.

Approval of Agenda

Mike Duralia motion to move public hearing item #2 first on the agenda, it was unanimously approved with a motion by James Wallace and a second by John Sugura.

Approval of Minutes

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

1. Draft Minutes Planning Commission May 11, 2026

Public Hearing

1. Waiver W26-2: Lennar Carolinas, LLC (Applicant) is requesting a Land Development Waiver from the minimum required side setback from contiguous sublots (§154.052(D) of the Land Development Code). The subject property is located on the eastern side of Coltharp Road in Fort Mill, is zoned Residential Mixed-Use 6 (RMX-6), and is identified as tax map numbers 655-00-00-011, 650-00-00-057, and -083. Council District 1 – Audette

Marion Ray presented the request. Mike Duralia asked if anyone was there and wanted to speak at this public hearing. The Engineer on record, Turner Grunwall spoke about the open green ways and entrance. There were no other people to speak at the public hearing, James Wallace motioned to close the public hearing. Derrick Williams seconded the motion, which passed unanimously.

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

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

2. Waiver W26-3: Kevin Garton with Bolton & Menk (Applicant) is requesting a Land Development Waiver from the minimum required driveway separation (§154.111-1 of the Land Development Code). The subject property is located on the southeastern corner of Dam Road and Highway 160 in Fort Mill, is zoned Rural Development (RUD), and is identified as tax map number 652-00-00-022. Council District 1 – Audette

Rick Abboud presented the request. Mike Duralia asked if anyone was there and wanted to speak at this public hearing. The Engineer on record, Kevin Garton, spoke about the future and entrance to the development. There were no other people to speak at the public hearing, John Segura motioned to close the public hearing. Tom Bach seconded the motion, which passed unanimously.

James Wallace motioned to recommend approval. Aubrie Parham seconded the motion, which passed unanimously.

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

New Business

1. Preliminary Plat: Lennar Carolinas, LLC (Applicant) is requesting preliminary plat approval for the “Wedgewood” townhome development. The subject property is located on the eastern side of Coltharp Road in Fort Mill, is zoned Residential Mixed-Use 6 (RMX-6), and is identified as tax map numbers 655-00-00-011, 650-00-00-057, and -083. Council District 1 – Audette

Marion Ray presented the request. John Segura motioned to recommend approval. Aubrie Parham seconded the motion, which passed unanimously.

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

NAYS:	None
ABSENT:	Kate Kraxberger

2. Rezoning 26-21: Janes McDowell Moss (Applicant/Owner); requesting to rezone a 3.06-acre portion of a 10.1-acre parcel from RUD to GC. The subject parcel is located on Moss Lake Drive, Clover. The property is referenced as tax map number 379-00-00-029; Council District 2 - Litten.

Thomas Newlin presented the request, James Wallace motioned to recommend approval. Derrick Williams seconded the motion, which passed unanimously.

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

3. Rezoning 26-22: David Pinti (Applicant/Owner); requesting to rezone a 5.01-acre parcel from AGC to RC. The subject parcel is located on S Parham Road, York. The property is referenced as tax map number 456-00-00-013; Council District 2 - Litten.

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

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

4. Rezoning 15-38A: Mike McLeod; Solara Investments LLC (Applicants); The Church of Jesus Christ of Latter-day Saints; Solara Investments LLC (Owner); requesting to amend the required conditions of the rezoning adopted by County Council on May 2, 2016. The subject parcels are located at 1740 Pleasant Road and 1842 Coltharp Road, Fort Mill. The properties are referenced as tax map numbers 655-00-00-00- and 653-00-00-214; Council District 1 - Audette.

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:	Aubrie Parham, Tom Bach, John Segura, James Wallace, Derrick Williams, Mike Duralia

NAYS:	None
ABSENT:	Kate Kraxberger

5. Planning Commission to review and provide a recommendation to amend Chapter 155: Subchapter C: *Use Regulations* to allow Manufactured Homes as a Conditional Use within the RSF-40 zoning district and to apply the same conditions required for Manufactured Homes within the RSF-30 zoning district.

Diane Dil presented the request, Mike Duralia motioned to recommend approval. John Segura seconded the motion, which passed unanimously.

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

6. Planning Commission to review and provide a recommendation to amend Chapter 155: Subchapter I: *Rules of Interpretation and Measurement* to define the governing portion of a parcel with one or more distinct zoning district boundaries and Chapter 154: Subchapter A: *Introduction* to allow some combination or recombination of parcels with more than one zoning district.

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

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

7. Planning Commission to review and provide a recommendation to amend Chapter 155: Subchapter F: *Nonconforming Uses* to allow the replacement of a nonconforming manufactured home regardless of dimensions, if all other applicable requirements of this Chapter are met.

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

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

NAYS:	None
ABSENT:	Kate Kraxberger

Other Business

1. Rezoning Tracking Sheet

John Segura requested a copy of the Project Summaries Schedule be added to the Planning Commission Packet each month going forward.

Executive Session

Matters for consideration/actions following Executive Session

Adjourn

The meeting was adjourned at 7:34 p.m. with a motion by Aubrie Parham with a second by John Segura.