



**York County
Planning Commission
Minutes
July 13, 2026**



Regular Meeting

**York County Heckle Complex
Large Conference Room
1070 Heckle Boulevard
Rock Hill, South Carolina 29732**

6:00 PM

Call to Order

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

Present: Kate Kraxberger, Tom Bach, James Wallace, Derrick Williams, Mike Duralia.

Aubrie Parham and John Segura were not present.

Approval of Agenda

The Agenda was unanimously approved with a motion by Mike Duralia and a second by James Wallace.

Approval of Minutes

1. Draft Minutes Planning Commission June 8, 2026

The minutes from the June 8, 2026, meeting were unanimously approved with a motion by Kate Kraxberger and a second by Tom Bach.

2. Draft Minutes Special Called Meeting June 30, 2026

The minutes from the Special Meeting Called June 30, 2026, were unanimously approved with a motion by Kate Kraxberger and a second by Derrick Williams.

Public Hearing

1. Waiver W26-4: Andy Wicker on behalf of SCDNR (Applicant) is requesting a Land Development Waiver to allow for gravel parking. The subject property is located at 510 Annie Alexander Court in York, is zoned Office and Institutional (OI), and is identified as tax map number 395-00-00-043. 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 present to speak at the public hearing, Mike Duralia motioned to close the public hearing. Derrick Williams seconded the motion, which passed unanimously.

Mike Duralia motioned to recommend denial. Tom Bach seconded the motion, which passed unanimously.

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

New Business

1. Road Name Change: Bryce Miller with LMS1, LLC (Applicant) is requesting to change the names of two roads that were previously approved with the Lowland Meadows preliminary plat. The subject property is located on the northern side of Bridgewater Road in Rock Hill, is zoned Rural Development-I (RUD-I), and is identified as tax map number 534-00-00-029. Council District 5 – Cox

Rick Abboud 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, Tom Bach, James Wallace, Derrick Williams, Mike Duralia
NAYS:	None
ABSENT:	Aubrie Parham, John Segura

2. Rezoning 26-19: MJ Rooster Investments (Applicant); Lloyd H. Quinn (Owner); requesting to rezone a 95.8-acre parcel from AGC to RUD. The subject parcel is located on Lawrence Road, Clover. The property is referenced as tax map number 282-00-00-010; Council District 3 - Adkins.

Diane Dil presented the request, Tom Bach motioned to recommend denial. Derrick Williams seconded the motion, which passed unanimously.

MOVANT:	Tom Bach
SECOND:	Derrick Williams
AYES:	Kate Kraxberger, Tom Bach, James Wallace, Derrick Williams, Mike

	Duralia
NAYS:	None
ABSENT:	Aubrie Parham, John Segura

3. Rezoning 26-15: Council-initiated; proposed rezoning of the Ashe Downs, Cole Creek. Pikeview Place, and Town Square existing townhome communities from RMX-10, RMX-20, GC, UD, and PD to RMX-6. The proposal includes 367 individual parcels in the Fort Mill area, listed in the staff report; Council District 7 - Cloninger.

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

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

4. Planning Commission to review and provide a recommendation to amend Chapter 155: Subchapter C: *Use Regulations* to add *Trade Services* as a permitted use in the GC zoning district and to add *Building Material and Supply Stores, Farm and Garden Supply with Equipment Sales and Service, and Vehicle Service, Repair, and Customization (w/o overnight outdoor storage)* as permitted uses in the ID zoning district.

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

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

Other Business

1. Rezoning Tracking Sheet

Executive Session

Matters for consideration/actions following Executive Session

Adjourn

The meeting was adjourned at 6:35 p.m. with a motion by Mike Duralia with a second by Kate Kraxberger.

