



**York County
Planning Commission
Agenda
April 14, 2025**



Regular Meeting

**York County Government Center
6 South Congress Street
York, SC 29745**

6:00 PM

Call to Order

Approval of Agenda

Election of Officer

Approval of Minutes

1. March 10, 2025 Minutes

Public Hearing

1. Waiver - Nate Negrin of Sutton Road, LLC (Applicant) is requesting a Land Development Waiver from paving requirements on two parcels zoned Light Industrial (LI). The subject property is located at 187 and 195 S. Sutton Road in the Fort Mill Community and is identified as tax map numbers 658-00-00-044 and -090. Council District 1 - Audette.

New Business

1. Planning Commission to review and provide a recommendation to amend Chapter 155: Zoning Code to update the list of protected areas as a result of the latest Pennies for Progress referendum.
2. Preliminary Plat - Holler Estates: McAfee Redevelopment, LLC (Applicant) is requesting preliminary plat approval for 103 single-family lots. The subject property is zoned Rural Development (RUD) and identified as tax map number 443-00-00-002. Council District 3 - Atkins.
3. Preliminary Plat - Newport Commons: Joe Miktuk/JCM Corporation of York County (Applicant) is requesting preliminary plat approval for 129 single-family lots and 95 townhome lots. The subject property is zoned Planned Development (PD) and identified as tax map numbers 498-00-00-002, -005, -009, -011, -012, -037, -074, and -075. Council District 3 - Atkins.
4. Rezoning 25-08: Ralph Calhoun May (Applicant); Ralph Calhoun May and Josaphine Comer May (Owners); requesting to rezone one 1.81-acre parcel from RMX-20 to RSF-40. The subject parcel is located on Mt Gallant Road, Rock Hill. The property is referenced as tax map number 639-00-00-153; Council District 6 - Huckabee.
5. Rezoning 25-09: Lawrence Shaheen, Jr. (Applicant); Ron Perry, Donna Perry, Norvell Pettus,

"York County is committed to assuring accessibility with reasonable accommodation, of county services, facilities, employment and programs for all individuals, in compliance with federal law. Please contact the County Manager's Office at 803-684-8511 if you need assistance."

Debra Shannon, Glenda Fox, Karlton Pettis, Doretha Pettus (Owners); requesting to rezone eight parcels that total 14.06-acres from RUD to RMX-6. The subject parcels are located on Highway 160 W. The properties are referenced as tax map numbers 648-00-00-009, -010, -022, -026, -030, -033, -038, -041; Council District 1 - Audette.

6. Rezoning 25-10: Stewart Hasty (Applicant); Dennis and Dorothy Watson (Owners); requesting to rezone one 2.43-acre parcel from UD to ID. The subject parcel is located on Corporate Blvd, Rock Hill. The property is referenced as tax map number 664-00-00-038; Council District 5 - Cox.

Other Business

1. Rezoning Tracking Sheet

Executive Session

Matters for consideration following Executive Session

Adjourn

[MEET_FOOT]