



YORK COUNTY
PLANNING COMMISSION
AGENDA • JUNE 14, 2021



Planning Commission

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

6:00 PM

Call to Order

Approval of the Agenda

Adoption of Minutes

1. Planning Commission - Planning Commission Workshop - Mar 31, 2021 6:00 PM
2. Planning Commission - Planning Commission - May 10, 2021 6:00 PM

New Business

1. Subdivision: Hopes Corner Applicant: JCM Corporation of York County Tax Map Numbers: 444-00-00-003 Total Acreage: 41.93 acres Total Lots: 23 single-family lots Council District #3: Robert Winkler Zoning District: Rural Development (RUD)
2. Rezoning 21-09; Antonio Wade (Applicant); requesting to rezone a +/- 5.0 acre parcel from AGC to RUD. The subject parcel is located on Sugar Lake Road in Rock Hill. The property is referenced as tax map number 511-00-00-013; Council District 5 - Christi Cox.
3. Rezoning 21-10; Lauren Samra and Corrie Long (Applicant/Owner); requesting to rezone a +/- 0.5 acre portion of a parcel from RC-II to BD-I. The subject parcel is located on Haire Road in Fort Mill. The property is referenced as tax map number 738-00-00-044; Council District 5 - Christi Cox.
4. Rezoning 21-11; Rita Pressley (Applicant/Owner); requesting to rezone a +/- 13.71 acre parcel from RD-I to RUD. The subject parcel is located on Oak Park Road in Rock Hill. The property is referenced as tax map number 536-00-00-101; Council District 4 - Bump Roddey.

Other Business

1. Rezoning Tracking Sheet

Adjournment

“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.”



YORK COUNTY
PLANNING COMMISSION
MINUTES • MARCH 31, 2021
DRAFT



3.1

Planning Commission Workshop

York County Office Complex
Large Conference Room, Suite 104
Rock Hill, SC 29732

6:00 PM

Planning Commission Workshop

Commissioners Present: Chairwoman Jamie Henrickson, Larry Barnett, Aubrie Parham, Kate Kraxberger, Matthew Velkovich, Antonio Mickel

Commissioners Absent: Montrie Belton, Greg Simmons

Staff Present: Planning Manager Diane Dil, Planning Director Jonathan Buono

Approval of Agenda

The agenda was approved with a motion by Larry Barnett and a second by Kate Kraxberger.

Recode Discussion of Module 1

Jonathan Buono led the discussion of Module 1 of the Project Recode. Topics of discussion included:

- Base Districts
- Special Districts
- Overlay Districts
- Legacy District
- Tax Districts
- Use Table
- Accessory Uses
- Temporary Uses

Adjournment

The workshop adjourned at 7:11 p.m. with a motion by Matt Velkovich and a second by Kate Kraxberger.

Minutes Acceptance: Minutes of Mar 31, 2021 6:00 PM (Adoption of Minutes)



YORK COUNTY
PLANNING COMMISSION
MINUTES • MAY 10, 2021



3.2

DRAFT

Planning Commission

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

6:00 PM

Commissioners Present: Chairwoman Jamie Henrickson, Aubrie Parham, Matthew Velkovich, Kate Kraxberger, Montrio Belton, Antonio Mickel, Greg Simmons

Commissioners Absent: Larry Barnett

Staff Present: Planning Manager Diane Dil, Deputy County Attorney Laura Dover, Planner Marion Ray, Secretary Bonnie Marsiglia

Approval of the Agenda

With no changes to the agenda Greg Simmons motioned to approve the agenda. Antonio Mickel seconded the motion and the agenda was approved unanimously.

Adoption of Minutes

1. Approval of April 12, 2021 Planning Commission Minutes

The minutes were approved with a motion by Kate Kraxberger and a second by Greg Simmons.

ACCEPTED [Unanimous]

MOVANT: Kate Kraxberger

SECOND: Greg Simmons

New Business

1. Subdivision: Filbert Farms Applicant: Tim Helline Tax Map Numbers: 286-00-00-059 & 286-00-00-154 Total Acreage: 29.68 acres Total Lots: 6 single-family lots Council District #3: Robert Winkler Zoning District: Rural Development (RUD)

Marion Ray presented the Filbert Farms subdivision request for 6 single family lots. Marion reviewed the history of the division requests that is explained in the packet on page 8. Montrio Belton motioned to approve the request. With a second by Antonio Mickel the motion passed unanimously.

PASS [Unanimous]

MOVANT: Montrio Belton

SECOND: Antonio Mickel

AYES: Henrickson, Parham, Kraxberger, Velkovich, Mickel, Belton, Simmons

ABSENT: Larry Barnett

2. Subdivision: Lexie Brooke Farms Applicant: Cheryl Boyd Tax Map Numbers: 187-00-00-011 Total Acreage: 75.74 acres Total Lots: 11 single-family lots Council District #3: Robert Winkler Zoning District: Agricultural Conservation (AGC)

Marion Ray presented the Lexie Brooke Farms subdivision request for 11 single family lots. Montrie Belton motioned for approval subject to staff recommended conditions. Kate Kraxberger seconded the motion. The motion passed unanimously.

PASS [Unanimous]

MOVANT: Montrie Belton

SECOND: Kate Kraxberger

AYES: Henrickson, Parham, Kraxberger, Velkovich, Mickel, Belton, Simmons

ABSENT: Larry Barnett

3. Comprehensive Plan 5-Year Update - Introduce the Resiliency Element

Diane Dil introduced the new Resiliency element that is required as part of the Comprehensive Plan Update. As it is developed and incorporated into the Comprehensive Plan Diane is looking to the Planning Commission for policy input.

Other Business

1. Rezoning Tracking Sheet

The Rezoning Tracking sheet was accepted.

Adjournment

The meeting came to a close at 6:13 p.m. with a motion by Kate Kraxberger and a second by Montrie Belton.

PLANNING COMMISSION

**SUBDIVISION: HOPES CORNER APPLICANT: JCM CORPORATION OF YORK
COUNTY TAX MAP NUMBERS: 444-00-00-003 TOTAL ACREAGE: 41.93 ACRES
TOTAL LOTS: 23 SINGLE-FAMILY LOTS COUNCIL DISTRICT #3: ROBERT
WINKLER ZONING DISTRICT: RURAL DEVELOPMENT (RUD)**



**Planning Commission
Staff Report
Preliminary Plat – Hopes Corner**
June 14, 2021

RECOMMENDATION: **That the Planning Commission approve the Preliminary Plat based on the Findings listed below.**

PROJECT DATA:

Property Owner:	Lynn H & Mike Smith
Applicant:	JCM Corporation of York County
Application Type:	Preliminary Plat, Single-Family Residential Subdivision
Tax Map Numbers:	444-00-00-003
Location:	Mt Gallant Road West and Shiloh Road South in the York Township
Council District:	District 3; Robert Winkler
Zoning:	Rural Development District (RUD)
Project Consistency:	Consistent with the RUD zoning district
Comprehensive Plan:	Single Family Residential
Project Consistency:	Mostly consistent with the Comprehensive Plan
Land Use:	-existing: Undeveloped, vacant
	-proposed: Single-family residential
	-in area: Single-family residential, undeveloped
Land Area:	41.93 acres
Lots Proposed:	23
Lot Dimensions:	Irregular
Planning Staff:	Marion Ray, MPA

BACKGROUND AND PROJECT DESCRIPTION

The applicant is requesting approval of a preliminary plat for Hopes Corner subdivision. This subdivision includes 23 proposed single-family lots. Each lot will be at least one acre with a minimum lot width of 63.99 feet. The proposed density is 0.54 units per acre. The site contains 8.42 acres of common open space, or 20.08 percent which meets the Open Space requirements.

The site is currently one lot containing 41.93 acres located at the southeastern corner of Mt Gallant Road West and Shiloh Road South in the York Township. A new single family subdivision, Hopes Corner, is proposed on the

site, bounded to the north and west by Mt Gallant Road and Shiloh Road, respectively. A large lot to the south is vacant and the eastern portion of the proposed subdivision is bounded by a similar single family subdivision. The surrounding area includes a mixture of lot sizes either undeveloped or with single-family detached homes. The project site is currently traditionally cleared.

ANALYSIS

Zoning Ordinance

The Rural Development District is intended to protect and preserve areas of the county which are presently rural in character and use. This district serves to discourage rapid growth while allowing some growth through orderly use and the timely transition of rural areas.

The proposed single family residential subdivision is consistent with current zoning due its one acre minimum lot size and adjacency to similarly sized single family residential lots.

Comprehensive Plan

The 2035 Comprehensive Plan, *York Forward* (adopted July 18, 2016), designated the future land use for the proposed project as Single Family Residential. The Single Family Residential area is comprised predominantly of neighborhoods of detached housing units that are rural or suburban in character on lots smaller than those in Rural Residential. Some low-density commercial uses such as convenience stores, pharmacies and other light commercial uses may be deemed appropriate at intersections of major roads and/or adjacent to existing commercial.

The proposed single family residential subdivision is mostly consistent with the Comprehensive Plan due to rural character of the development and the lack of public utilities in the area.

ACCESS AND CIRCULATION

Phase One of the development will be accessed by the existing state maintained Mt Gallant Road and Shiloh Road. Phase Two will be accessed by Hopes Corner Drive, a 1,073.8 foot long road to be built to County specifications and proposed for acceptance into the York County roadway system. No sidewalks are proposed as the Zoning Ordinance does not require internal sidewalks for this type of low-density development.

FINDINGS FOR PRELIMINARY PLAT REVIEW

Section §154.029

Section 154.029 of the York County Subdivision Code stipulates that the Planning Commission review and approve all applications for major subdivisions (seven or more lots). Approval of the preliminary plat shall not constitute approval of the construction plan and final plat. Application for approval of the subdivision construction plan and final plat shall be considered only after the specifications and requires of the Subdivision Chapter are met and all other specified conditions have been met. Upon approval of the preliminary plat by the Planning Commission, the developer may proceed with the preparation of the subdivision construction plan.

(D) The Planning Commission shall not approve a preliminary plat, unless the following findings are made:

- 1. The developer has provided willingness and capability letters from the applicable water and sewer service provider indicating the water and sewer infrastructure is sufficient to provide service to the development:**

The site will be serviced by private wells and private septic systems as indicated on the proposed plat.

If the development will be served by individual wells and septic systems, the proposed lots meet minimum square footage requirements per county ordinances:

All proposed lots meet or exceed the minimum square footage of 43,560 (one acre) as stipulated by the RUD site standards. Written statement from SCDHEC indicating the approval of individual wells and septic tanks is required due to the proposed one acre minimum lot size.

2. The proposed land use and density complies with the zoning district requirements:

Single family residential is an allowed use. The Residential Development District (RUD) zoning district does not require a maximum density, the development has a density of .54 residential units per acre.

3. Impacts to the transportation network, as identified in the Traffic Impact Analysis, have been adequately mitigated:

A TIA – Tier 1 has been completed and no mitigation is required. According to the TIA the proposed development will have minimal impacts to the existing traffic patterns of the surrounding areas. The residential subdivision will generate a maximum of 23 new AM and PM peak hour trips and 220 new total daily trips. Being centrally located between York and Rock Hill with multiple access points to both SC Highways 5 and 161, trips will be distributed to lessen impacts to existing traffic patterns. It is estimated the expected number of additional trips will increase the AADT volumes by less than 1% to all access points.

4. The development provides adequate street connectivity and pedestrian facilities to address public health and safety:

The development is partially bounded to the north and west by SCDOT maintained roads. This low density style development does not require internal sidewalks per §154.124(E)(2).

5. The required open space and buffers have been provided:

The 20 percent Open Space is provided and required due the parcel location within the Urban Services Boundary by the Open Space ordinance change adopted on February 1, 2021.

6. All other applicable zoning and subdivision code requirements have been satisfied:

A tree survey of required tree save areas has been completed and accepted by staff.

SUMMARY AND RECOMMENDATION

Staff recommends the Planning Commission accept the findings of fact and approve the preliminary plat.

Submitted by:

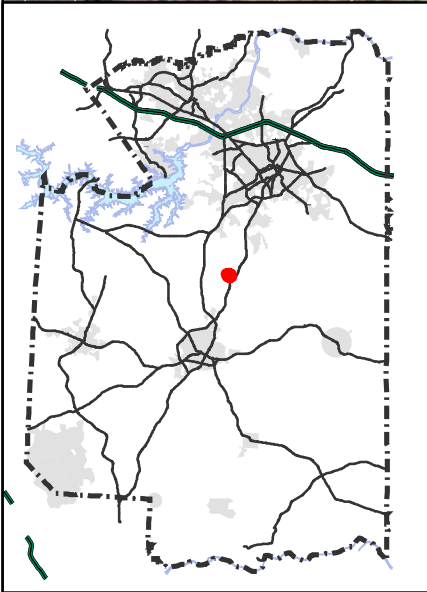
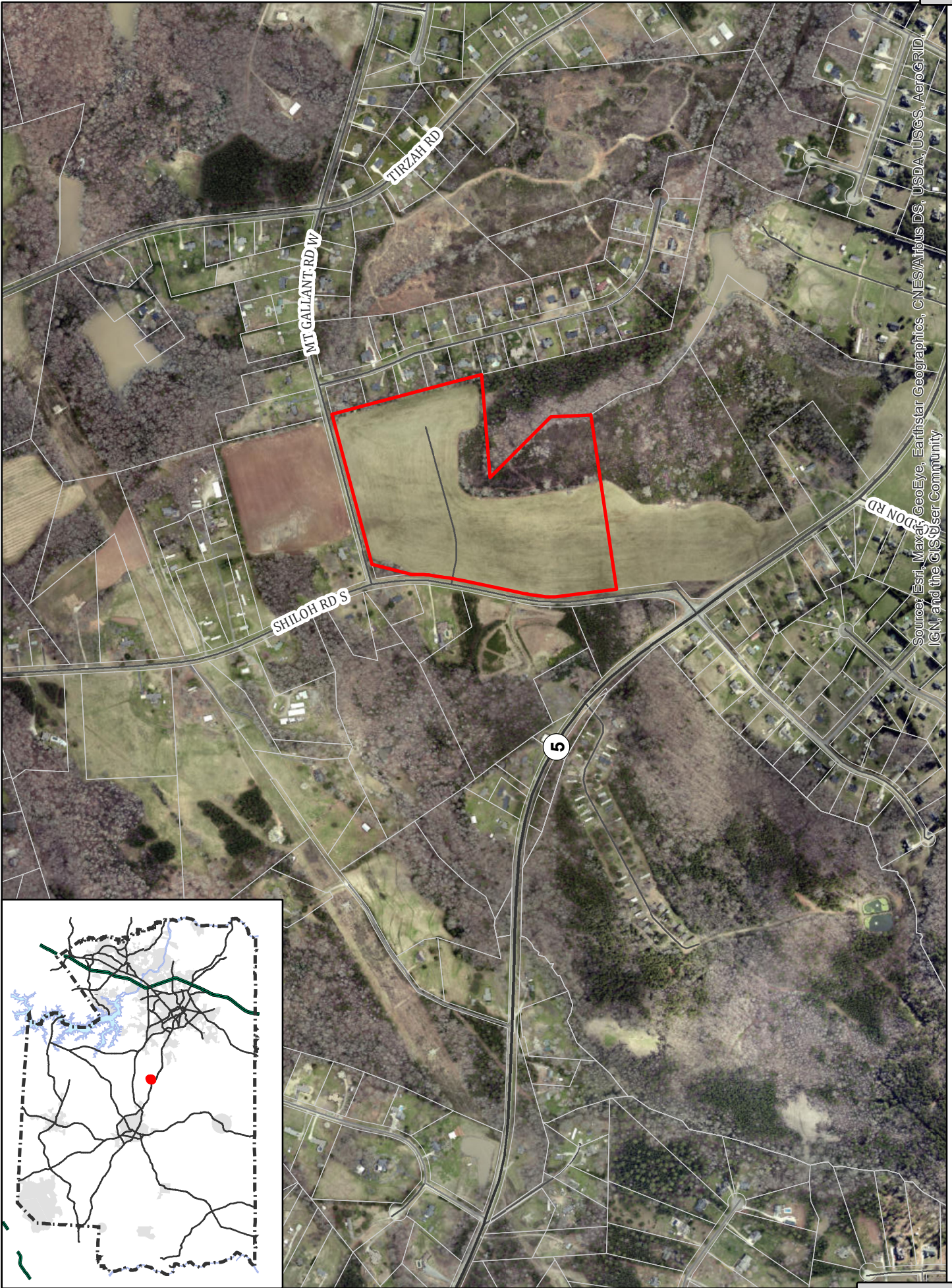


Marion Ray, MPA
Planner

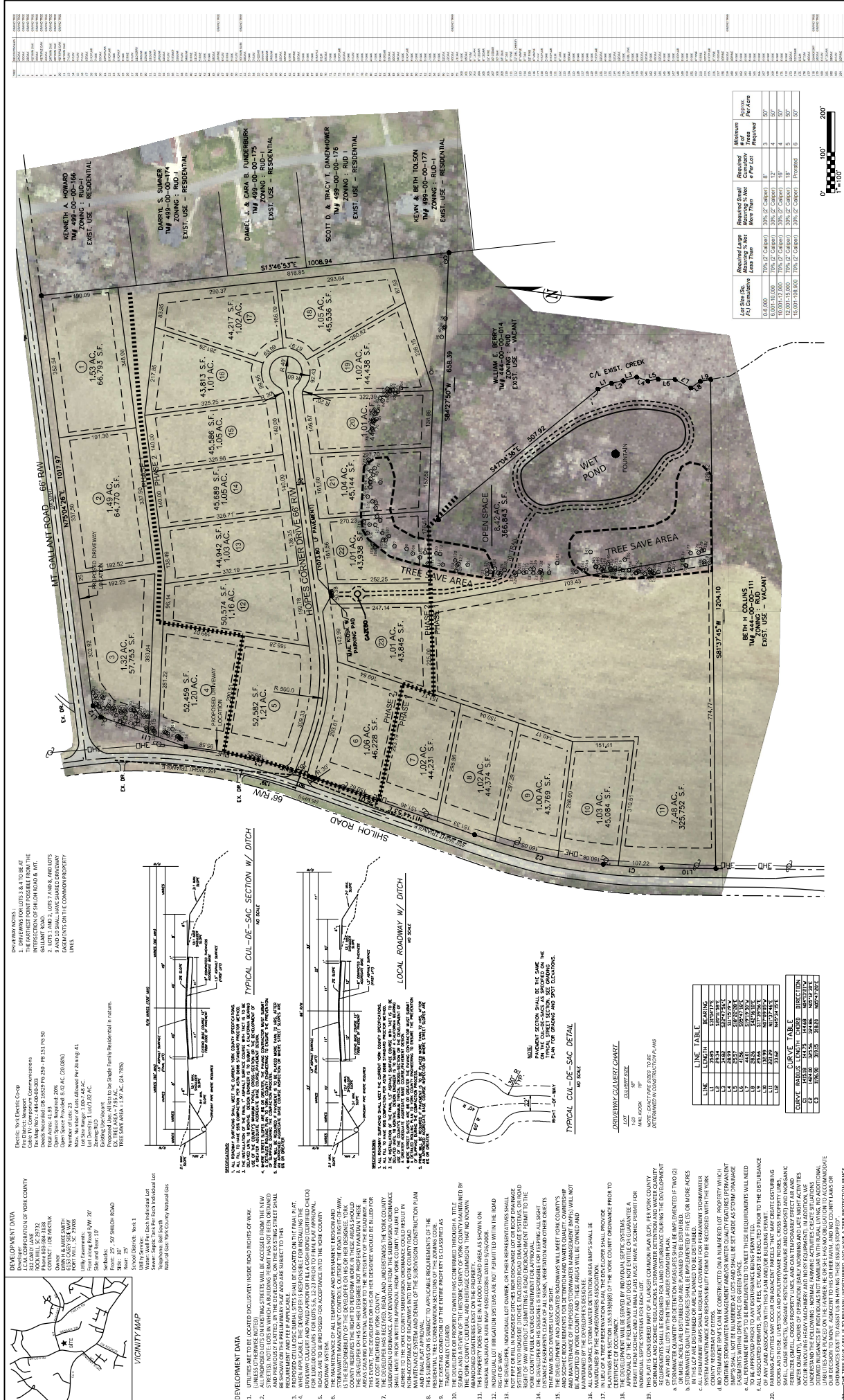
Approved by:



Rachel Grothe, MCRP
Zoning Administrator



Applicant/Owner: JCM Corp/Smith
Parcel
Request: Preliminary Plat - Hopes Corner
Attachment: Hopes Corner PC Packet (6189 : Preliminary Plat - Hope Corners)



PLANNING COMMISSION

REZONING 21-09; ANTONIO WADE (APPLICANT); REQUESTING TO REZONE A +/- 5.0 ACRE PARCEL FROM AGC TO RUD. THE SUBJECT PARCEL IS LOCATED ON SUGAR LAKE ROAD IN ROCK HILL. THE PROPERTY IS REFERENCED AS TAX MAP NUMBER 511-00-00-013; COUNCIL DISTRICT 5 - CHRISTI COX.

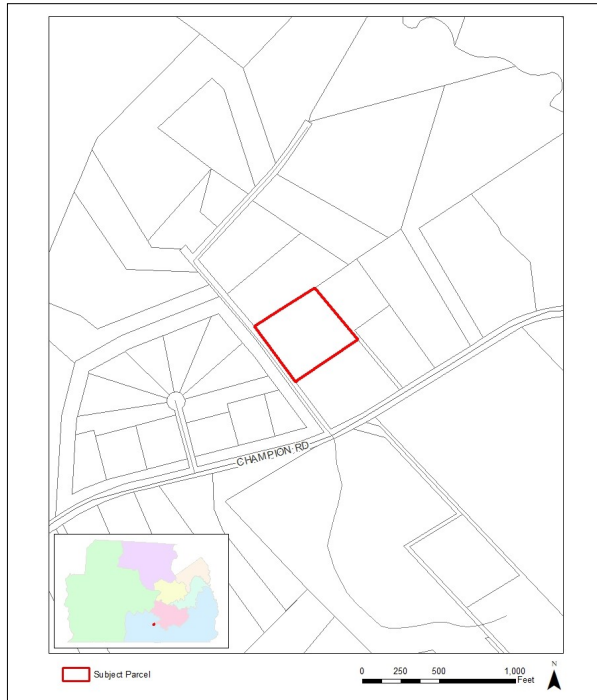


Planning Commission

June 14, 2021

Case: 21-09

Staff Report



REQUEST SUMMARY

Applicant: Antonio Wade

Property Owner: Ralph and Kathy Googe

Tax Map Number: 511-00-00-013

Address: 5336-5346 Sugar Loaf Lane

Council District: 5 - Cox

Requested Action: Rezone +/- 5.00 acres from AGC to RUD

Staff Planner: Brian Ford, AICP

Staff Recommendation: Approval subject to the condition in the staff report

PROJECT DESCRIPTION

The property owners intend to subdivide the property into two parcels, each containing an existing house. One of the properties will be conveyed to a friend of the family.

CONSISTENCY WITH THE COMPREHENSIVE PLAN

The York Forward 2035 Future Land Use Plan classifies the future land use of the subject property as Agricultural. The predominant land uses under the Agricultural classification are working farms and forestry. Complementary uses such as very low residential development, ag-supportive commercial, cottage industries, and agri-tourism operations are appropriate.

The rezoning request from AGC to RUD is compatible with the Agricultural future land use classification as the rezoning will not result in the development of land previously used for farming or timbering. The purpose of the request is to meet minimum lot size requirements for a subdivision resulting in two total parcels, each to contain an existing single-family home.

Staff Analysis

PROPERTY DESCRIPTION

The subject property is a rural 5-acre parcel containing two single-family homes. The parcel fronts Sugar Loaf Lane, a two-lane minor road. The surrounding area has a rural residential character.

ZONING AND LAND USE HISTORY

- ♦ July 6, 1986: Parent parcel originally zoned AGC (RB 3118, PG 242)
- ♦ May 9, 1994: Current parcel platted (PB 124, PG 185)
- ♦ May 10, 2000: Most recent deed for the current owners.

Table 1: Property Context			
PROXIMITY	CURRENT LAND USE	CURRENT ZONING	2035 LAND USE PLAN RECOMMENDATION
NORTH	Single-family (5 acres)	AGC	Agricultural
SOUTH	Single-family (5 acres)	AGC	Agricultural
EAST	Single-family (<5 acres)	AGC	Agricultural
WEST	Single-family (<5 acres)	PD	Agricultural

REZONING REQUEST

The applicant is requesting to rezone approximately 5.00 acres from AGC to RUD for the subdivision of the property into two parcels, with one existing house on each.

- ♦ *Current Zoning: Agricultural Conservation District (AGC)*

This district is intended to protect and preserve the agricultural character of an area by allowing growth with larger lots (five acres) thus maintaining an agrarian character. This district should be utilized where transition is inevitable, but public water and sewer are not readily available.

- ♦ *Proposed Zoning: Rural Development District (RUD)*

This district is intended to protect and preserve the rural character of an area by allowing growth which is not as rapid yet requiring larger lots (one acre) thus maintaining a rural character within developed areas. This district should be utilized wherever development pressure is increasing, but public water and sewer are not readily available.

Table 2: Zoning District Comparison		
	CURRENT ZONING AGC	PROPOSED ZONING RUD
MINIMUM LOT SIZE	5 acres	1 acre
PERMITTED LAND USES	agricultural, residential	agricultural, residential

Exhibit A - Existing Zoning Map

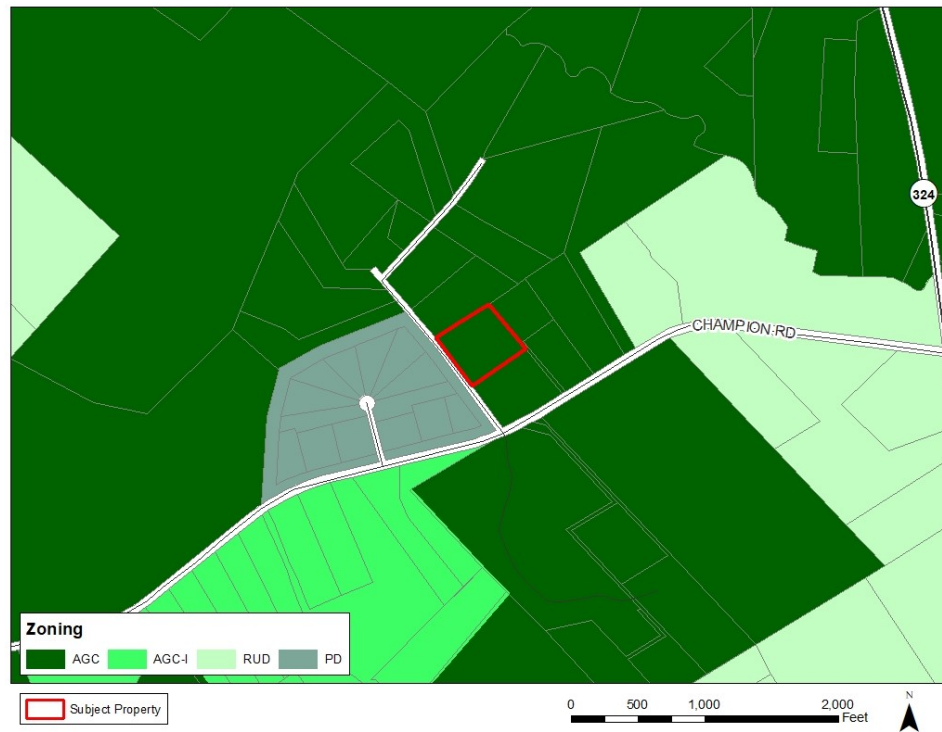
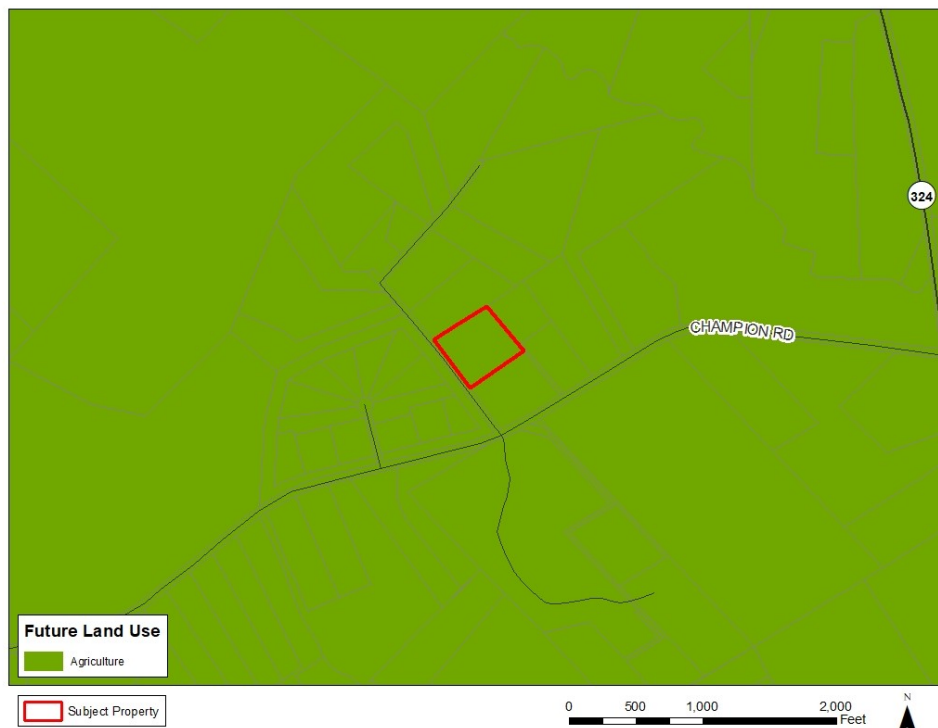


Exhibit B - 2035 Land Use Plan



FINDINGS

Per Section 155.572 of the York County Code of Ordinances, the Planning Commission must consider the following factors when making a recommendation on any proposed amendment to the zoning map.

1. Relationship of the request to the Land Use Plan.

The York Forward 2035 Future Land Use Plan classifies the future land use of the subject property as *Agricultural*. The predominant land uses under the Agricultural classification are working farms and forestry. Complementary uses such as very low residential development, ag-supportive commercial, cottage industries, and agri-tourism operations are appropriate.

2. Whether the request supports or violates the Land Use Plan.

The rezoning request from AGC to RUD is compatible with the *Agricultural* future land use classification as the rezoning will not result in the development of land previously used for farming or timbering. The purpose of the request is to meet minimum lot size requirements for a subdivision resulting in two total parcels, each to contain an existing single-family home.

3. Appropriateness of the uses permitted by the requested zoning district for the area.

The permitted uses of the existing and proposed zoning districts are very similar, with the exception of minimum lot size requirements. The proposed zoning district, RUD, prohibits undesirable uses such as shooting ranges, mining, and landfills that are permitted in the AGC zoning district by special exception.

4. Adequacy of public school facilities and public services, and the projected impact of the request on those facilities and services.

The request would result in no new homes, so there are no public services impacts.

5. Staff recommendations regarding mitigation of traffic impacts. If recommendations are not adopted, the Commission must identify reasons for rejecting the recommendations.

The request would result in no new homes, so there are no transportation impacts.

6. Conformance of the request with existing or proposed plans for public water and sewer service.

The property has a well and a septic system, but is located within the Rock Hill service area.

7. The supply of vacant land currently classified for similar use in the vicinity and the county, and any circumstances that may restrict a substantial part of this land for development.

There is a large amount of land zoned AGC, AGC-I, and RUD in the vicinity of the subject property as well as in western York County.

CONDITION OF APPROVAL

Staff recommends approval of the request, subject to the condition listed below.

1. The property must be subdivided so that no more than one primary dwelling is located on each resulting parcel zoned RUD. An approved subdivision plat shall be recorded with the York County Register of Deeds within 90 days of the rezoning approval.

NEXT STEPS

The rezoning request is anticipated to follow the process below:

- | | |
|------------------------------------|-------------------|
| ♦ Public Hearing: | July 19, 2021 |
| ♦ County Council (First Reading): | July 19, 2021 |
| ♦ County Council (Second Reading): | August 16, 2021 |
| ♦ County Council (Third Reading): | September 7, 2021 |

PLANNING AND DEVELOPMENT STAFF CONTACT

Brian Ford, AICP

Long Range Planner II

(803) 909-7233

brian.ford@yorkcountygov.com

Attachment: 21-09 PC Packet (6185 : 21-09)

DECLARATION OF POLICY, SECTION 155.573

AS A MATTER OF POLICY, NO REQUEST TO CHANGE THE TEXT OF THE ORDINANCE (APPENDIX) OR THE MAP SHALL BE ACTED UPON FAVORABLY, EXCEPT:

1. WHERE NECESSARY TO IMPLEMENT THE LAND USE AND DEVELOPMENT PLAN, OR
2. TO CORRECT AN ORIGINAL MISTAKE OR MANIFEST ERROR IN THE REGULATIONS OR MAP, OR
3. TO RECOGNIZE SUBSTANTIAL CHANGE OR CHANGING CONDITIONS OR CIRCUMSTANCES IN A PARTICULAR LOCALITY, OR

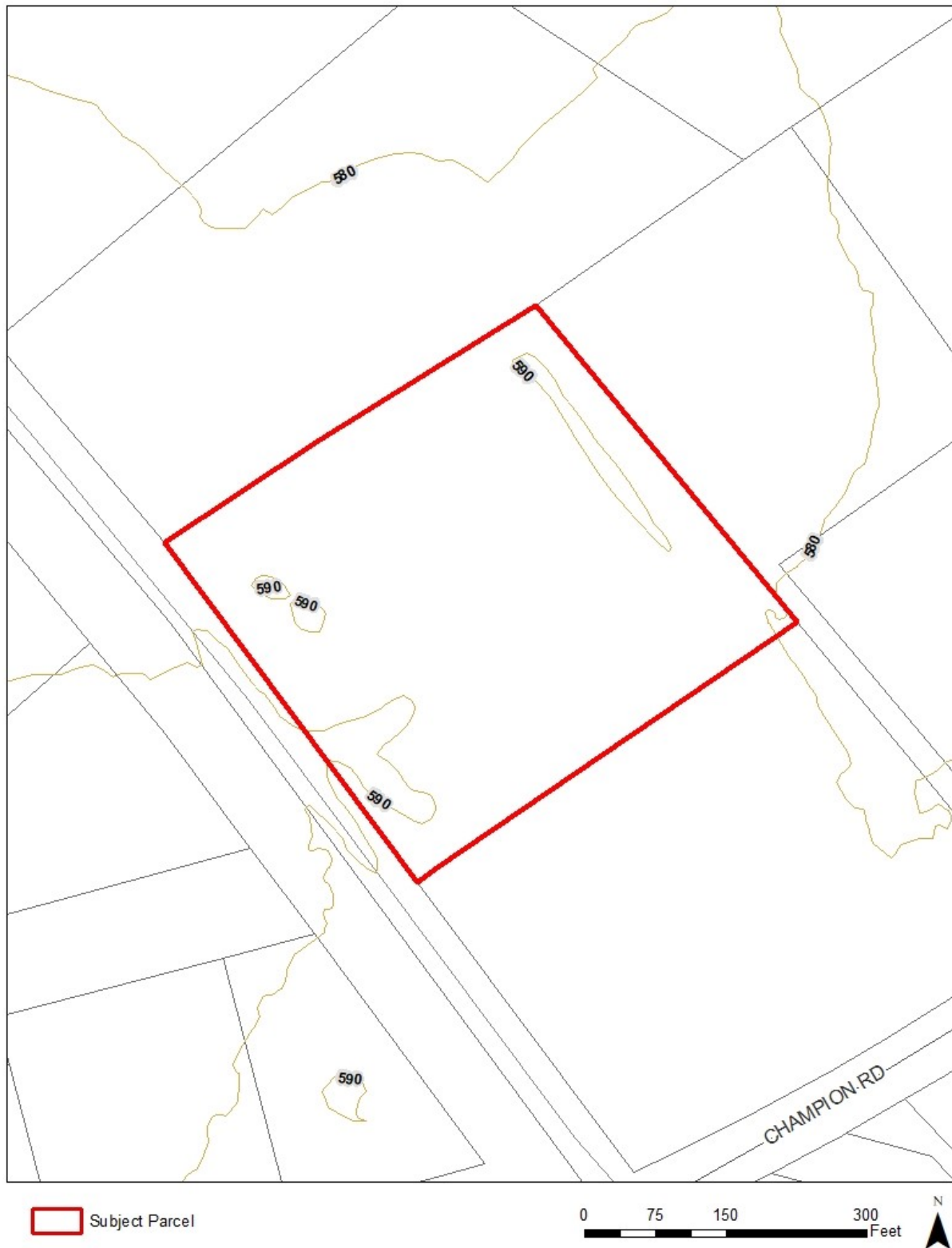
Exhibit C - Aerial Map

 Subject Parcel

0 75 150 300 Feet

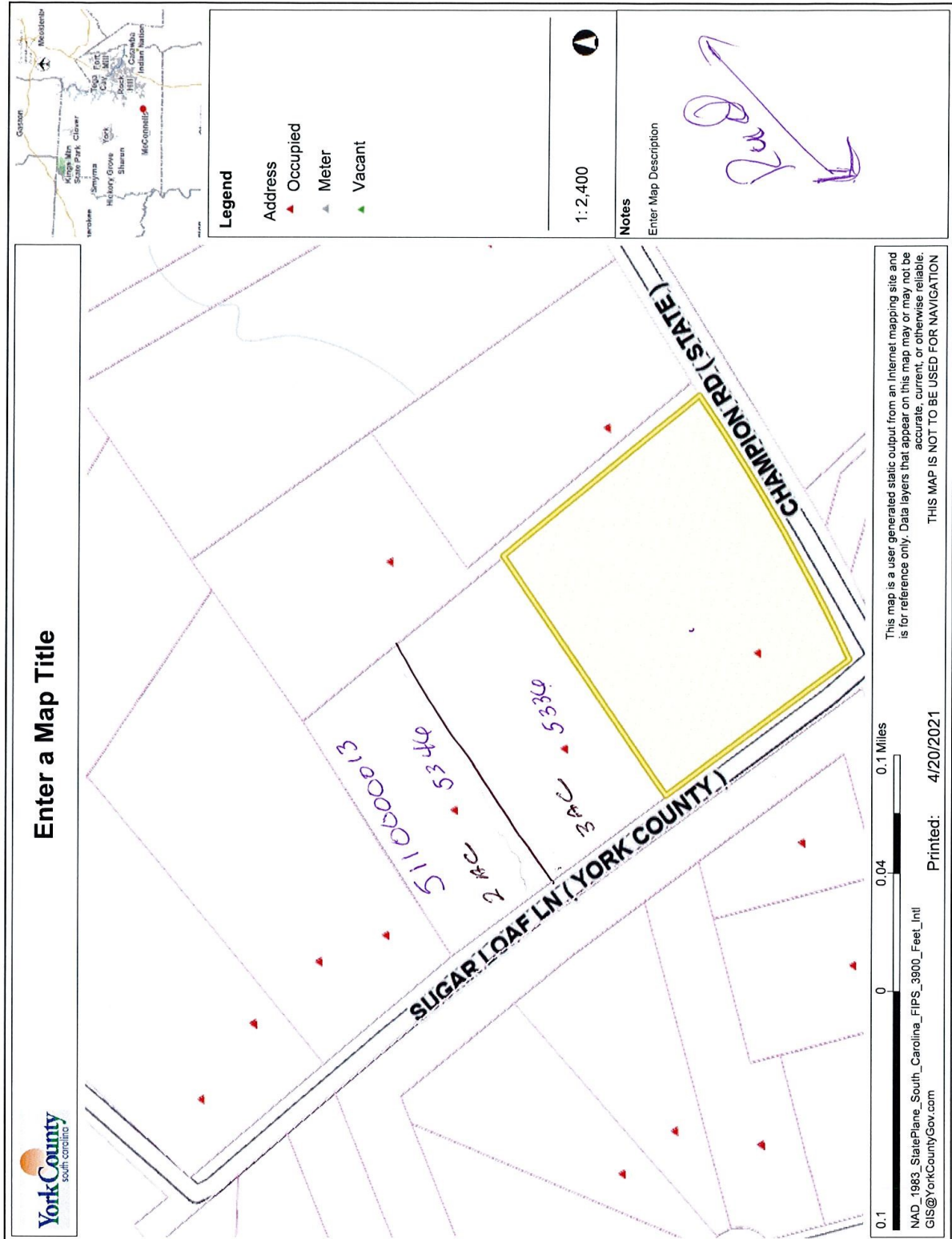


Attachment: 21-09 PC Packet (6185 : 21-09)

Exhibit D - Environmental Map

Attachment: 21-09 PC Packet (6185 : 21-09)

Exhibit F - Proposed Subdivision Sketch Plan



Attachment: 21-09 PC Packet (6185 : 21-09)

SUPPLEMENTAL QUESTIONS

1. Please describe the purpose of the rezoning request and the project that is being proposed.

To divide the 5 AC tract and two parcels, a 2 AC tract to be give to Rose Brooks who occupy 5346 Sugar Leaf Lane Rock Hill. The remain 3 ac to stay with 5336 Sugar Leaf Lane.

2. Are there existing structures on the site?

Yes ☒

No ☐

If yes, please describe:

Two homes

If this request is granted, will the existing structure(s) remain?

Yes ☒

No ☐

If this request is granted, will the use of the structure(s) change?

Yes ☐

No ☒

If yes, structure(s) must meet all current building and fire codes.

3. Does this request propose to utilize public water and sewer?

Yes ☐

No ☒

If yes, municipal utility providers may require signed annexation agreements as a condition of providing services. Please contact your municipal service provider prior to submitting your application.

CERTIFICATION

I hereby certify that I have read this application and the information supplied herein is true and correct to the best of my knowledge. I agree to comply with all applicable County ordinances and state laws related to the use and development of the land. I further certify that I am the property owner, or his/her authorized agent, of the subject site(s). I understand that falsifying any information herein may result in rejection or denial of this request.

[Signature] APPLICANT(S) 4/27/2021 DATE

I (we) certify that I (we) are the owners of the property involved in this application and further that I (we) designate the person signing as applicant to represent me (us) in this rezoning application.

Ralph D. George Kathy Googe PROPERTY OWNER(S) 5-3-21 DATE

I certify that any relevant restrictive covenants will be adhered to concerning this rezoning request. To assist verification, I have attached the relevant restrictive covenant information.

[Signature] APPLICANT(S) _____ DATE

YOU MUST SUBMIT THE ORIGINAL SIGNATURES ABOVE. COPIED OR SCANNED IMAGES WILL NOT BE ACCEPTED. ATTACH OWNER'S NOTARIZED WRITTEN AUTHORIZATION IF OWNER'S SIGNATURE CANNOT BE OBTAINED. ALL PROPERTY OWNERS MUST SIGN ABOVE.

REZONING APPLICATION CHECKLIST

The attached application form must be filled out completely and must include the following supporting materials before a request can be accepted and considered complete:

- ☒ **Pre-submittal meeting** with Planning staff held on Phone
- ☒ **Application fee**
- ☒ **Plat and/or recent survey (if no recorded plat)**
- ☒ **Deed**
- ☐ **Traffic Impact Analysis (TIA)** - Staff Determination
- Not Required ☒ Tier I ☐ Tier II ☐
- ☒ **Preliminary site plan** (include the following items as applicable)
- Proposed and existing structures with square footage
 - Parking areas
 - Buffers
 - Setbacks
- ☐ **Sketch plan and detailed development plan** (PD Only)
- ☐ **Restrictive covenants** (provide the latest recorded copy, if applicable)

****Staff may request additional information during the pre-submittal meeting****

OFFICE USE ONLY

AMOUNT PAID: \$750 CHECK #: 1332 CASH AMOUNT: _____

DATE RECEIVED: 4/28/21 RECEIPT #: 46070

APPLICATION RECEIVED BY: Brian Ford

APPLICATION REVIEWED BY: Brian Ford

TIA REQUIREMENT REVIEWED BY: _____

TIA LEVEL REQUIRED (CHECK ONE):

NOT REQUIRED ☒

TIER I ☐

TIER II ☐

PLANNING COMMISSION

**REZONING 21-10; LAUREN SAMRA AND CORRIE LONG (APPLICANT/OWNER);
REQUESTING TO REZONE A +/- 0.5 ACRE PORTION OF A PARCEL FROM RC-II
TO BD-I. THE SUBJECT PARCEL IS LOCATED ON HAIRE ROAD IN FORT MILL.
THE PROPERTY IS REFERENCED AS TAX MAP NUMBER 738-00-00-044; COUNCIL
DISTRICT 5 - CHRISTI COX.**

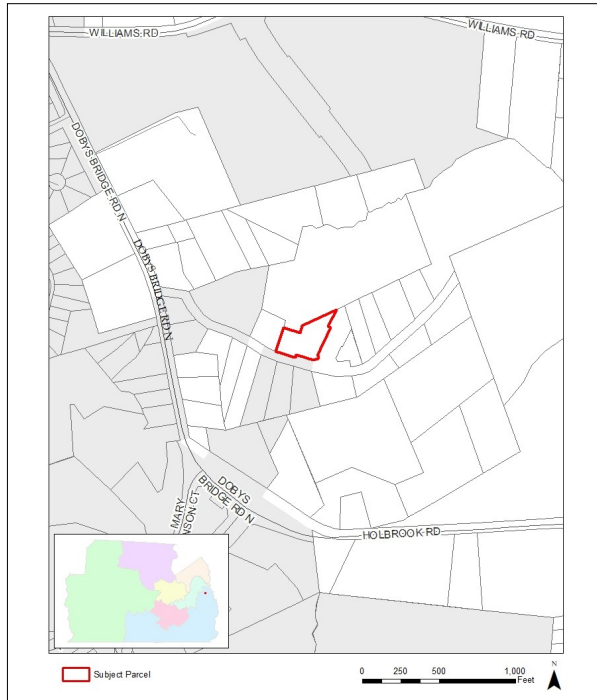


Planning Commission

June 14, 2021

Case: 21-10

Staff Report



REQUEST SUMMARY

Applicant: Lauren Samra and Corrie Long
c/o Spring Haven Development LLC

Property Owner: same as applicant

Tax Map Number: 738-00-00-044 (portion)

Address: 1988 Haire Road, Fort Mill

Council District: 5 - Cox

Requested Action: Rezone +/- 0.5 acres from RC-II to BD-I

Staff Planner: Brian Ford, AICP

Staff Recommendation: Approval

PROJECT DESCRIPTION

The applicants are the owners of an existing therapy center that is in need of additional parking for current operations. The proposed rezoning is necessary to permit a parking lot expansion on a formerly residential parcel that was recently combined with the therapy center's parcel.

CONSISTENCY WITH THE COMPREHENSIVE PLAN

The York Forward 2035 Comprehensive Plan designates the subject property as *Neighborhood Residential*. *Neighborhood Residential* areas provide for 2-5 dwellings/acre and include a variety of housing types. Neighborhood-serving commercial uses may be appropriate at street intersections or adjacent to existing commercial uses.

The requested rezoning supports the York County 2035 Comprehensive Plan. The rezoning would eliminate the split-zoning on a parcel that meets the Neighborhood Residential locational criteria for neighborhood-serving commercial uses. Although the existing therapy center is more of an institutional use, which is not mentioned in the Plan, it is considered neighborhood-serving.

Staff Analysis

PROPERTY DESCRIPTION

The subject property is a gently sloping, wooded area adjacent to the existing TherapyWorks 4 Kids center. The surrounding area consists of single-family homes and vacant land, and is transitioning to more dense residential and commercial uses along the relatively new Fort Mill Southern Bypass.

Table 1: Property Context			
PROXIMITY	CURRENT LAND USE	CURRENT ZONING	2035 LAND USE PLAN RECOMMENDATION
NORTH	Vacant Land	RD-II	Neighborhood Residential
SOUTH	Vacant Land	Town	Town of Fort Mill
EAST	Therapy Center	BD-I	Neighborhood Residential
WEST	Single-family Residential	RD-II	Neighborhood Residential

ZONING AND LAND USE HISTORY

- ◆ July 22, 1986: Parent parcel originally zoned RD-II
- ◆ December 4, 2017: Portion of parcel # 738-00-00-044 rezoned BD-I for the therapy center
- ◆ February 4, 2021: Portion of parcel # 738-00-00-094, zoned RD-II, shown as to be combined into parcel # 738-00-00-044, zoned BD-I (PB 166, PG 75)
- ◆ March 2, 2021: Applicant purchases portion of parcel # 738-00-00-094 (RB 19043, PG 437)

REZONING REQUEST

The applicant is requesting to rezone an approximately 0.5 acre portion from RD-II to BD-I for the construction of a parking lot to better serve the existing therapy center.

- ◆ *Current Zoning: Residential Development District II (RD-II)*

This district is designed to permit a variety of residential uses and variable densities, based on the characteristics of the uses. This designation is applied principally to undeveloped areas where unit and density flexibility will not adversely affect existing residential subdivisions, and where the housing market can be sufficiently broad and flexible to meet the various demands for housing.

- ◆ *Proposed Zoning: Business Development District I Convenience (BD-I)*

This district is designed to provide "small scale" commercial services and convenience uses. This district will principally serve nearby residential subdivisions, and permit small-scale professional offices as compatible supplements.

Table 2: Zoning District Comparison		
	CURRENT ZONING RD-II	PROPOSED ZONING BD-I
MINIMUM LOT SIZE	10,000 square feet	none
PERMITTED LAND USES	single-family residential, multifamily residential	office, restaurants, indoor recreation, limited retail

Exhibit A - Existing Zoning Map

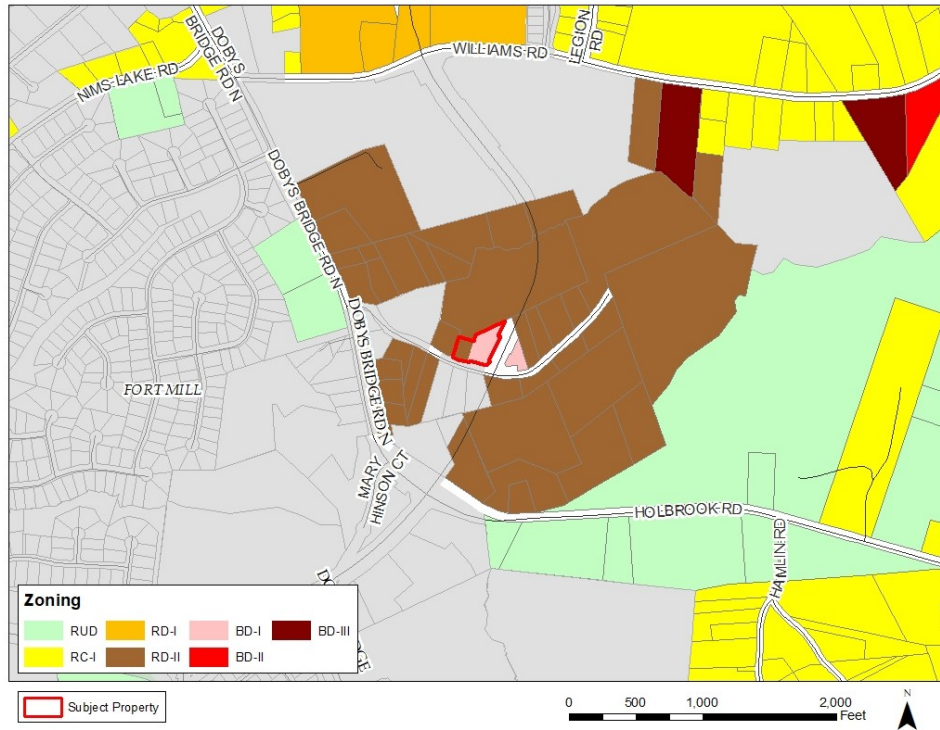
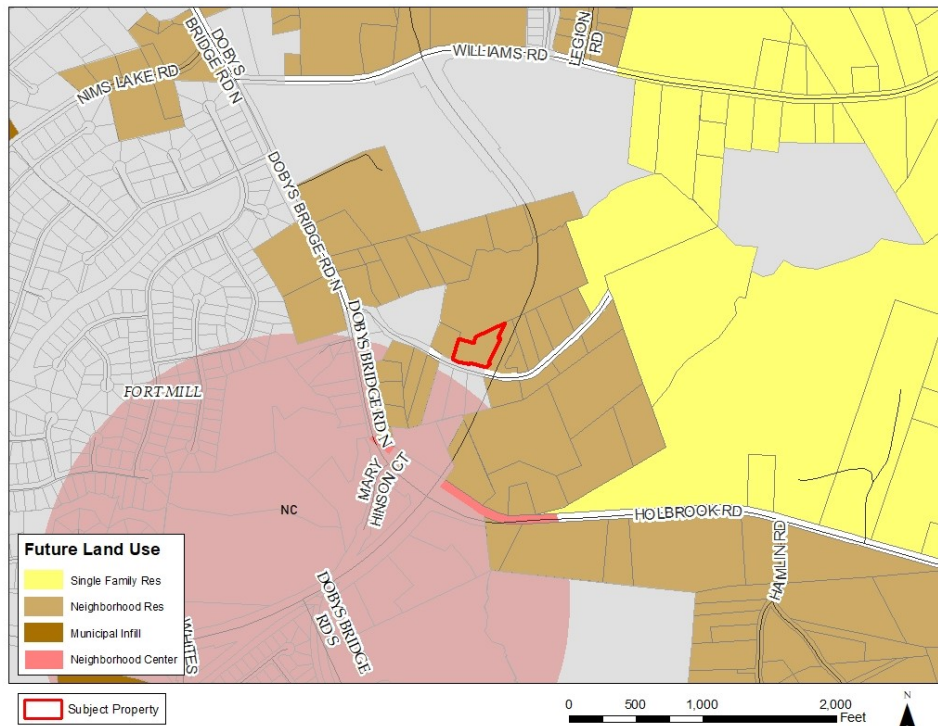


Exhibit B - 2035 Land Use Plan



FINDINGS

Per Section 155.572 of the York County Code of Ordinances, the Planning Commission must consider the following factors when making a recommendation on any proposed amendment to the zoning map.

1. Relationship of the request to the Land Use Plan.

The York Forward 2035 Comprehensive Plan designates the subject property as *Neighborhood Residential*. *Neighborhood Residential* areas provide for 2-5 dwellings/acre and include a variety of housing types. Neighborhood-serving commercial uses may be appropriate at street intersections or adjacent to existing commercial uses.

2. Whether the request supports or violates the Land Use Plan.

The requested rezoning supports the York County 2035 Comprehensive Plan. The rezoning would eliminate the split-zoning on a parcel that meets the *Neighborhood Residential* locational criteria for neighborhood-serving commercial uses. Although the existing therapy center is more of an institutional use, which is not mentioned in the Plan, it is considered neighborhood-serving.

3. Appropriateness of the uses permitted by the requested zoning district for the area.

The BD-I zoning is already existing on the original parcel and at the intersection of Haire Road and Fort Mill Parkway, and appropriately provides for small-scale commercial uses to serve a growing residential area.

4. Adequacy of public school facilities and public services, and the projected impact of the request on those facilities and services.

There would be no impacts on public facilities or services from the proposed improvements.

5. Staff recommendations regarding mitigation of traffic impacts. If recommendations are not adopted, the Commission must identify reasons for rejecting the recommendations.

A TIA was not required for this project, as no additional trips will be generated as a result.

6. Conformance of the request with existing or proposed plans for public water and sewer service.

The property is served by well and septic, but is located in the Fort Mill utility service area.

7. The supply of vacant land currently classified for similar use in the vicinity and the county, and any circumstances that may restrict a substantial part of this land for development.

RD-II is the predominant zoning district in the unincorporated areas in the vicinity. There is another property zoned BD-I across Fort Mill Parkway from the subject property.

NEXT STEPS

The rezoning request is anticipated to follow the process below:

- ◆ Public Hearing: July 19, 2021
- ◆ County Council (First Reading): July 19, 2021
- ◆ County Council (Second Reading): August 16, 2021
- ◆ County Council (Third Reading): September 7, 2021

PLANNING AND DEVELOPMENT STAFF CONTACT

Brian Ford, AICP

Long Range Planner II

(803) 909-7233

brian.ford@yorkcountygov.com

Attachment: 21-10 PC Packet (6186 : 21-10)

DECLARATION OF POLICY, SECTION 155.573

AS A MATTER OF POLICY, NO REQUEST TO CHANGE THE TEXT OF THE ORDINANCE (APPENDIX) OR THE MAP SHALL BE ACTED UPON FAVORABLY, EXCEPT:

1. WHERE NECESSARY TO IMPLEMENT THE LAND USE AND DEVELOPMENT PLAN, OR
2. TO CORRECT AN ORIGINAL MISTAKE OR MANIFEST ERROR IN THE REGULATIONS OR MAP, OR
3. TO RECOGNIZE SUBSTANTIAL CHANGE OR CHANGING CONDITIONS OR CIRCUMSTANCES IN A PARTICULAR LOCALITY, OR
4. TO RECOGNIZE CHANGES IN TECHNOLOGY, THE STYLE OF LIVING, OR MANNER OF DOING BUSINESS.

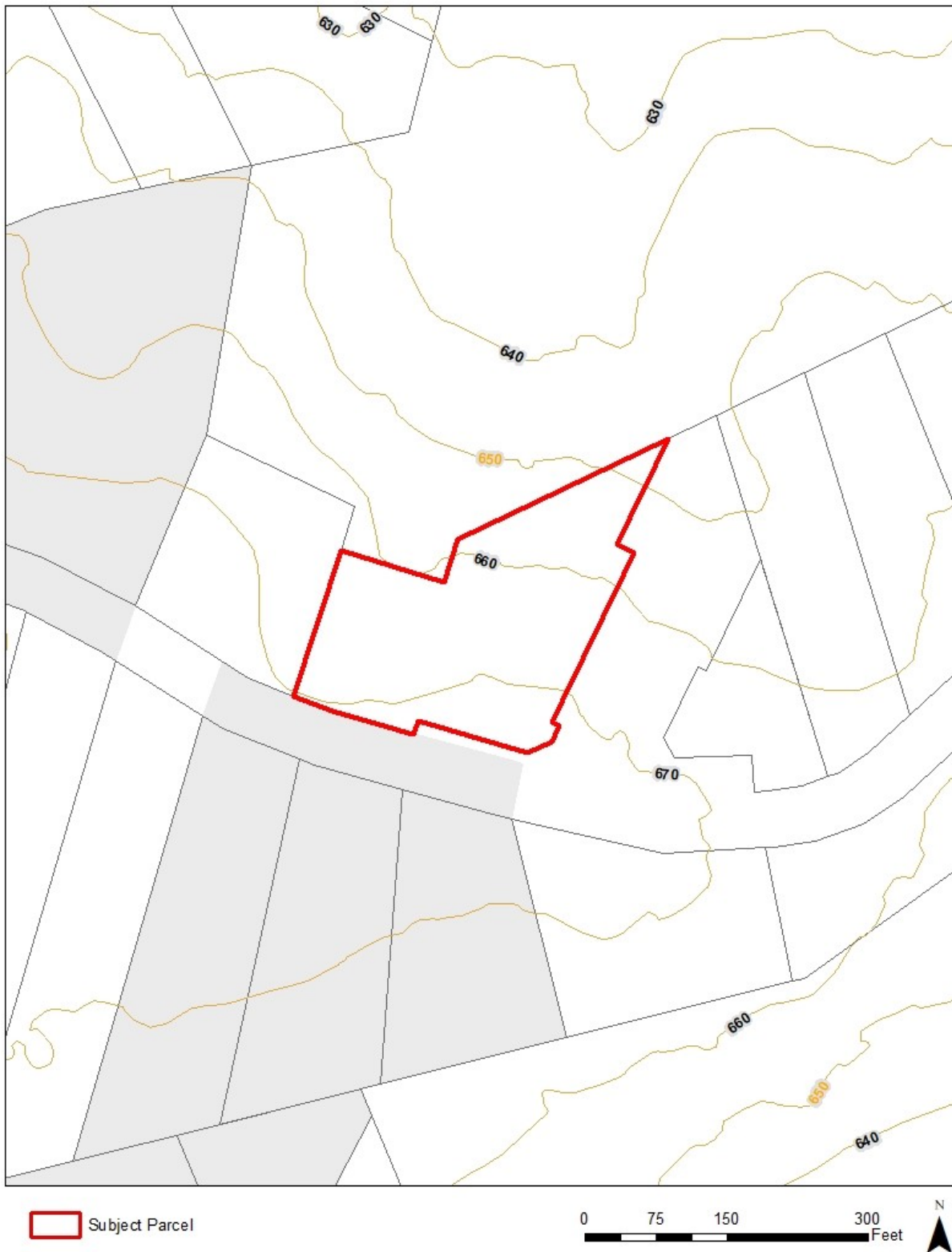
Exhibit C - Aerial Map



 Subject Parcel

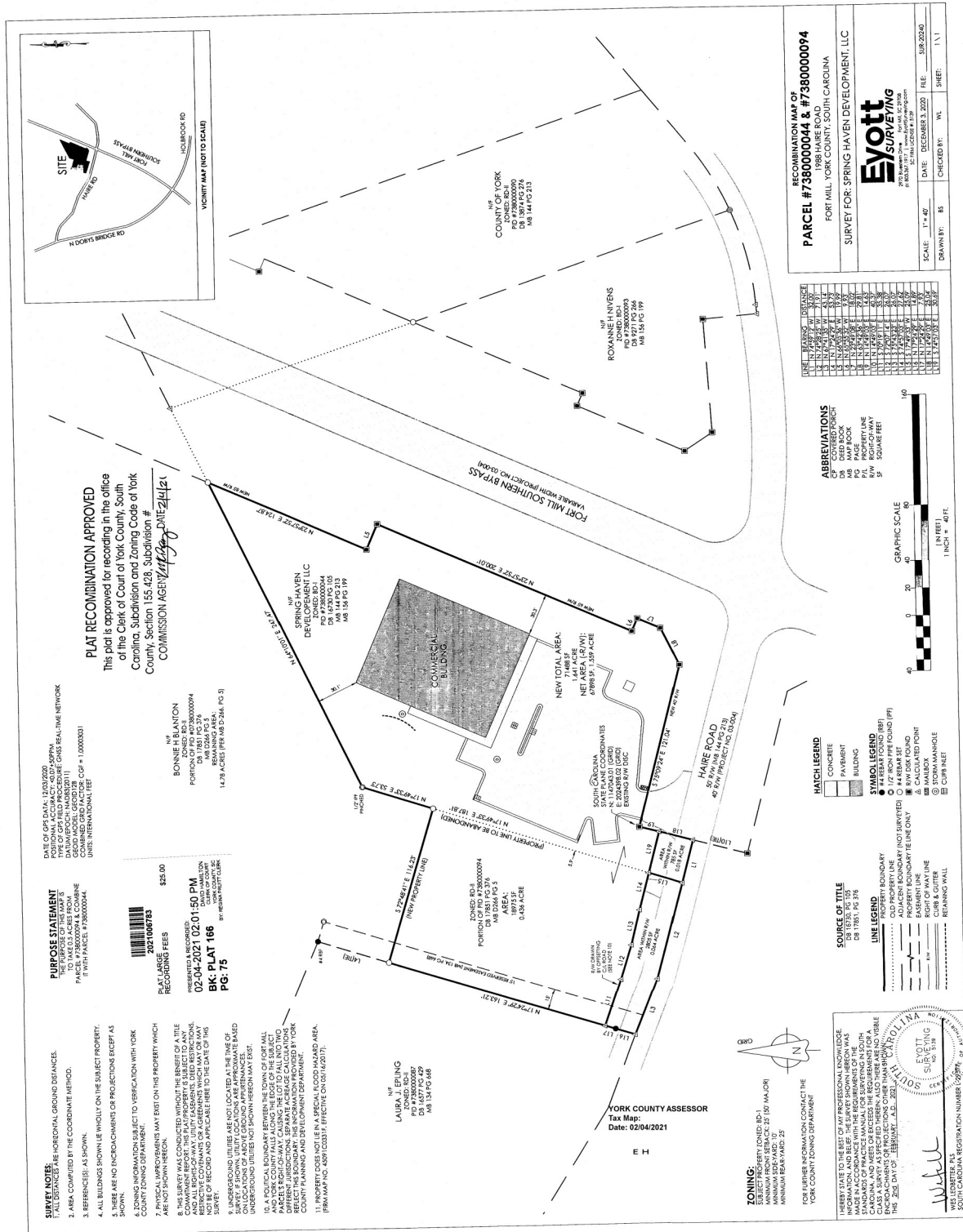
0 75 150 300 Feet 

Attachment: 21-10 PC Packet (6186 : 21-10)

Exhibit D - Environmental Map

Attachment: 21-10 PC Packet (6186 : 21-10)

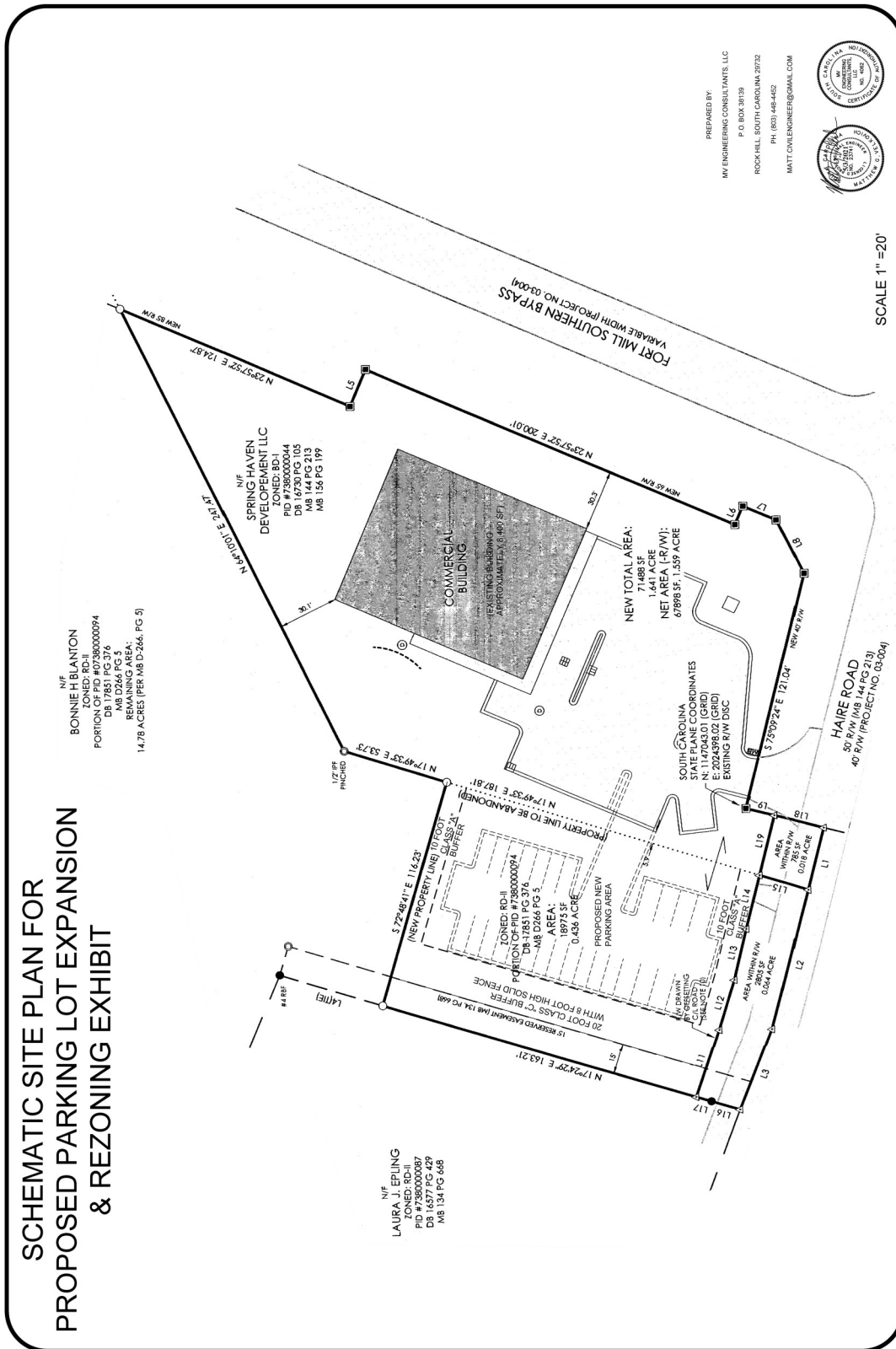
Exhibit E - Plat



PLAT BK 166 PG 75

Attachment: 21-10 PC Packet (6186 : 21-10)

Exhibit F - Proposed Site Plan



Attachment: 21-10 PC Packet (6186 : 21-10)



YORK COUNTY REZONING APPLICATION

APPLICANT AND OWNER INFORMATION

APPLICANT NAME(S): Lauren Samra & Corrie Long c/o Spring Haven Development, LLC

ADDRESS: 1787 Hannon Farm Road, Fort Mill, SC 29715

PHONE: 803-548-9113 803-984-3124
WORK HOME MOBILE

EMAIL ADDRESS: lmcolebank@gmail.com

PROPERTY OWNER NAME(S): Spring Haven Development LLC

ADDRESS: 1787 Hannon Farm Road, Fort Mill, SC 29715

PHONE: 803-548-9113 803-984-3124
WORK HOME MOBILE

EMAIL ADDRESS: lmcolebank@gmail.com

PROPERTY INFORMATION

PROPERTY ADDRESS: 1988 Haire Road, Fort Mill, SC 29715

PROPERTY TAX MAP #(s): 738-00-00-044

LAND AREA (ACRES) TOTAL: 1.641 TO BE REZONED: 0.50

ZONING CURRENT: RD-II PROPOSED: BD-I

2035 LAND USE PLAN DESIGNATION: Neighborhood Residential

CURRENT USE OF PROPERTY: Vacant

PROPOSED USE OF PROPERTY: Parking Lot

TOTAL AREA OF PROPOSED BUILDINGS (COMMERCIAL): 0

TOTAL # OF DWELLING UNITS (RESIDENTIAL): 0

UTILITY PROVIDERS WATER: Private Well SEWER: Private Septic

SCHOOL DISTRICT: FM COUNTY COUNCIL DISTRICT: 5

Attachment: 21-10 PC Packet (6186 : 21-10)

SUPPLEMENTAL QUESTIONS

1. Please describe the purpose of the rezoning request and the project that is being proposed.

Rezoning request is to unify the property with a singular zoning classification that is consistent with the remainder of the property. The additional land area being rezoned is to be used for overflow parking for the "TherapyWorks 4 Kids" business that is currently operating there.

2. Are there existing structures on the site?

Yes ☒ No ☐

If yes, please describe: Approx 8,400 sf COMMERCIAL BLDG.

If this request is granted, will the existing structure(s) remain?

Yes ☒ No ☐

If this request is granted, will the use of the structure(s) change?

Yes ☐ No ☒

If yes, structure(s) must meet all current building and fire codes.

3. Does this request propose to utilize public water and sewer?

Yes ☐ No ☒

If yes, municipal utility providers may require signed annexation agreements as a condition of providing services. Please contact your municipal service provider prior to submitting your application.

CERTIFICATION

I hereby certify that I have read this application and the information supplied herein is true and correct to the best of my knowledge. I agree to comply with all applicable County ordinances and state laws related to the use and development of the land. I further certify that I am the property owner, or his/her authorized agent, of the subject site(s). I understand that falsifying any information herein may result in rejection or denial of this request.

Heaven Samra, Conni Long 4/30/21
APPLICANT(S) DATE

I (we) certify that I (we) are the owners of the property involved in this application and further that I (we) designate the person signing as applicant to represent me (us) in this rezoning application.

Heaven Samra, Conni Long 4/30/21
PROPERTY OWNER(S) DATE

I certify that any relevant restrictive covenants will be adhered to concerning this rezoning request. To assist verification, I have attached the relevant restrictive covenant information.

Heaven Samra, Conni Long 4/30/21
APPLICANT(S) DATE

YOU MUST SUBMIT THE ORIGINAL SIGNATURES ABOVE. COPIED OR SCANNED IMAGES WILL NOT BE ACCEPTED. ATTACH OWNER'S NOTARIZED WRITTEN AUTHORIZATION IF OWNER'S SIGNATURE CANNOT BE OBTAINED. ALL PROPERTY OWNERS MUST SIGN ABOVE.

REZONING APPLICATION CHECKLIST

The attached application form must be filled out completely and must include the following supporting materials before a request can be accepted and considered complete:

- ☒ **Pre-submittal meeting** with Planning staff held on 4/29/2021
- ☒ **Application fee**
- ☒ **Plat and/or recent survey (if no recorded plat)**
- ☒ **Deed**
- ☒ **Traffic Impact Analysis (TIA) - Staff Determination**
- Not Required ☒ Tier I ☐ Tier II ☐
- ☒ **Preliminary site plan** (include the following items as applicable)
- Proposed and existing structures with square footage
 - Parking areas
 - Buffers
 - Setbacks
- n/a ☐ **Sketch plan and detailed development plan** (PD Only)
- n/a ☐ **Restrictive covenants** (provide the latest recorded copy, if applicable)

****Staff may request additional information during the pre-submittal meeting****

OFFICE USE ONLY

AMOUNT PAID: \$ 750 CHECK #: 1064 CASH AMOUNT: _____

DATE RECEIVED: 5/3/21 RECEIPT #: 46165

APPLICATION RECEIVED BY: Piane D.I

APPLICATION REVIEWED BY: Brian Ford

TIA REQUIREMENT REVIEWED BY: _____

TIA LEVEL REQUIRED (CHECK ONE):

NOT REQUIRED ☒

TIER I ☐

TIER II ☐

PLANNING COMMISSION

REZONING 21-11; RITA PRESSLEY (APPLICANT/OWNER); REQUESTING TO REZONE A +/- 13.71 ACRE PARCEL FROM RD-I TO RUD. THE SUBJECT PARCEL IS LOCATED ON OAK PARK ROAD IN ROCK HILL. THE PROPERTY IS REFERENCED AS TAX MAP NUMBER 536-00-00-101; COUNCIL DISTRICT 4 - BUMP RODDEY.

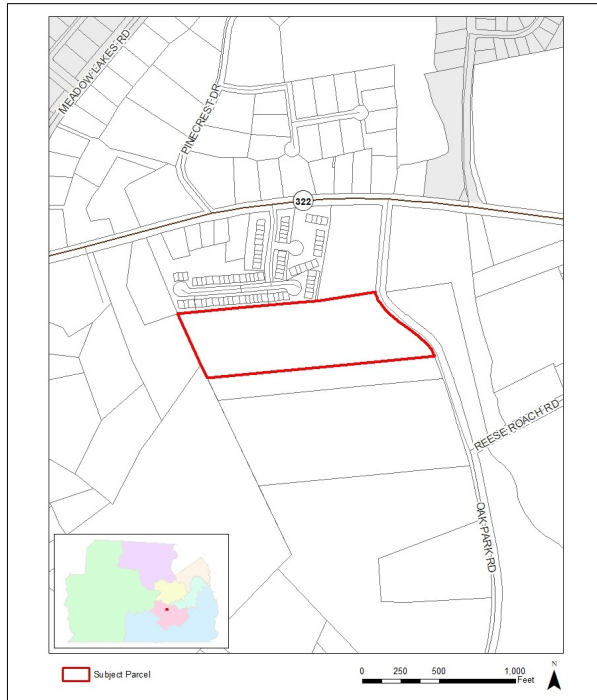


Planning Commission

June 14, 2021

Case: 21-11

Staff Report



REQUEST SUMMARY

Applicant: Rita Pressley

Property Owner: The 2017 Rita Shaw
Pressley Revocable Trust

Tax Map Number: 536-00-00-101

Address: 1596 Oak Park Road, Rock Hill

Council District: 4 - Roddey

Requested Action: Rezone +/- 13.71 acres
from RD-I to RUD

Staff Planner: Brian Ford, AICP

Staff Recommendation: Denial

PROJECT DESCRIPTION

The applicant plans to construct a home and barn for horses on the property, which are allowed uses under the current RD-I zoning. Future plans are to provide horseback riding lessons on the property, which is considered a commercial equestrian use that is not permitted in RD-I.

CONSISTENCY WITH THE COMPREHENSIVE PLAN

The *York Forward 2035* Comprehensive Plan designates the subject property with the *Single Family Residential* land use, which is comprised predominantly of neighborhoods of detached housing units that are rural or suburban in character on lots smaller than those in Rural Residential. The density of development varies based on the presence of utilities, topography, and environmental features. (Gross Density: 1-2 dwelling units/acre)

The requested rezoning violates the York County 2035 Comprehensive Plan because it increases the minimum lot size to one acre on a property where public utilities are available and no environmental constraints exist. The property could be developed individually, or combined with surrounding vacant parcels, into a residential subdivision that would benefit from close proximity to a neighborhood retail center.

Staff Analysis

PROPERTY DESCRIPTION

The subject property is a wooded parcel of land located near the intersection of McConnells Highway and Oak Park Road. The surrounding area is comprised of single-family attached and detached subdivisions and vacant land. A neighborhood retail center is located within one mile.

PROXIMITY	CURRENT LAND USE	CURRENT ZONING	2035 LAND USE PLAN RECOMMENDATION
NORTH	Single-family attached	RD-I	Single-family Residential
SOUTH	Vacant land	RD-I	Single-family Residential
EAST	Vacant land	RD-I	Single-family Residential
WEST	Single-family detached	RD-I	Single-family Residential

ZONING AND LAND USE HISTORY

- ◆ February 2, 1987: Property originally zoned RD-I
- ◆ December 30, 2020: Property conveyed to current owner (RB 18880, PG 313)
- ◆ February 12, 2021: Parcel created through recombination plat (PB 166, PB 98)

REZONING REQUEST

The applicant is requesting to rezone approximately 13.71 acres from RD-I to RUD in order to allow horseback riding lessons in addition to a single-family residential use.

- ◆ *Current Zoning: Residential Development District I (RD-I)*

This district is designed to permit a variety of residential uses and variable densities, based on the characteristics of the uses. Areas so designated are deemed suited to and with market potential for the uses. This designation is applied principally to undeveloped areas where unit and density flexibility will not adversely affect existing residential subdivisions.

- ◆ *Proposed Zoning: Rural Development District (RUD)*

This district is intended to protect and preserve the rural character of an area by allowing growth which is not as rapid yet requiring larger lots (one acre) thus maintaining a rural character within developed areas. This district should be utilized wherever development pressure is increasing, but public water and sewer are not readily available.

Table 2: Zoning District Comparison		
	CURRENT ZONING RD-I	PROPOSED ZONING RUD
MINIMUM LOT SIZE	20,000 SF (conventional) 8,000 SF (cluster)	1 acre
PERMITTED LAND USES	single-family detached, duplex, day care center	single-family residential, agricultural, equestrian

Exhibit A - Existing Zoning Map

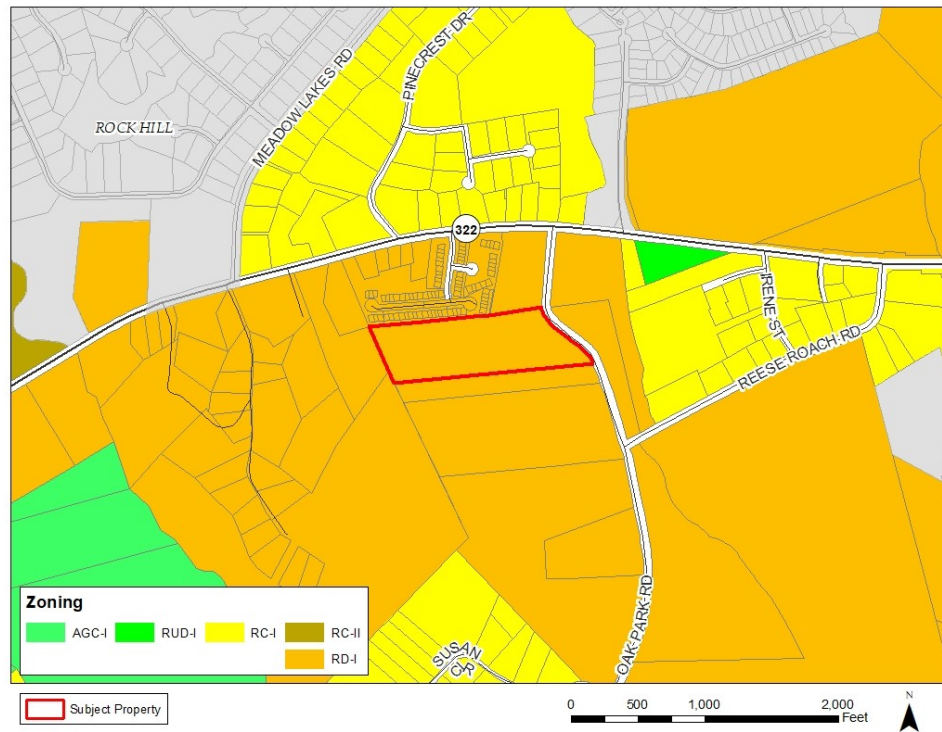
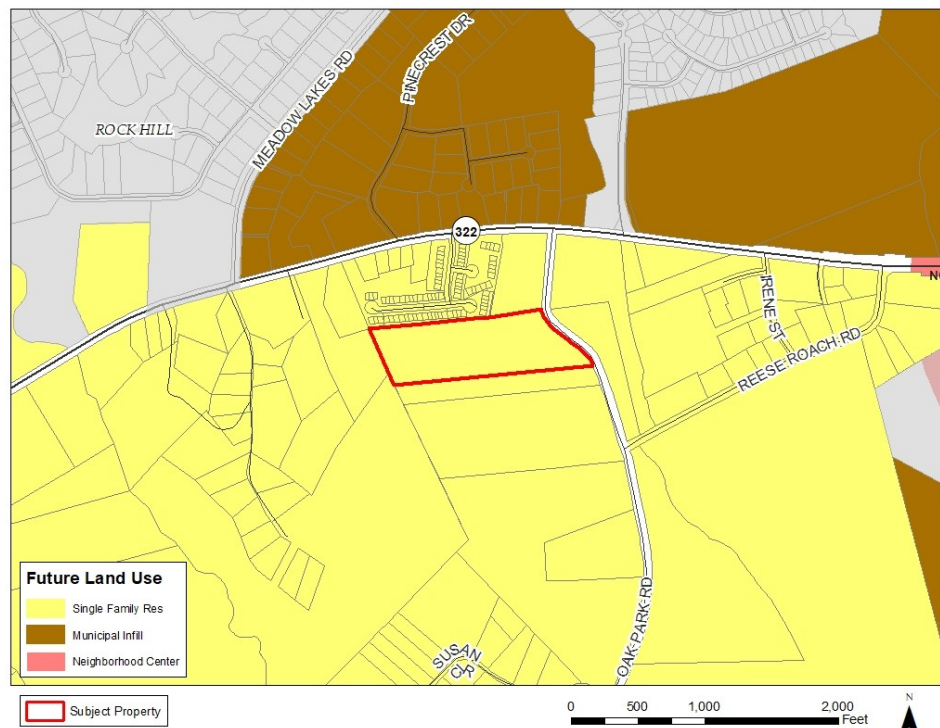


Exhibit B - 2035 Land Use Plan



FINDINGS

Per Section 155.572 of the York County Code of Ordinances, the Planning Commission must consider the following factors when making a recommendation on any proposed amendment to the zoning map.

1. Relationship of the request to the Land Use Plan.

The *York Forward* 2035 Comprehensive Plan designates the subject property with the *Single Family Residential* land use, which is comprised predominantly of neighborhoods of detached housing units that are rural or suburban in character on lots smaller than those in Rural Residential. The density of development varies based on the presence of utilities, topography, and environmental features. (Gross Density: 1-2 dwelling units/acre)

2. Whether the request supports or violates the Land Use Plan.

The requested rezoning violates the York County 2035 Comprehensive Plan because it increases the minimum lot size to one acre on a property where public utilities are available and no environmental constraints exist. The property could be developed individually, or combined with surrounding vacant parcels, into a residential subdivision that would benefit from close proximity to a neighborhood retail center.

3. Appropriateness of the uses permitted by the requested zoning district for the area.

The current RD-I zoning district allows non-commercial equestrian uses on the properties of five or more acres, although rezoning to RUD is necessary to allow commercial equestrian uses. RUD would limit the development potential of the property to minimum one acre parcels, although smaller lots and duplexes permitted in the RD-I zoning district are more compatible with the development pattern of the surrounding area.

4. Adequacy of public school facilities and public services, and the projected impact of the request on those facilities and services.

The request is expected to have negligible impacts on public schools and services.

5. Staff recommendations regarding mitigation of traffic impacts. If recommendations are not adopted, the Commission must identify reasons for rejecting the recommendations.

A traffic impact analysis was not required for this request because traffic impacts are expected to be negligible.

6. Conformance of the request with existing or proposed plans for public water and sewer service.

Public water and sewer through the City of Rock Hill is accessible by connecting to the Meadow Creek subdivision to the north. The applicant does not wish to connect to public utilities.

7. The supply of vacant land currently classified for similar use in the vicinity and the county, and any circumstances that may restrict a substantial part of this land for development.

The surrounding area is predominately zoned RD-I and RC-I, which is typical for the urbanized areas of York County. RUD is not located in the immediate vicinity and is typically found in the central and western parts of York County.

NEXT STEPS

The rezoning request is anticipated to follow the process below:

- ◆ Public Hearing: July 19, 2021
- ◆ County Council (First Reading): July 19, 2021
- ◆ County Council (Second Reading): August 16, 2021
- ◆ County Council (Third Reading): September 7, 2021

PLANNING AND DEVELOPMENT STAFF CONTACT

Brian Ford, AICP

Long Range Planner II

(803) 909-7233

brian.ford@yorkcountygov.com

Attachment: 21-11 PC Packet (6187 : 21-11)

DECLARATION OF POLICY, SECTION 155.573

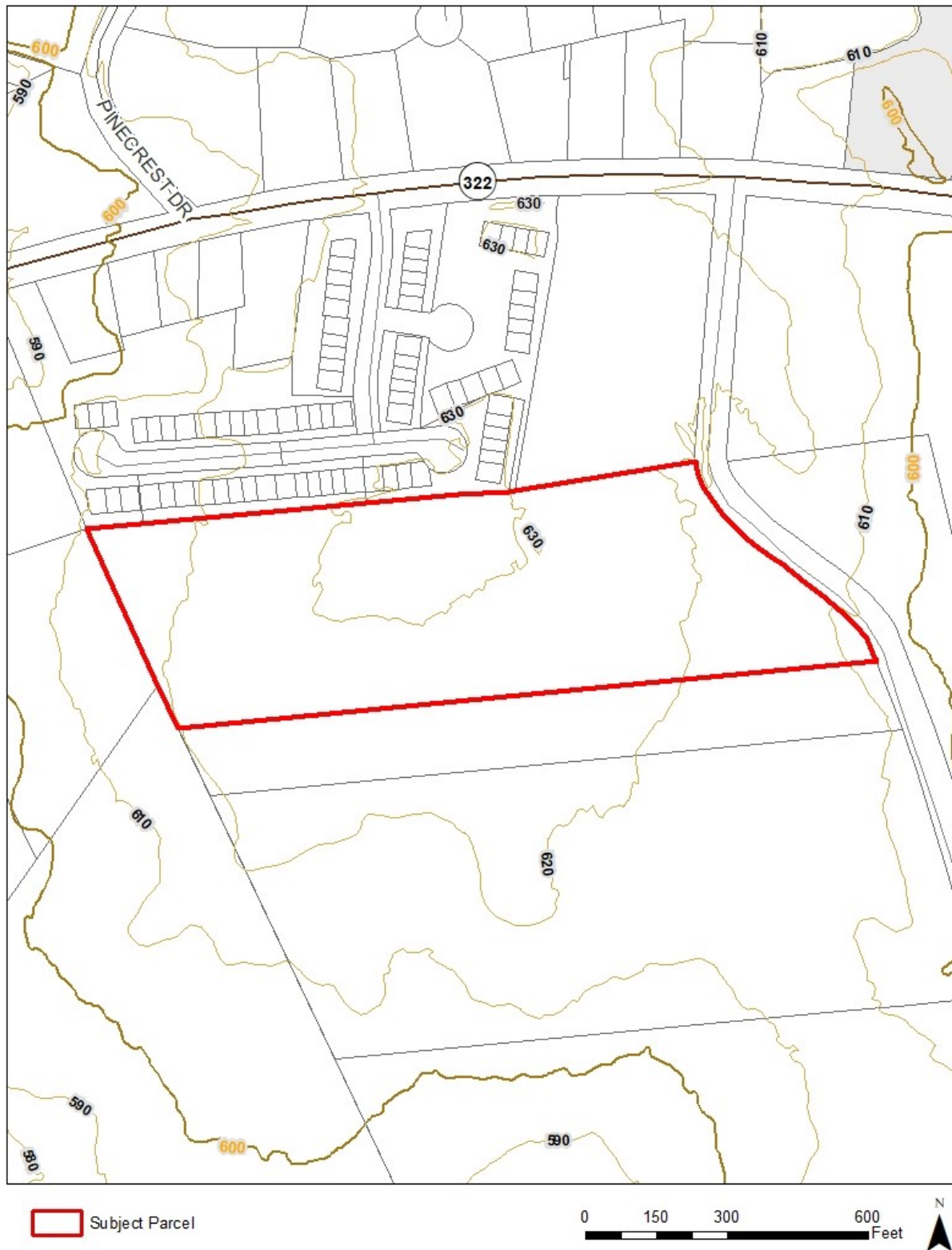
AS A MATTER OF POLICY, NO REQUEST TO CHANGE THE TEXT OF THE ORDINANCE (APPENDIX) OR THE MAP SHALL BE ACTED UPON FAVORABLY, EXCEPT:

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3. TO RECOGNIZE SUBSTANTIAL CHANGE OR CHANGING CONDITIONS OR CIRCUMSTANCES IN A PARTICULAR LOCALITY, OR

Exhibit C - Aerial Map

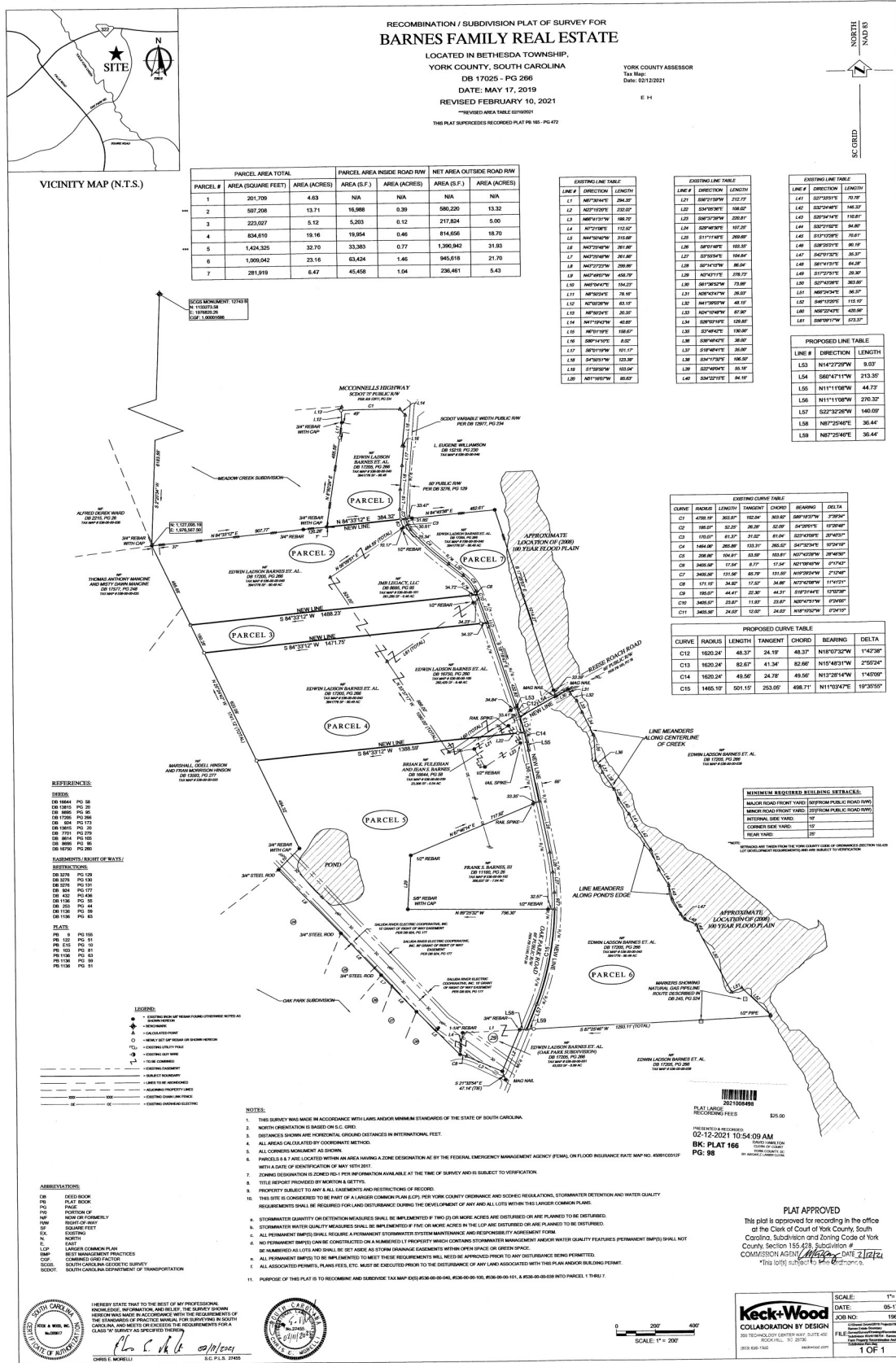


Attachment: 21-11 PC Packet (6187 : 21-11)

Exhibit D - Environmental Map

Attachment: 21-11 PC Packet (6187 : 21-11)

Exhibit E - Plat (Parcel 2)





YORK COUNTY REZONING APPLICATION

APPLICANT AND OWNER INFORMATION

APPLICANT NAME(S): Rita Pressley
 ADDRESS: 310 Sarah Court, Rock Hill, SC 29732
 PHONE: 803-487-6135
 WORK HOME MOBILE
 EMAIL ADDRESS: ritapressley@comporium.net

PROPERTY OWNER NAME(S): Rita Pressley
 ADDRESS: 310 Sarah Court, Rock Hill, SC 29732
 PHONE: 803-487-6135
 WORK HOME MOBILE
 EMAIL ADDRESS: ritapressley@comporium.net

PROPERTY INFORMATION

PROPERTY ADDRESS: 1596 Oak Park Road, Rock Hill, SC 29732
 PROPERTY TAX MAP #(s): 5360000101
 LAND AREA (ACRES) TOTAL: 13.71 TO BE REZONED: 13.71
 ZONING CURRENT: RD-I PROPOSED: RUD
 2035 LAND USE PLAN DESIGNATION: RC
 CURRENT USE OF PROPERTY: Vacant
 PROPOSED USE OF PROPERTY: Residential/Commercial
 TOTAL AREA OF PROPOSED BUILDINGS (COMMERCIAL): 5,000
 TOTAL # OF DWELLING UNITS (RESIDENTIAL): 1
 UTILITY PROVIDERS WATER: Private Well SEWER: Private Septic
 SCHOOL DISTRICT: RH-3 COUNTY COUNCIL DISTRICT: 4

Attachment: 21-11 PC Packet (6187 : 21-11)

REZONING APPLICATION CHECKLIST

The attached application form must be filled out completely and must include the following supporting materials before a request can be accepted and considered complete:

- ☒ Pre-submittal meeting with Planning staff held on N/A
- ☒ Application fee
- ☒ Plat and/or recent survey (if no recorded plat)
- ☒ Deed
- ☒ Traffic Impact Analysis (TIA) - Staff Determination
- Not Required ☒ Tier I ☐ Tier II ☐
- ☒ Preliminary site plan (include the following items as applicable)
- Proposed and existing structures with square footage
 - Parking areas
 - Buffers
 - Setbacks
- ☐ Sketch plan and detailed development plan (PD Only)
- ☐ Restrictive covenants (provide the latest recorded copy, if applicable)

****Staff may request additional information during the pre-submittal meeting****

OFFICE USE ONLY

AMOUNT PAID: \$750 CHECK #: 1373 CASH AMOUNT: _____

DATE RECEIVED: 5/3/21 RECEIPT #: 46163

APPLICATION RECEIVED BY: Brian Ford

APPLICATION REVIEWED BY: Brian Ford

TIA REQUIREMENT REVIEWED BY: Diane Dil

TIA LEVEL REQUIRED (CHECK ONE):

NOT REQUIRED ☒

TIER I ☐

TIER II ☐

SUPPLEMENTAL QUESTIONS

1. Please describe the purpose of the rezoning request and the project that is being proposed.

We are currently working toward constructing a new home and barn on the property with the desire to open a small scale equestrian facility to provide horse back riding lessons. In order to provide this service on the property, it must be rezoned to a district that allows a commercial equestrian facility.

2. Are there existing structures on the site?

Yes ☐No ☒

If yes, please describe: _____

If this request is granted, will the existing structure(s) remain?

Yes ☐No ☒

If this request is granted, will the use of the structure(s) change?

Yes ☐No ☒

If yes, structure(s) must meet all current building and fire codes.

3. Does this request propose to utilize public water and sewer?

Yes ☐No ☒

If yes, municipal utility providers may require signed annexation agreements as a condition of providing services. Please contact your municipal service provider prior to submitting your application.

CERTIFICATION

I hereby certify that I have read this application and the information supplied herein is true and correct to the best of my knowledge. I agree to comply with all applicable County ordinances and state laws related to the use and development of the land. I further certify that I am the property owner, or his/her authorized agent, of the subject site(s). I understand that falsifying any information herein may result in rejection or denial of this request.

Rita Pressley

APPLICANT(S)

5/3/21

DATE

I (we) certify that I (we) are the owners of the property involved in this application and further that I (we) designate the person signing as applicant to represent me (us) in this rezoning application.

Rita Pressley

PROPERTY OWNER(S)

5/3/21

DATE

I certify that any relevant restrictive covenants will be adhered to concerning this rezoning request. To assist verification, I have attached the relevant restrictive covenant information.

Rita Pressley

APPLICANT(S)

5/3/21

DATE

YOU MUST SUBMIT THE ORIGINAL SIGNATURES ABOVE. COPIED OR SCANNED IMAGES WILL NOT BE ACCEPTED. ATTACH OWNER'S NOTARIZED WRITTEN AUTHORIZATION IF OWNER'S SIGNATURE CANNOT BE OBTAINED. ALL PROPERTY OWNERS MUST SIGN ABOVE.

**PLANNING COMMISSION
REZONING TRACKING SHEET**

Active Rezoning Cases

Case	Tax Map ID	Applicant / Owner	Council District	Acres	Street	Current Zoning(s)	Proposed Zoning(s)	Comprehensive Plan Designation	Planning Commission	Public Hearing	County Council 1st Reading	County Council 2nd Reading	County Council 3rd Reading
21-02	5550000044	Brown	2	1.93	W Liberty Hill Rd	RC-II	BD-I	Single Family Red	On Hold				
21-04	6130000025	Smith/Fincher/Salley	5	20.75	Bechtler Road	UD	RUD-I	Rural Residential	8-Mar Approve	5-Apr	5-Apr Approve	19-Apr Approve	3-May
21-05	6330703002	Patel	6	0.76	India Hook Road	RC-I	BD-III(C)	Neighborhood Res	12-Apr Approve	3-May	3-May	17-May	7-Jun
21-06	4370000035	Dozier	5	14.93	Gordon Road	AGC-I	AGC	Agricultural	12-Apr Approve	3-May	3-May	17-May	7-Jun
21-07	7200000021 7200000023	Lev Saks/Patania	1	8.8	Pleasant Road	RUD	BD-II	Single Family Res	12-Apr Approve	3-May	3-May	17-May	7-Jun
21-08	7140000005 7140000006	AME Company	1	2.77	Luckadoo Road	RD-I	ID	I-77 Employment Corridor	On Hold				
21-09	5110000013	Wade	5	5.0	Sugar Loaf Lane	AGC	RUD	Agricultural	14-Jun	19-Jul	19-Jul	16-Aug	7-Sep
21-10	7380000044(P)	Samra and Long	5	0.5	Haire Road	RC-II	BD-I	Neighborhood Res	14-Jun	19-Jul	19-Jul	16-Aug	7-Sep
21-11	5360000101	Pressley	4	13.71	Oak Park Road	RD-I	RUD	Single Family Res	14-Jun	19-Jul	19-Jul	16-Aug	7-Sep

Shaded fields indicate that the action has been completed at time of publication (June 4, 2021). If the County Council vote is to deny the rezoning request, that is the final action.