



YORK COUNTY
PLANNING COMMISSION
AGENDA • AUGUST 12, 2024



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 - Jul 8, 2024 6:00 PM

Public Hearing

1. Foundry Commercial has filed for a waiver from the York County Land Development Code to allow for a driveway separation to be less than the required 160 feet. The subject property is a 32.03 acre parcel located in the Light Industrial (LI) district. Council District – 7, Cloninger. Case Number W24-03.

New Business

1. Rezoning 24-35 LaSheca Sherer (Applicant) Helena Neufville (Owner); requesting to rezone a 0.32-acre parcel from UD to RMX-10. The subject parcel is located at 1074 Archer Drive, Rock Hill. The property is referenced as tax map number 624-00-00-186; Council District 4 - Roddey.
2. Rezoning 24-36 Charles Addison (Applicant) Charles and Barbara Addison (Owners); requesting to rezone two parcels totaling 24.48-acres from RMX-20 to RUD. The subject parcels are located on Walker Road, Rock Hill. The properties are referenced as tax map numbers 752-00-00-016, -097; Council District 5 - Cox.
3. Rezoning 24-38 Jeremy and Adelle Schulze (Applicants/Owners); requesting to rezone a 4.9-acre parcel from AGC to RUD. The subject parcel is located at 3625 Broadhurst Lane, Clover. The property is referenced as tax map number 191-00-00-018; Council District 3 - Adkins.
4. Rezoning 24-39 Casey Catoe (Applicant) Casey and Nicole Catoe (Owners); requesting to rezone a 0.38-acre parcel from RSF-30 to OI. The subject parcel is located at 6213 Oakridge Road, Clover. The property is referenced as tax map number 478-00-00-076; Council District 2 - Love.

“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.”

Other Business

1. Rezoning Tracking Sheet

Executive Session:

Matters for Consideration Following Executive Session

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 • JULY 8, 2024
DRAFT



Planning Commission

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

6:00 PM

Chairman Matthew Velkovich: Present, District 1 Kate Kraxberger: Present, District 3 Aubrie Parham: Absent, District 4 Antonio Mickel: Present, District 5 Mike Duralia: Present, District 7 Thomas Bach: Present, District 2 John Segura: Absent, Planning Manager Diane Dil: Present, Principal Planner Rick Abboud: Present, Zoning Planner Marion Ray: Present, Deputy Assistant Attorney Laura Dover: Present, Secretary Bonnie Marsiglia: Present.

Approval of the Agenda

The meeting was called to order at 6:00 p.m. by Matt Velkovich. The agenda was approved with a motion by Antonio Mickel and a second by Kate Kraxberger.

Adoption of Minutes

1. Approval of June 10, 2024 Planning Commission Minutes

Tom Bach requested the minutes of June 10, 2024 be amended to note the concern Mr. Segura and he had regarding left outs and left ins for both the 49 and 274 intersections. The minutes were approved as corrected with a motion by Tom Bach and a second by Antonio Mickel.

ACCEPTED [Unanimous]

MOVANT: Thomas Bach

SECOND: Antonio Mickel

AYES: Velkovich, Kraxberger, Mickel, Duralia, Bach

ABSENT: Aubrie Parham, John Segura

Public Hearing

1. Chaplin Spencer has filed for a waiver from the York County Land Development Code to allow for a parcel to be subdivided utilizing an easement width less than the required 25 feet. The subject property is a 42.71 acre parcel located in the AGC district. Council District – 1, Audette. Case Number W24-02.

Rick Abboud explained the waiver request. He highlighted information on pages 7 and 8 of the Planning Commission Packet. The applicant, Chapman Spencer, emphasized that Mr. Ludemann was only looking to put one residence on each of the two lots. He referenced the access easement agreement on page 20 of the Planning Commission Packet.

Kate Kraxberger motioned to open the Public Hearing. Tom Bach seconded the motion. Mr. Edwin Scott Klein, 247 Forsythia Lane, Mr. Marc Burger, 225 Forsythia Lane, and Mr. Ben Bartelt, 253 Forsythia Lane spoke during the Public Hearing portion.

Antonio Mickel motioned to close the Public Hearing. Mike Duralia seconded the motion.

Matt Velkovich motioned to approve the waiver based on staff findings. Antonio Mickel seconded the motion. Kate Kraxberger commented that she would not support any additional development on these lots. Matt Velkovich commented that the easement predates the code. The motion to grant the waiver was passed unanimously.

APPROVED [Unanimous]

MOVANT: Matthew Velkovich
SECOND: Antonio Mickel
AYES: Velkovich, Kraxberger, Mickel, Duralia, Bach
ABSENT: Aubrie Parham, John Segura

New Business

1. Subdivision: Nation Land Co. - Sherrer Rd. Applicants: Nation Land Company, LLC Tax Map Numbers: 454-00-00-029 & 454-00-00-009 Total Acreage: 51.95 acres Total Lots: 3 single-family lots Council District #2: Allison Love Zoning District: Agricultural Conservation-I (AGC-I)

Marion Ray presented the Preliminary Plat. A motion to approve was made by Kate Kraxberger, seconded by Mike Duralia, and unanimously approved by all.

APPROVED [Unanimous]

MOVANT: Kate Kraxberger
SECOND: Mike Duralia
AYES: Velkovich, Kraxberger, Mickel, Duralia, Bach
ABSENT: Aubrie Parham, John Segura

2. Subdivision: Floweing Meadows Applicants: Julie Strom Flowe, Et al. Tax Map Number: 453-00-00-009 Total Acreage: 57.41 acres Total Lots: 3 single-family lots Council District #2: Allison Love Zoning District: Agricultural Conservation-I (AGC-I)

Marion Ray presented the Preliminary Plat. It was noted that the tree save area is located on Tract 3. Mike Duralia motioned to approve. Tom Bach seconded the motion that was unanimously approved by all.

APPROVED [Unanimous]

MOVANT: Mike Duralia
SECOND: Thomas Bach
AYES: Velkovich, Kraxberger, Mickel, Duralia, Bach
ABSENT: Aubrie Parham, John Segura

3. Rezoning 24-30 Michele Kilgore (Applicant/Owner); requesting to rezone two parcels that total 0.40-acres from RSF-40 to RMX-10. The subject parcels are located on West Lakewood Drive, Rock Hill. The properties are referenced as tax map numbers 586-01-06-014; -015; Council District 6 - Huckabee.

Diane Dil presented the request. They are combining property to create a single family home. There was a small discussion regarding doing a Planning Commission initiated rezoning for the area in the future to make things more conforming. Kate Kraxberger motioned to recommend approval. Tom Bach seconded the motion that was unanimously approved.

APPROVED [Unanimous]

MOVANT: Kate Kraxberger
SECOND: Thomas Bach
AYES: Velkovich, Kraxberger, Mickel, Duralia, Bach
ABSENT: Aubrie Parham, John Segura

4. Rezoning 24-31 Demetrios Kakouras (Applicant) DSK Investments LLC (Owner); requesting to rezone a 0.602 acre parcel from RSF-40 to RMX-10. The subject parcel is located on Palmetto Drive, Rock Hill. The property is referenced as tax map number 586-01-07-002; Council District 6 - Huckabee.

Matt Velkovich recused himself. Antonio Mickel took over the gavel. Diane Dil presented the request. This request is looking to divide the property to create two lots. Answers to the Planning Commission's questions brought out that the commercial property is responsible for the buffer, and the adjoiners drive would be ironed out when the property is subdivided. Kate Kraxberger motioned to approve. Mike Duralia seconded the motion that was unanimously approved.

APPROVED [Unanimous]

MOVANT: Kate Kraxberger
SECOND: Mike Duralia
AYES: Velkovich, Kraxberger, Mickel, Duralia, Bach
ABSENT: Aubrie Parham, John Segura

5. Rezoning 24-32 Daniel J Ballou (Applicant) Titan Land Partners LLC (Owner); requesting to rezone 15 parcels that total approximately 215-acres from RMX-10 to RUD. The subject parcels are located off Concord Road, York. The properties are referenced as tax map numbers 581-00-00-054 through -062;-064;-065;-070;-071; Council District 6 - Huckabee.

Matt Velkovich recused himself from this request. Antonio Mickel still had the gavel. Diane Dil presented the request noting that the Council District is actually 2, Allison Love. She also notified the Commissioners that she had received 6 emails from people on the peninsula requesting a minimum lot size of 5 acres and 20% open space for this acreage. She stated the current residents lot sizes are 0.47 to 2.92, with the average less than one acre.

There was discussion regarding the size of lots, number of lots this would allow, number of homes already in area, and greenspace.

Tom Bach made a motion to approve the rezoning with the condition that there be a minimum lot size of 5 acres and the entire acreage have a 20% green space. Mike Duralia seconded the motion. This vote failed with a vote of 2/2.

Yes: Mike Duralia, Tom Bach

No: Antonio Mickel, Kate Kraxberger

Antonio Mickel made a motion to approve. Kate Kraxberger seconded the motion. Discussion followed regarding the amount of traffic on the peninsula, the requirement of a TIA on more than 29 lots, ability to perk, utilities, tree save, and the requirements for one acre parcels. This motion passed 3/1.

APPROVED [3 to 1]

MOVANT: Antonio Mickel
SECOND: Kate Kraxberger
AYES: Kate Kraxberger, Antonio Mickel, Mike Duralia
NAYS: Thomas Bach
ABSENT: Aubrie Parham, John Segura
RECUSED: Matthew Velkovich

6. Rezoning 24-33 Adam and Brandy Speake (Applicants) Josh and Kylie Greene (Owners); requesting to rezone a 2-acre portion of a 21-acre parcel from AGC to RUD. The subject parcel is located at 811 Carson Road, York. The property is referenced as tax map number 401-00-00-007; Council District 3 - Adkins.

Matt Velkovich is back as chair. Diane Dil presented the rezoning request. There was discussion regarding the ability of keeping the land AGC by making the cut 5 acres. Mike Duralia motioned to deny the request. With a second by Antonio Mickel, the request recommendation was unanimously denial.

DENIED [Unanimous]

MOVANT: Mike Duralia
SECOND: Antonio Mickel
AYES: Velkovich, Kraxberger, Mickel, Duralia, Bach
ABSENT: Aubrie Parham, John Segura

7. Rezoning 24-34 Kings Mountain Investments LLC and PSquare Investments LLC (Applicant/Owner); requesting to rezone three parcels that total 6.5-acres from RSF-40 to OI. The subject parcels are located at 3701 and 3717 Pleasant Road and 1291 Altura Road, Fort Mill. The properties are referenced as tax map numbers 720-00-00-007; -008; -260; Council District 1 - Audette.

Diane Dil presented the request. She explained how this would be a transition between the distribution/warehouse area and the residential area. Matt Velkovich motioned to approve the rezoning. Tom Bach seconded the motion. The motion passed unanimously.

APPROVED [Unanimous]**MOVANT:** Matthew Velkovich**SECOND:** Thomas Bach**AYES:** Velkovich, Kraxberger, Mickel, Duralia, Bach**ABSENT:** Aubrie Parham, John Segura**Other Business**

1. Rezoning Tracking Sheet

Executive Session**Matters for Consideration Following Executive Session****Adjournment**

The meeting adjourned at 7:22 p.m. with a motion by Antonio Mickel and a second by Kate Kraxberger.

PLANNING COMMISSION

FOUNDRY COMMERCIAL HAS FILED FOR A WAIVER FROM THE YORK COUNTY LAND DEVELOPMENT CODE TO ALLOW FOR A DRIVEWAY SEPARATION TO BE LESS THAN THE REQUIRED 160 FEET. THE SUBJECT PROPERTY IS A 32.03 ACRE PARCEL LOCATED IN THE LIGHT INDUSTRIAL (LI) DISTRICT. COUNCIL DISTRICT – 7, CLONINGER. CASE NUMBER W24-03.



York County Planning Commission

Meeting Date: August 12, 2024

PC Case No. W24-03



Location:	3476 Stateview Boulevard Fort Mill, SC 29715 Council District 7 – Cloninger
Request:	Waiver from the York County Land Development Code, to allow a driveway separation of less than the 160-foot minimum driveway separation required by <i>§154.111-1, posted speed limit 30 or less and AADT ≥ 2,000 or > 50 peak hour trips.</i>
Tax Map Number:	723-00-00-072
Zoning District:	Light Industrial (LI)
Owner:	Stateview Owner, LLC (C/O Foundry Commercial) 2151 Hawkins Street, Suite 1000 Charlotte, NC 25203

Project Description and Background

The applicant has combined two lots and, after demolition of current structures and parking lot, is proposing to construct three buildings for industrial use of approximately 198,000, 173,000, and 95,000 square feet.

The LI zoned parcel is 32 acres and is the former Wells Fargo call center site located on Stateview Boulevard. The site was developed in 2002 and at the time, met all code requirements, specifically the driveway spacing requirement. In 2002, the Land Development Code required a 100-foot separation between commercial driveways. At the time, the measurement was taken from the centerline of the driveway.

The spacing and measurement requirements have since changed. As such, the applicant is seeking a waiver to the currently required 160-foot minimum driveway separation. Current code now takes the measurement between driveways from the edge of the driveway. Specifically, the applicant is requesting that the existing nonconforming driveway separation of 110 feet from edge to edge be allowed to continue with proposed expansion of the driveway width from 30 feet to approximately 45 feet in order to accommodate truck maneuvering.

The nonconforming side of the driveway will not encroach towards the existing neighboring drive. Meaning, the nonconforming separation will not increase. The deficiency in the driveway separation was created when the neighboring property was developed in 2019. At the time, the project met all site design requirements, including the driveway separation requirement.

Stateview Boulevard is a dead-end road with its only access coming from Springhill Farm Road. Stateview currently provides access to four parcels (including the project site), all of which are zoned UD, with the exception of the subject parcel. Of the four sites, two are developed with industrial warehouses, and the third is currently undeveloped.

Land Development Code Section

§154.111 NON-RESIDENTIAL AND MULTI-FAMILY DRIVEWAY ACCESS

(A) **Minimum Separation Distances.** The following minimum separation standards shall apply to the establishment of new driveways:

Table 154.111-1: Minimum Driveway Separation Standards

Posted Speed Limit (mph)	Minimum Driveway Spacing (ft) ¹	
	AADT $\geq$ 2,000 or > 50 Peak Hour Trips	AADT < 2,000
30 or less	160	75
35	220	125
40	275	175
45	325	225

The purpose of the separation requirements is to establish standards for managing access to new development in a manner than maintains the safe and efficient movement of traffic.

Waiver Findings Analysis

Under §154.471(C) *Planning Commission Duties* the Planning Commission has the power to approve or disapprove waiver applications. Under §154.395 *Approval Criteria*, a waiver can be granted from the standards of this Chapter when both of the following findings are met:

- (1) **The applicant can show that a provision of these regulations would cause unnecessary hardship because of topographical or other conditions peculiar to the site;**

Analysis: Shifting the proposed driveway to the north would create grading and drainage issues between the driveway and proposed building. Additionally, relocating the existing driveway could create a separation conflict with the next driveway farther to the north. Therefore, staff finds the proposed waiver meets this criterion.

- (2) **The Planning Commission finds that a departure may be made without defeating the intent of the provision of this Chapter.**

Analysis: The purpose of the separation requirement is to ensure the safe and efficient movement of traffic. A review of the proposed project by York County Transportation Planner, Chris Stephens, determined there are no safety concerns. If anything, the location of an industrial use where a high intensity office use occurred, will lessen traffic and trips will be greatly reduced. Therefore, staff finds the proposed waiver meets this criterion.

Public Notification

The following public notification actions have been taken:

- July 26, 2024: Public Hearing notification postcard sent to property owners adjacent to the subject property.
 - July 28, 2024: Planning Commission public hearing advertisement published in the local newspaper.
-

Public Feedback

At the time of this report, no feedback was received.

Staff Recommendation

As staff finds that the proposed waiver request does meet both criteria for approval, staff recommends **APPROVAL** of the waiver to allow a driveway separation distance of 110 feet.

Staff

Submitted by:



Rick Abboud, AICP
Principal Planner

Approved by:



Rachel Grothe, MCRP
Zoning Administrator



PLANNING & DEVELOPMENT SERVICES

18 W. LIBERTY STREET, PO BOX 96
YORK, SC 29745-0096
PHONE (803) 909-7200 / FAX (803) 909-7227



Land Development Waiver Application & Checklist

This application and instructions will assist with the submittal of a waiver request from the York County Land Development Code to the Planning Commission. All Planning Commission meetings are held at 6:00 P.M. on the second Monday of the month in the York County Council Chambers at 6 South Congress Street in York, SC.

The attached application must be filled out completely. Any submittals that are determined to be incomplete will not be processed, and the applicant will be notified with an explanation of the submittal's deficiencies. To prevent any delays in the process, please use this checklist as a guide. A survey and/or site plan, with adequate detail and supporting information for the Planning Commission to render a decision, must be submitted before a request can be placed on the Planning Commission agenda. Waivers cannot be granted prospectively, so all waiver requests must be associated with a reviewed plat or site plan submission (sketch plans are informal and not eligible for waivers).

The following information corresponds with the waiver application and is provided to help the applicant complete the application.

GENERAL INFORMATION

Applicant: This is the person who will represent the property owner(s) at the public hearing. Fill in name, full address, and phone numbers.

Property owner: This is the person(s) that is listed with the York County Tax Assessor as the property owner. Fill in name, full address, and phone numbers.

PROPERTY INFORMATION

Property address: Provide the address of the property. This can be obtained from the York County Addressing Division at 803-909-7483 or by utilizing the York County GIS system on the County website.

Property conditions: Explain the vegetative cover and topography of the land. Examples: "partially wooded and sloping from rear to front", or "no trees in the front", or "flat with rear wooded and rolling."

Property tax map #: The tax map number for the property can be found on the property tax notice. It can also be found by calling the York County Tax Assessor at 803-684-8526, or by utilizing the York County GIS system on the County website.

Plat (survey) of property: The existing survey can often be obtained from the property owner or the York County Register of Deeds. However, in many instances a new survey may be required to clearly indicate the variance that is being requested. At a minimum, the plat/survey should include the location and distance of all structures and dwellings in relation to all property lines.

Lot area: Provide the size (area) of the lot. You may use either acreage or square footage.

Zoning district: Fill in the appropriate zoning designation of the property.

Use of property: Describe the current and proposed (if any) use of the property.

RELEVANT FACTORS PERTAINING TO THE WAIVER

- 1. Waiver information:** Explain the type of waiver you are requesting. Include the specific section of the Land Development Code that you are unable to achieve. Explain the deficiency of your proposed development provided by staff. Define the numerical figure you would like the Planning Commission to apply to your proposed development.
- 2. Explanation of hardship:** Answer the questions in this section carefully, and be very specific in your answer. If more space is needed, use a separate sheet of paper. This information must be provided by the applicant without the assistance of planning staff.
- 3. Condition statement:** Explain any conditions you are willing to impose or accept if your request is approved.
- 4. Supporting documentation:** List any additional information (narrative, pictures, petitions, etc.) submitted with the application. This includes information to include with the application or into the record at the meeting.

CERTIFICATION

Applicant's signature: The applicant must sign the form certifying the information is correct. This section must be signed even if applicant is also the owner.

Owner's signature: This section must be signed by the property owner. Notarized written authorization from the property owner giving the applicant permission to act of his/her behalf can be substituted for property owner's signature.

APPLICATION FEE

Note: Payment of the application fee is a submittal requirement.

Residential project: \$400.00

Non-residential project: \$550.00

ADDITIONAL INFORMATION

1. Hardship resulting from financial difficulty and due to the applicant's own actions are not sufficient cause for the Commission to grant a waiver.
2. The waiver will be advertised in the local newspaper and the property will be posted with the date and time of the public hearing. Adjoining land owners will also be notified of the request, date, and time of the public hearing via regular mail.
3. The application deadline is the first Monday of each month. If the application is deemed complete, the request will be heard before the Planning Commission the second Monday of the following month.
4. The applicant may present any items they believe are pertinent to the case, and will be given an opportunity to speak at the public hearing.
5. The Planning Commission may elect to approve, approve with conditions, or deny a waiver based on the hearing and probable impact of the proposal on contiguous uses and conditions.
6. No waiver, having been denied, shall be resubmitted to the board for a period of one (1) year, unless conditions have changed substantially, and the Commission votes unanimously to rehear the matter.
7. Any person who may have a substantial interest in any decision of the Planning Commission may appeal the decision to a court of competent jurisdiction in and for York County. The filing with the clerk of such court a petition in writing setting forth plainly, fully and distinctly wherein the decision is contrary to law. The appeal must be filed within 30 days after actual notice of the decision. All final decisions or orders of the Commission will be delivered to parties of interest.

GENERAL INFORMATION

APPLICANT'S NAME: FOUNDRY COMMERCIALEMAIL ADDRESS: bill.simerville@foundrycommercial.comADDRESS: 2151 HAWKINS STREET, SUITE 1000

NUMBER

STREET

APT/PO BOX

CHARLOTTE

NC

28203

CITY

STATE

ZIP CODE

PHONE:

704-523-0272

CELL

HOME

PROPERTY OWNER'S NAME: STATEVIEW OWNER, LLC (C/O FOUNDRY COMMERCIAL)EMAIL ADDRESS: bill.simerville@foundrycommercial.comADDRESS: 2151 HAWKINS STREET, SUITE 1000

NUMBER

STREET

APARTMENT/BOX NUMBER

CHARLOTTE

NC

28203

CITY

STATE

ZIP CODE

PHONE: 704-523-0272

CELL

HOME

Attachment: W24-03 PC Packet (8722 : Waiver - W24-03 - Foundry Commercial)

PROPERTY INFORMATION

PROPERTY ADDRESS: 3476 STATEVIEW BOULEVARD, FORT MILL SC 28715PROPERTY DIRECTIONS: APPROXIMATELY 1,030 FEET NORTH OF THE INTERSECTION OF
STATEVIEW BLVD AND SPRINGHILL FARM ROAD ON THE RIGHT SIDE OF STATEVIEW BLVDPROPERTY CONDITIONS: CURRENTLY DEVELOPED (OFFICE USE)PROPERTY TAX MAP #: 723-00-00-071 PLAT: Please Attach to application.LOT AREA: 32.019 ZONING DISTRICT: COUNTY ZONING LICURRENT USE OF PROPERTY: OFFICEPROPOSED USE OF PROPERTY: INDUSTRIALIs this property part of any HOA or Community Association? Yes* ☒ No ☐

*If yes, a letter from the HOA or Community Association is required acknowledging the waiver requested and attach any applicable covenants and restrictions.

Attachment: W24-03 PC Packet (8722 : Waiver - W24-03 - Foundry Commercial)

RELEVANT FACTORS PERTAINING TO THE WAIVER

1. Applicant hereby requests approval of the following waiver by the York County Planning Commission as described below:

DEVELOPER WISHES TO WIDEN AN EXISTING DRIVEWAY THAT WAS INSTALLED IN 2002 THE EXISTING DRIVEWAY IS LESS THAN THE REQUIRED MINIMUM DISTANCE FROM AN EXISTING NEIGHBORIN DEVELOPMENT'S DRIVEWAY THAT WAS INSTALLED IN +/- 2019. PROPOSED WIDENING WOULD NOT DECREASE SEPARATION.

Staff has denied the request based on the following:

REQUIRED SEPARATION (BASED ON 25 MPH POST SPEED LIMIT) IS 160'. CURRENT SEPARATION IS APPROXIMATELY 110'. STAFF HAS APPROVED THE PLANS SO LONG NO MODIFICATION IS MADE TO THE EXISTING DRIVEWAY.

I request a waiver from the York County Land Development Code to be/have (be specific with measurements, feet, acreage, numbers of, ratio, etc.):

REQUEST THAT THE EXISTING DRIVEWAYS REMAIN IN THEIR CURRENT LOCATION WITH APPROXIMATELY 110' OF SEPARATION. REQUEST THAT DEVELOPER BE ALLOWED TO WIDEN EXISTING DRIVE FROM 30' TO APPROXIMATELY 45' TO BETTER ACCOMMODATE TRUCK MANEUVERING. EXISTING DRIVEWAY SEPARATION OF 110' WILL NOT BE REDUCED AS A RESULT OF THE PROPOSED WIDENING

2. The application of the Land Development Code will result in unnecessary hardship and the standards for a waiver are met by the following facts:

- A. The applicant can show that a provision of these regulations would cause unnecessary hardship because of the topographical or other conditions peculiar to the site:
[What is the special feature or uncommon situation present on the property?]

1. THE DEFICIENCY IN DRIVEWAY SEPARATION WAS CREATED WHEN THE ADJOINING DEVELOPMENT WAS ALLOWED TO INSTALL THEIR DRIVEWAY TOO CLOSE TO THE SUBJECT PROPERTY'S EXISTING DRIVEWAY.

2. MOVING THE EXISTING DRIVEWAY WOULD CREATE GRADING AND DRAINAGE ISSUES BETWEEN THE DRIVEWAY AND PROPOSED BUILDING.

3. RELOCATING THE EXISTING DRIVEWAY WOULD POTENTIALLY CREATE A SEPARATION CONFLICT WITH THE NEXT EXISTING DRIVEWAY FURTHER TO THE NORTH.

- B. The Planning Commission finds that a departure may be made without defeating the intent of the provisions of the code:

[How will the approval of this waiver still be consistent with the intent of the code?]

FROM SCDOT ARMS MANUAL: "DRIVEWAY SHOULD BE LOCATED TO AVOID UNDUE INTERFERENCE WITH OR HAZARD TO TRAFFIC ON THE ROADWAY."

STATEVIEW BOULEVARD IS A DEADEND ROAD THAT BECOMES PRIVATELY MAINTAINED APPROXIMATELY 950' NORTH OF THE EXISTING DRIVEWAY IN QUESTION. TRAFFIC IS VERY LIMITED AND THE POSTED SPEED LIMIT IS 25 MPH. (SCDOT'S DRIVEWAY SPACING TABLE, FIGURE 3-7, STOPS AT 30 MPH). DRIVEWAY SEPARATION IS ALLOWED TO BE 75' FOR DRIVEWAYS PRODUCE LESS THAN 50 PEAK HOUR TRIPS. THE DRIVEWAYS IN QUESTION MAY IN FACT MEET THAT REQUIREMENT DEPENDING ON THE END USERS OF THESE BUILDINGS. THE CONFLICTING DRIVEWAY TO THE SOUTH HAS A DEDICATED RIGHT-TURN-LANE WHICH WILL HELP MITIGATE ANY POTENTIAL CONFLICTS IN THE TRAVEL LANE.

3. List any concession(s) or additional conditions that you agree to as part of the approval:

**ALL OTHER DRIVEWAYS ASSOCIATED WITH THIS DEVELOPMENT MEET THE
REQUIRED SEPARATION OF 160 FEET.**

4. If you are submitting additional information, please list below:

1. CURRENTLY PROPOSED SITE PLAN

2. SITE PLAN WITH REQUESTED DRIVEWAY WIDENING

3. ASSOCIATION'S APPROVAL OF BUILDINGS AND SITE PLAN

4. PARK COVENANTS AND DEED RESTRICTIONS

CERTIFICATION

I certify that all information presented by me in this application is accurate to the best of my knowledge, information, and benefit:

Bill Simily 7/1/24
 APPLICANT 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 application.

Bill Simily 7/1/24
 PROPERTY OWNER (S)* DATE

*Attach owner's notarized written authorization if owner's signature cannot be obtained.

OFFICE USE ONLY

Amount Paid: _____ Check #: _____

Cash Amount: _____

Date Received: _____

Receipt Number: _____

PC Case #: _____

Meeting Date: _____

Accepted by:

 Staff Signature Date

Attachment: W24-03 PC Packet (8722 : Waiver - W24-03 - Foundry Commercial)

SITE KEYS

1. 1"x1" CURB & GUTTERS. SEE DETAIL.
2. 4-INCH WHITE TRAFFIC PAINTED STRIPING.
3. 4-INCH THICK CONCRETE PAVED TRAIL SIDEWALK.
4. ACCESSIBLE RAMP IN ACCORDANCE W/ S.C. ACCESSIBILITY CODE. SEE DETAIL.
5. ACCESSIBLE PARKING SIGNAGE. SEE DETAIL.
6. ACCESSIBLE VAN PARKING SIGNAGE. SEE DETAIL.
7. TACTILE WARNING STRIP. SEE DETAIL.
8. HEAVY DUTY PAVEMENT. SEE PAVEMENT SECTIONS, THIS SHEET.
9. HEAVY DUTY CONCRETE. SEE PAVEMENT SECTIONS, THIS SHEET.
10. DIAMETER BLOCK RETAINING WALL (DESIGN & PERMITTING BY OTHERS). SEE GRADING PLAN FOR DIMENSIONS.
11. MODULAR BLOCK RETAINING WALL (DESIGN & PERMITTING BY OTHERS). SEE GRADING PLAN FOR DIMENSIONS.
12. 10" HEAVY DUTY CONCRETE DOLLY STRIP. SEE PAVEMENT SECTIONS, THIS SHEET.
13. 10" HEAVY DUTY CONCRETE DOLLY STRIP. SEE PAVEMENT SECTIONS, THIS SHEET.
14. 10" HEAVY DUTY CONCRETE DOLLY STRIP. SEE PAVEMENT SECTIONS, THIS SHEET.
15. 10" HEAVY DUTY CONCRETE DOLLY STRIP. SEE PAVEMENT SECTIONS, THIS SHEET.
16. FUTURE SIGN LOCATION (TO BE PERMITTED BY OTHERS).
17. TIE TO EXISTING PAVEMENT.

NOTES

IMPORTANT NOTE TO CONTRACTOR
1. AS-BUILT MUST BE APPROVED BEFORE ISSUANCE OF FINAL PLAN AND/OR CERTIFICATE OF OCCUPANCY (CO).

FIRE PROTECTION NOTES

1. ALL CONSTRUCTION, INSTALLATION, AND MATERIALS ASSOCIATED WITH THE FIRE PROTECTION SYSTEM SHALL BE IN ACCORDANCE WITH THE FOLLOWING APPLICABLE CODES AND STANDARDS, SUCH AS: NFPA 24 (2013), NFPA 20 (2015), AND NFPA 10 (2015).

SITE PLAN NOTES

1. ZONING: 7230000073 & 7230000071
2. LOT SIZE: 231.91 ACRES
3. LOT SIZE: 231.91 ACRES
4. LOT SIZE: 231.91 ACRES
5. LOT SIZE: 231.91 ACRES
6. LOT SIZE: 231.91 ACRES
7. FEMA INFORMATION: 8.45091C0208E (5/16/17)
8. ALLOWABLE BUILDING HEIGHT: 50 FT

DIMENSION NOTE

1. ALL DIMENSIONS ARE TAKEN FROM FACE OF CURB UNLESS OTHERWISE INDICATED.

SIGHT DISTANCE NOTE

1. THE DESIGNER'S RESPONSIBILITY FOR PROVIDING ALL SIGHT DISTANCE REQUIREMENTS SHALL BE THE RESPONSIBILITY OF THE DESIGNER. THE DESIGNER SHALL BE RESPONSIBLE FOR PROVIDING ALL SIGHT DISTANCE REQUIREMENTS FOR ALL SIGNS, VEGETATION, AND OTHER OBJECTS THAT MAY BLOCK DRIVERS' LINE OF SIGHT.

PAVEMENT HATCH LEGEND

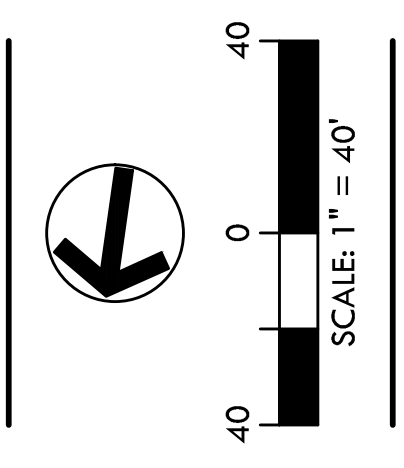
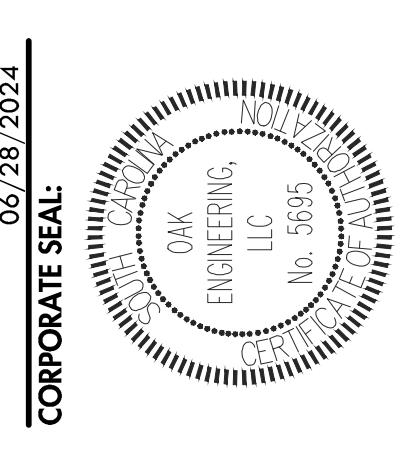
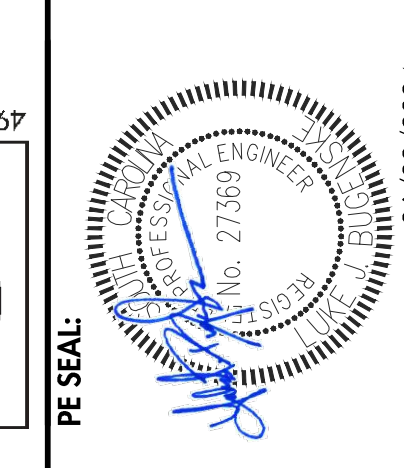
- | | | |
|--------------------|--------------------|---------------------|
| LIGHT DUTY ASPHALT | HEAVY DUTY ASPHALT | HEAVY DUTY CONCRETE |
| [Hatch Pattern] | [Hatch Pattern] | [Hatch Pattern] |

PARKING REQUIREMENTS

- ONE SPACE PER EMPLOYEE FOR THE LARGEST SHIFT, PLUS 25% TO ALLOW FOR SHIFT CHANGE OVERLAP, PLUS ONE SPACE PER 300 SQUARE FEET OF OFFICE AREA
- BUILDING 1:**
SHIFT 1: 198,647-SF (23,838-SF OF OFFICE (12%) + 45 EMPLOYEES AT LARGEST SHIFT)
PROVIDED PARKING: 140 SPACES (6 TOTAL ACCESSIBLE, 3 VAN)
REQUIRED PARKING: 83 SPACES
SHIFT 2: 173,883-SF (20,006-SF OF OFFICE (12%) + 45 EMPLOYEES AT LARGEST SHIFT)
PROVIDED PARKING: 124 SPACES
REQUIRED PARKING: 125 SPACES (6 TOTAL ACCESSIBLE, 3 VAN)
- BUILDING 2:**
SHIFT 1: 198,647-SF (23,838-SF OF OFFICE (12%) + 45 EMPLOYEES AT LARGEST SHIFT)
PROVIDED PARKING: 140 SPACES (6 TOTAL ACCESSIBLE, 3 VAN)
REQUIRED PARKING: 83 SPACES
SHIFT 2: 173,883-SF (20,006-SF OF OFFICE (12%) + 45 EMPLOYEES AT LARGEST SHIFT)
PROVIDED PARKING: 124 SPACES
REQUIRED PARKING: 125 SPACES (6 TOTAL ACCESSIBLE, 3 VAN)

- SEATING AREA AMENITY INSET (TYP)** SCALE: 1" = 20'
- CRUSHED STONE PATIO
1,278-SF
- ROUND COATED STEEL TABLE (6)
COLOR: BLACK
SEE DETAIL, SHEET C7.0
(OR APPROVED EQUAL)
- MOUNTED BENCH
COLOR: BLACK
SEE DETAIL, SHEET C7.0
(OR APPROVED EQUAL)

- AMENITY #2 INSET** SCALE: 1" = 20'
- CRUSHED STONE PATIO
1,278-SF
- ROUND COATED STEEL TABLE (6)
COLOR: BLACK
SEE DETAIL, SHEET C7.0
(OR APPROVED EQUAL)



STATEVIEW LOGISTICS CENTER

STATEVIEW BOULEVARD
YORK COUNTY, SOUTH CAROLINA
FOUNDRY COMMERCIAL
SITE PLAN - SOUTH

YORK CO. PROJECT NO.: 202303031

C3.1
SHEET
PROJECT # 023.020
ENGINEER: LJB
DRAWN BY: LJB
CHECKED BY: CTM
REVISIONS:
1. 05/23/24 - PER YC COMMENTS / SITE CHANGES
2. 06/28/24 - PER YC COMMENTS / SITE CHANGES



Vicinity, Map
Attachment: W24-03 PC Packet (8722 : Waiver - W24-03 - Foundry Commercial)

Applicant: Foundry Commercial
Tax Map Number: 700 00 00 070
/aiv/

PLANNING COMMISSION

REZONING 24-35 LASHECA SHERER (APPLICANT) HELENA NEUFVILLE (OWNER); REQUESTING TO REZONE A 0.32-ACRE PARCEL FROM UD TO RMX-10. THE SUBJECT PARCEL IS LOCATED AT 1074 ARCHER DRIVE, ROCK HILL. THE PROPERTY IS REFERENCED AS TAX MAP NUMBER 624-00-00-186; COUNCIL DISTRICT 4 - RODDEY.



Planning Commission

August 12, 2024

Case: 24-35
Staff Report



REQUEST SUMMARY

Applicant: LaSheca Sherer

Property Owner: Helena Neufville

Tax Map Number: 624-00-00-186

Address: 1074 Archer Drive, Rock Hill

Council District: 4 - Bump Roddey

Requested Action: Rezone +/- 0.32 acre parcel from UD to RMX-10

Staff Planner: Diane Dil, AICP

Staff Recommendation: Approve

PROJECT DESCRIPTION

The applicant is requesting to rezone an approximately 0.32-acre (approximately 13,900 SF) parcel from Urban Development (UD) to Residential Mixed-10 (RMX-10), in order to construct one single family dwelling.

CONSISTENCY WITH THE COMPREHENSIVE PLAN

The subject parcel is designated with the *Municipal Infill* category, which is a flexible land use category intended for small pockets of land within the County's jurisdiction that are surrounded by incorporated areas. The appropriate uses in this category vary depending on location. They should be compatible with the uses that are existing or planned for the adjoining municipal lands. Land use in these areas should be influenced by the relevant adopted future land use plan of the subject jurisdiction.

The City of Rock Hill's Future Land Use map designation for this area is *Neighborhood Residential*, and the city's plan for this designation recommends to protect the residential feel and property values of these neighborhoods, while working to better connect them to other neighborhoods and commercial areas. The requested rezoning is consistent with the York County 2035 Comprehensive Plan and Future Land Use Map for this area. The uses allowed in the proposed zoning district are complementary with those of the surrounding area.

This rezoning will eliminate one more parcel from this legacy zoning district.

Staff Analysis

PROPERTY DESCRIPTION

The subject property is vacant and contains no structures. The parcel is flat with no streams or water features. This parcel is part of the Blackmon Road neighborhood, a small community which was plated in the 1950s, but never fully developed. The housing stock includes both stick built and manufactured homes.

Table 1: Property Context

PROXIMITY	CURRENT LAND USE	CURRENT ZONING	2035 LAND USE PLAN RECOMMENDATION
NORTH	Single Family Residential	UD	Municipal Infill
SOUTH	Single Family Residential	UD	Municipal Infill
EAST	Vacant	RMX-10	Municipal Infill
WEST	Vacant	UD	Municipal Infill

ZONING AND LAND USE HISTORY

- ◆ February 2, 1986: The parcel was originally zoned UD
- ◆ October 29, 1946: Recorded plat of subject property (PB 3, PG 314)
- ◆ February 9, 2023: Recorded current deed of subject property (RB 20612, PG 174)

REZONING REQUEST

The applicant is requesting to rezone an approximately 0.32-acre parcel from UD to RMX-10.

- ◆ *Current Zoning District: Urban Development. This district was designed to permit maximum use flexibility in response to existing conditions and characteristics at the adoption of zoning, with the goal of minimizing land use conflicts. However, over the years, this flexibility has resulted in the opposite, creating a lack of compatibility of new development with the existing local character. For these reasons, the UD district is classified as a legacy district.*
- ◆ *Proposed Zoning District: Residential Mixed-10: This district is designed to allow a diversity of housing types at variable, moderate densities based on residential land use, on lots generally with a minimum area of 10,000 square feet, is applied principally to undeveloped parcels where housing type and density flexibility will complement existing residential neighborhoods, and where public water and sewer is readily available.*

Table 2: Zoning District Comparison

	ZONING DISTRICT: UD	ZONING DISTRICT: RMX-10
MINIMUM LOT SIZE	None	10,000 SF
PERMITTED LAND USES	Commercial, Industrial, Distribution	Residential

Exhibit A - Existing Zoning Map

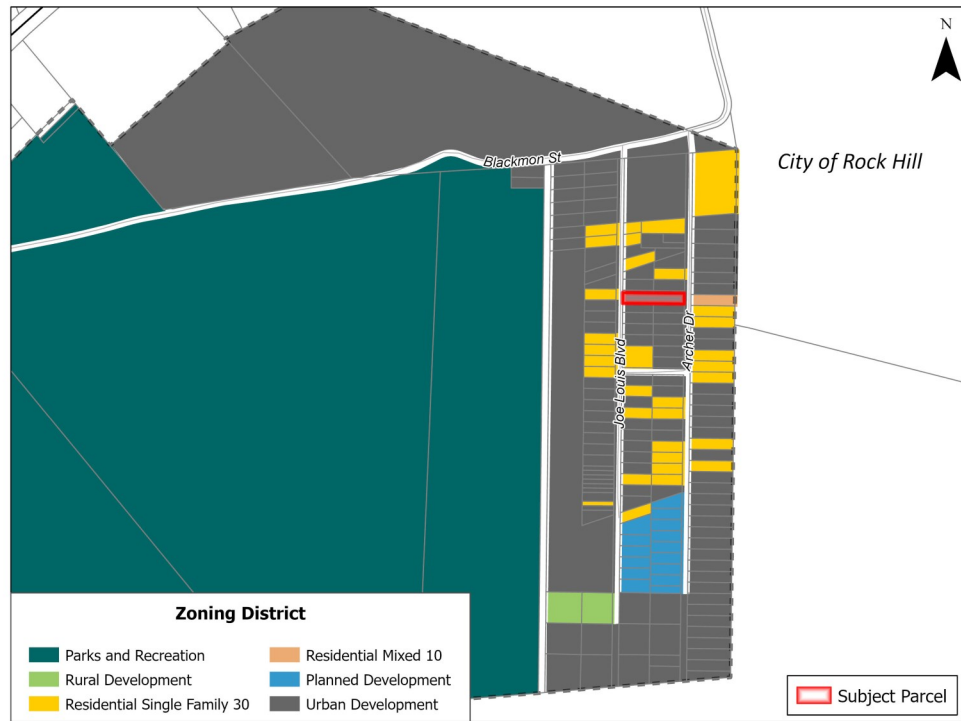
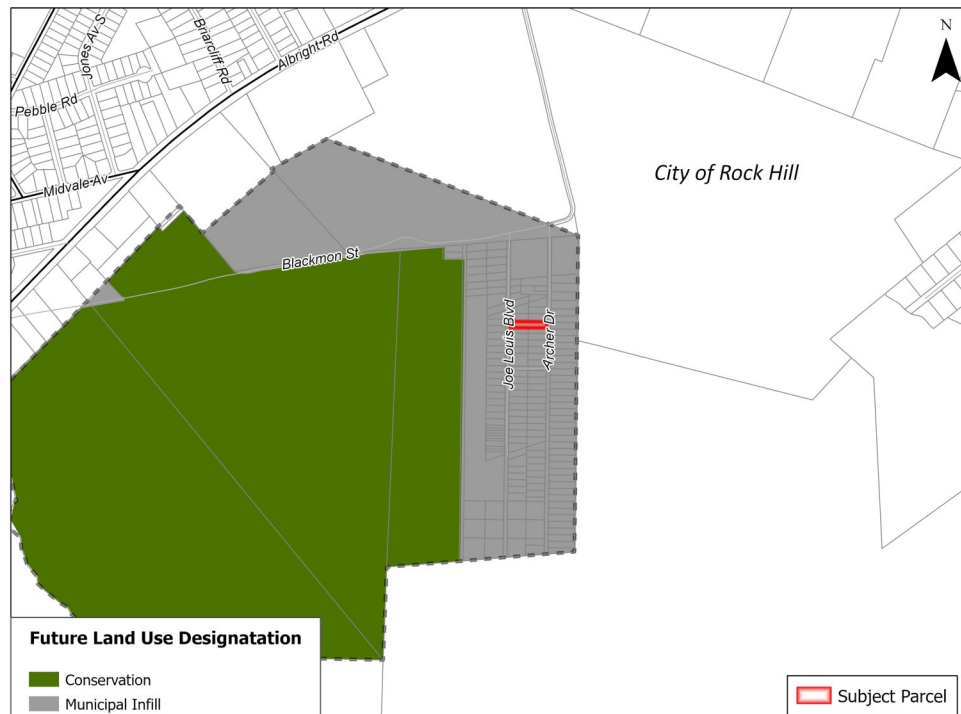


Exhibit B - 2035 Land Use Plan



FINDINGS

Per Section 155.1139 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.

A. The relationship between the request and the Comprehensive Plan and Future Land Use Map.

The subject parcel is designated with the *Municipal Infill* category, which is a flexible land use category intended for small pockets of land within the County's jurisdiction that are surrounded by incorporated areas. The appropriate uses in this category vary depending on location. They should be compatible with the uses that are existing or planned for the adjoining municipal lands. Land use in these areas should be influenced by the relevant adopted future land use plan of the subject jurisdiction.

B. Whether the request is consistent with the Comprehensive Plan and Future Land Use Map.

The City of Rock Hill's Future Land Use map designation for this area is *Neighborhood Residential*, and the city's plan recommends to protect the residential feel and property values of these neighborhoods, while working to better connect them to other neighborhoods and commercial areas. The requested rezoning is consistent with the York County 2035 Comprehensive Plan and Future Land Use Map for this area.

C. Whether the allowed uses in the requested zoning district would be compatible with surrounding land uses.

The allowed uses of the proposed zoning district are compatible with the surrounding area. Other parcels in this area are zoned RSF-30, which allows manufactured homes. These parcels were rezoned from UD during a prior countywide initiative to assist property owners in eliminating the nonconforming residential use status. Many property owners selected RSF-30 to allow for an existing manufactured home, or to allow one in the future. Manufactured homes are not allowed in RMX-10.

D. Whether the scale of the proposed development is compatible with the surrounding land uses or the intended future land uses.

The scale of the development is compatible with the surrounding land uses.

E. Whether adequate capacity at public school facilities exists or is planned to serve the needs of the proposed development.

This applicant intends to construct one single family home, therefore there will be no impact on the public school facilities with this rezoning request.

F. Whether the proposed project will request to connect to public water and sewer service and what entity would provide these utilities.

The property is located within the City of Rock Hill utility service area and proposes to use private well and septic.

G. The relationship of the request to the existing road network, current road capacity, and the most recent annual average daily trip counts.

The parcel to be rezoned has frontage on Archer Drive and Joe Louis Boulevard, both roads are maintained by York County. Archer Drive and Joe Louis Boulevard are designed as local roadways with no count data available. Both roads area currently gravel roadways without a

posted speed limit. Archer Drive and Joe Louis Boulevard intersect with Blackmon Street, which is designated as a local collector roadway with no count data available. Blackmon Street is currently a combination of two different types of pavement: gravel and asphalt. Blackmon Street has a posted speed limit of 25 mph.

The applicant is proposing one residential dwelling, which is not expected to generate the number of trips to negatively impact the current traffic network.

H. Whether the inclusion of certain conditions of approval for the request would better achieve the goals of the Comprehensive Plan.

No conditions are recommended by staff as part of this rezoning request.

NEXT STEPS

The rezoning request is anticipated to follow the process below:

- | | |
|------------------------------------|--------------------|
| ♦ Public Hearing: | September 3, 2024 |
| ♦ County Council (First Reading): | September 3, 2024 |
| ♦ County Council (Second Reading): | September 16, 2024 |
| ♦ County Council (Third Reading): | October 7, 2024 |

PLANNING AND DEVELOPMENT STAFF CONTACT

Diane Dil, AICP

Planning Manager

(803) 909-7223

diane.dil@yorkcountygov.com

Exhibit C - General Area



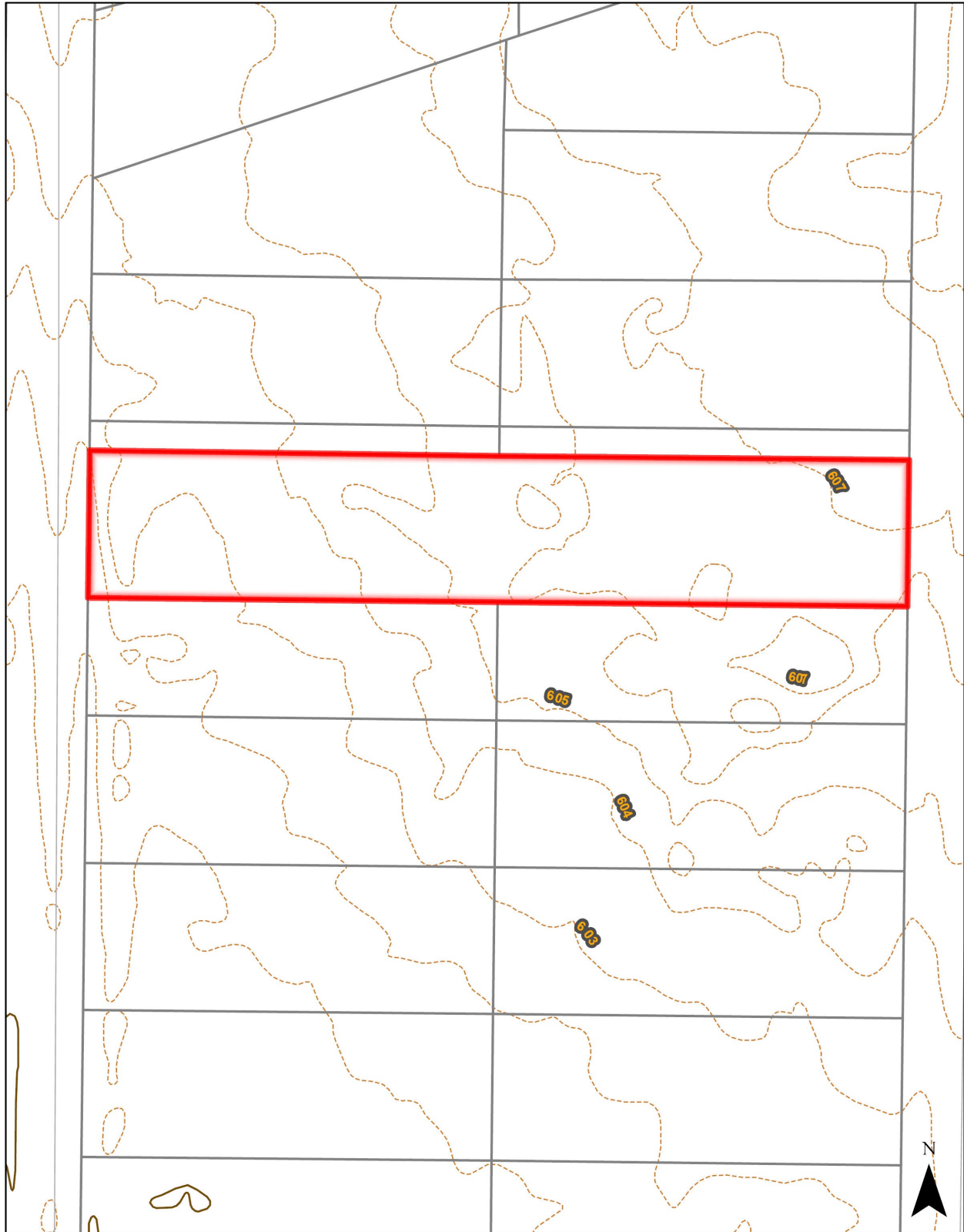
Attachment: 24-35 PC Packet (8724 : 24-35)

Exhibit D - Aerial Map—Parcel



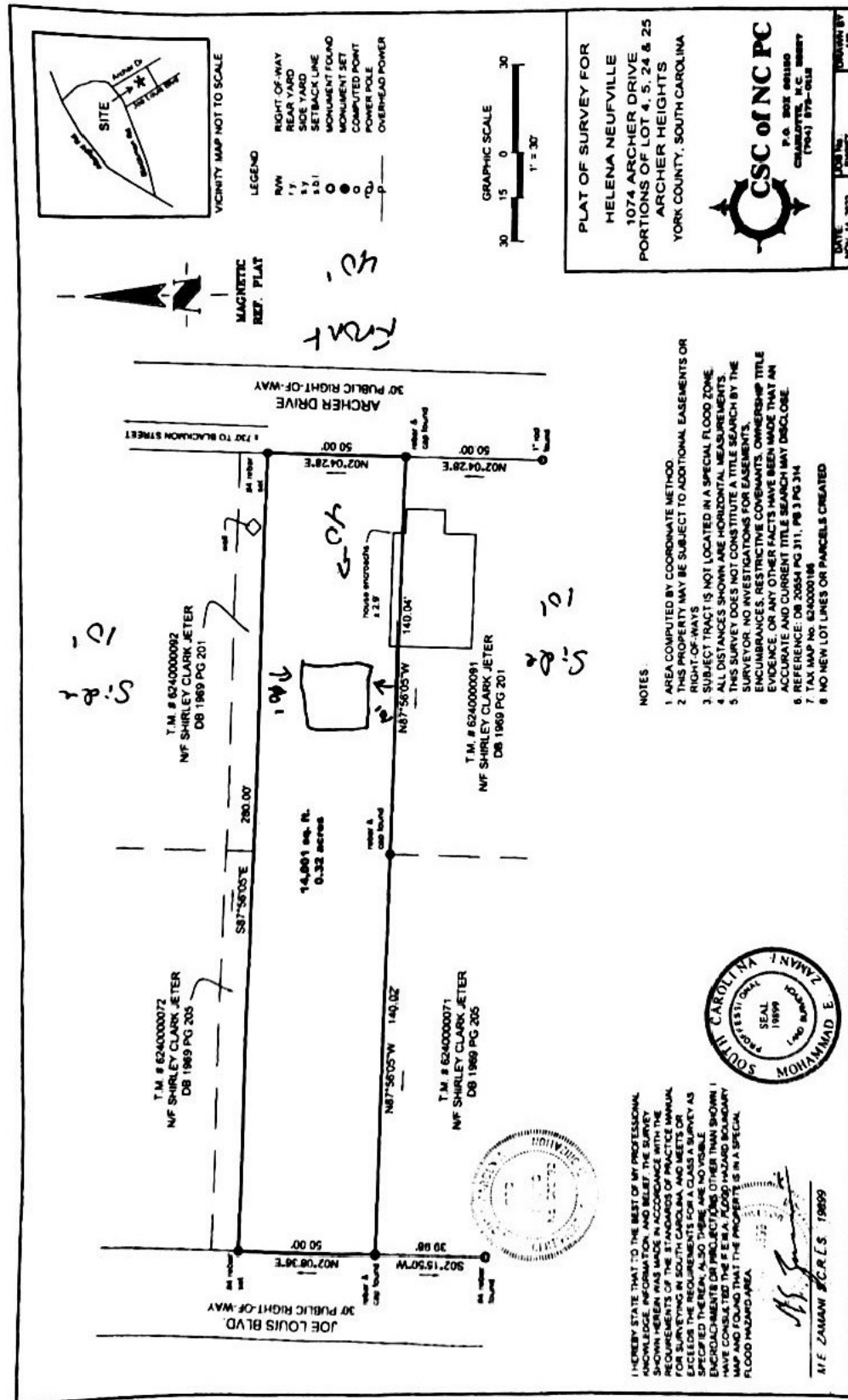
Attachment: 24-35 PC Packet (8724 : 24-35)

Exhibit E - Environmental Map



Attachment: 24-35 PC Packet (8724 : 24-35)

Exhibit F - Survey or Plat



SUPPLEMENTAL QUESTIONS

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

The owner would like to build a home on the lot, but cannot due to the current zoning.

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?

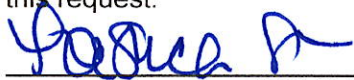
Yes ☐

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.



APPLICANT(S)

4/18/2024

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.

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.

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.

SUPPLEMENTAL QUESTIONS

5.1.a

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

The owner would like to build a home on the lot, but cannot due to the current zoning.

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?

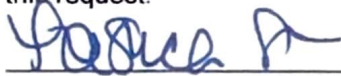
Yes ☐

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.



APPLICANT(S)

6/18/2024

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.



PROPERTY OWNER(S)

6/18/2024

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.

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-application meeting (optional)**
- ☐ **Application fee**
- ☒ **Plat or recent survey (if no recorded plat)**
- ☒ **Deed**
- ☒ **Preliminary site plan** (include the following items as applicable)
 - Proposed and existing structures with square footage
 - Parking areas
 - Open space areas
- ☐ **Sketch plan and detailed development plan** (Special Districts Only)
- ☐ **Restrictive covenants** (provide the latest recorded copy, if applicable)

****Staff may request additional information as part of the application****

OFFICE USE ONLY

AMOUNT PAID: _____ CHECK #: _____ CASH AMOUNT: _____

DATE RECEIVED: _____ RECEIPT #: _____

APPLICATION RECEIVED BY: _____

APPLICATION REVIEWED BY: _____

Attachment: 24-35 PC Packet (8724 : 24-35)

Any information provided on this document may be subject to the SC Freedom of Information Act and may be disclosed to third parties in accordance with applicable law.

PLANNING COMMISSION

REZONING 24-36 CHARLES ADDISON (APPLICANT) CHARLES AND BARBARA ADDISON (OWNERS); REQUESTING TO REZONE TWO PARCELS TOTALING 24.48-ACRES FROM RMX-20 TO RUD. THE SUBJECT PARCELS ARE LOCATED ON WALKER ROAD, ROCK HILL. THE PROPERTIES ARE REFERENCED AS TAX MAP NUMBERS 752-00-00-016, -097; COUNCIL DISTRICT 5 - COX.

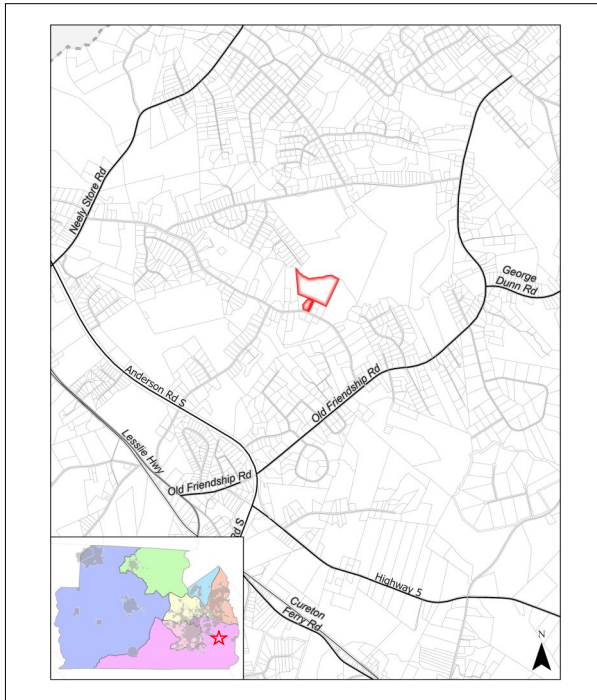


Planning Commission

August 12, 2024

Case: 24-36

Staff Report



REQUEST SUMMARY

Applicant: Charles Addison

Property Owner: Charles and Barbara Addison

Tax Map Number: 752-00-00-016; -097

Address: Walker Road, Rock Hill

Council District: 5 - Cox

Requested Action: Rezone 2 parcels totaling +/- 24.48 acres from RMX-20 to RUD

Staff Planner: Diane Dil, AICP

Staff Recommendation: Approve

PROJECT DESCRIPTION

The applicant is requesting to rezone approximately 24-acres from Residential Mixed 20 (RMX-20) to Rural Development (RUD). The purpose of the request is to allow agricultural and farming uses.

CONSISTENCY WITH THE COMPREHENSIVE PLAN

The subject parcels are designated with the *Rural Residential* future land use in the *York Forward 2035 Comprehensive Plan*. The designation is described as places displaying a rural character of agricultural homesteads and homes with an acre or more of land separated by farmed fields, pastures, or forests. These areas are served by a sparse road network and private well and septic systems, farmer's markets, cottage industries, and agri-tourism serve the community and support agriculture.

The requested rezoning is consistent with the York County 2035 Comprehensive Plan and Future Land Use Map. The *Rural Residential* future land use designation aligns with the RUD zoning district. There are parcels zoned RUD adjacent to the subject parcels.

Staff Analysis

PROPERTY DESCRIPTION

The subject parcels total approximately 24 acres. The smaller of the two parcels contains a single family home, and the other parcel is currently vacant. The larger parcel has an expansive tree canopy. This parcel slopes down to Six Mile Creek, which runs along the northern boundary. This area of the county contains several large tracts of vacant or agriculture land that are nestled amongst low density residential neighborhoods.

Table 1: Property Context

PROXIMITY	CURRENT LAND USE	CURRENT ZONING	2035 LAND USE PLAN RECOMMENDATION
NORTH	Vacant	RMX-20	Rural Residential
SOUTH	Residential	RUD	Rural Residential
EAST	Residential	RMX-20	Rural Residential
WEST	Residential	RMX-20	Rural Residential

ZONING AND LAND USE HISTORY

- ◆ July 22, 1986: Parcels were originally zoned RMX-20
- ◆ June 15, 1984: Recorded current plat of 7520000097 (PB 74, PG 362)
- ◆ July 13, 1984: Recorded current plat of 7520000016 (PB 74, PG 489)
- ◆ July 27, 1993: Recorded current deed of 7520000097 (RB 763, PG 287)
- ◆ October 11, 2013: Recorded current deed of 7520000016 (RB 13762, PG 57)

REZONING REQUEST

The applicant is requesting to rezone the 24 acres from RMX-20 to RUD.

- ◆ *Current Zoning District: RMX-20. This district is designed to allow a diversity of housing types at variable densities based on residential land use, on lots generally with a minimum area of 20,000 square feet, is applied principally to undeveloped parcels where housing type and density flexibility will complement the character of existing residential neighborhoods, and where public water and sewer is readily available*
- ◆ *Proposed Zoning District: RUD. This district is intended to protect and preserve areas of the County that are presently rural or agricultural in character and use, and serves to discourage rapid growth while allowing growth through orderly use and timely transition of rural areas.*

Table 2: Zoning District Comparison

	ZONING DISTRICT: RMX-20	ZONING DISTRICT: RUD
MINIMUM LOT SIZE	20,000 Square feet	1 Acre
PERMITTED LAND USES	Single family detached, duplex, triplex, and quadplex	Residential; Agriculture uses

Exhibit A - Existing Zoning Map

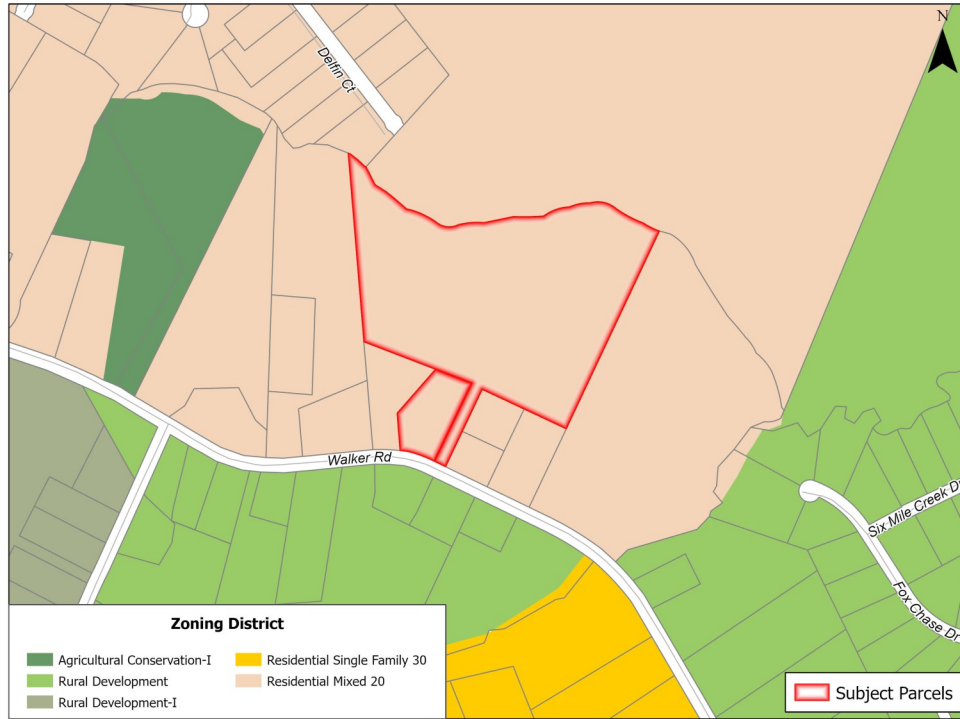
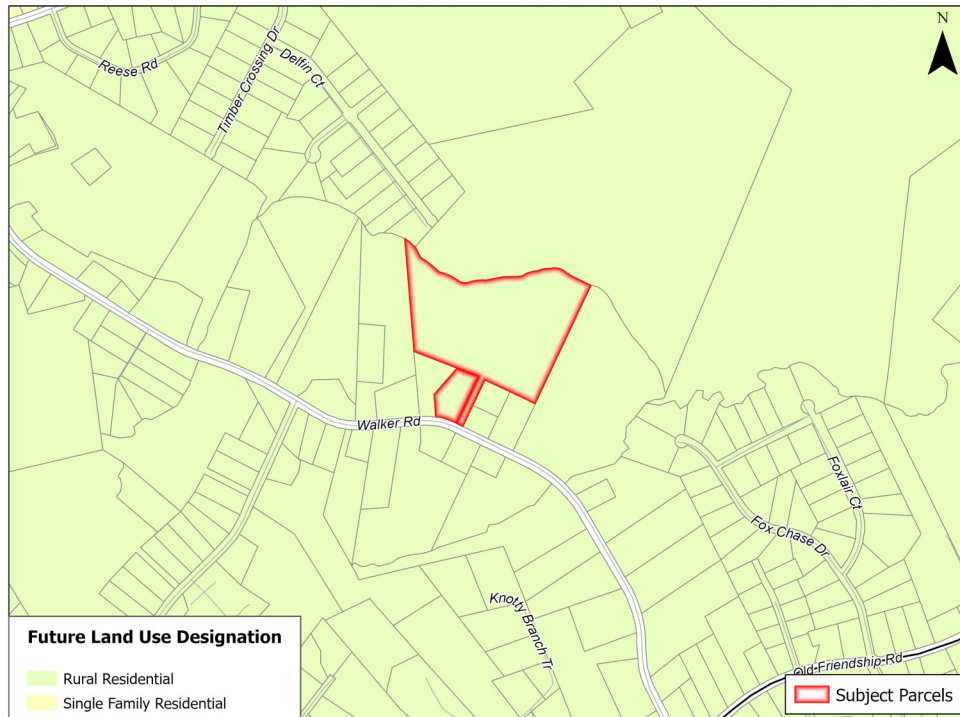


Exhibit B - 2035 Land Use Plan



FINDINGS

Per Section 155.1139 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.

A. The relationship between the request and the Comprehensive Plan and Future Land Use Map.

The subject parcels are designated with the *Rural Residential* future land use in the *York Forward 2035 Comprehensive Plan*. The designation is described as places displaying a rural character of agricultural homesteads and homes with an acre or more of land separated by farmed fields, pastures, or forests. These areas are served by a sparse road network and private well and septic systems, farmer's markets, cottage industries, and agri-tourism serve the community and support agriculture.

B. Whether the request is consistent with the Comprehensive Plan and Future Land Use Map.

The requested rezoning is consistent with the York County 2035 Comprehensive Plan and Future Land Use Map. The *Rural Residential* future land use designation aligns with the RUD zoning district.

C. Whether the allowed uses in the requested zoning district would be compatible with surrounding land uses.

The allowed uses of the proposed zoning district are mostly compatible with the surrounding area. RUD does allow agricultural uses that are not allowed in RMX-20. However, there are other parcels in the area zoned RUD so, while none were immediately visible through an aerial search, these uses may already be present in the vicinity.

D. Whether the scale of the proposed development is compatible with the surrounding land uses or the intended future land uses.

The scale of the development is compatible with the surrounding land uses. There is no intent to construct any new development or create additional lots, so the scale will not change.

E. Whether adequate capacity at public school facilities exists or is planned to serve the needs of the proposed development.

There is no intent to construct any new homes as a result of this rezoning.

As currently zoned, the allowed density is 2.0 DUA, which could yield approximately 48 new homes. This rezoning will reduce the allowed density to 1.0 DUA, with a minimum one-acre parcel size.

F. Whether the proposed project will request to connect to public water and sewer service and what entity would provide these utilities.

The property is located within the Rock Hill utility service area, but the applicant intends to continue using private well and septic.

G. The relationship of the request to the existing road network, current road capacity, and the most recent annual average daily trip counts.

The parcels to be rezoned have frontage on Walker Road, which is maintained by SCDOT as S-559. Walker Road is designated as a local collector roadway, and there is currently no count data available. Walker Road is currently a paved, two-lane roadway with a posted speed limit of

45 mph.

The applicant is not proposing any new residential dwellings, so there should be no change to the transportation network.

H. Whether the inclusion of certain conditions of approval for the request would better achieve the goals of the Comprehensive Plan.

Staff does not recommend any conditions as part of the rezoning.

NEXT STEPS

The rezoning request is anticipated to follow the process below:

- | | |
|------------------------------------|--------------------|
| ♦ Public Hearing: | September 3, 2024 |
| ♦ County Council (First Reading): | September 3, 2024 |
| ♦ County Council (Second Reading): | September 16, 2024 |
| ♦ County Council (Third Reading): | October 7, 2024 |

PLANNING AND DEVELOPMENT STAFF CONTACT

Diane Dil, AICP

Planning Manager

(803) 909-7223

diane.dil@yorkcountygov.com

Exhibit C - Aerial Map

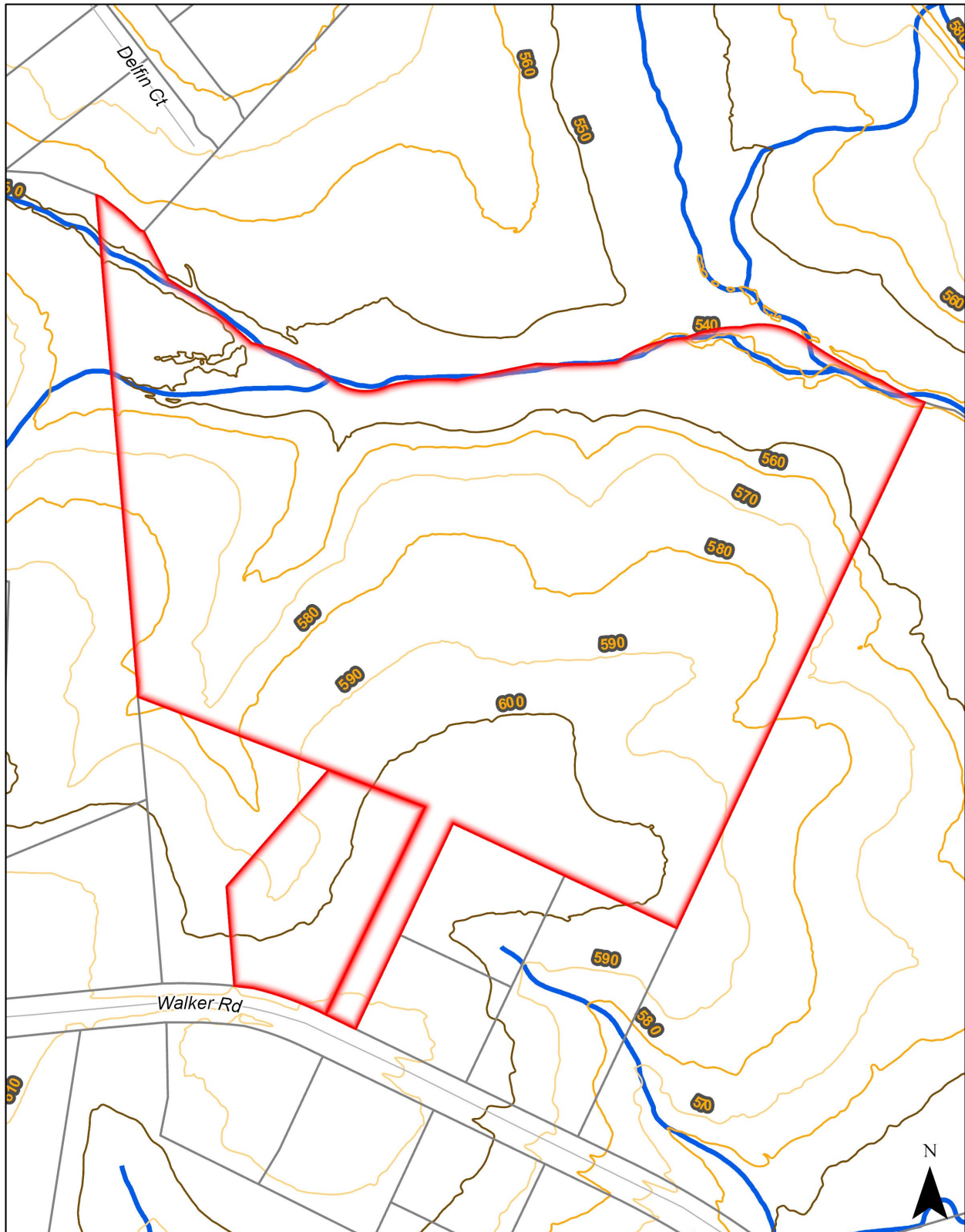


Attachment: 24-36 PC Packet (8725 : 24-36)

Exhibit D - Aerial Map—Parcel

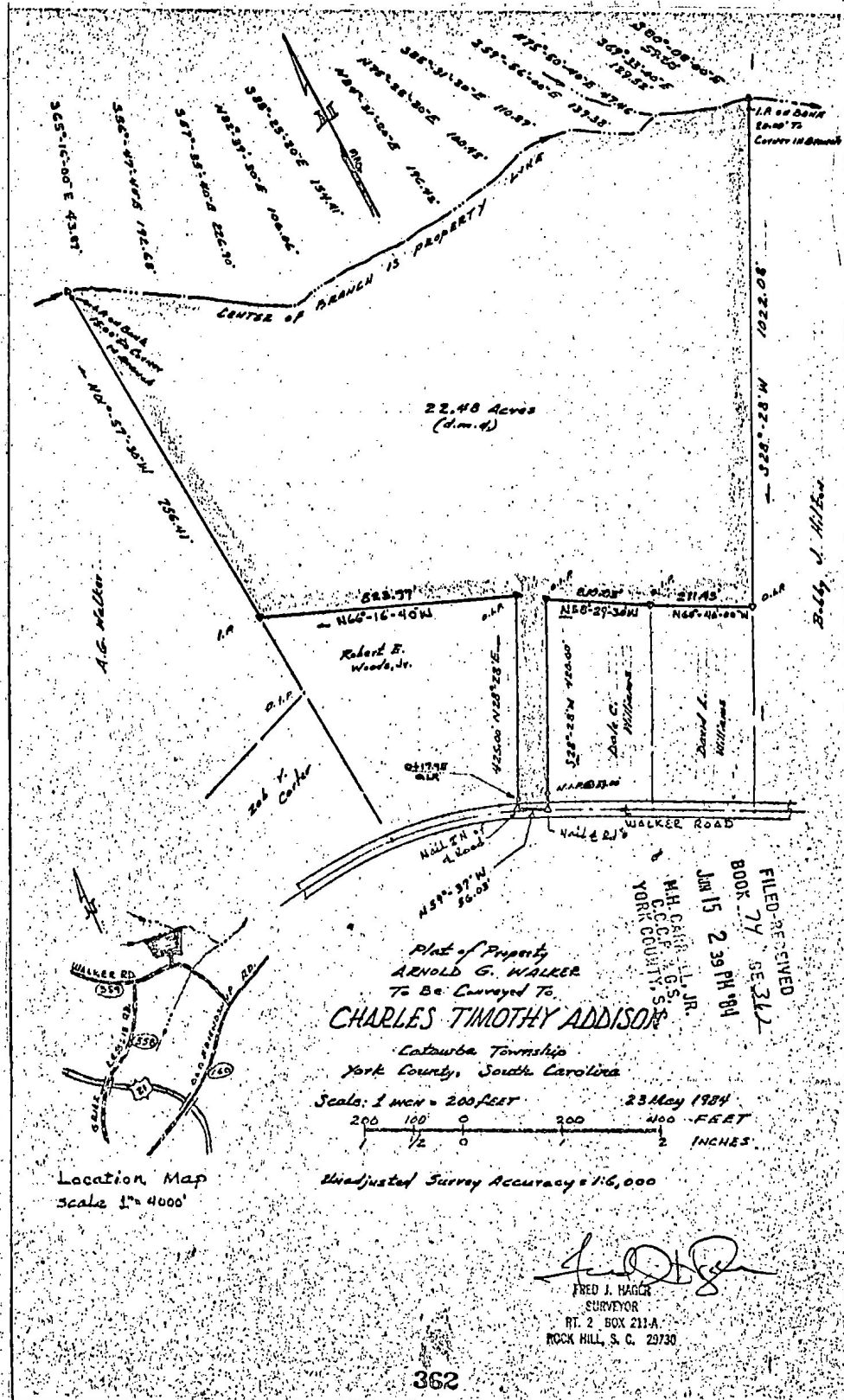


Attachment: 24-36 PC Packet (8725 : 24-36)

Exhibit E - Environmental Map

Attachment: 24-36 PC Packet (8725 : 24-36)

Exhibit F - Plat



Attachment: 24-36 PC Packet (8725 : 24-36)



YORK COUNTY REZONING APPLICATION

APPLICANT AND OWNER INFORMATION

APPLICANT NAME(S): Charles T. Addison
 ADDRESS: 4137 Walker Rd. Rock Hill S.C. 29730
 PHONE: (803) 242-3097
 WORK HOME MOBILE
 EMAIL ADDRESS: chuckaddison33@gmail.com

 PROPERTY OWNER NAME(S): Charles T Addison
 ADDRESS: 4137 Walker Rd Rock Hill S.C. 29730
 PHONE: (803) 242-3097
 WORK HOME MOBILE
 EMAIL ADDRESS: chuck Addison 33@gmail.com

PROPERTY INFORMATION

PROPERTY ADDRESS: 4137 Walker Rd Rock Hill S.C. 29730
 PROPERTY TAX MAP #(s): 7520000016 7520000097
 LAND AREA (ACRES) TOTAL: 24.480 AREA TO BE REZONED: 24.480
 ZONING CURRENT: Rmx-20 PROPOSED: RVD
 2035 LAND USE PLAN DESIGNATION: Rural Residential
 CURRENT USE OF PROPERTY: Home & Tree Farm
 PROPOSED USE OF PROPERTY: Farming
 TOTAL AREA OF PROPOSED BUILDINGS (COMMERCIAL):
 TOTAL # OF DWELLING UNITS (RESIDENTIAL):
 UTILITY PROVIDERS WATER: well SEWER: septic
 SCHOOL DISTRICT: 3 COUNTY COUNCIL DISTRICT: 5

Attachment: 24-36 PC Packet (8725 : 24-36)

SUPPLEMENTAL QUESTIONS

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

2. Are there existing structures on the site?

Yes ☒

No ☐

If yes, please describe: House - Shop

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.

Charles T Addison / Barbara A
APPLICANT(S)

6/14/24
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.

Charles T Addison / Barbara A
PROPERTY OWNER(S)

6/14/24
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.

APPLICANT(S)

DATE

YOU MUST SUBMIT THE ORIGINAL OR DIGITAL 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-application meeting (optional)**
- ☐ **Application fee**
- ☐ **Plat or recent survey (if no recorded plat)**
- ☐ **Deed**
- ☐ **Preliminary site plan** (include the following items as applicable)
 - Proposed and existing structures with square footage
 - Parking areas
 - Open space areas
- ☐ **Sketch plan and detailed development plan** (Special Districts Only)
- ☐ **Restrictive covenants** (provide the latest recorded copy, if applicable)

****Staff may request additional information as part of the application****

OFFICE USE ONLY

AMOUNT PAID: _____ CHECK #: _____ CASH AMOUNT: _____

DATE RECEIVED: _____ RECEIPT #: _____

APPLICATION RECEIVED BY: _____

APPLICATION REVIEWED BY: _____

Any information provided on this document may be subject to the SC Freedom of Information Act and may be disclosed to third parties in accordance with applicable law.

PLANNING COMMISSION

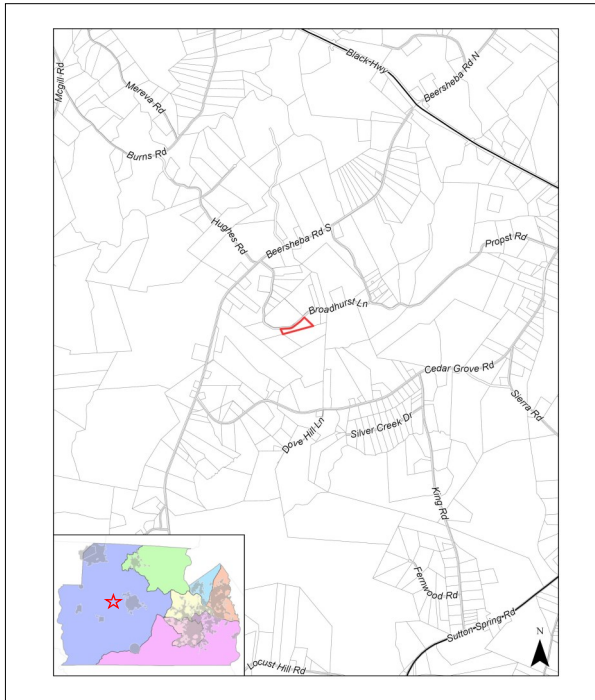
**REZONING 24-38 JEREMY AND ADELLE SCHULZE (APPLICANTS/OWNERS);
REQUESTING TO REZONE A 4.9-ACRE PARCEL FROM AGC TO RUD. THE
SUBJECT PARCEL IS LOCATED AT 3625 BROADHURST LANE, CLOVER. THE
PROPERTY IS REFERENCED AS TAX MAP NUMBER 191-00-00-018; COUNCIL
DISTRICT 3 - ADKINS.**



Planning Commission

August 12, 2024

Case: 24-38
Staff Report



REQUEST SUMMARY

Applicant: Jeremy and Adelle Schulze

Property Owner: Jeremy and Adelle Schulze

Tax Map Number: 191-00-00-018

Address: 3625 Broadhurst Lane, Clover

Council District: 3—Adkins

Requested Action: Rezone a +/- 4.939-acre parcel from AGC to RUD

Staff Planner: Diane Dil, AICP

Staff Recommendation: Approve

PROJECT DESCRIPTION

The applicant is requesting to rezone a 4.939-acre parcel from Agricultural Conservation (AGC) to Rural Development (RUD). The purpose is to subdivide the property and construct a single family home on the new one-acre parcel.

CONSISTENCY WITH THE COMPREHENSIVE PLAN

The subject parcel is designated with the *Agriculture* future land use in the *York Forward 2035* Comprehensive Plan. The designation is described as places where the predominate existing land uses are farmlands and timberlands, complemented by very-low density residential development, cottage industries, ag-supportive commercial, and agri-tourism operations. Rural commercial and industrial operations are located away from residential communities, and are often at intersections of rural roads.

The requested rezoning is not consistent with the land use designation of the York County 2035 Future Land Use map. However, the subject parcel meets many of the criteria that would support a rezoning to RUD. The parcel is adjacent to parcels zoned RUD, it is not currently used as a farming operation, and the parcel is currently less than the required minimum five acre lot size. There are also other parcels in the general vicinity that are of similar size.

Staff Analysis

PROPERTY DESCRIPTION

The subject parcel is 4.9-acres and currently contains one single family home. The parcel contains areas of thick vegetation and areas of steep slope. A blue line stream crosses the property along its eastern side that splits into two streams. Many of the parcels in the surrounding area are generally used for farming purposes, or single family dwellings on large lots. While the majority of the parcels in this area are five acres or greater, there are six other parcels along Broadhurst Lane that are two or three acres. Four of these parcels were created in accordance with a decedent's will.

Table 1: Property Context

PROXIMITY	CURRENT LAND USE	CURRENT ZONING	2035 LAND USE PLAN RECOMMENDATION
NORTH	Rural residential	AGC	Agriculture
SOUTH	Rural residential	RUD	Agriculture
EAST	Rural residential	AGC	Agriculture
WEST	Vacant	AGC	Agriculture

ZONING AND LAND USE HISTORY

- ♦ July 22, 1986: Parcel was originally zoned AGC.
- ♦ May 2, 2003: Recorded current plat of subject property (PB C170, PG 4).
- ♦ September 27, 2018: Recorded current deed of subject property (RB 17204, PG 50).

REZONING REQUEST

The applicant is requesting to rezone 4.9 acres from AGC to RUD.

- ♦ *Current Zoning District: Agricultural Conservation (AGC). This district generally consists of the most agriculturally productive soils, and their loss cannot be readily compensated. Therefore, the district is intended to preserve areas under cultivation and prime agricultural soils for continued agricultural and agriculturally-oriented uses, protect and support the business of agriculture, and protect agricultural character.*
- ♦ *Proposed Zoning District: Rural Development (RUD). This district is intended to protect and preserve areas of the County that are presently rural or agricultural in character and use, and serves to discourage rapid growth while allowing growth through orderly use and timely transition of rural areas.*

Table 2: Zoning District Comparison

	ZONING DISTRICT: AGC	ZONING DISTRICT: RUD
MINIMUM LOT SIZE	5 Acres	1 Acre
PERMITTED LAND USES	Residential; Agriculture uses	Residential; Agriculture uses

Exhibit A - Existing Zoning Map

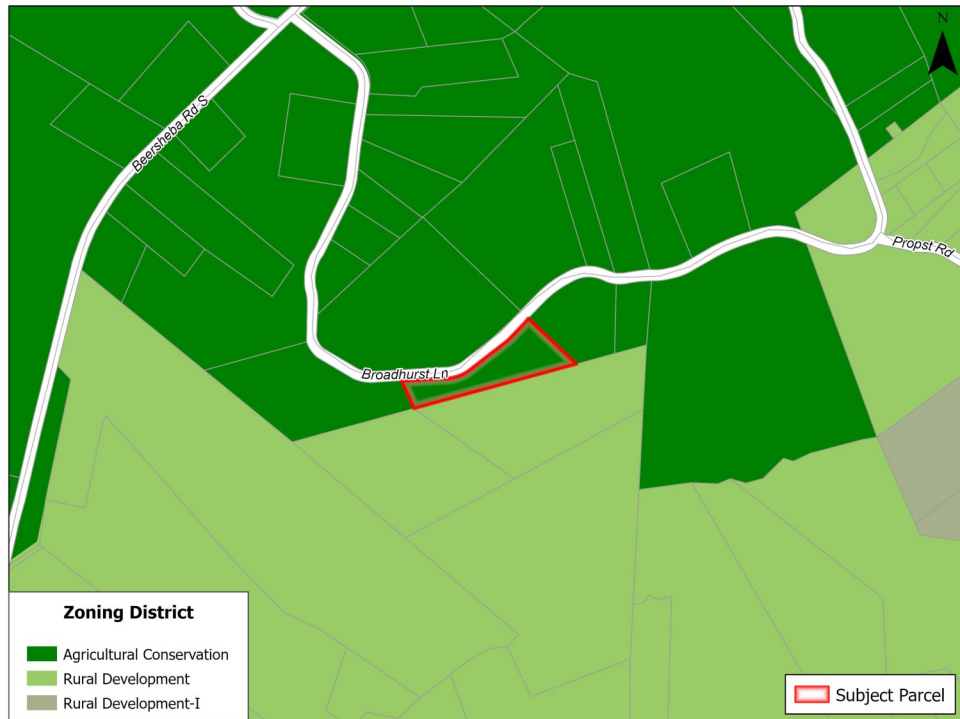


Exhibit B - 2035 Land Use Plan



FINDINGS

Per Section 155.1139 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.

A. The relationship between the request and the Comprehensive Plan and Future Land Use Map.

The subject parcel is designated with the *Agriculture* future land use in the York Forward 2035 Comprehensive Plan. The designation is described as places where the predominate existing land uses are farmlands and timberlands, complemented by very-low density residential development, cottage industries, ag-supportive commercial, and agri-tourism operations. Rural commercial and industrial operations are located away from residential communities, and are often at intersections of rural roads.

B. Whether the request is consistent with the Comprehensive Plan and Future Land Use Map.

The requested rezoning is not consistent with the land use designation of the York County 2035 Future Land Use map. However, the subject parcel meets many of the criteria that would support a rezoning to RUD. The parcel is adjacent to parcels zoned RUD, it is not currently used as a farming operation, and the parcel is currently less than the required minimum five acre lot size. There are also other parcels in the general vicinity that are of similar size.

C. Whether the allowed uses in the requested zoning district would be compatible with surrounding land uses.

The allowed uses of the proposed zoning district are compatible with the surrounding area. Both the AGC and RUD zoning districts allow single family residential homes, as well as the keeping of animals and cultivating crops.

D. Whether the scale of the proposed development is compatible with the surrounding land uses or the intended future land uses.

The scale of the development is compatible with the surrounding land uses. There are a few other parcels of similar size within the general vicinity.

E. Whether adequate capacity at public school facilities exists or is planned to serve the needs of the proposed development.

Only one new home will be constructed as a result of this rezoning, therefore there will be minimal impact on the public school facilities.

F. Whether the proposed project will request to connect to public water and sewer service and what entity would provide these utilities.

The property is located within the York County utility service area, but the applicant will use private well and septic.

G. The relationship of the request to the existing road network, current road capacity, and the most recent annual average daily trip counts.

The parcel to be rezoned has frontage on Broadhurst Lane, which is maintained by York County. Broadhurst Lane is designated as a local roadway, and there is currently no count data available. Broadhurst Lane is currently a gravel roadway with no posted speed limit. Broadhurst Lane intersects with Beersheba Road, which is designated as a local collector roadway with an average daily volume of 400 trips per day. Beersheba Road is currently a paved, two-lane

roadway with a posted speed limit of 45 mph.

The applicant proposes to subdivide the parcel and construct one single-family dwelling. The development is not expected to generate enough traffic to negatively impact the surrounding transportation network.

H. Whether the inclusion of certain conditions of approval for the request would better achieve the goals of the Comprehensive Plan.

Staff does not recommend any conditions as part of the rezoning.

NEXT STEPS

The rezoning request is anticipated to follow the process below:

- | | |
|------------------------------------|--------------------|
| ♦ Public Hearing: | September 3, 2024 |
| ♦ County Council (First Reading): | September 3, 2024 |
| ♦ County Council (Second Reading): | September 16, 2024 |
| ♦ County Council (Third Reading): | October 7, 2024 |

PLANNING AND DEVELOPMENT STAFF CONTACT

Diane Dil, AICP

Planning Manager

(803) 909-7223

diane.dil@yorkcountygov.com

Exhibit C - Aerial Map



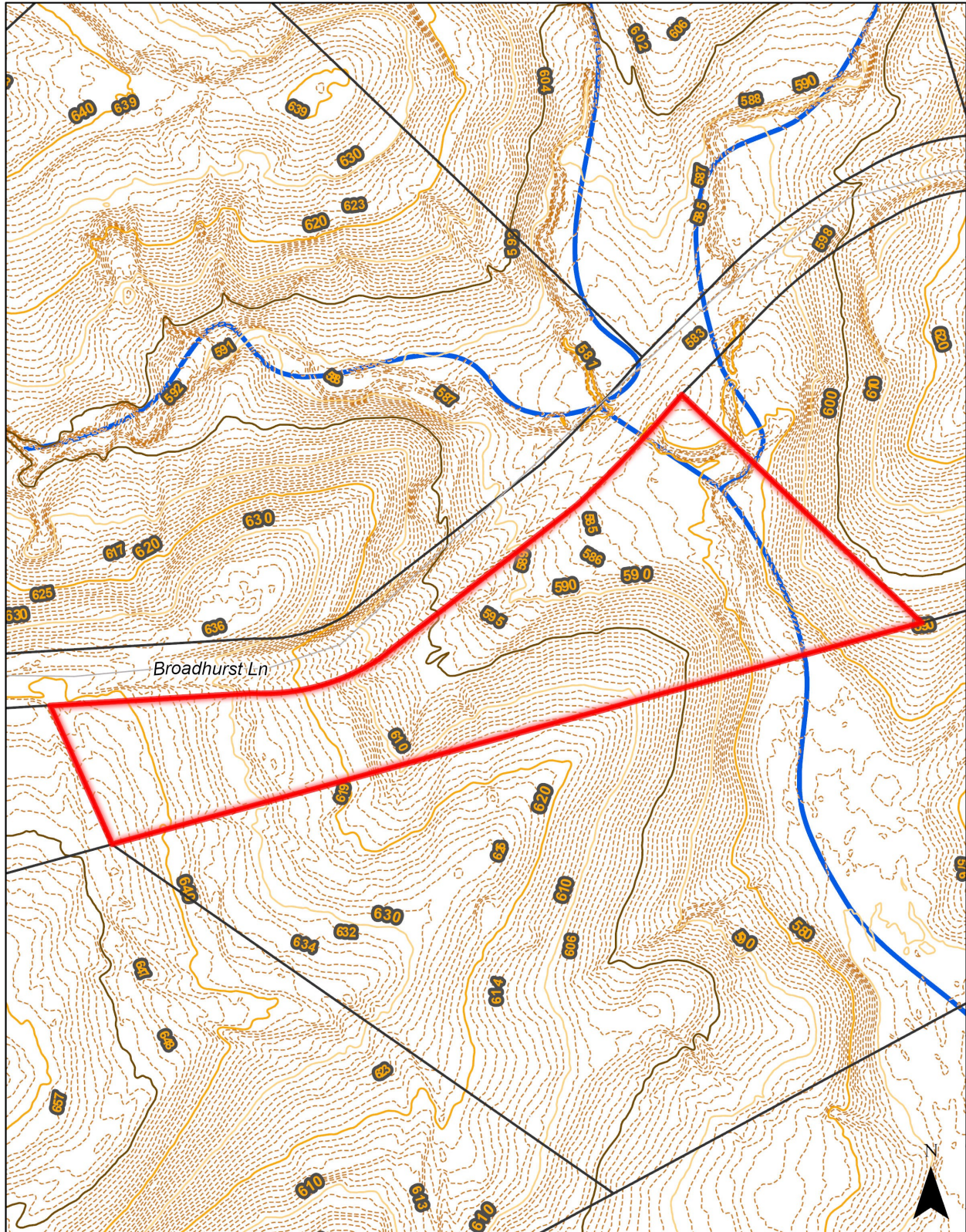
Attachment: 24-38 PC Packet (8723 : 24-38)

Exhibit D - Aerial Map—Parcel



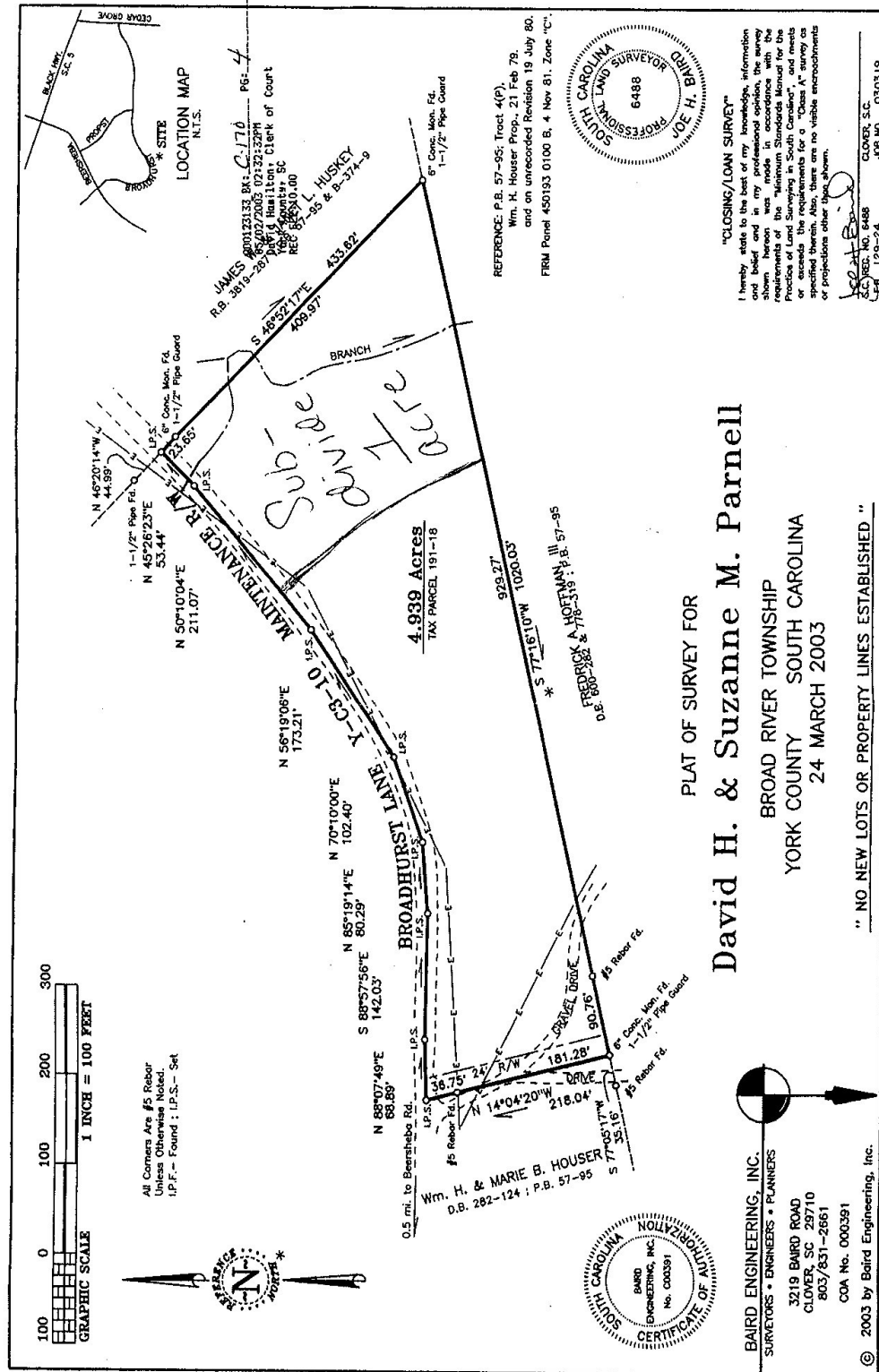
Attachment: 24-38 PC Packet (8723 : 24-38)

Exhibit E - Environmental Map



Attachment: 24-38 PC Packet (8723 : 24-38)

Exhibit F - Proposed Subdivision





SUPPLEMENTAL QUESTIONS

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

Subdividing the land to allow sister and her children to put a mobile on home the subdivided property to be close to us.

2. Are there existing structures on the site?

Yes ☒

No 0

If yes, please describe: Our current home and 3 shed (not on the portion that we are requesting to be subdivided)

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

Yes ☒

No 0

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

Yes ☒

No ①

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.

Adelle J. Schup JDSh
APPLICANT(S)

7/1/24
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.

Adelle J. Schepke *[Signature]*
PROPERTY OWNER(S)

7/1/24
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.

APPLICANT(S)

DATE _____

YOU MUST SUBMIT THE ORIGINAL OR DIGITAL 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-application meeting (optional)
- ☒ Application fee \$750.00
- ☒ Plat or recent survey (if no recorded plat)
- ☒ Deed
- ☐ Preliminary site plan (include the following items as applicable)
 - Proposed and existing structures with square footage
 - Parking areas
 - Open space areas
- ☐ Sketch plan and detailed development plan (Special Districts Only)
- ☐ Restrictive covenants (provide the latest recorded copy, if applicable)

Staff may request additional information as part of the application

OFFICE USE ONLY

AMOUNT PAID: _____ CHECK #: _____ CASH AMOUNT: _____

DATE RECEIVED: 7/1/24 RECEIPT #: _____

APPLICATION RECEIVED BY: Diane Dil

APPLICATION REVIEWED BY: Diane Dil

Attachment: 24-38 PC Packet (8723 : 24-38)

Any information provided on this document may be subject to the SC Freedom of Information Act and may be disclosed to third parties in accordance with applicable law.

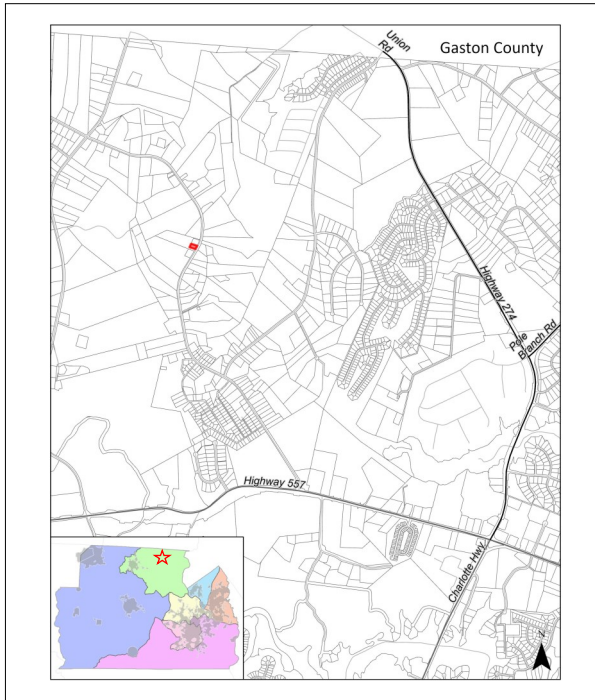
PLANNING COMMISSION

REZONING 24-39 CASEY CATOE (APPLICANT) CASEY AND NICOLE CATOE (OWNERS); REQUESTING TO REZONE A 0.38-ACRE PARCEL FROM RSF-30 TO OI. THE SUBJECT PARCEL IS LOCATED AT 6213 OAKRIDGE ROAD, CLOVER. THE PROPERTY IS REFERENCED AS TAX MAP NUMBER 478-00-00-076; COUNCIL DISTRICT 2 - LOVE.



Planning Commission August 12, 2024

Case: 24-39
Staff Report



REQUEST SUMMARY

Applicant: Casey Catoe

Property Owner: Casey and Nicole Catoe

Tax Map Number: 478-00-00-076

Address: 6213 Oakridge Road, Clover

Council District: 2 - Love

Requested Action: Rezone +/- 0.38 acre parcel from RSF-30 to OI

Staff Planner: Diane Dil, AICP

Staff Recommendation: Deny

PROJECT DESCRIPTION

The applicant is requesting to rezone an approximately 0.38-acre parcel from Residential Single Family 30 (RSF-30) to Office and Institutional (OI), in order to redevelop the existing residence for an office use. The site is currently under a notice of violation for the “use of land inconsistent with Chapter 155” and “development without permit approval”. A permit was requested and issued for construction as a residential use. However, during an inspection it was discovered that the site was being used as a commercial business, and a stop work order was issued.

CONSISTENCY WITH THE COMPREHENSIVE PLAN

The subject parcel is designated with the *Rural Residential* future land use in the *York Forward 2035* Comprehensive Plan. This designation is described as places with rural character of agricultural homesteads and homes with an acre or more of land separated by farmed fields, pastures, or forests. These areas are served by a sparse road network and private well and septic systems. Limited non-residential uses such as farmer’s markets, cottage industries, and agri-tourism that serve the community and support agriculture, may be appropriate in some areas within this designation.

The requested rezoning is not consistent with the Comprehensive Plan and the Future Land Use map. The plan works to protect the low-density rural character of the area, while directing non-residential uses to major roads near other retail and office uses. This area of the county features single family homes on large lots that are scattered around large agricultural areas. The subject parcel is approximately 1/2 mile from three parcels that were rezoned to GC for a grading services company in 1999. The presence of this business, which is also contrary to the plan, should not be the catalyst to establish other non-residential uses. This request could also be considered spot zoning, as it is not supported by the Plan, nor an expansion of an existing zoning district.

Staff Analysis

PROPERTY DESCRIPTION

The subject property currently contains one single family home that is currently being used as an office for a civil engineering firm. The parcel is relatively flat with a sparse vegetation. The parcel is located among an area of larger-lot homes, within a part of the county that is maintaining its rural character.

Table 1: Property Context

PROXIMITY	CURRENT LAND USE	CURRENT ZONING	2035 LAND USE PLAN RECOMMENDATION
NORTH	Residential	RSF-30	Rural Residential
SOUTH	Vacant	RSF-30	Rural Residential
EAST	Residential	RSF-30	Rural Residential
WEST	Farming/under violation	RSF-30	Rural Residential

ZONING AND LAND USE HISTORY

- ◆ February 22, 1986: The parcel was originally zoned RC-II (Current RSF-30)
- ◆ March 16, 2018: Recorded current plat of subject property (PB 157, PG 225)
- ◆ August 30, 2022: Recorded current deed of subject property (RB 16877, PG 206)

REZONING REQUEST

The applicant is requesting to rezone an approximately 0.38-acre parcel from RSF-30 to OI.

- ◆ *Current Zoning District: The RSF-30 district accommodates detached single-family residential uses and compatible institutional and non-residential land uses on lots generally with a minimum area of 30,000 square feet, is designed to preserve and protect the character of existing large-lot subdivisions in suburban areas, and is intended to encourage residential development that complements the character of existing large-lot residential subdivisions.*
- ◆ *Proposed Zoning District: The OI district is designed to provide land area for office and institutional development and May be appropriate as a transitional district between industrial and commercial areas or between commercial and residential areas.*

Table 2: Zoning District Comparison

	ZONING DISTRICT: RSF-30	ZONING DISTRICT: OI
MINIMUM LOT SIZE	30,000 SF	None
PERMITTED LAND USES	Residential	Banks, professional office, day care

Exhibit A - Existing Zoning Map

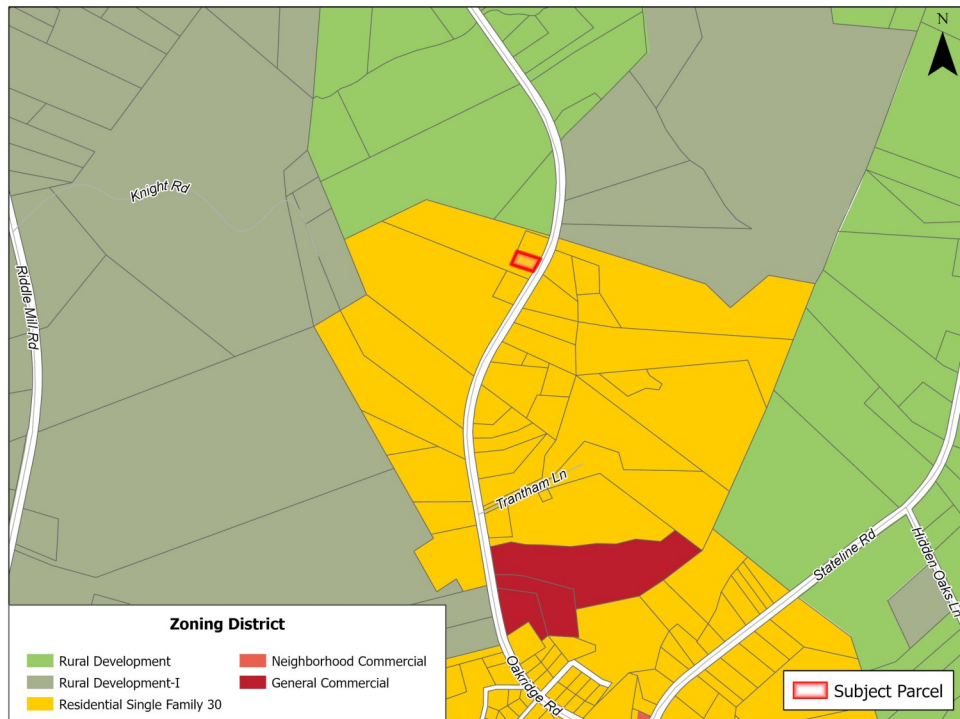
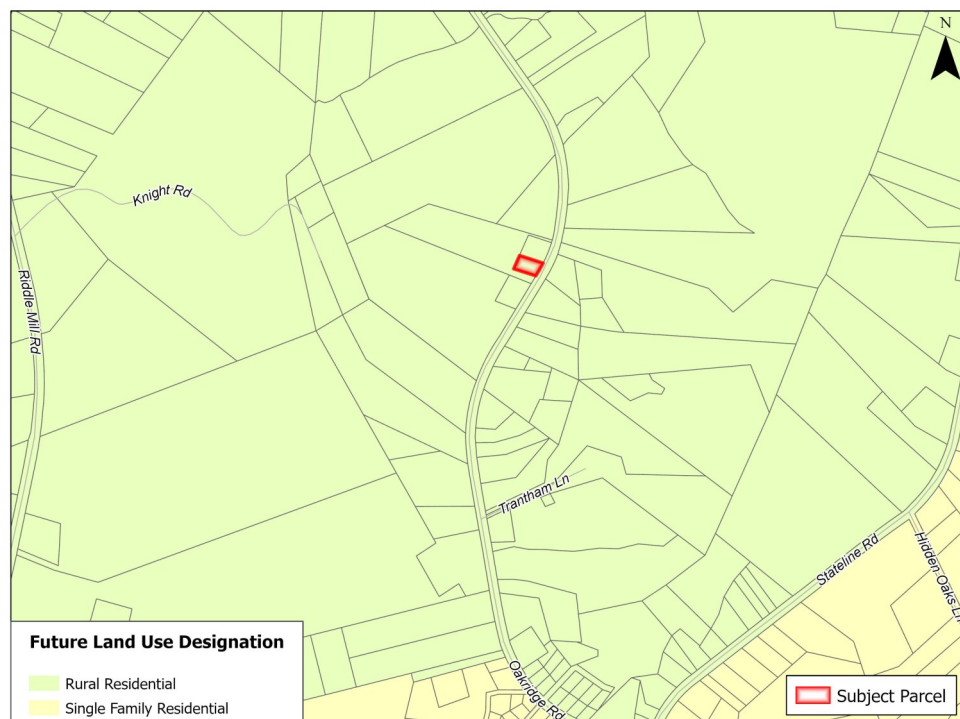


Exhibit B - 2035 Land Use Plan



FINDINGS

Per Section 155.1139 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.

A. The relationship between the request and the Comprehensive Plan and Future Land Use Map.

The subject parcel is designated with the *Rural Residential* future land use in the York Forward 2035 Comprehensive Plan. This designation is described as places with rural character of agricultural homesteads and homes with an acre or more of land separated by farmed fields, pastures, or forests. These areas are served by a sparse road network and private well and septic systems. Limited non-residential uses such as farmer's markets, cottage industries, and agri-tourism that serve the community and support agriculture, may be appropriate in some areas within this designation.

B. Whether the request is consistent with the Comprehensive Plan and Future Land Use Map.

The requested rezoning is not consistent with the Comprehensive Plan and the Future Land Use map. The plan works to protect the low-density rural character of the area, while directing non-residential uses to major roads near other retail and office uses. This area of the county features single family homes on large lots that are scattered around large agricultural areas. The subject parcel is approximately 1/2 mile from three parcels that were rezoned to GC for a grading services company in 1999. The presence of this business, which is also contrary to the plan, should not be the catalyst to establish other non-residential uses. This request could also be considered spot zoning, as it is not supported by the Plan, nor an expansion of an existing zoning district.

C. Whether the allowed uses in the requested zoning district would be compatible with surrounding land uses.

In the proper location, many of the allowed uses of the proposed zoning district could be considered compatible with some of the uses of the surrounding area. This zoning district is the least intensive nonresidential district, and may be appropriate as a transitional area between existing residential and commercial uses. However, the predominant land use of this area is rural residential.

D. Whether the scale of the proposed development is compatible with the surrounding land uses or the intended future land uses.

The scale of the development is compatible with the surrounding land uses. The applicant intends to upfit the existing residential structure. The parcel's small size limits the opportunity for a larger building footprint and still meet the space requirements for parking, buffers, and open space.

E. Whether adequate capacity at public school facilities exists or is planned to serve the needs of the proposed development.

The request is for a non-residential district, therefore there will be no impact on the public school facilities.

F. Whether the proposed project will request to connect to public water and sewer service and what entity would provide these utilities.

The property is located within the York County's utility service area, but proposes to use well and septic.

G. The relationship of the request to the existing road network, current road capacity, and the most recent annual average daily trip counts.

The parcel to be rezoned has frontage on Oakridge Road, which is maintained by SCDOT as S-435. Oakridge Road is designated as a local collector road with an average daily volume of 3,400 trips. Oakridge Road is currently a paved, two-lane roadway with a posted speed limit of 45 mph. Oakridge Road intersects with Highway 557, which is designated as a minor arterial roadway with an average volume of 10,200 trips per day. A Pennies for Progress project is currently underway to widen this section of 557 to three lanes.

The applicant proposes to change the land use from residential to office, which will increase the number of daily trips. If the rezoning is approved, the proposed development will be further evaluated during the civil construction plans review process.

H. Whether the inclusion of certain conditions of approval for the request would better achieve the goals of the Comprehensive Plan.

No conditions are recommended by staff as part of this rezoning request.

NEXT STEPS

The rezoning request is anticipated to follow the process below:

- | | |
|------------------------------------|--------------------|
| ◆ Public Hearing: | September 3, 2024 |
| ◆ County Council (First Reading): | September 3, 2024 |
| ◆ County Council (Second Reading): | September 16, 2024 |
| ◆ County Council (Third Reading): | October 7, 2024 |

PLANNING AND DEVELOPMENT STAFF CONTACT

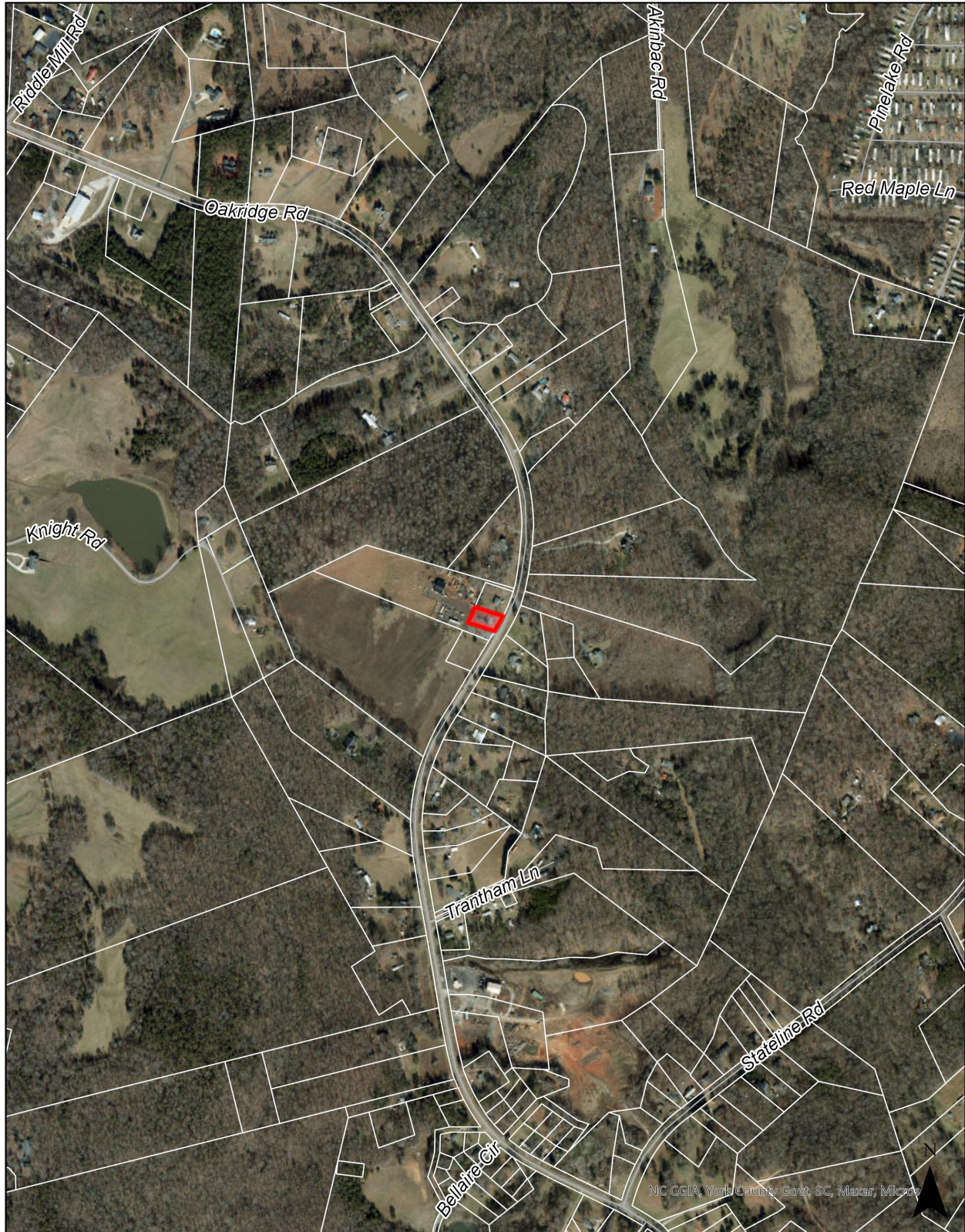
Diane Dil, AICP

Planning Manager

(803) 909-7223

diane.dil@yorkcountygov.com

Exhibit C - Aerial Map



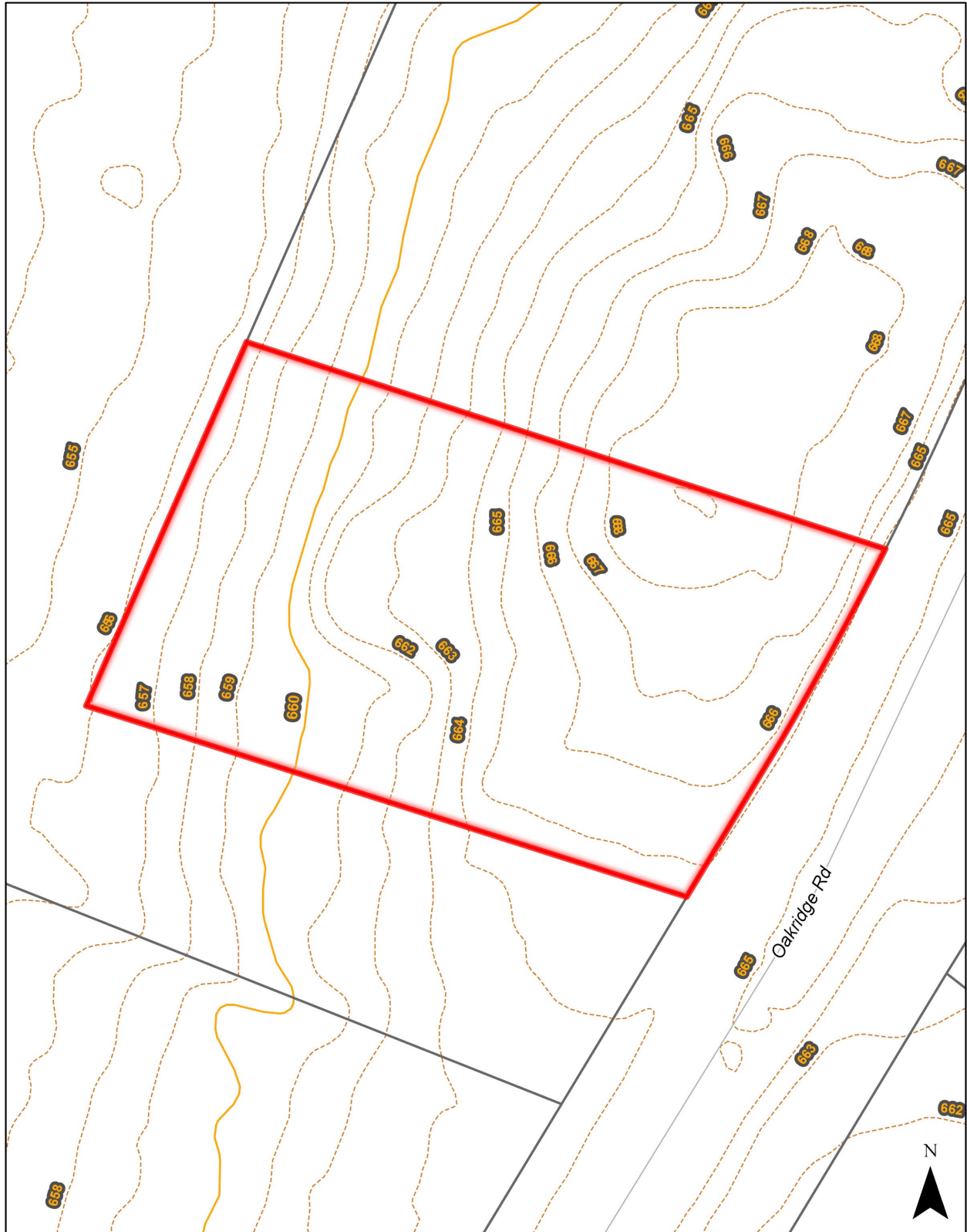
Attachment: 24-39 PC Packet (8726 : 24-39)

Exhibit D - Aerial Map—Zoom



Attachment: 24-39 PC Packet (8726 : 24-39)

Exhibit E - Environmental Map



Attachment: 24-39 PC Packet (8726 : 24-39)

Exhibit F - Plat

PLAT OF SURVEY FOR CASEY CATOE

LOCATED AT STREET ADDRESS

6213 OAKRIDGE ROAD

BETHEL TOWNSHIP, YORK COUNTY, SOUTH CAROLINA

DB 543 - PG 811 & PB 50 - PG 31

DB 9934 - PG 89 & PB 18 - PG 62

DATE 03/03/2018

TAX MAP # 478-00-00-106 & TAX MAP # 478-00-00-076



2018010821

PLAT LARGE
RECORDING FEES

\$10.00

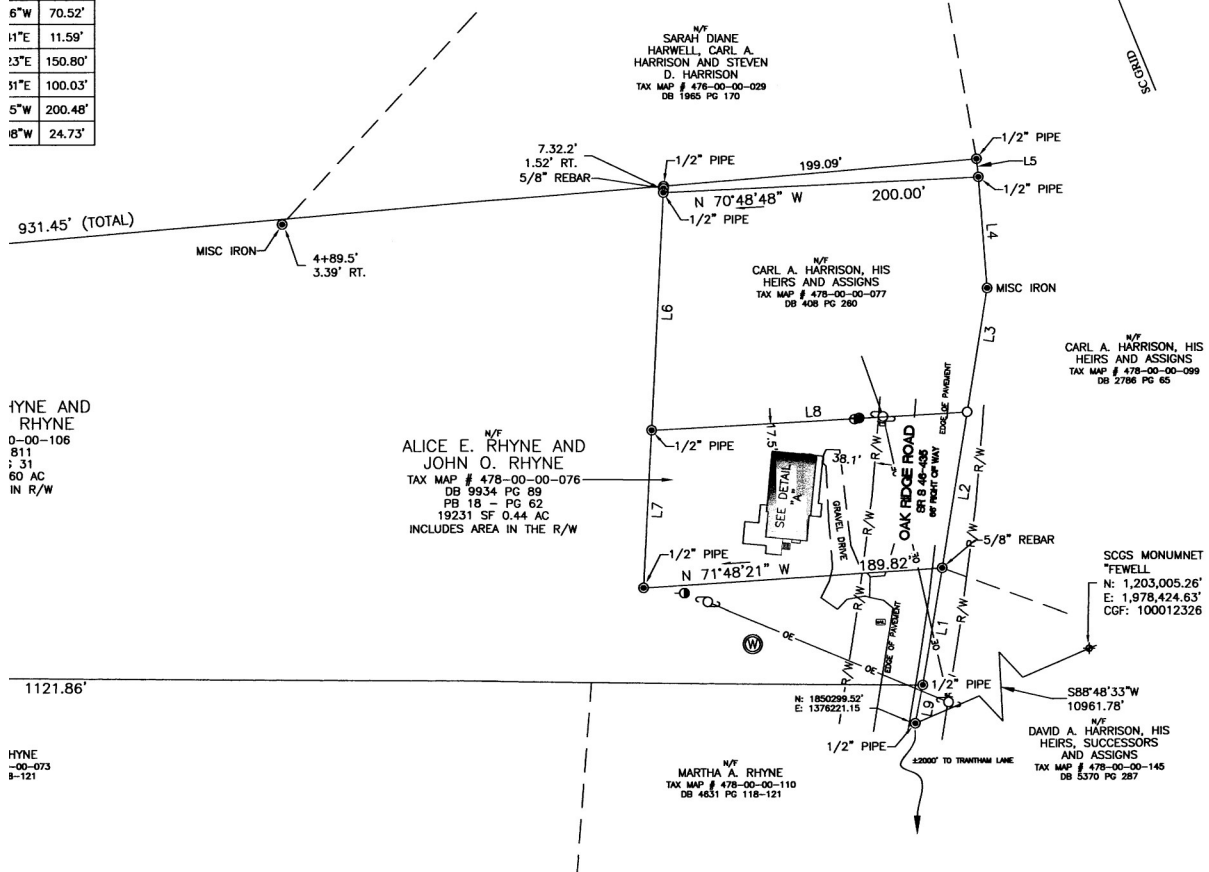
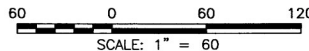
PRESENTED & RECORDED
03-16-2018 11:00:39 AMBK: PLAT 157
PG: 225DAVID HAMILTON
CLERK OF COURT
YORK COUNTY, SC
BY: HEATHER CHAPMAN CLERK

BLK	ON	LENGTH
0°W	74.84'	
4°W	100.15'	
4°W	79.55'	
6°W	70.52'	
11°E	11.59'	
13°E	150.80'	
51°E	100.03'	
5°W	200.48'	
18°W	24.73'	

YORK COUNTY ASSESSOR

Tax Map:
Date: 03/16/2018

E H

NOTE TO CLERK OF COURT:
THIS SURVEY CREATES NO NEW
LOT OR PROPERTY LINES.Keck & Wood, Inc.
215 HAMPTON STREET, SUITE 100
ROCK HILL, SC 29730
Phone: (803) 620-1300
Fax: (803) 526-7328
www.keckwood.com

SCALE: 1" = 60'

DATE: 03-02-2018

JOB NO: 186564

COMP. FILE: H:\186564\Survey\
Drawings\186564 CATOE BDY.dwg

1 OF 1

PLAT BK 157 PG 225

CASE 24-39

Packet Pg. 71

Attachment: 24-39 PC Packet (8726 : 24-39)

Exhibit G - Site Plan

ArcGIS Web Map



Attachment: 24-39 PC Packet (8726 : 24-39)

Exhibit H - Site Pictures

Under construction in Aug 2023 without a permit. Received a permit in September 2023 as a residential use.



During a building inspector's visit in January 2024, it was determined the space was being used as an office. A stop work order was issued and the parcel was placed under violation.



Street view of site from February 2023.

SUPPLEMENTAL QUESTIONS

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

private office space

2. Are there existing structures on the site?

Yes ☒

No ☐

If yes, please describe: house

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.

Cy G

APPLICANT(S)

7/1/2024

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.

Cy G

PROPERTY OWNER(S)

7/1/2024

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.

APPLICANT(S)

7/1/2024

DATE

YOU MUST SUBMIT THE ORIGINAL OR DIGITAL 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.

Tax Map Number: _____

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.

PRINT NAME(S)_____
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.

*Nicole Catore**Cathy Catore*_____
PRINT NAME(S)*Nicole Catore**Cy Co**7/29/2024*_____
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.

APPLICANT(S)_____
DATE

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

Attachment: 24-39 PC Packet (8726 : 24-39)

**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
24-21	3760000006	Caldwell	2	3.00	Glenn Road	AGC	RUD	Rural Residential	13-May Approve	3-Jun	17-Jun	15-Jul	19-Aug
24-22	6550201005	Metz/Adams	1	1.18	Highway 160	UD	GC	I-77 Emp Corridor/ Neighborhood Res	13-May Approve	3-Jun	3-Jun	17-Jun	15-Jul
24-23	Multiple Parcels	York County Council/Various	1, 7		Fort Mill Area	GC, OI, RMX-20	RMX-6	Various	13-May Approve	3-Jun	3-Jun	17-Jun	15-Jul
24-24	3860000005	Smith	2	3.77	Lincoln Road	RSF-40	RUD	Rural Residential	13-May Approve	3-Jun	3-Jun	17-Jun	15-Jul
24-26	3630000050 3630000053 3630000054 3630000055 3630000056 3630000057	Moses	2	9.25	Johnson Street	RSF-30	RUD	Single Family Residential	13-May Approve	3-Jun	3-Jun	17-Jun	15-Jul
24-28	1800000015	Buchanan	3	20	Ranger Road	RUD-I	RUD	Rural Residential	10-Jun Approve	15-Jul	15-Jul	19-Aug	3-Sep
24-30	5880106014 5880106015	Kilgore	6	0.40	W. Lakewood Road	RSF-40	RMX-10	Neighborhood Res	9-Jul Approve	19-Aug	19-Aug	3-Sep	16-Sep
24-31	5860107002	Kakouras	6	0.602	Palmetto Drive	RSF-40	RMX-10	Neighborhood Res	9-Jul Approve	19-Aug	19-Aug	3-Sep	16-Sep
24-32	Multiple Parcels	Ballou	2	215.29	Concord Road, Legacy Point	RMX-10	RUD	Rural Residential	9-Jul Approve	19-Aug	19-Aug	3-Sep	16-Sep
24-33	4010000007	Speake	3	2.0	Carson Road	AGC	RUD	Agriculture	9-Jul Deny	19-Aug	19-Aug	3-Sep	16-Sep
24-34	7200000007 7200000008 7200000260	Kings Mountain Investments/PSquare Investments	1	6.5	Altura and Pleasant Road	RSF-40	OI	Neighborhood Residential	9-Jul Approve	19-Aug	19-Aug	3-Sep	16-Sep
24-35	6240000186	Sherer/Neufville	4	0.32	Archer Road	UD	RMX-10	Municipal Infill	12-Aug	3-Sep	3-Sep	16-Sep	7-Oct
24-36	7520000016 7520000097	Addison	5	24.48	Walker Road	RMX-20	RUD	Rural Residential	12-Aug	3-Sep	3-Sep	16-Sep	7-Oct
24-38	1910000018	Schulze	3	4.939	Broadhurst Lane	AGC	RUD	Agriculture	12-Aug	3-Sep	3-Sep	16-Sep	7-Oct
24-39	4780000076	Catoe	2	0.38	Oakridge Road	RSF-30	OI	Rural Residential	12-Aug	3-Sep	3-Sep	16-Sep	7-Oct

Shaded fields indicate that the action has been completed at time of publication (August 2, 2024). If the County Council vote is to deny the rezoning request, that is the final action.