



YORK COUNTY
PLANNING COMMISSION
AGENDA • SEPTEMBER 9, 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 - Aug 12, 2024 6:00 PM

New Business

1. Rezoning 24-40 James Martin Comer (Applicant/Owner); requesting to rezone a 0.88-acre portion of a 218-acre parcel from RUD to AGC. The subject parcel is located at 5370 Hickory Grove Road, Hickory Grove. The property is referenced as tax map number 103-00-00-001; Council District 3 - Adkins.
2. Rezoning 24-41 James and Teddi Robin Warner (Applicant) Holly Lee Warner (Owner); requesting to rezone a 1.57-acre parcel from RSF-40 to RSF-30. The subject parcel is located at 2937 Forest Hills Circle. The property is referenced as tax map number 635-00-00-048; Council District 6 - Huckabee.
3. Rezoning 24-42 Eric Hillman (Applicant) Baywoods Drive, LLC(Owner); requesting to rezone two parcels that total 5.24 acres from RSF-30 to GC. The subject parcels are located at 1650 Herlong Ct, Rock Hill. The properties are referenced as tax map numbers 593-00-00-008; -009; Council District 4 - Roddey.
4. Rezoning 24-44 CF Smith Property Group (Applicant) Grady and Tony McMehan/Ronnie Griffin (Owners); requesting to rezone two parcels that total 4.70-acres from UD to GC. The subject parcels are located at 3133 and 3139 Highway 21. The properties are referenced as tax map numbers 721-00-00-014 and -065; Council District 7 - Cloninger.
5. Rezoning 24-45 Fort Mill Storage Partners (Applicant/Owner); requesting to rezone a 4.49-acre parcel from UD to GC. The subject parcel is located at 3358 Terrys Road, Fort Mill. The property is referenced as tax map number 721-00-00-001; Council District 7 - Cloninger.

“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.”

6. Rezoning 24-46 Thomas Williams (Applicant/Owner); requesting to rezone a 2.5-acre portion of a 5.0-acre parcel from AGC to RUD. The subject parcel is located at 550 N. Burris Road, Sharon. The property is referenced as tax map number 231-00-00-005; Council District 3 - Adkins.
7. Rezoning 24-47 Brian McSwain (Applicant/Owner)); requesting to rezone a 0.42-acre portion of a 31.58-acre parcel from RSF-40 to RUD. The subject parcel is located at 1500 George Dunn Road, Rock Hill. The property is referenced as tax map number 753-00-00-042; Council District 5 - Cox.
8. Public Project Review: Planning Commission to review the proposed Phase 1 Improvements for the Catawba Bend Preserve, to determine if this public project conforms or conflicts with the Comprehensive Plan.

Other Business

1. Planning Commission to receive County Council's resolution directing the Planning Commission to conduct the necessary studies related to public education facilities with the FMSSD.
2. 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 • AUGUST 12, 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: Present, 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, Deputy Assistant Attorney Laura Dover: Present, Secretary Bonnie Marsiglia: Present.

Approval of the Agenda

The meeting was moved to room 3801, instead of being held in the Council Chambers do to environmental conditions. The meeting was called to order at 6:00 p.m. by Matt Velkovich. The agenda was approved with a motion by Tom Bach and a second by Mike Duralia.

Adoption of Minutes

1. Approval of July 8, 2024 Planning Commission Minutes

Matt Velkovich requested the minutes of July 8, 2024 be amended to reflect that he was recused on item number four. The minutes though stating he was recused, was still reflecting him as a voter. With that change, Matt Velkovich motioned for approval of the minutes. Kate Kraxberger seconded the motion that was approved by all.

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.

Rick Abboud presented the waiver request. The Commissioners had a few questions regarding location and alterations to the drive. Greg Welsh, on behalf of the applicant noted that he was there if the Commissioners had any questions for him.

Matt Velkovich motioned to open the public hearing and Antonio Mickel seconded the motion that passed unanimously. No one spoke for or against the request. Tom Bach motioned to close the public hearing and Mike Duralia seconded the motion that passed unanimously.

Minutes Acceptance: Minutes of Aug 12, 2024 6:00 PM (Adoption of Minutes)

Kate Kraxberger motioned to approve the waiver request. Antonio Mickel seconded the motion. The waiver was approved unanimously 6/0.

APPROVED [Unanimous]

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

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.

Diane Dil presented the request. The Commissioners had a few questions regarding required setbacks and septic. Antonio Mickel motioned for approval. Kate Kraxberger seconded the motion that was approved by all 6/0.

APPROVED [Unanimous]

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

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.

Diane Dil presented the request. Mike Duralia motioned to approve. Aubrie Parham seconded the motion, approved unanimously 6/0.

APPROVED [Unanimous]

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

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.

Diane Dil presented the request. Tom Bach motioned for approval and Kate Kraxberger seconded it. The motion was unanimously approved 6/0.

APPROVED [Unanimous]

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

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.

Diane Dil presented the request. It was noted that the applicant had requested a residential permit. It was discovered the building was being used as offices with cubicles. The Commissioners questioned/discussed other non-residential uses in the area. Matt Velkovich motioned to deny the request. Antonio Mickel seconded the motion. The motion to deny the request was unanimously approved 6/0.

DENIED [Unanimous]

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

Other Business

1. Rezoning Tracking Sheet

Executive Session

Matters for Consideration Following Executive Session

Adjournment

The meeting adjourned at 6:42 p.m. with a motion by Kate Kraxberger and a second by Matt Velkovich.

Minutes Acceptance: Minutes of Aug 12, 2024 6:00 PM (Adoption of Minutes)

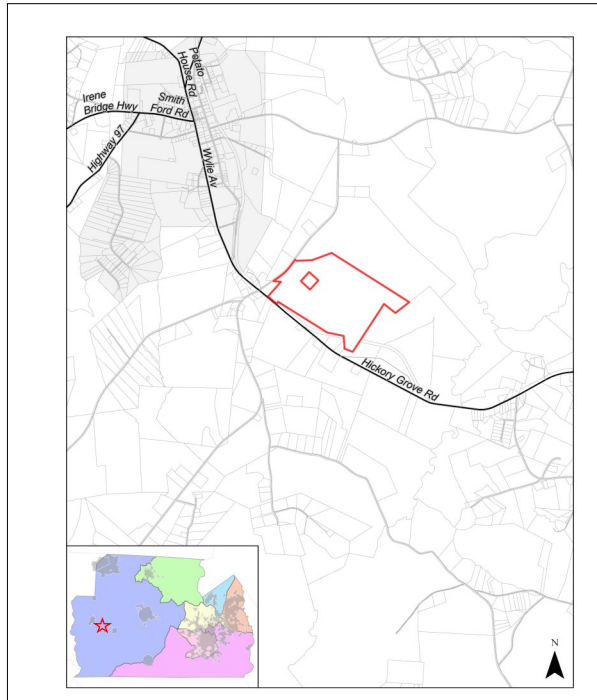
PLANNING COMMISSION

REZONING 24-40 JAMES MARTIN COMER (APPLICANT/OWNER); REQUESTING TO REZONE A 0.88-ACRE PORTION OF A 218-ACRE PARCEL FROM RUD TO AGC. THE SUBJECT PARCEL IS LOCATED AT 5370 HICKORY GROVE ROAD, HICKORY GROVE. THE PROPERTY IS REFERENCED AS TAX MAP NUMBER 103-00-00-001; COUNCIL DISTRICT 3 - ADKINS.



Planning Commission September 9, 2024

Case: 24-40
Staff Report



REQUEST SUMMARY

Applicant: James Martin Comer

Property Owner: James Martin Comer

Tax Map Number: 103-00-00-001

Address: 5370 Hickory Grove Road, Hickory Grove

Council District: 3—Adkins

Requested Action: Rezone a +/- 0.88-acre portion of a 218-acre parcel from RUD to AGC

Staff Planner: Diane Dil, AICP

Staff Recommendation: Approve

PROJECT DESCRIPTION

The applicant is requesting to rezone a 0.88-acre portion of a 218-acre parcel from Rural Development (RUD) to Agricultural Conservation (AGC). The purpose is to remove the parcel's split zoned status to allow the applicant to create a five-acre lot within the 218 acres to construct one single family dwelling.

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 predominant 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 aligns with the land use designation of the York County 2035 Future Land Use map. The vast majority of the parcel is already zoned AGC and this request will remove the parcel's split zoned status.

Attachment: 24-40 PC Packet (8791 : 24-40)

Staff Analysis

PROPERTY DESCRIPTION

The total area of subject parcel is 218-acres and currently contains a single family home and various outbuildings. The parcel contains areas of thick vegetation, pasture land, and a small area of steep slope. A blue line stream crosses the property along its eastern side. Overhead power lines cross through the parcel. Many of the parcels in the surrounding area are generally used for farming purposes, or single family dwellings on large lots.

Table 1: Property Context

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

ZONING AND LAND USE HISTORY

- ♦ July 22, 1986: Parcel was originally zoned AGC.
- ♦ March 7, 2000: Recorded current plat of subject property (PB B203, PG 1).
- ♦ June 21, 2021: Recorded current deed of subject property (RB 19360, PG 350).

REZONING REQUEST

The applicant is requesting to rezone 0.88 acres from RUD to AGC.

- ♦ *Current 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. .*
- ♦ *Proposed 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.*

Table 2: Zoning District Comparison

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

Exhibit A - Existing Zoning Map



Exhibit B - Existing Zoning Map—Zoom

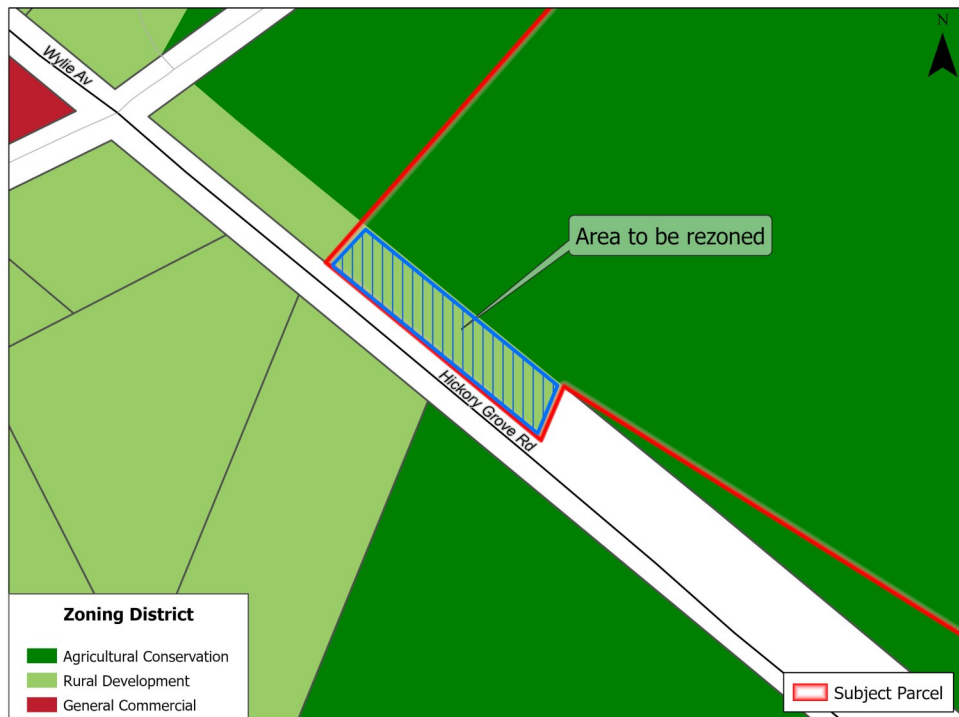
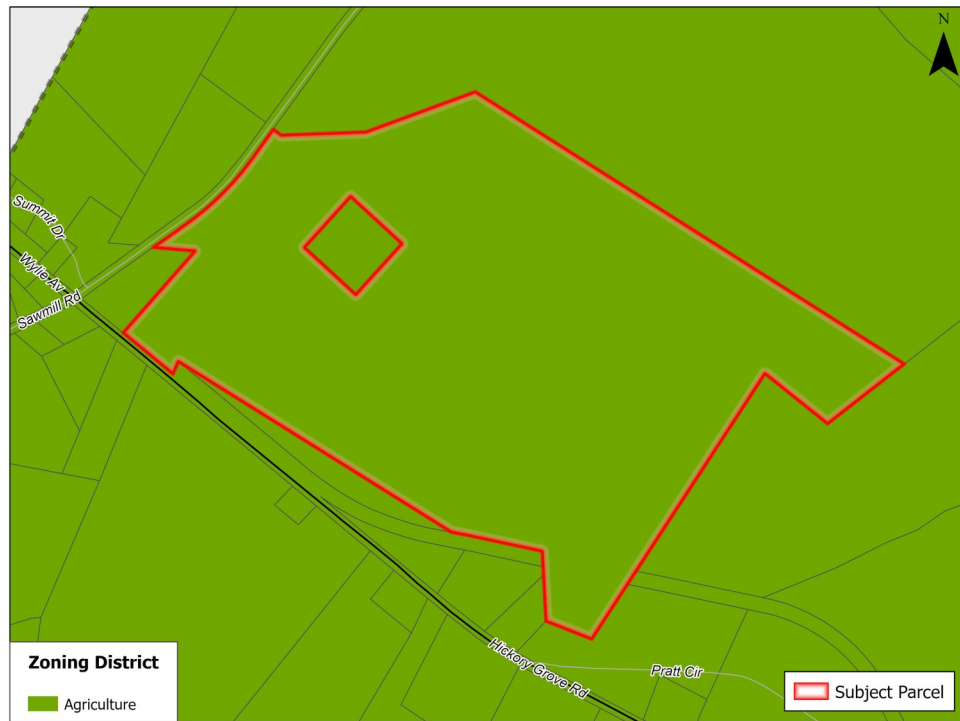


Exhibit C - 2035 Land Use Plan

Attachment: 24-40 PC Packet (8791 : 24-40)

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 predominant 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 aligns with the land use designation of the York County 2035 Future Land Use map. The vast majority of the parcel is already zoned AGC and this request will remove the parcel's split zoned status.

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. The intent is to subdivide a five-acre parcel from the 218-acre tract. There are tracts of similar size within the 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 Hickory Grove Road and Sawmill Road, both of which are maintained by SCDOT. Hickory Grove Road is designed as a minor arterial roadway with an average daily volume of 2,200 trips per day. Sawmill Road is designated as a local collector roadway, and there is no count data available. Hickory Grove Road is a paved, two-lane roadway with a posted speed limit of 45 mph. Sawmill Road is a paved, two-lane roadway and there is no posted speed limit.

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: | October 7, 2024 |
| ♦ County Council (First Reading): | October 7, 2024 |
| ♦ County Council (Second Reading): | October 21, 2024 |
| ♦ County Council (Third Reading): | November 4, 2024 |

PLANNING AND DEVELOPMENT STAFF CONTACT

Diane Dil, AICP

Planning Manager

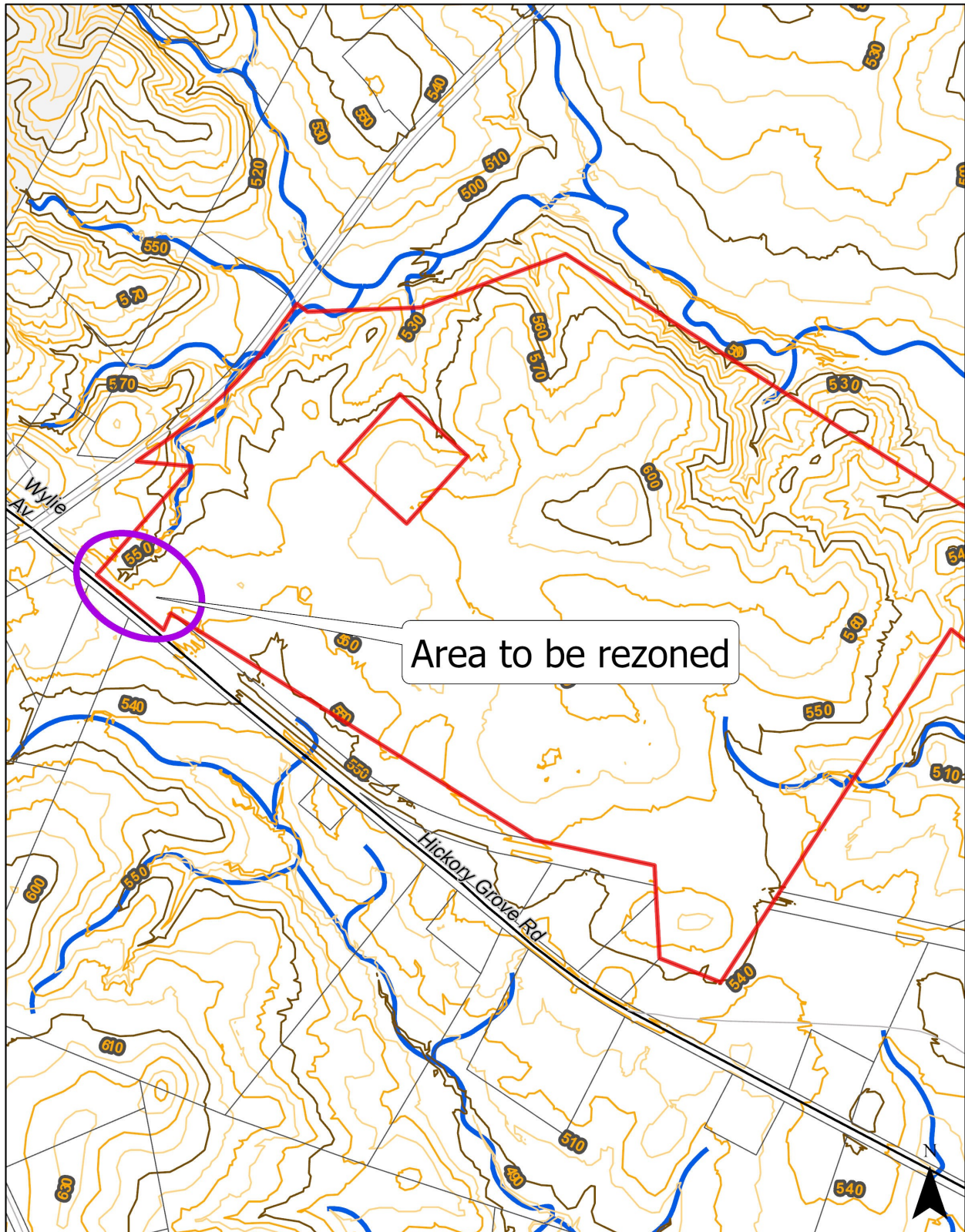
(803) 909-7223

diane.dil@yorkcountygov.com

Exhibit D - Aerial Map

Attachment: 24-40 PC Packet (8791 : 24-40)

Exhibit E - Aerial Map—Parcel**Attachment: 24-40 PC Packet (8791 : 24-40)**

Exhibit F - Environmental Map

Attachment: 24-40 PC Packet (8791 : 24-40)

Exhibit G - Plat

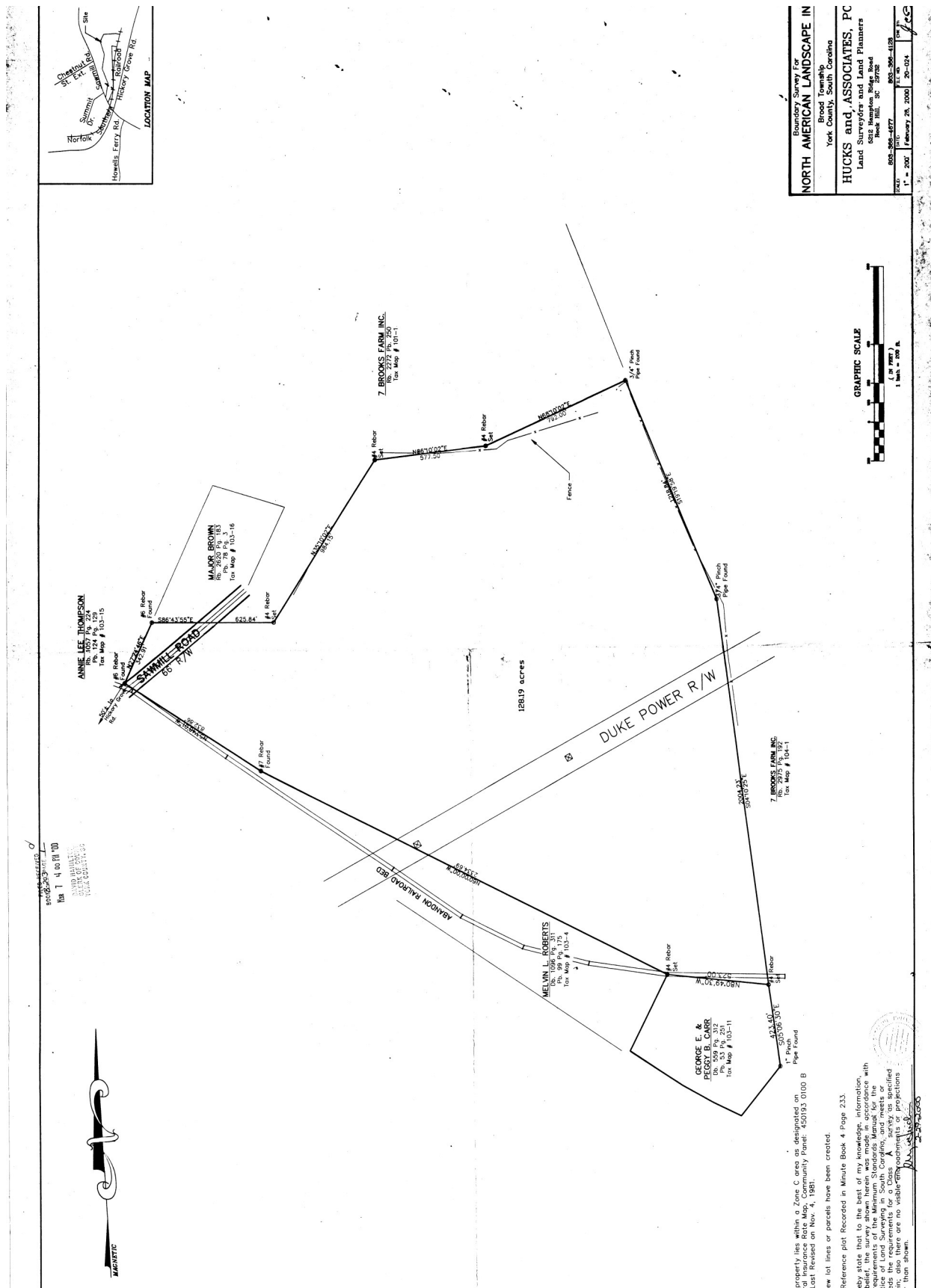
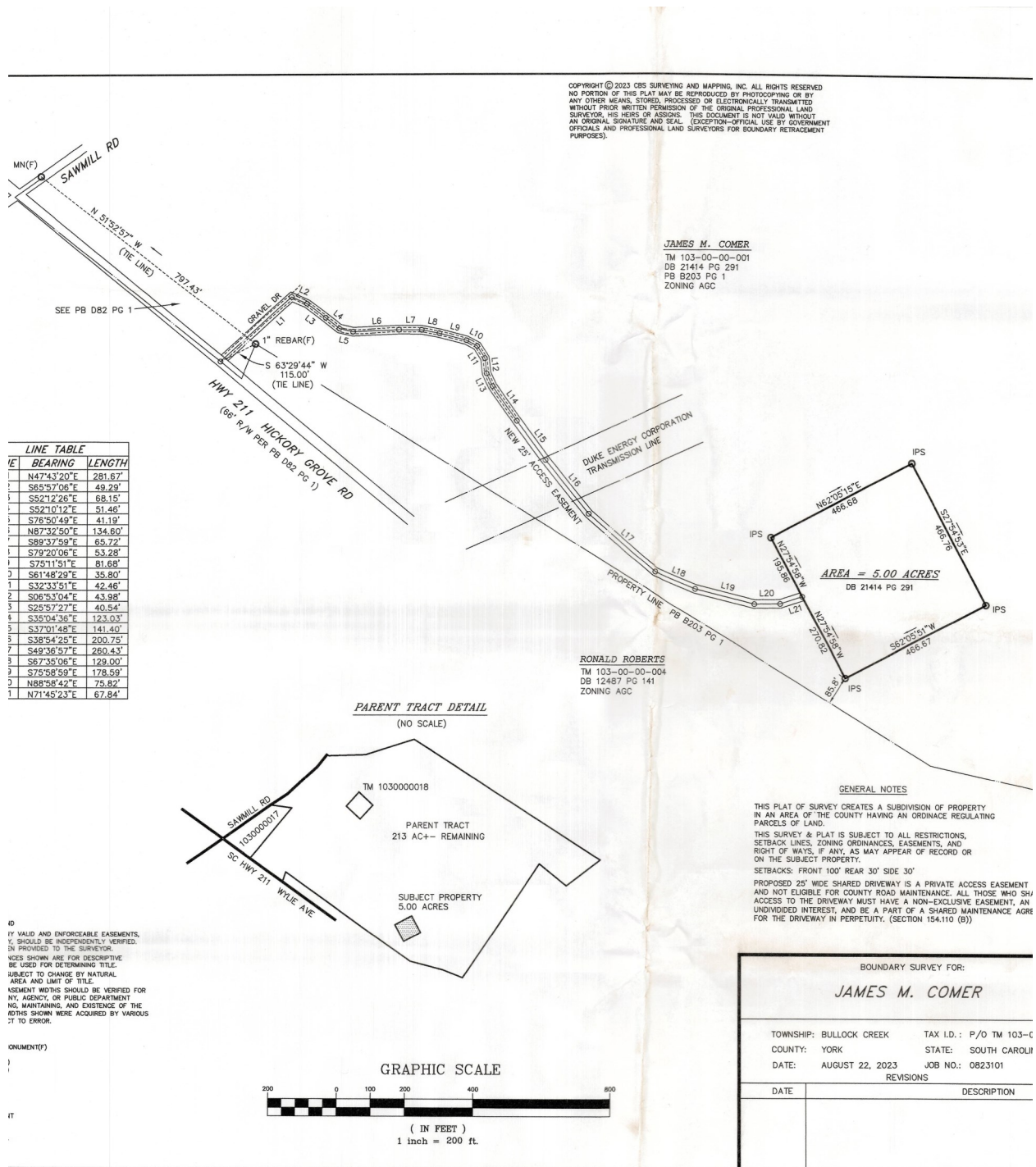


Exhibit F - Proposed Subdivision



Attachment: 24-40 PC Packet (8791 : 24-40)



YORK COUNTY REZONING APPLICATION

APPLICANT AND OWNER INFORMATION

APPLICANT NAME(S): JAMES MARTON COMER
ADDRESS: 5370
PHONE: 803/230/6832 SAME SAME
 WORK HOME MOBILE
EMAIL ADDRESS: peyton.pylant@icloud.com

PROPERTY OWNER NAME(S): JAMES M COMER
ADDRESS: 2425 Howells Ferry Road Hickory Grove SC 29717
PHONE: 803/230/6832
 WORK HOME MOBILE
EMAIL ADDRESS: peyton.pylant@icloud.com

PROPERTY INFORMATION

PROPERTY ADDRESS: 5370 5370 Hickory Grove Rd
PROPERTY TAX MAP #(s): 1030000001
- LAND AREA (ACRES) TOTAL: 218.18 AREA TO BE REZONED: 0.88 ACRES
- ZONING CURRENT: RUD PROPOSED: AGC
2035 LAND USE PLAN DESIGNATION: X/ouse Rural Residential
CURRENT USE OF PROPERTY: Cott/e
PROPOSED USE OF PROPERTY: House
TOTAL AREA OF PROPOSED BUILDINGS (COMMERCIAL):
TOTAL # OF DWELLING UNITS (RESIDENTIAL): 1
UTILITY PROVIDERS WATER: Well SEWER: septic
SCHOOL DISTRICT: 1 COUNTY COUNCIL DISTRICT: 3

Attachment: 24-40 PC Packet (8791 : 24-40)

SUPPLEMENTAL QUESTIONS

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

Land 5 ACERS give to Applicant for House

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.

James M. Comer
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.

James M. Comer
PROPERTY OWNER(S)

7/24/24
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 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: 550.00 CHECK #: 4138 CASH AMOUNT: _____

DATE RECEIVED: 8/2/24 RECEIPT #: _____

APPLICATION RECEIVED BY: Diane Dil

APPLICATION REVIEWED BY: Diane Dil

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.

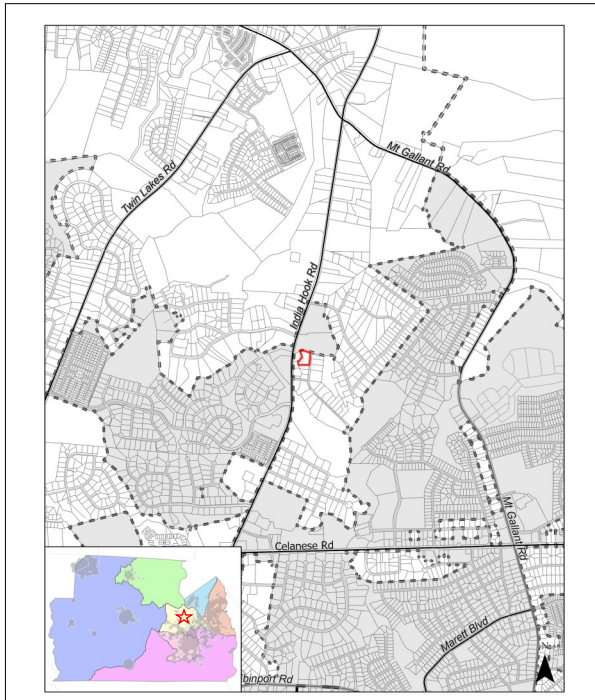
PLANNING COMMISSION

REZONING 24-41 JAMES AND TEDDI ROBIN WARNER (APPLICANT) HOLLY LEE WARNER (OWNER); REQUESTING TO REZONE A 1.57-ACRE PARCEL FROM RSF-40 TO RSF-30. THE SUBJECT PARCEL IS LOCATED AT 2937 FOREST HILLS CIRCLE. THE PROPERTY IS REFERENCED AS TAX MAP NUMBER 635-00-00-048; COUNCIL DISTRICT 6 - HUCKABEE.



Planning Commission September 9, 2024

Case: 24-41 Staff Report



REQUEST SUMMARY

Applicant: James and Teddi Robin Warner

Property Owner: Holly Lee Warner

Tax Map Number: 635-00-00-048

Address: 2937 Forest Hills Circle, Rock Hill

Council District: 6—Huckabee

Requested Action: Rezone a +/- 1.57-acre parcel from RSF-40 to RSF-30

Staff Planner: Diane Dil, AICP

Staff Recommendation: Approve

PROJECT DESCRIPTION

The applicant is requesting to rezone a 1.57-acre parcel from Residential Single Family 40 (RSF-40) to Residential Single Family-30 (RSF-30). The applicant intends to subdivide the parcel into two lots and construct one new home. The new lots will be 38,158 and 30,362 square feet.

CONSISTENCY WITH THE COMPREHENSIVE PLAN

The subject parcel is designated with the *Neighborhood Residential* future land use in the *York Forward 2035 Comprehensive Plan*. The designation is described as places comprised of a mix of housing types and residential lot sizes located in close proximity to neighborhood-serving uses at intersections of major streets, where appropriate. Neighborhoods are designed with a connected street network, sidewalks, and bike paths to allow residents to access area amenities both on foot or by bicycle. Commercial, office, and civic uses may be clustered along major streets and are complementary in appearance to the surrounding neighborhoods.

The request to rezone to RSF-30 does not align with the York County 2035 Comprehensive Plan and Future Land Use Map. The *Neighborhood Residential* future land use designation is more closely related to the RMX zoning districts. However, given the lot sizes and lack of sidewalks of this existing older residential development, the RSF zoning districts are appropriate. The subject parcel is one of the largest lots within the neighborhood, with the majority of the lots ranging from 0.5 acres to 0.8 acres.

Staff Analysis

PROPERTY DESCRIPTION

The subject property currently contains one single family home. The area where the new lot will be created contains significant tree and underbrush coverage. A blue line stream runs along the front of the parcel. The neighborhood was originally platted in 1958, and included 26 lots with two large areas reserved for future subdivision. Over time new lots have been created and some have been combined.

Table 1: Property Context

PROXIMITY	CURRENT LAND USE	CURRENT ZONING	2035 LAND USE PLAN RECOMMENDATION
NORTH	Vacant	Rock Hill	City of Rock Hill
SOUTH	Residential	RSF-40	Neighborhood Residential
EAST	Residential	RSF-40	Neighborhood Residential
WEST	Residential	RSF-40	Neighborhood Residential

ZONING AND LAND USE HISTORY

- ◆ December 3, 1958: recorded plat of original subdivision (PB 16, PG 263)
- ◆ July 22, 1986: Parcel was originally zoned RSF-40
- ◆ February 23, 2021: Recorded current deed of the subject parcel (RB 19022, PG 254)

REZONING REQUEST

The applicant is requesting to rezone approximately 1.57 acres from RSF-40 to RSF-30.

- ◆ *Current Zoning District: Residential Single Family-40 (RSF-40). This district accommodates detached single-family residential uses and compatible institutional and non-residential land uses on lots generally with a minimum area of 40,000 square feet, is designed to preserve and protect the character of existing large-lot residential subdivisions in areas transitioning from rural to suburban development patterns, and is intended to encourage residential development that complements the character of large-lot residential subdivisions.*
- ◆ *Proposed Zoning District: Residential Single Family (RSF-30). This 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.*

Table 2: Zoning District Comparison

	ZONING DISTRICT: RSF-40	ZONING DISTRICT: RSF-30
MINIMUM LOT SIZE	40,000 SF	30,000 SF
PERMITTED LAND USES	Residential	Residential

Exhibit A - Existing Zoning Map

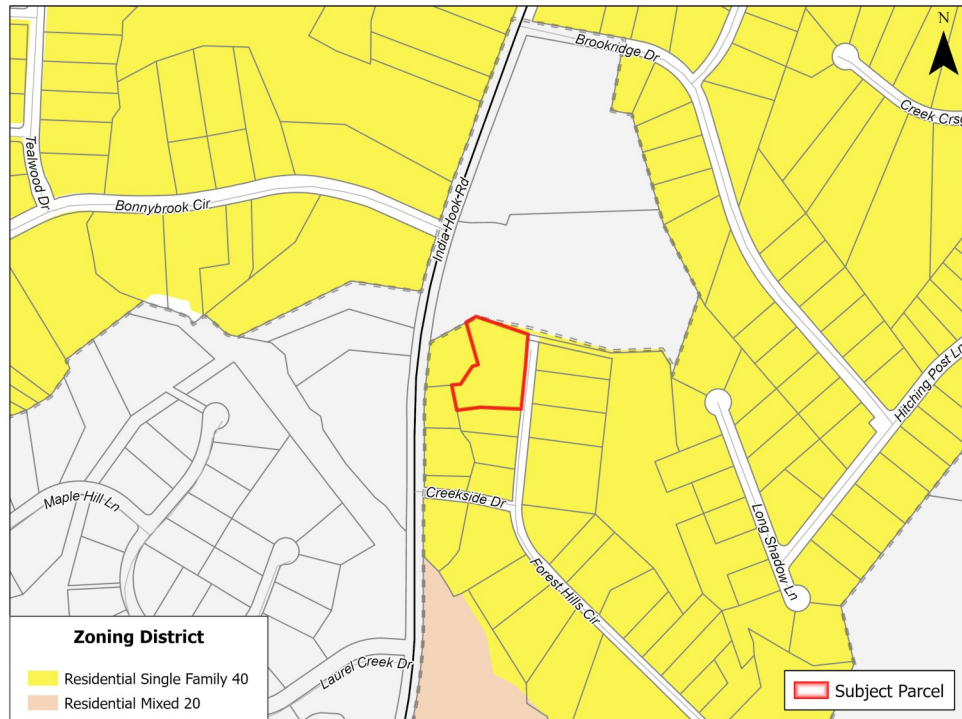
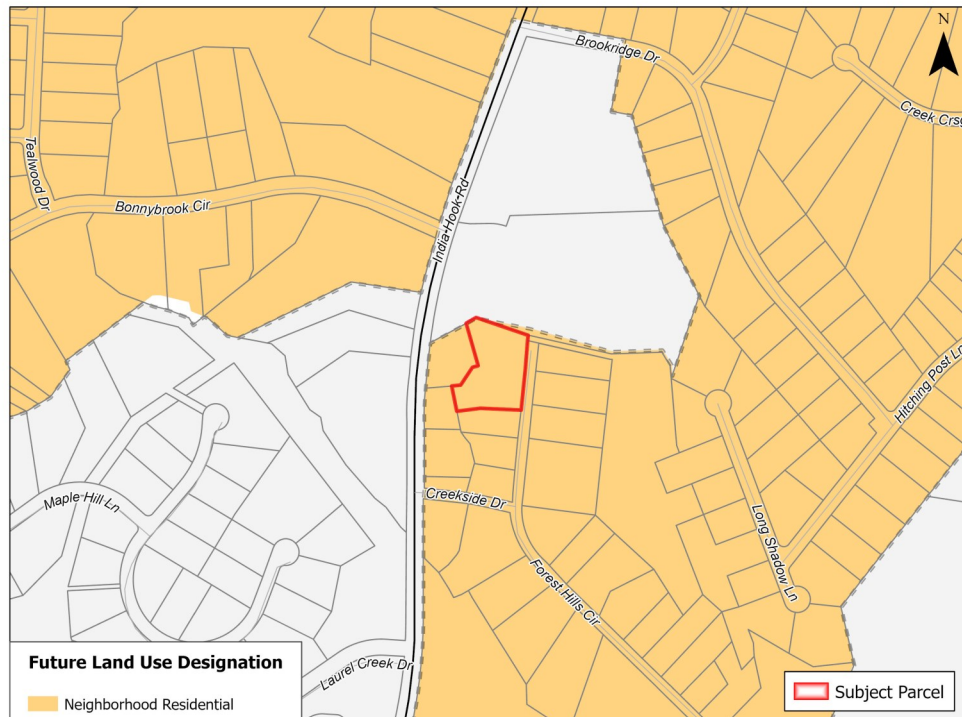


Exhibit B - 2035 Land Use



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 *Neighborhood Residential* future land use in the York Forward 2035 Comprehensive Plan. The designation is described as places comprised of a mix of housing types and residential lot sizes located in close proximity to neighborhood-serving uses at intersections of major streets, where appropriate. Neighborhoods are designed with a connected street network, sidewalks, and bike paths to allow residents to access area amenities both on foot or by bicycle. Commercial, office, and civic uses may be clustered along major streets and are complementary in appearance to the surrounding neighborhoods.

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

The request to rezone does not align with the York County 2035 Comprehensive Plan and Future Land Use Map. The *Neighborhood Residential* future land use designation is more closely related to the RMX zoning districts. However, given the lot sizes and the lack of sidewalks of this existing older residential development, the RSF zoning districts are appropriate.

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.

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

The subject parcel is one of the largest lots within the neighborhood, with the majority of the lots ranging from 0.5 acres to 0.8 acres. The proposed subdivision is compatible with the scale of the existing neighborhood.

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

The applicant intends to construct one new home, 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 City of Rock Hill utility service area and intends to utilize public utilities.

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

The subject parcel is located along Forest Hills Circle, which is maintained by SCDOT as S-1458. Forest Hills Circle is designated as a local roadway, and there is currently no count data available. Forest Hills Circle is a paved roadway with no posted speed limit.

The applicant proposes to construct one new single family dwelling, which is not expected to

negatively impact the current 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 approval.

NEXT STEPS

The rezoning request is anticipated to follow the process below:

- | | |
|------------------------------------|------------------|
| ◆ Public Hearing: | October 7, 2024 |
| ◆ County Council (First Reading): | October 7, 2024 |
| ◆ County Council (Second Reading): | October 21, 2024 |
| ◆ County Council (Third Reading): | November 4, 2024 |

PLANNING AND DEVELOPMENT STAFF CONTACT

Diane Dil, AICP

Planning Manager

(803) 909-7223

diane.dil@yorkcountygov.com

Attachment: 24-41 PC Packet (8792 : 24-41)

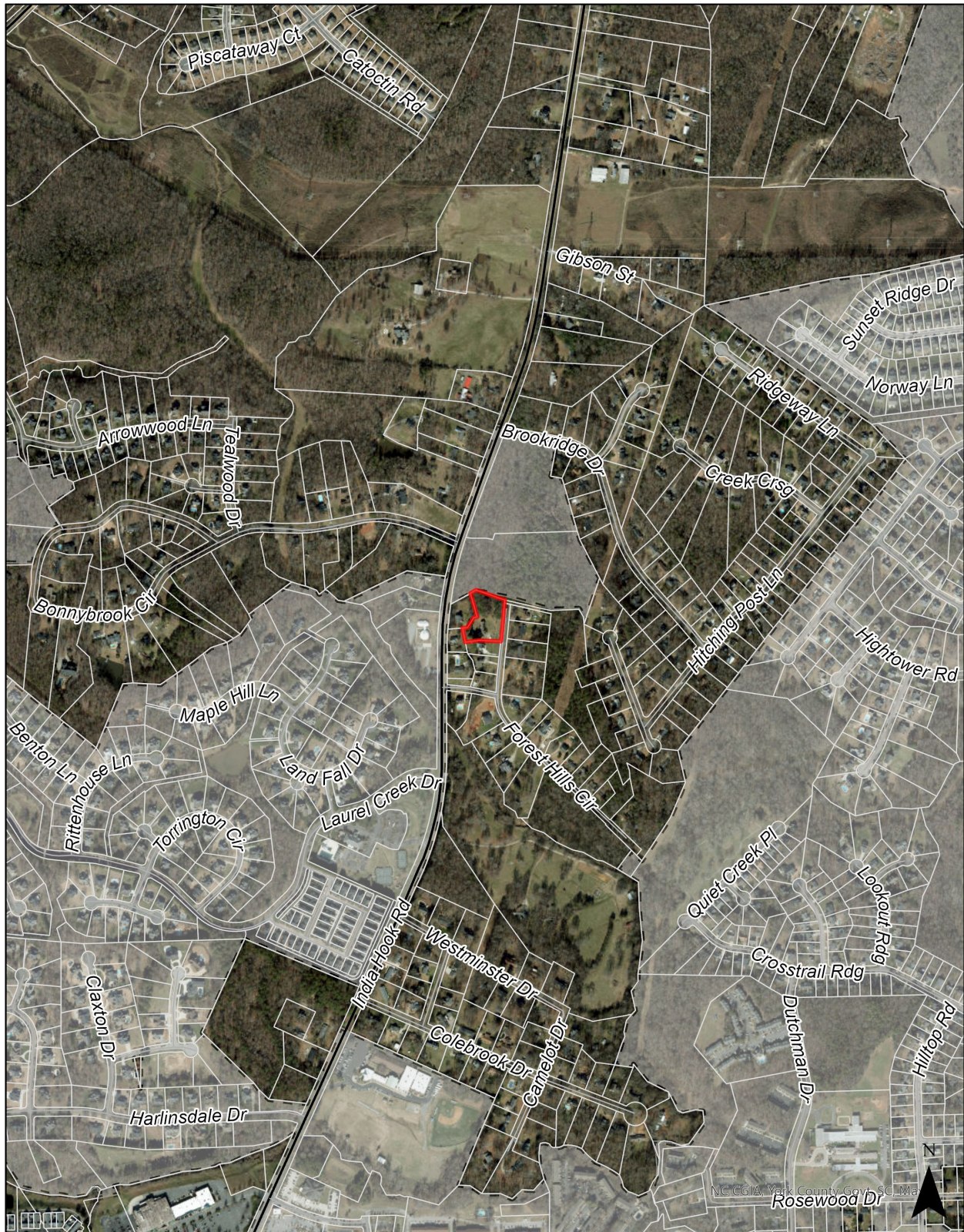
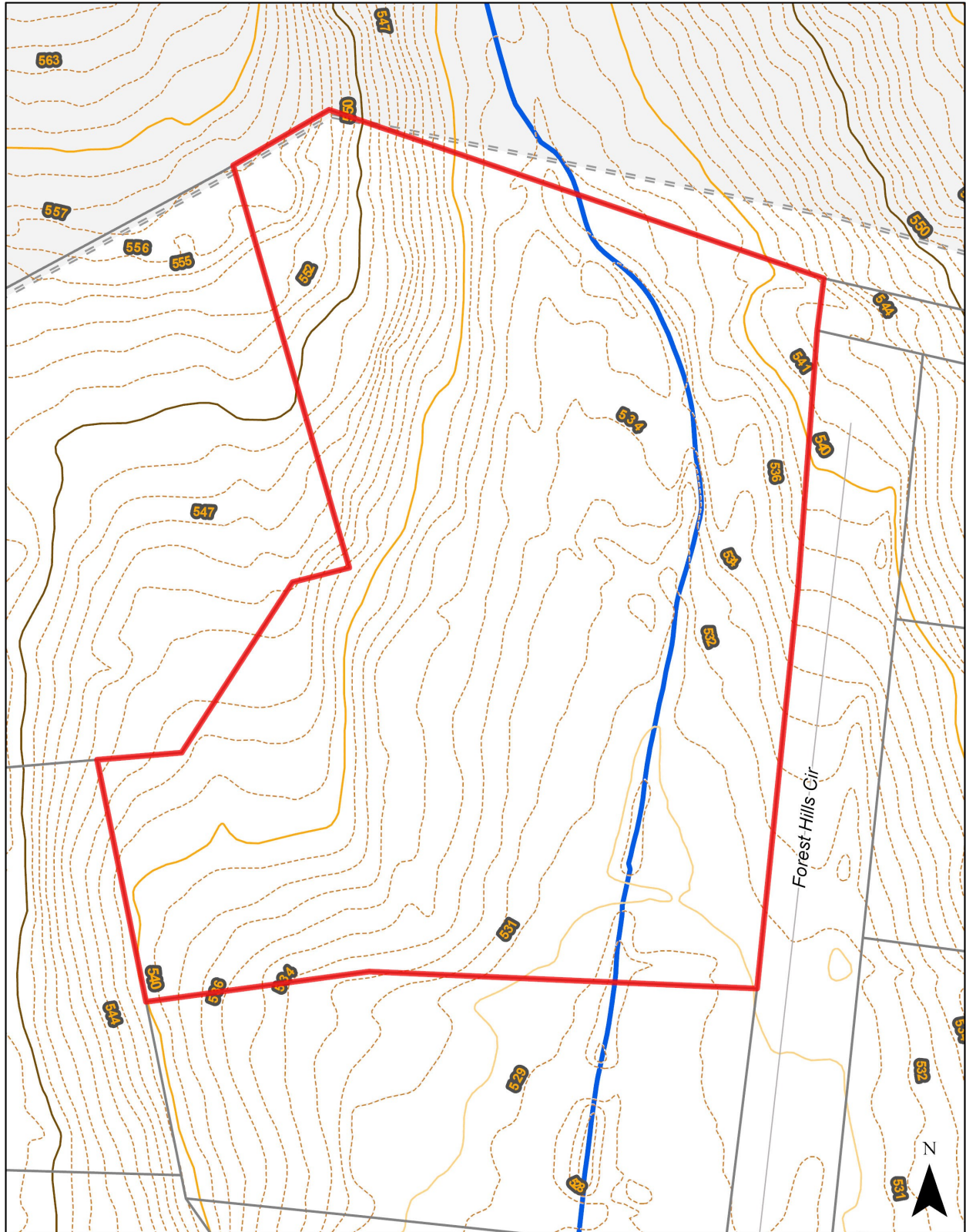
Exhibit C - Aerial Map—General Area**Attachment: 24-41 PC Packet (8792 : 24-41)**

Exhibit D - Aerial Map—Parcel

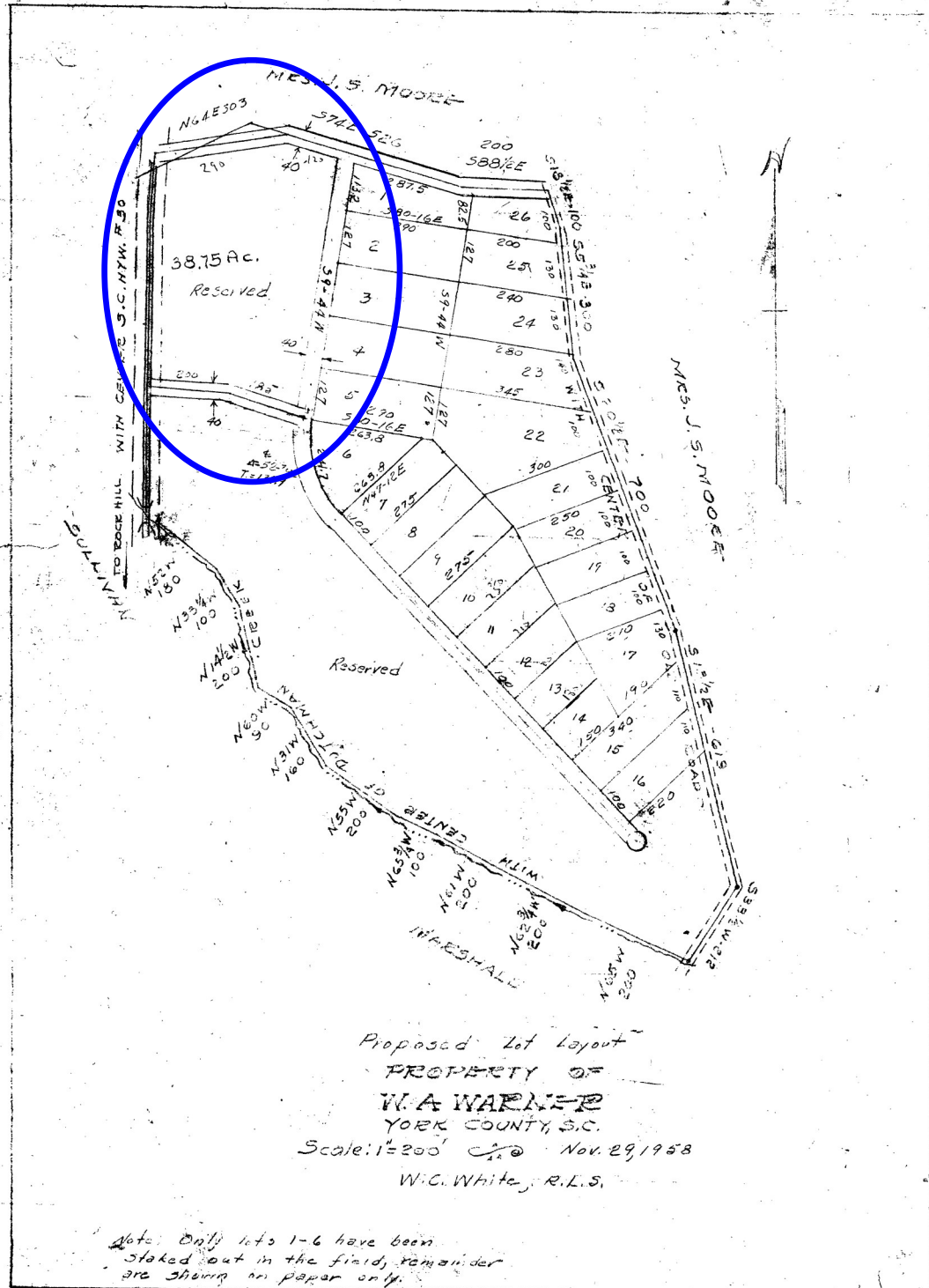
Attachment: 24-41 PC Packet (8792 : 24-41)

Exhibit E - Environmental Map



Attachment: 24-41 PC Packet (8792 : 24-41)

Exhibit F - Plat—1958



Filed & Rec. Dec. 3, 1958 Plat Book 116 page 2163

Attachment: 24-41 PC Packet (8792 : 24-41)

Exhibit G - Plat 1987—Created lot

BEING LOTS LOCATED ON FOREST HILL CIRCLE
EBENEZER TOWNSHIP, YORK COUNTY, SOUTH CAROLINA

JUNE 9, 1987

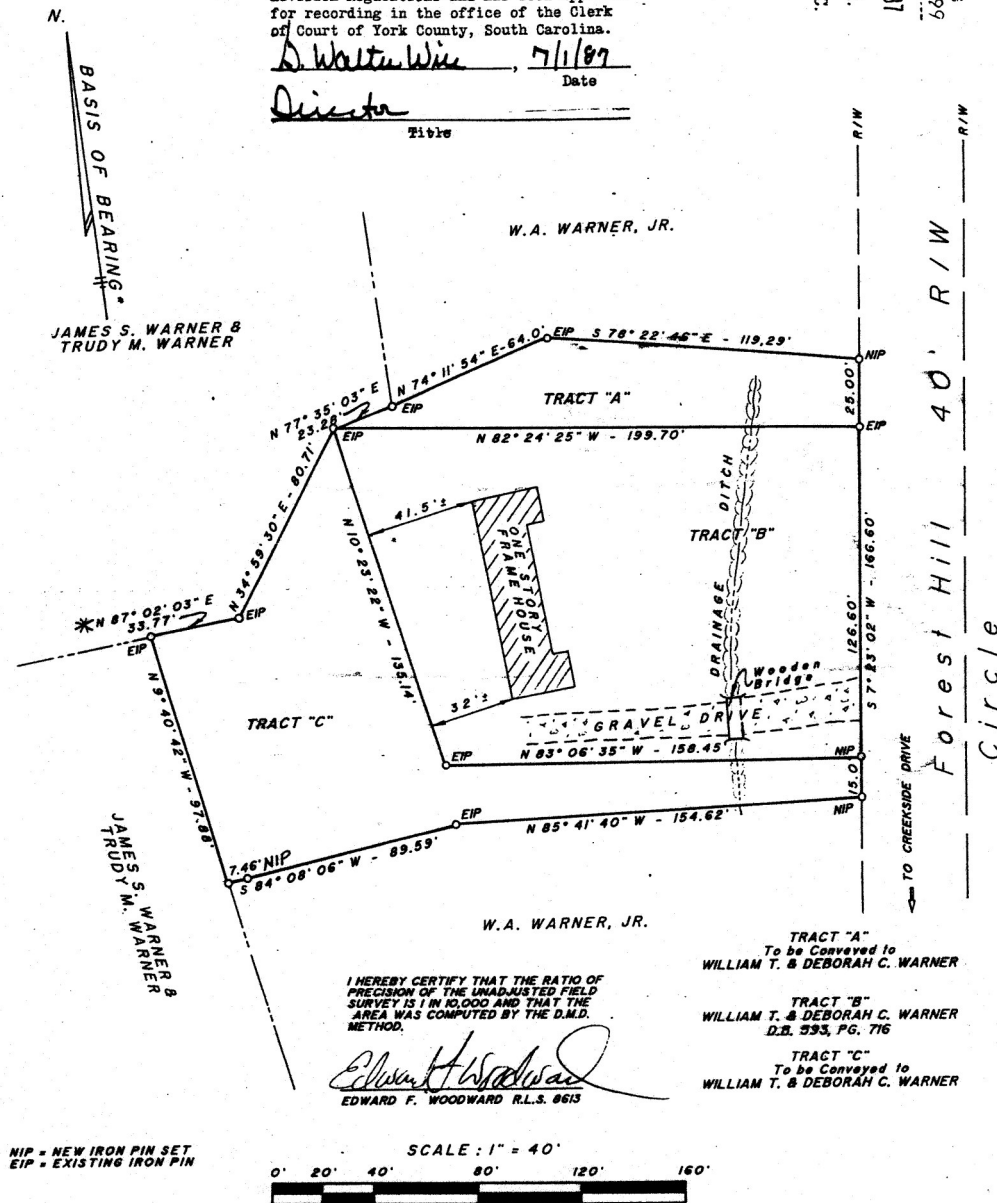
REFERENCES: DEED BOOK 593, PG. 716 AND N.F.I. MAPS

FINAL PLAT APPROVAL

The subdivision plat shown hereon has been found to comply with the York County subdivision Regulations and has been approved for recording in the office of the Clerk of Court of York County, South Carolina.

S. White Wine, 7/1/87
Date
Dieter
Title

FILED-RECEIVED
BOOK 87 PG 199
JUL 2 9 54 AM '87
MIL CANTON, JR.
CLERK OF COURT
YORK COUNTY, S.C.



ASHMARK LAND SURVEYORS

222 SALUDA STREET

ROCK HILL, SOUTH CAROLINA

PHONE (803) 324-2475

I HEREBY CERTIFY THAT THIS PLAT REPRESENTS AN ACTUAL FIELD SURVEY BY ME THIS DATE AND THAT, TO THE BEST OF MY KNOWLEDGE, THERE ARE NO ENCROACHMENTS OR PROJECTIONS OTHER THAN SHOWN AND THAT THE STRUCTURES SHOWN ARE NOT LOCATED IN A SPECIAL FLOOD HAZARD ZONE UNLESS NOTED

EDWARD F. WOODWARD R.L.S. 8613

Attachment: 24-41 PC Packet (8792 : 24-41)

Exhibit H - Plat 1998—Combined Lots

98-D-16

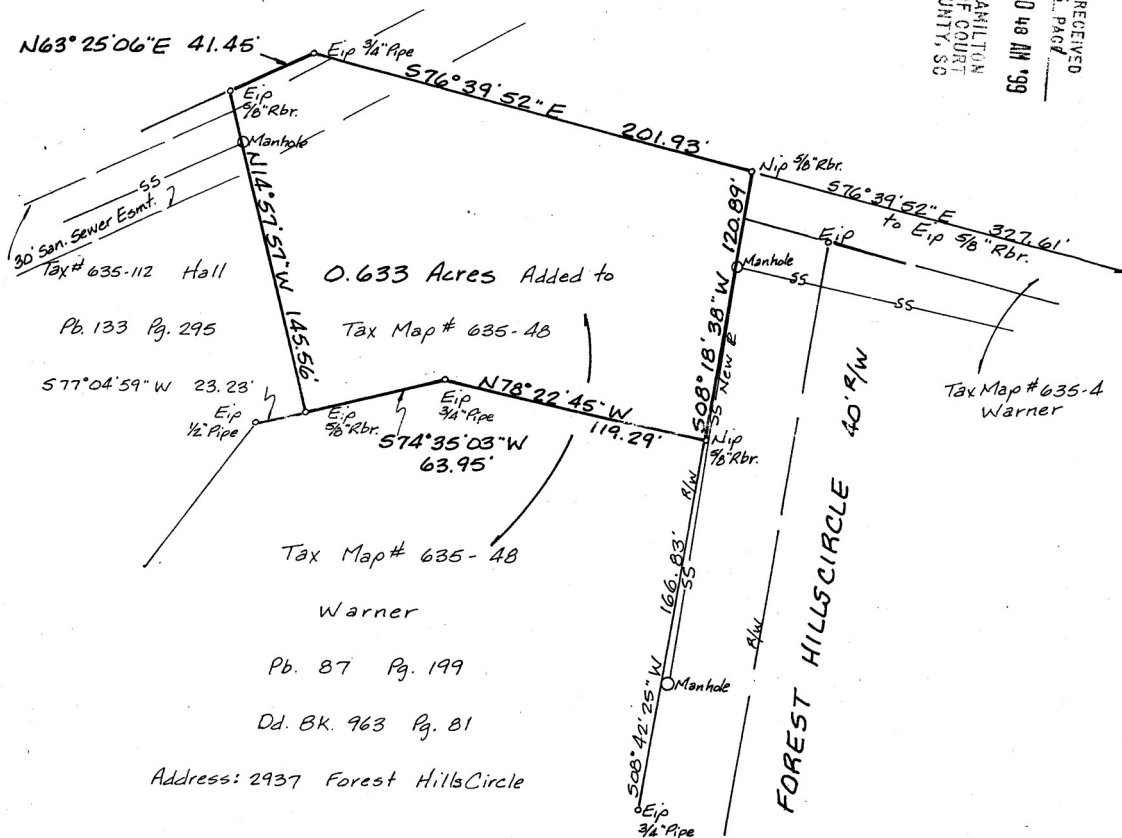
Record Mag. North
Pg. 87 Pg. 199

This plat represents the addition of 0.633 Acres to Tax Map # 635-48 from Tax Map # 635-4. Ref. Rb. 1826 Pg. 339. Ref. Pb. 87 Pg. 199 by Ashmark & Land Surveyors, dated June 9, 1987.

A hand-drawn map showing the vicinity of Ebenezer Twp. The map features several roads: Indiana Hook Rd. running diagonally from the top left; Forest Hills Circle branching off Indiana Hook Rd.; Creekside Dr. branching off Forest Hills Circle; and Celanese Rd. running horizontally across the bottom. A north arrow is located in the top right corner. The text 'NTS' is written in the bottom right corner.

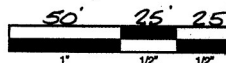
Tax Map # 635-83 Thomasson Bros. Rb. 1817 Pg. 164

FILED-RECEIVED
BOOK-LOS. PAGE
MAY 20 10 48 AM '99
DAVID HAMILTON
CLERK OF COURT
YORK COUNTY, SC
64



**PLAT OF SURVEY FOR:
WILLIAM T. & HOLLY L. WARNER
YORK COUNTY, SOUTH CAROLINA**

SCALE: 1" = 50'

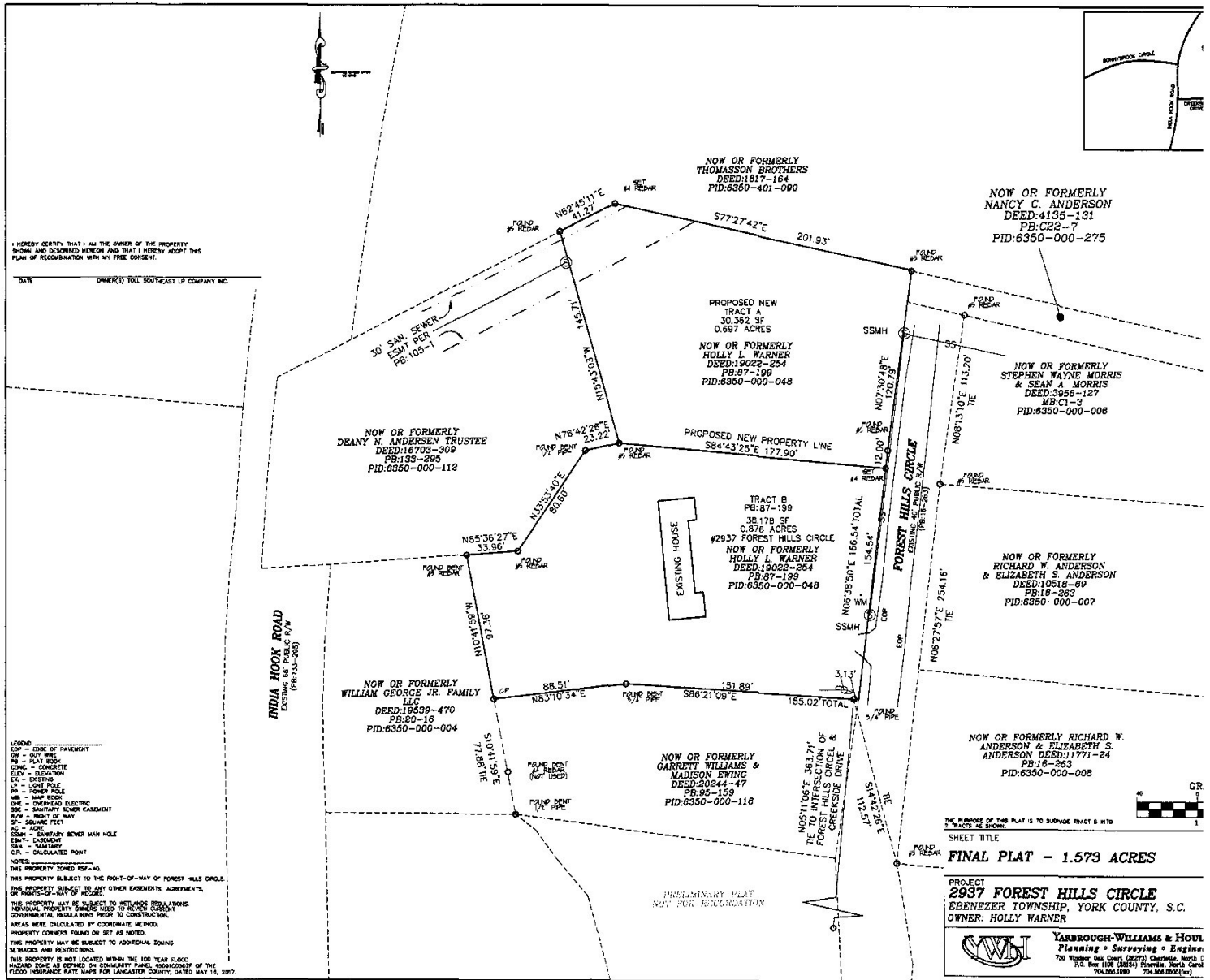


DATE: Jan. 9, 1998

David D. Shaw
Land Surveying, Inc.
412 Tom Hall St.
Fort Mill, SC 29715

"I hereby state that to the best of my knowledge, information, and belief, the survey shown hereon was made in accordance with the requirements of the Minimum Standards Manual for the Practice of Land Surveying in South Carolina, and meets or exceeds the requirements for a Class A survey as specified therein; also there are no visible encroachments or projections other than shown. This property does not lie within a flood zone area unless otherwise shown."

Exhibit I - Plat—Current Proposed Subdivision



Attachment: 24-41 PC Packet (8792 : 24-41)

SUPPLEMENTAL QUESTIONS

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

To return this property to its original two lots in order to build our new home.

2. Are there existing structures on the site?

Yes ☒

No ☐

If yes, please describe: Private Residence

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.

Jn SW / Teddi Robin Warner
APPLICANT(S)

07-19-2024
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.

Jolly L. Warner
PROPERTY OWNER(S)

07-19-2024
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.

Jn SW / Teddi Robin Warner
APPLICANT(S)

07-19-2024
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.

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: 600- CHECK #: 817 CASH AMOUNT: _____
 DATE RECEIVED: 7/22/24 RECEIPT #: _____
 APPLICATION RECEIVED BY: Diane Mil
 APPLICATION REVIEWED BY: Diane Mil

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.

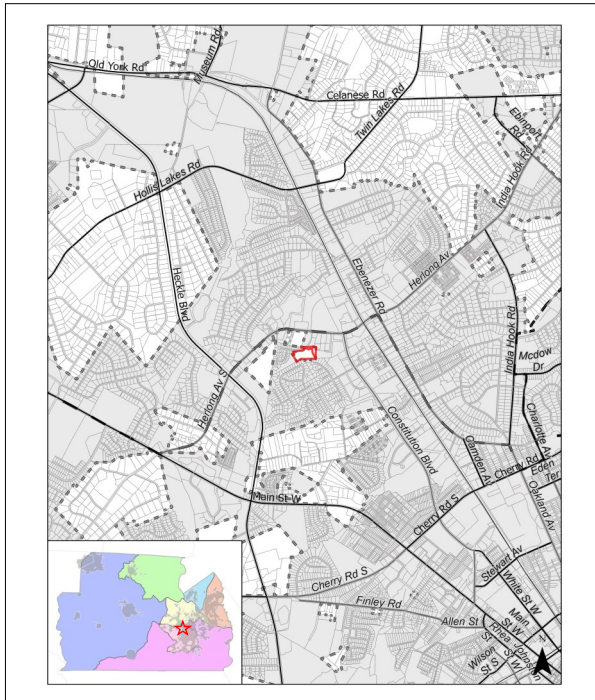
PLANNING COMMISSION

**REZONING 24-42 ERIC HILLMAN (APPLICANT) BAYWOODS DRIVE,
LLC(OWNER); REQUESTING TO REZONE TWO PARCELS THAT TOTAL 5.24
ACRES FROM RSF-30 TO GC. THE SUBJECT PARCELS ARE LOCATED AT 1650
HERLONG CT, ROCK HILL. THE PROPERTIES ARE REFERENCED AS TAX MAP
NUMBERS 593-00-00-008; -009; COUNCIL DISTRICT 4 - RODDEY.**



Planning Commission September 9, 2024

Case: 24-42
Staff Report



REQUEST SUMMARY

Applicant: Eric Hillman

Property Owner: Baywoods Drive, LLC

Tax Map Number: 593-00-00-008; -009

Address: 1650 Herlong Ct, Rock Hill

Council District: 4-Roddey

Requested Action: Rezone two parcels that total +/-5.24 acres from RSF-30 to GC

Staff Planner: Diane Dil, AICP

Staff Recommendation: Deny

PROJECT DESCRIPTION

The applicant is requesting to rezone two parcels for a total of 5.24-acres parcel from Residential Single Family-30 (SF-30) to General Commercial (GC) in order to develop the site with an *Event Venue* use.

CONSISTENCY WITH THE COMPREHENSIVE PLAN

The subject parcels are located within the *Municipal Infill* future land use in the *York Forward 2035* Comprehensive Plan, which is described as places that are abutting or in close proximity to a municipal boundary line or are completely surrounded by a municipality and are typically being served by municipal utilities. These areas provide a seamless transition between County and incorporated properties and reflect the desired goals of the municipality.

The City of Rock Hill's Future Land Use map designation for this area is *Neighborhood Residential*, with a small portion within the *Employment Center* designation. The city's plan for *Neighborhood Residential* 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.

Since the request is not consistent with city's plan, the rezoning is not consistent with the York County 2035 Comprehensive Plan and Future Land Use Map. These two parcels are completely surrounded by the City of Rock Hill and would best serve both plans if annexed and developed in accordance with the city's Comprehensive Plan.

Staff Analysis

PROPERTY DESCRIPTION

The 5.24-acre subject area consists of two parcels. One parcel contains a vacant single family home. Both of the parcels are heavily wooded. In the center of the parcel is a large pond that appears to have been drained. The parcels are located within a doughnut hole of the city of Rock Hill, sandwiched between the hospital's medical office facilities and single family neighborhoods.

Table 1: Property Context

PROXIMITY	CURRENT LAND USE	CURRENT ZONING	2035 LAND USE PLAN RECOMMENDATION
NORTH	Residential/office	NC/Res (RH)	Employment Center (RH)
SOUTH	Residential	MF15 (RH)	Neighborhood Residential (RH)
EAST	Office	GC (RH)	Employment Center (RH)
WEST	Residential	Res (RH)	Neighborhood Residential (RH)

ZONING AND LAND USE HISTORY

- ◆ July 22, 1986: The parcel was originally zoned RSF-30
- ◆ December 5, 2023: Recorded current deed of both parcels (RB 21071, PG 130)
- ◆ December 5, 2023: Recorded current plat of both parcels (PB 171, PG 480)

REZONING REQUEST

The applicant is requesting to rezone approximately 5.24 acres from RSF-30 to GC.

- ◆ *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 GC district is intended to provide for areas where large-scale commercial and business development may occur, is designed to support regional shopping centers and business complexes of greater scale and intensity than permitted by the Neighborhood Commercial and Office and Institutional Districts, and accommodates a wide range of business and commercial uses, generally clustered for "cumulative attraction" and optimum accessibility.*

Table 2: Zoning District Comparison

	ZONING DISTRICT: RSF-30	ZONING DISTRICT: GC
MINIMUM LOT SIZE	30,000 sf	None
PERMITTED LAND USES	Single family detached dwellings	Large scale retail sales and services

Exhibit A - Existing Zoning Map

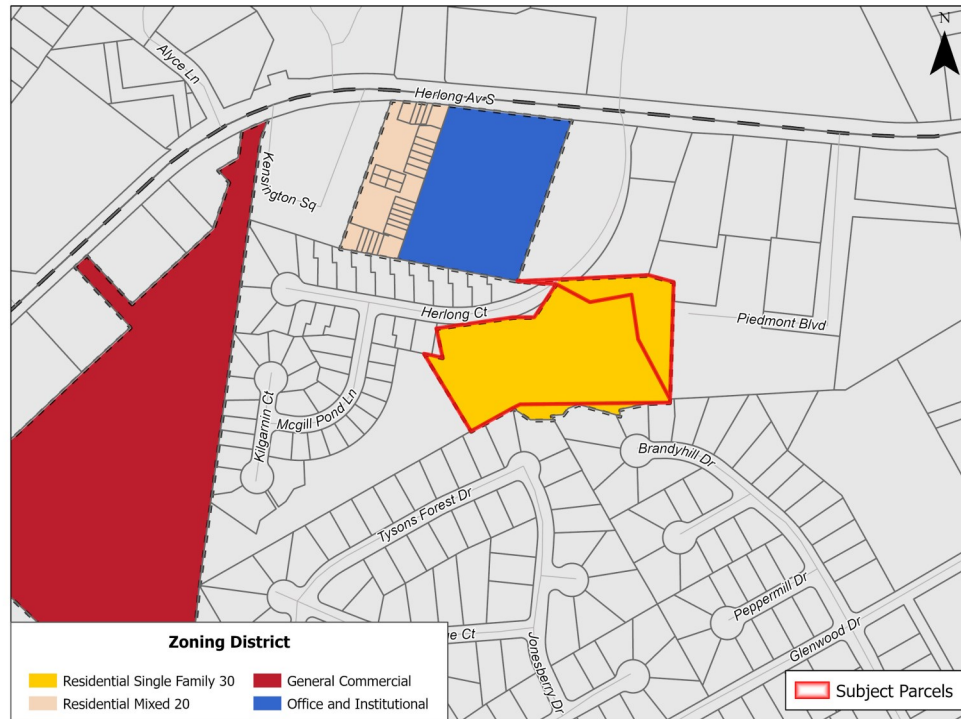


Exhibit B - 2035 Land Use Plan

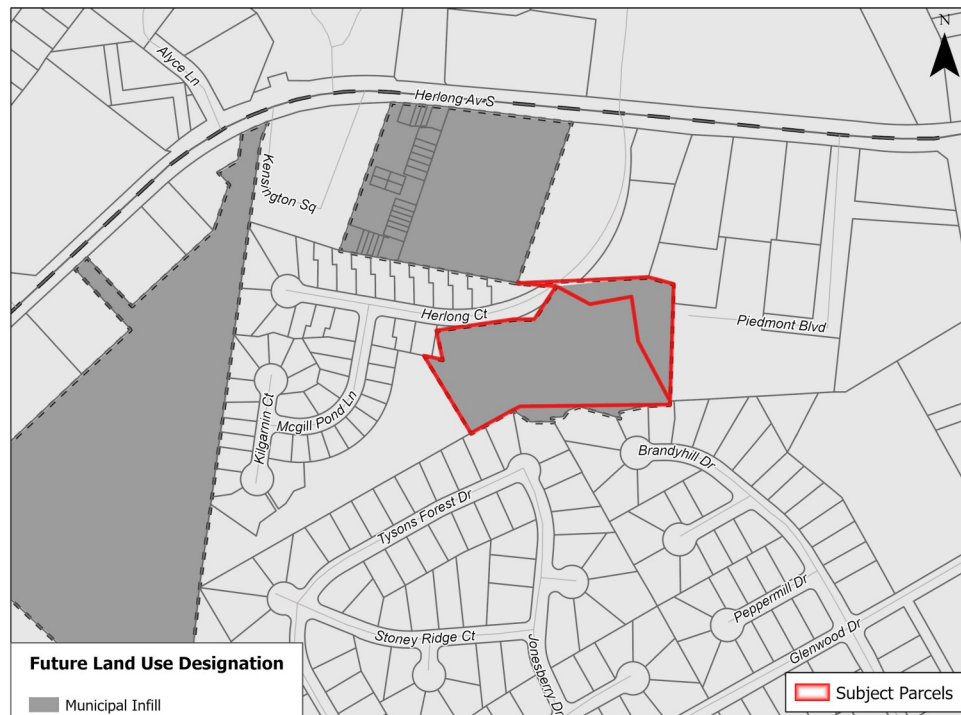


Exhibit C - City of Rock Hill's Future Land Use Map



Rock Hill 2030 Future Land Use



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 located within the *Municipal Infill* future land use in the York Forward 2035 Comprehensive Plan, which is described as places that are abutting or in close proximity to a municipal boundary line or are completely surrounded by a municipality and are typically being served by municipal utilities. These areas provide a seamless transition between County and incorporated properties and reflect the desired goals of the municipality.

The City of Rock Hill's Future Land Use map designation for this area is *Neighborhood Residential*, with a small portion within the *Employment Center* designation. The city's plan for the *Neighborhood Residential* 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.

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

Since the request is not consistent with city's plan, the rezoning is not consistent with the York County 2035 Comprehensive Plan and Future Land Use Map. These two parcels are completely surrounded by the City of Rock Hill and would best serve both plans if annexed and developed within the city.

In a request for comment made to the city, the county received the following reply, *"These two parcels off of Herlong Court (5930000008 and 5930000009) are subject to the City of Rock Hill's Utility Service Policy. However, the proposed commercial development is not consistent with the surrounding land uses and is not consistent with the City's Comprehensive Plan Future Land Use Map. These parcels are located in the Neighborhood Residential character area that seeks to protect the residential qualities of the neighborhood."*

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 not compatible with the surrounding area. The parcels along Herlong Avenue are zoned NC, GC, and OI within the city of Rock Hill. However, the subject parcels are located behind this non-residential area and adjacent to single family homes.

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

Based on the site plan submitted with the rezoning request, the scale of the development is compatible with the surrounding land uses. The applicant intends to use many of the existing elements of the site and construct a few small scale buildings.

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 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 parcels are located within the City of Rock Hill's utility service area and intends to utilize private well and septic. There are public utilities in the area, and DES may require the applicant to utilize these utilities.

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 Herlong Court, which is maintained by the City of Rock Hill and is designated as a local roadway, and there is no count data available. Herlong Court is a paved roadway, with no posted speed limit. Herlong Court intersects with Herlong Avenue, which is designated as a minor arterial roadway with an average daily volume of 22,000 trips per day. Herlong Avenue is a paved, four-lane roadway with a striped two-way-left-turn median, with a posted speed limit of 35 mph.

The applicant is proposing to develop the parcels with an *Event Venue* use. Based on the number of trips expected, the proposed change of use may require a TIA to be submitted during the review of the civil construction plans.

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 approval.

NEXT STEPS

The rezoning request is anticipated to follow the process below:

- | | |
|------------------------------------|------------------|
| ◆ Public Hearing: | October 7, 2024 |
| ◆ County Council (First Reading): | October 7, 2024 |
| ◆ County Council (Second Reading): | October 21, 2024 |
| ◆ County Council (Third Reading): | November 4, 2024 |

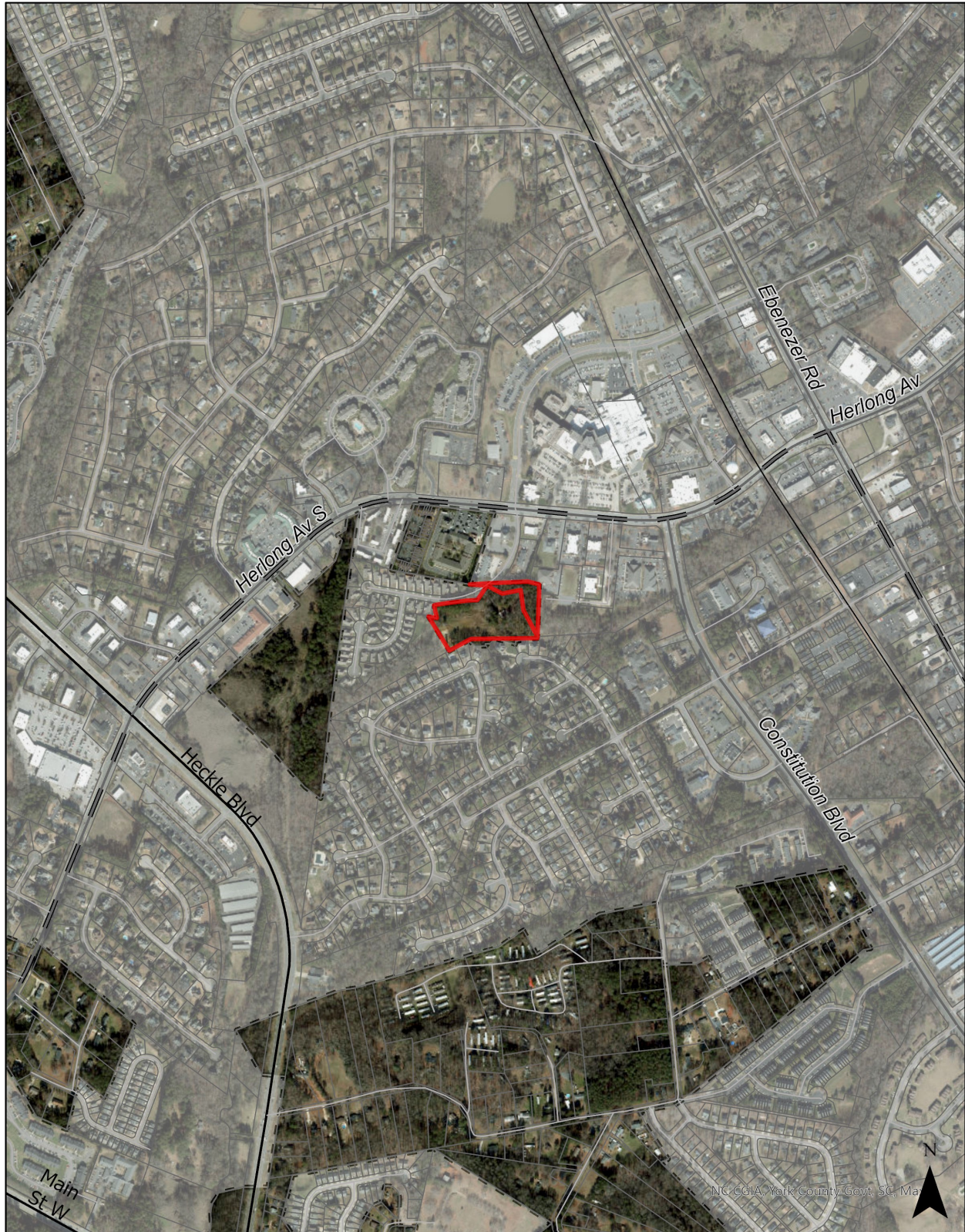
PLANNING AND DEVELOPMENT STAFF CONTACT

Diane Dil, AICP

Planning Manager

(803) 909-7223

diane.dil@yorkcountygov.com

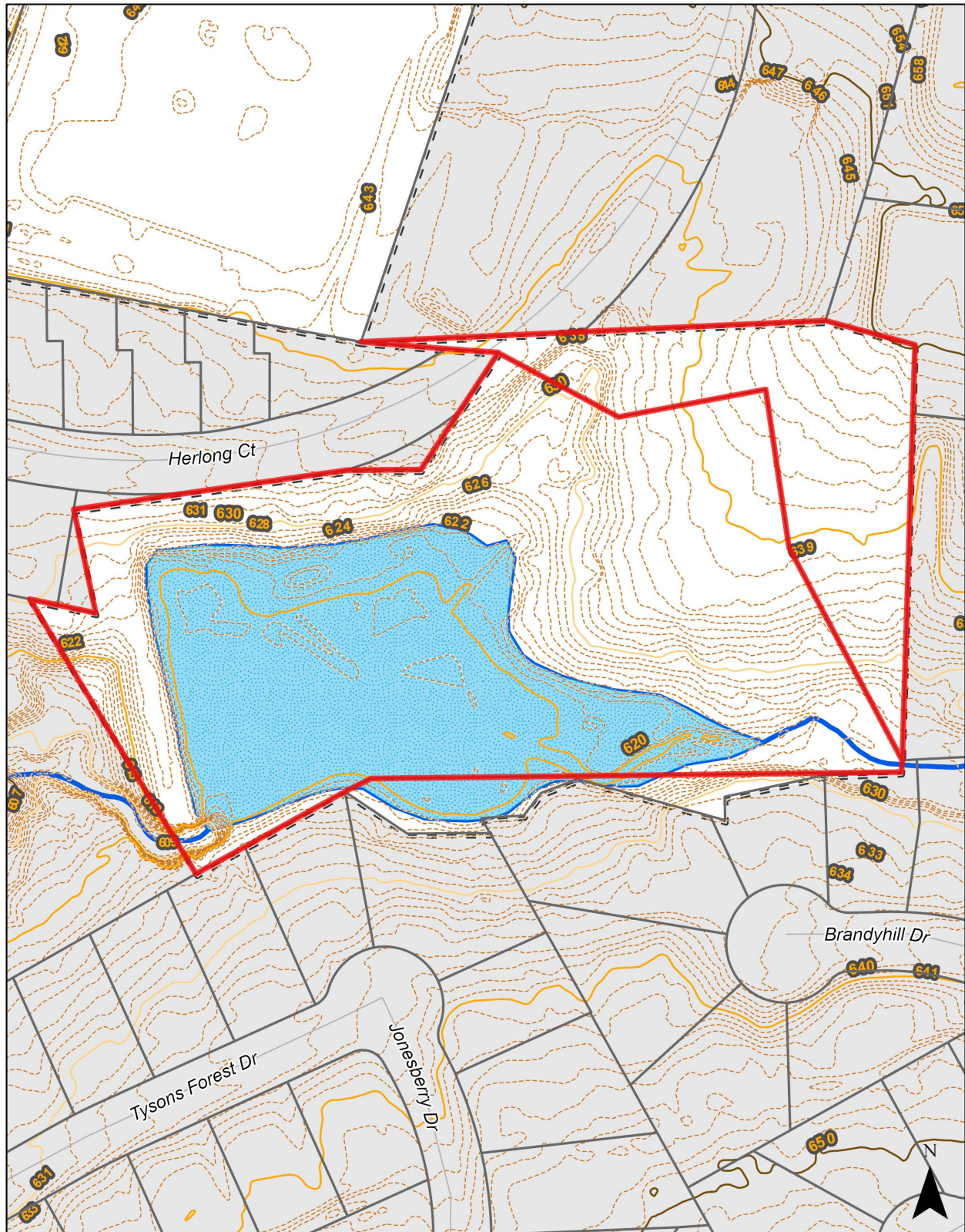
Exhibit D - Aerial Map—General Vicinity

Attachment: 24-42 PC Packet (8800 : 24-42)

Exhibit E - Aerial Map—Parcel

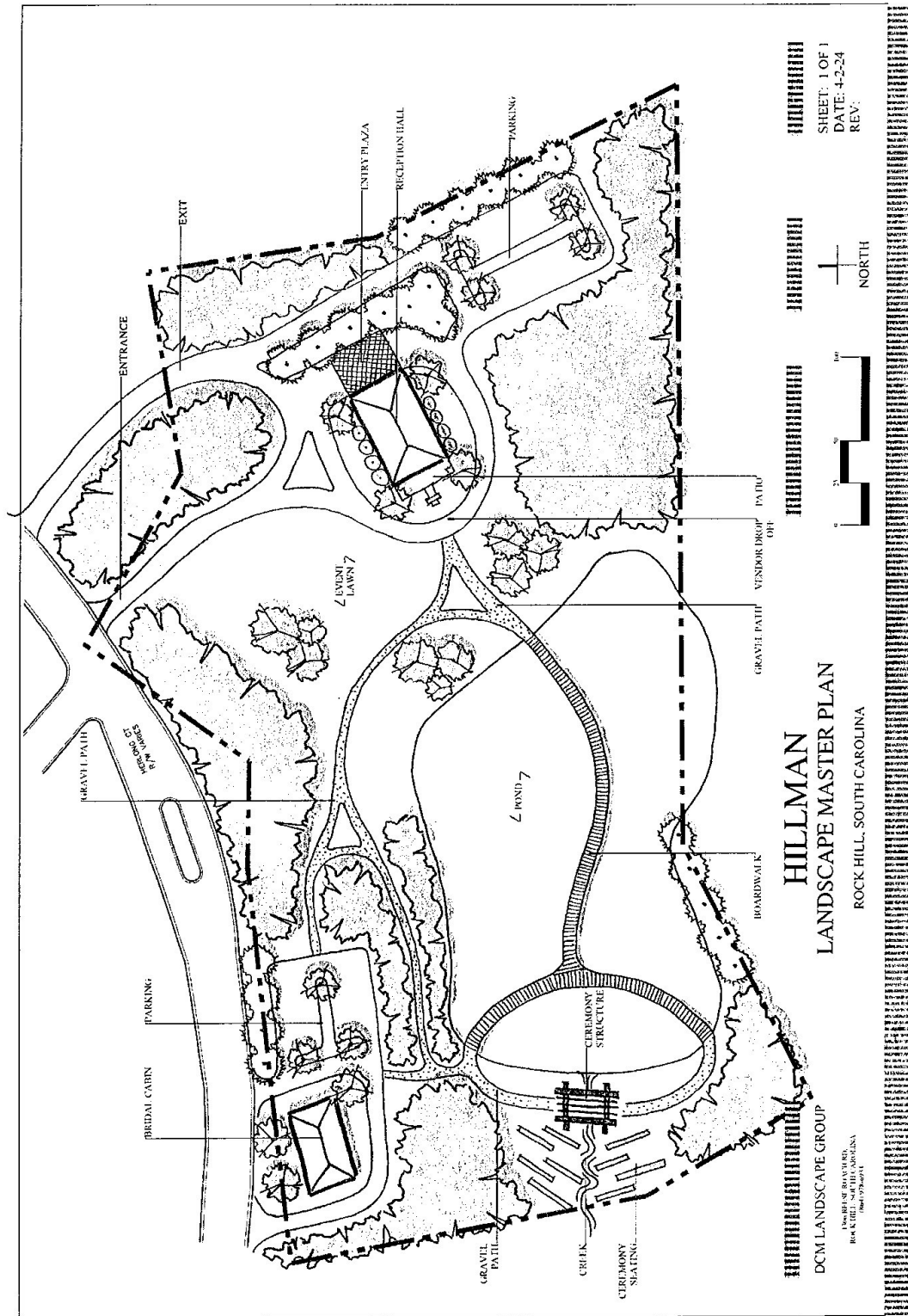


Attachment: 24-42 PC Packet (8800 : 24-42)

Exhibit F - Environmental Map

Attachment: 24-42 PC Packet (8800 : 24-42)

Exhibit G - Site Plan





YORK COUNTY REZONING APPLICATION

APPLICANT AND OWNER INFORMATION

APPLICANT NAME(S): Eric H. Hillman
 ADDRESS: 2764 Pleasant RD Suite A #11809 Fort Mill, SC 29701
 PHONE: 704-904-7773
 WORK HOME MOBILE
 EMAIL ADDRESS: B. G. E. @ erichillman.com

PROPERTY OWNER NAME(S): Baywoods DR, LLC
 ADDRESS: 2764 Pleasant RD Suite A #11809 Fort Mill, SC 29701
 PHONE: 704-904-7773
 WORK HOME MOBILE
 EMAIL ADDRESS: _____

PROPERTY INFORMATION

PROPERTY ADDRESS: 1650 Herlong CT. Rock Hill, SC 29732
 PROPERTY TAX MAP #(s): 593-00-00-008 593-00-00-009
 LAND AREA (ACRES) TOTAL: 5.244 AREA TO BE REZONED: 5.244
 ZONING CURRENT: RSF-30 PROPOSED: G-C
 2035 LAND USE PLAN DESIGNATION: Municipal Infill
 CURRENT USE OF PROPERTY: Residential
 PROPOSED USE OF PROPERTY: meeting Venue
 TOTAL AREA OF PROPOSED BUILDINGS (COMMERCIAL): 3,000±
 TOTAL # OF DWELLING UNITS (RESIDENTIAL): 8
 UTILITY PROVIDERS WATER: well SEWER: septic
 SCHOOL DISTRICT: 3 COUNTY COUNCIL DISTRICT: 4

Attachment: 24-42 PC Packet (8800 : 24-42)

SUPPLEMENTAL QUESTIONS

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

Currently zoned for Residential. like to convert
the current structure (Home) to a Venue to be used
for meetings and weddings.

2. Are there existing structures on the site?

Yes



No



If yes, please describe: 2000± Home.

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



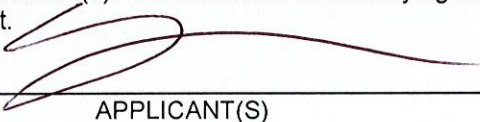
No



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)

7-23-24

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.



PROPERTY OWNER(S)

7-23-24

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 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: 800- CHECK #: 2001 CASH AMOUNT: _____

DATE RECEIVED: 7-24-24 RECEIPT #: _____

APPLICATION RECEIVED BY: Diane Mil

APPLICATION REVIEWED BY: Diane Mil

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.

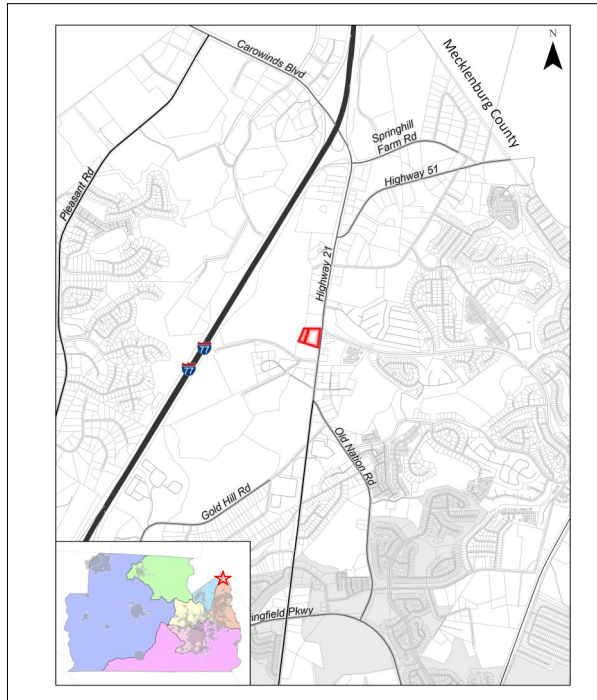
PLANNING COMMISSION

REZONING 24-44 CF SMITH PROPERTY GROUP (APPLICANT) GRADY AND TONY MCMEHAN/RONNIE GRIFFIN (OWNERS); REQUESTING TO REZONE TWO PARCELS THAT TOTAL 4.70-ACRES FROM UD TO GC. THE SUBJECT PARCELS ARE LOCATED AT 3133 AND 3139 HIGHWAY 21. THE PROPERTIES ARE REFERENCED AS TAX MAP NUMBERS 721-00-00-014 AND -065; COUNCIL DISTRICT 7 - CLONINGER.



Planning Commission September 9, 2024

Case: 24-44
Staff Report



REQUEST SUMMARY

Applicant: CF Smith Property Group LLC

Property Owner: Grady and Tony McMehan/
Ronnie Griffin

Tax Map Number: 721-00-00-014 and 721-00-00-065

Address: 3133 and 3139 Highway 21, Fort Mill

Council District: 7 - Cloninger

Requested Action: Rezone two parcels that total +/- 4.70 acres from UD to GC

Staff Planner: Diane Dil, AICP

Staff Recommendation: Approve

PROJECT DESCRIPTION

The applicant is requesting to rezone the two parcels from Urban Development (UD) to General Commercial (GC) in order to redevelop the site as a commercial center to include uses such as quick serve restaurant, auto repair, and general retail.

CONSISTENCY WITH THE COMPREHENSIVE PLAN

The parcels are located within the *I-77 Corridor Employment* future land use designation, which is described as places often located with easy interstate access, that serve as the economic generators of York County. Employers in targeted business sectors, such as innovative manufacturing benefit from a campus environment with attractive green space. The most competitive campuses integrate retail, restaurants, services, and/or residences in a mixed-use setting.

The requested rezoning does not fully support the York County 2035 Comprehensive Plan and Future Land Use Map, as typically the General Commercial zoning district is not the preferred district for this land use designation. However, the proposed uses are consistent with the surrounding area as there is a substantial amount of existing GC zoning across Highway 21 from the subject parcels. This request also helps achieve the goal of eliminating parcels within the legacy UD zoning district.

Attachment: 24-44 PC Packet (8793 : 24-44)

Staff Analysis

PROPERTY DESCRIPTION

The parcel fronting Highway 21 (tax map number 7210000014) is an assortment of structures that include a variety of commercial and residential uses. The parcel at the rear (tax map number 7210000065) is a single family dwelling. The majority of the area of the two parcels is generally flat, but there are some areas with steep slopes. The properties currently have multiple access points onto Highway 21, which will be reduced to improve access management along the corridor.

Table 1: Property Context

PROXIMITY	CURRENT LAND USE	CURRENT ZONING	2035 LAND USE PLAN RECOMMENDATION
NORTH	Vacant	GC	I-77 Corridor Employment
SOUTH	Retail Center	UD	I-77 Corridor Employment
EAST	Retail Center	GC	Neighborhood Residential
WEST	Distribution Center	UD	I-77 Corridor Employment

ZONING AND LAND USE HISTORY

- ◆ July 22 1986: Both parcel were originally zoned UD.
- ◆ October 15, 2002: Recorded current plat of both parcels (PB C111, PG 4)
- ◆ January 9, 2019: Recorded current deed of 7210000014 (RB 17360, PG 48)
- ◆ July 7, 2020: Recorded current deed of 7210000065 (RB 18399, PG 85)

REZONING REQUEST

The applicant is requesting to rezone approximately 4.70 acres from UD to GC.

- ◆ *Current Zoning District: The UD district was designed to permit, in certain areas of the County, 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: The GC district is intended to provide for areas where large-scale commercial and business development may occur, is designed to support regional shopping centers and business complexes of greater scale and intensity than permitted by the Neighborhood Commercial and Office and Institutional Districts, and accommodates a wide range of business and commercial uses.*

Table 2: Zoning District Comparison

	ZONING DISTRICT: UD	ZONING DISTRICT: GC
MINIMUM LOT SIZE	None	None
PERMITTED LAND USES	Some retail, warehouse, distribution, light machinery	Regional scale sales and service

Exhibit A - Existing Zoning Map

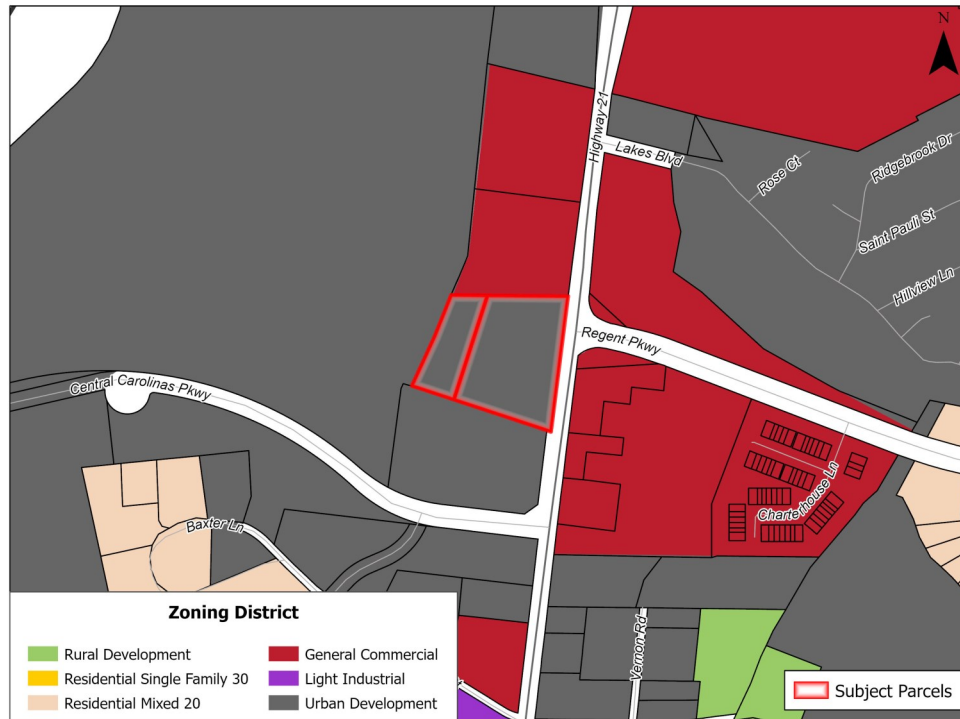
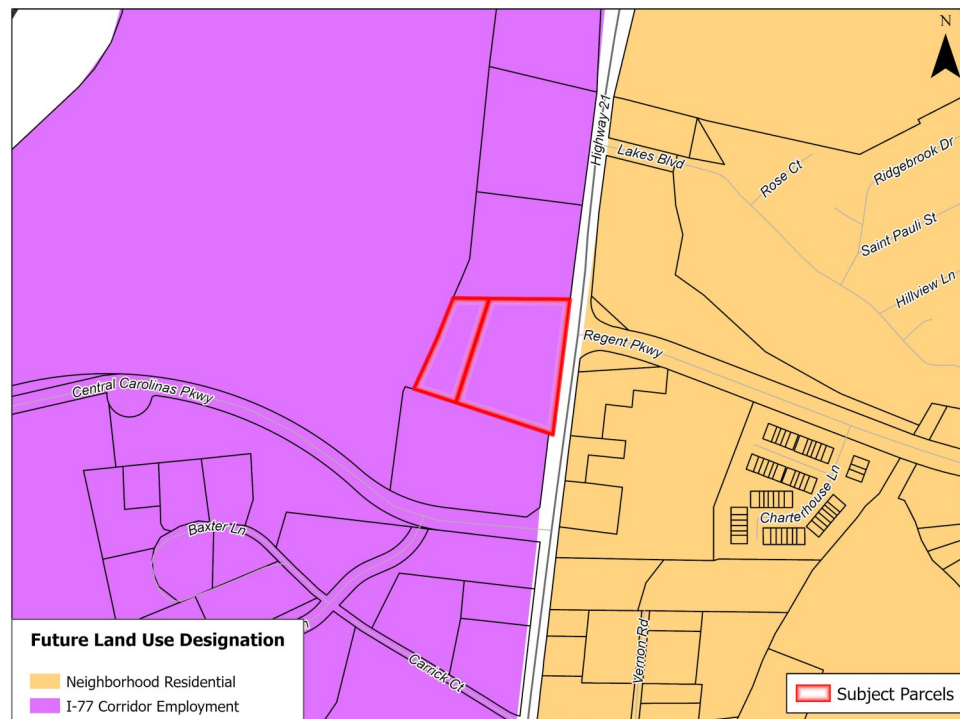


Exhibit B - 2035 Land Use Plan



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 located within the *I-77 Corridor Employment* future land use designation, which is described as places often located with easy interstate access, that serve as the economic generators of York County. Employers in targeted business sectors, such as innovative manufacturing benefit from a campus environment with attractive green space. The most competitive campuses integrate retail, restaurants, services, and/or residences in a mixed-use setting.

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

The requested rezoning does not fully support the York County 2035 Comprehensive Plan and Future Land Use Map, as typically the General Commercial zoning district is not the preferred district for this land use designation. However, the proposed uses are consistent with the surrounding area as there is a substantial amount of existing GC zoning across Highway 21 from the subject parcels. This request also helps achieve the goal of eliminating parcels within the legacy UD 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 compatible with the surrounding area. Existing uses in the area include gasoline sales, retail sales, and restaurants with drive-thru facility.

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 proposed development is similar in scale with the development to the south and across Highway 21.

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

The request is to rezone for a commercial use, therefore there will not be an 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 and will use public water and sewer.

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 Highway 21, which is maintained by SCDOT as S-21. Highway 21 is designated as a principal arterial roadway with an average daily volume of 22,900 trips. Highway 21 has different cross sections depending on the section of roadway. The section in front of the proposed development is currently a two-lane configuration with turn

lanes. The development will add a fourth-leg to the current three-legged signalized intersection. Pennies for Progress has current plans for future improvements in the vicinity of this development, which will widen Highway 21 and add capacity along the frontage of this proposed development.

The applicant proposes to develop the site with general retail uses. A traffic study will need to be performed to evaluate the impacts on the traffic network during the civil construction review process.

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 approval.

NEXT STEPS

The rezoning request is anticipated to follow the process below:

- | | |
|------------------------------------|------------------|
| ♦ Public Hearing: | October 7, 2024 |
| ♦ County Council (First Reading): | October 7, 2024 |
| ♦ County Council (Second Reading): | October 14, 2024 |
| ♦ County Council (Third Reading): | November 4, 2024 |

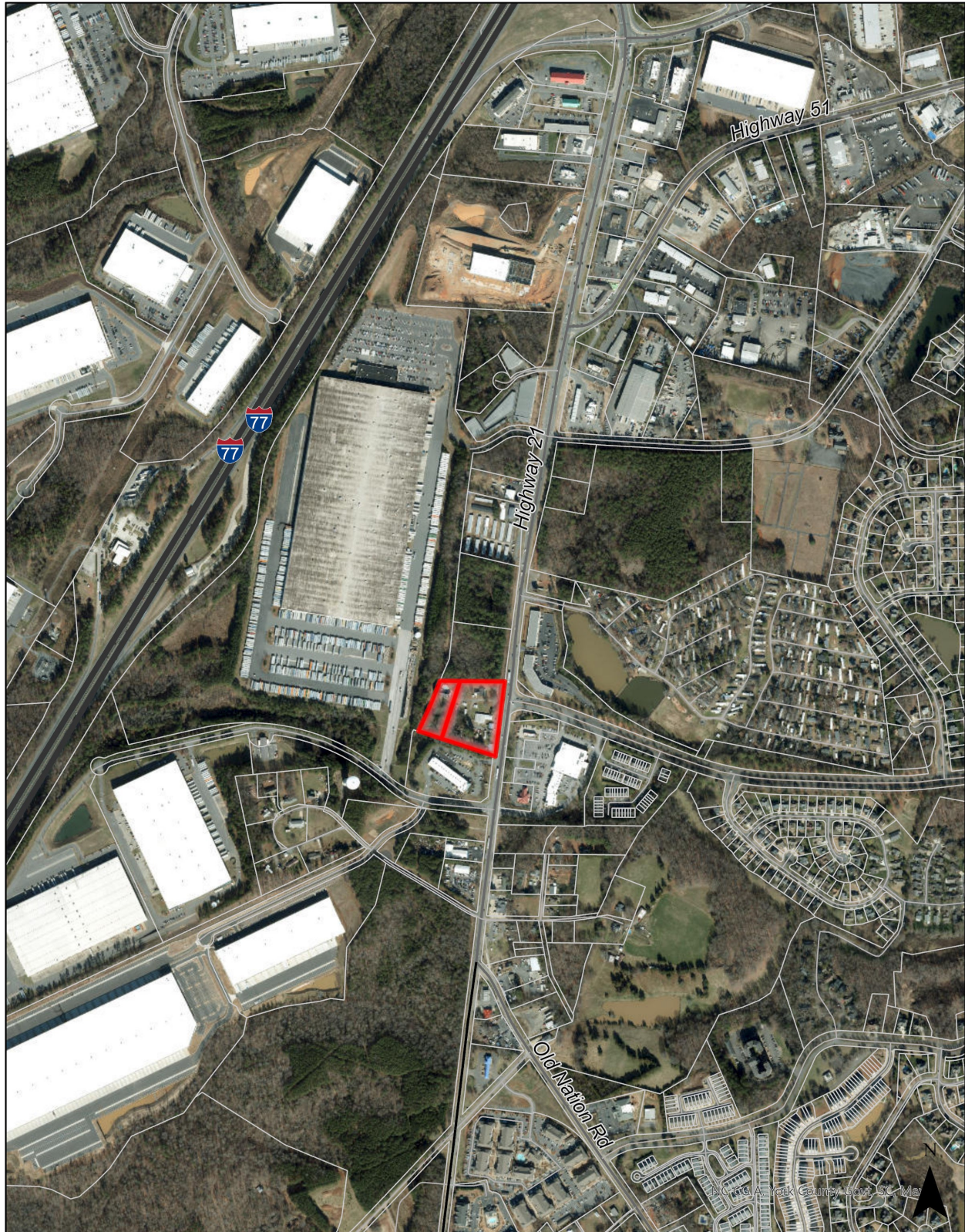
PLANNING AND DEVELOPMENT STAFF CONTACT

Diane Dil, AICP

Planning Manager

(803) 909-7223

diane.dil@yorkcountygov.com

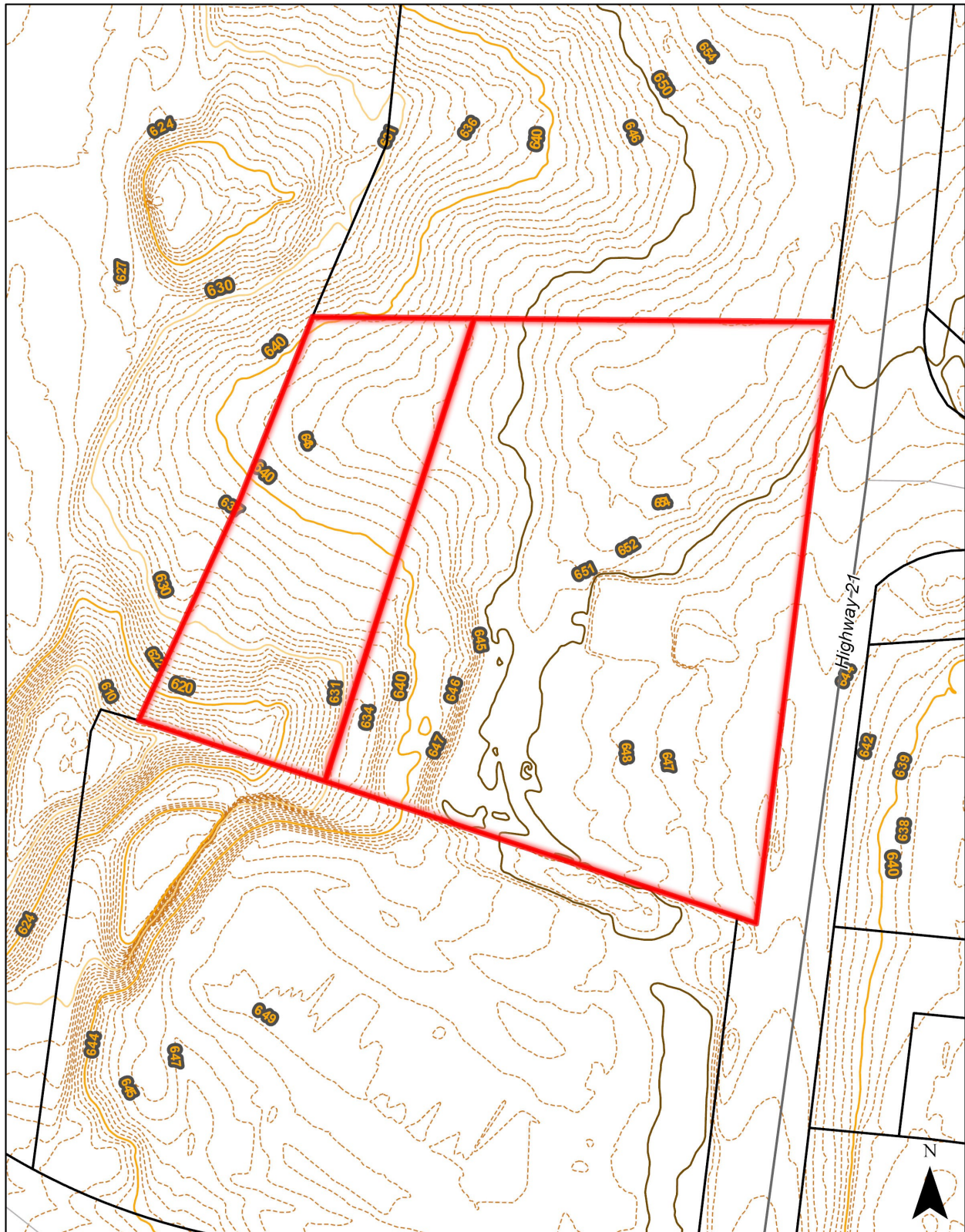
Exhibit C - Aerial Map—General Area

Attachment: 24-44 PC Packet (8793 : 24-44)

Exhibit D - Aerial Map—Parcel

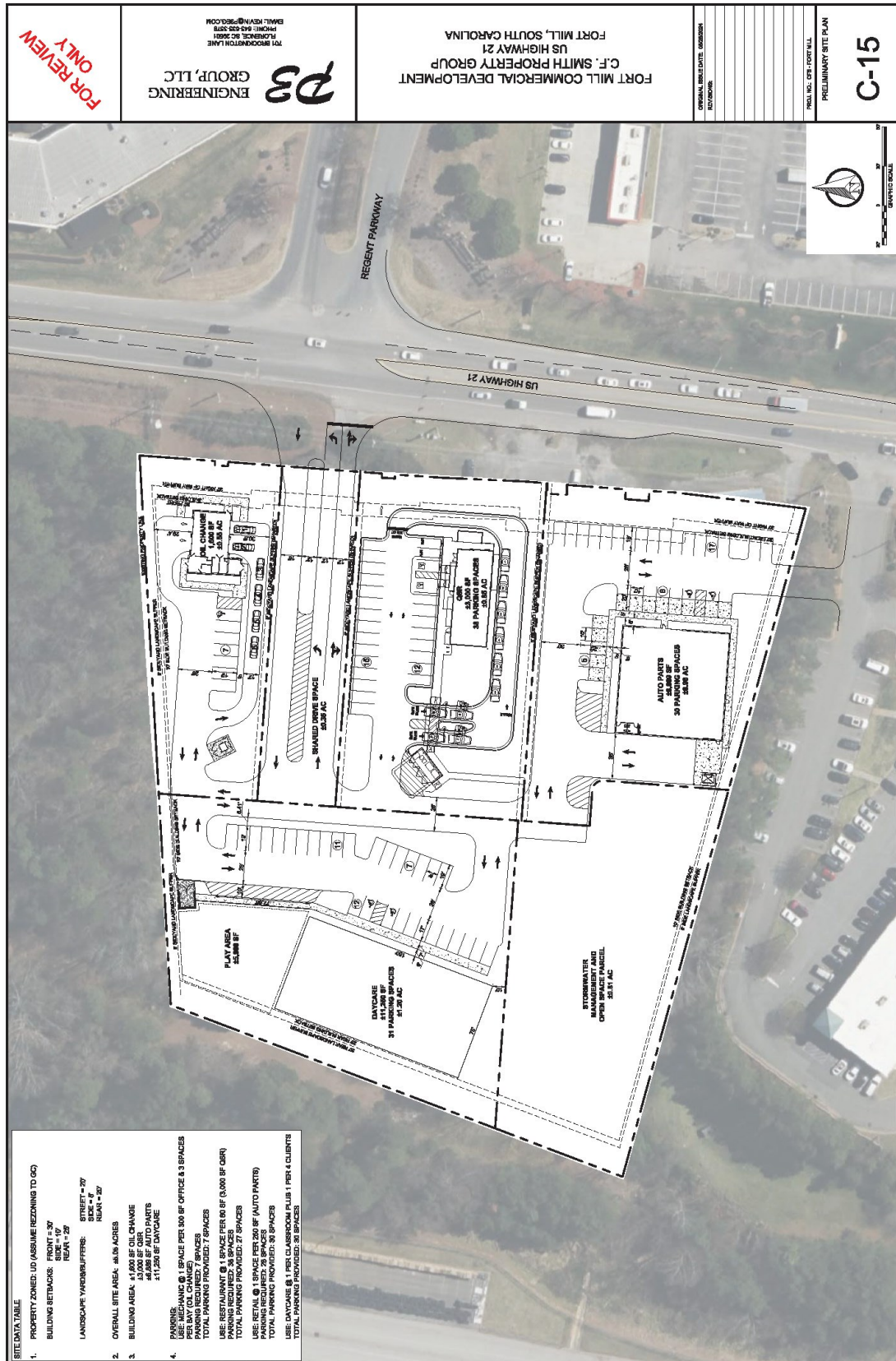


Attachment: 24-44 PC Packet (8793 : 24-44)

Exhibit E - Environmental Map

Attachment: 24-44 PC Packet (8793 : 24-44)

Exhibit F - Proposed Site Plan



SUPPLEMENTAL QUESTIONS

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

Purpose is to rezone from a legacy district (UD) to current zoning district (GC) in order to conform with surrounding existing zoning districts. Project will be commercial in nature.

2. Are there existing structures on the site?

Yes ☒ No ☐

If yes, please describe: 1 single family residence. Various commercial buildings and sheds.

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)	7/25/2024 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)	7-24-24 DATE
	7-24-24

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)	7/25/2024 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.

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)
- N/A ☐ 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
- N/A ☐ Sketch plan and detailed development plan (Special Districts Only)
- N/A ☐ 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.

SUPPLEMENTAL QUESTIONS

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

Purpose is to rezone from a legacy district (UD) to current zoning district (GC) in order to conform with surrounding existing zoning districts. Project will be commercial in nature.

2. Are there existing structures on the site?

Yes ☒

No ☐

If yes, please describe: 1 single family residence. Various commercial buildings and sheds.

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.

John Parker
APPLICANT(S)

7/25/2024

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.

Donnie Daffin
PROPERTY OWNER(S)

7-24-24

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.

John Parker
APPLICANT(S)

7/25/2024

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.

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)**
- N/A ☐ **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
- N/A ☐ **Sketch plan and detailed development plan** (Special Districts Only)
- N/A ☐ **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.

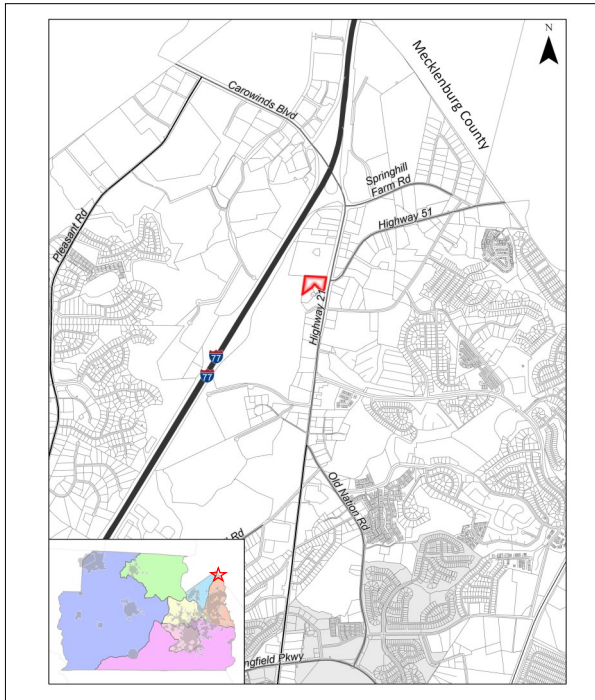
PLANNING COMMISSION

**REZONING 24-45 FORT MILL STORAGE PARTNERS (APPLICANT/OWNER);
REQUESTING TO REZONE A 4.49-ACRE PARCEL FROM UD TO GC. THE
SUBJECT PARCEL IS LOCATED AT 3358 TERRYS ROAD, FORT MILL. THE
PROPERTY IS REFERENCED AS TAX MAP NUMBER 721-00-00-001; COUNCIL
DISTRICT 7 - CLONINGER.**



Planning Commission September 9, 2024

**Case: 24-45
Staff Report**



REQUEST SUMMARY

Applicant: Fort Mill Storage Partners LLC

Property Owner: Fort Mill Storage Partners LLC

Tax Map Number: 721-00-00-001

Address: 3358 Terrys Road, Fort Mill

Council District: 7 - Cloninger

Requested Action: Rezone +/- 4.49 acres from UD to LI

Staff Planner: Diane Dil, AICP

Staff Recommendation: Approve

PROJECT DESCRIPTION

The applicant is requesting to rezone the property from Urban Development (UD) to Light Industrial (LI) in order to redevelop the site with an enclosed boat and RV storage facility.

CONSISTENCY WITH THE COMPREHENSIVE PLAN

The subject parcel is designated with the *I-77 Employment Corridor* future land use in the *York Forward 2035 Comprehensive Plan*. The designation is described as places often located with easy interstate access, that serve as the economic generators of York County. Employers in targeted business sectors, such as innovative manufacturing benefit from a campus environment with attractive green space. The most competitive campuses integrate retail, restaurants, services, and/or residences in a mixed-use setting.

The requested rezoning is supported by the York County 2035 Comprehensive Plan and Future Land Use Map, as the LI district aligns with the *I-77 Employment Corridor* future land use designation. There are other parcels in the area also zoned LI. This request will also remove one more parcel from the legacy UD district.

Staff Analysis

PROPERTY DESCRIPTION

The 4.49-acre property currently contains a vacant single family dwelling. The parcel has heavy tree coverage and areas of steep slope, but contains no water features. Uses in this area are mostly light industrial, warehouse and distribution facilities, fast food restaurants, gasoline sales, and hotels.

Table 1: Property Context

PROXIMITY	CURRENT LAND USE	CURRENT ZONING	2035 LAND USE PLAN RECOMMENDATION
NORTH	Tractor trailer sales	UD	I-77 Corridor Employment
SOUTH	Warehouse	UD/LI	I-77 Corridor Employment
EAST	Retail/Fast food	UD	I-77 Corridor Employment
WEST	Distribution site	UD	I-77 Corridor Employment

ZONING AND LAND USE HISTORY

- ◆ July 22 1986: Parcel was originally zoned UD
- ◆ March 1, 2024: Recorded current plat for the subject parcel (PB 172, PG 166)
- ◆ June 18, 2024: Recorded current deed for the subject parcel (RB 21359, PG 360)

REZONING REQUEST

The applicant is requesting to rezone approximately 4.49 acres from UD to LI

- ◆ *Current Zoning District: 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.*
- ◆ *Proposed Zoning District: This district is intended to create and protect industrial areas for light manufacturing and distribution, and to accommodate less intensive industrial uses with operations primarily conducted indoors. Whenever possible, this district should be separate from residential districts by natural or structural boundaries such as drainage channels, sharp breaks in topography, strips of vegetation, traffic arteries, and similar features.*

Table 2: Zoning District Comparison

	ZONING DISTRICT: UD	ZONING DISTRICT: LI
MINIMUM LOT SIZE	None	None
PERMITTED LAND USES	Retail, warehouse, distribution, light machinery	Warehouse, distribution, light machinery

Exhibit A - Existing Zoning Map

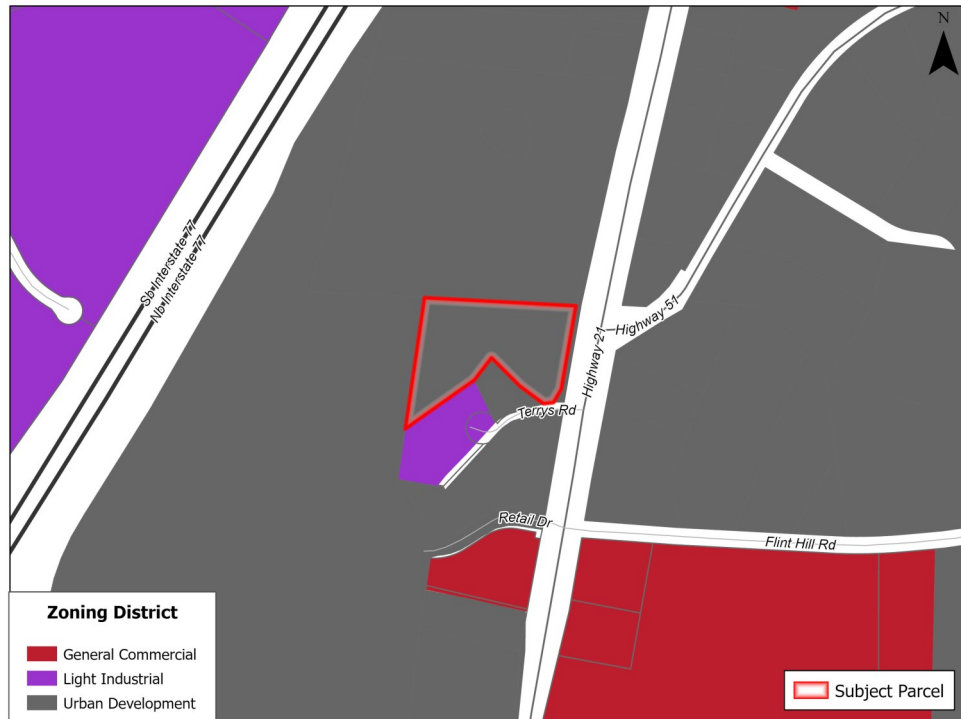


Exhibit B - 2035 Land Use Plan



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 *I-77 Employment Corridor* future land use in the *York Forward 2035 Comprehensive Plan*. The designation is described as places often located with easy interstate access, that serve as the economic generators of York County. Employers in targeted business sectors, such as innovative manufacturing benefit from a campus environment with attractive green space. The most competitive campuses integrate retail, restaurants, services, and/or residences in a mixed-use setting.

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

The requested rezoning is supported by the York County 2035 Comprehensive Plan and Future Land Use Map, as the intended zoning district aligns with the *I-77 Employment Corridor* future land use designation. This request will also remove one more parcel from the legacy UD 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 compatible with the surrounding area. The applicant is proposing to construct an enclosed boat and RV storage facility. There are other storage facilities 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 proposed 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.

The request is to rezone for a commercial use, therefore there will not be an 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 and intends to use York County water and private 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 Terrys Road, which is maintained by York County. The parcel also has frontage Highway 21, which is maintained by SCDOT as S-21. Terrys Road is designated as a local roadway, and there is currently no count data available. Highway 21 is designated as a principal arterial roadway with an average daily volume of 22,900 trips. Highway 21 has different cross sections depending on the section of roadway. The section in front of the proposed development is currently a four-lane configuration with a concrete median and turn lanes. Pennies for Progress has current plans for future improvements in the vicinity of

this development, which will widen Highway 21 and add capacity to the corridor.

The applicant is currently proposing boat and RV storage. The development will need to complete a TIA-Site Evaluation to determine if a traffic study is warranted during the civil construction review process.

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 approval.

NEXT STEPS

The rezoning request is anticipated to follow the process below:

- | | |
|------------------------------------|------------------|
| ♦ Public Hearing: | October 7, 2024 |
| ♦ County Council (First Reading): | October 7, 2024 |
| ♦ County Council (Second Reading): | October 21, 2024 |
| ♦ County Council (Third Reading): | November 4, 2024 |

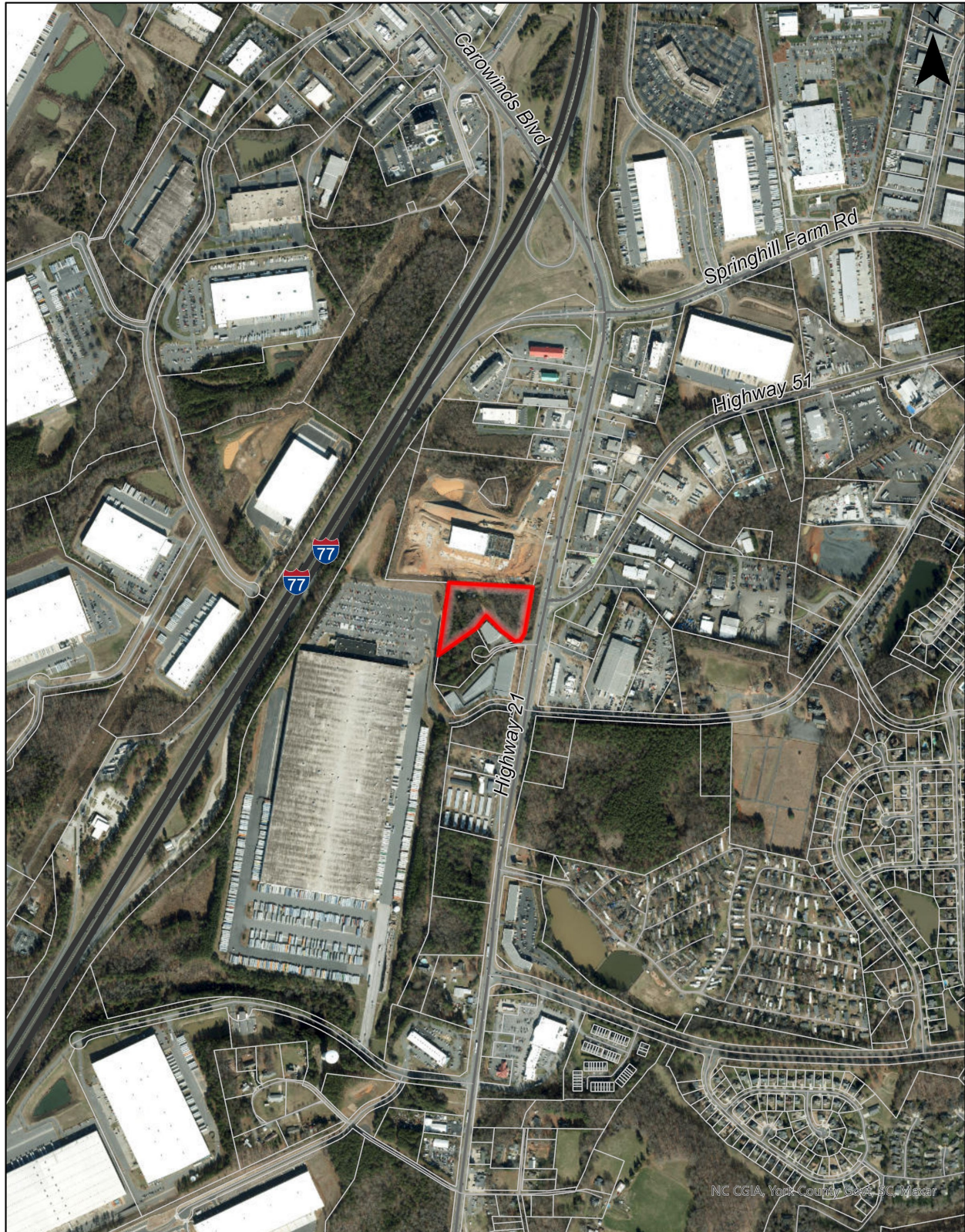
PLANNING AND DEVELOPMENT STAFF CONTACT

Diane Dil, AICP

Planning Manager

(803) 909-7223

diane.dil@yorkcountygov.com

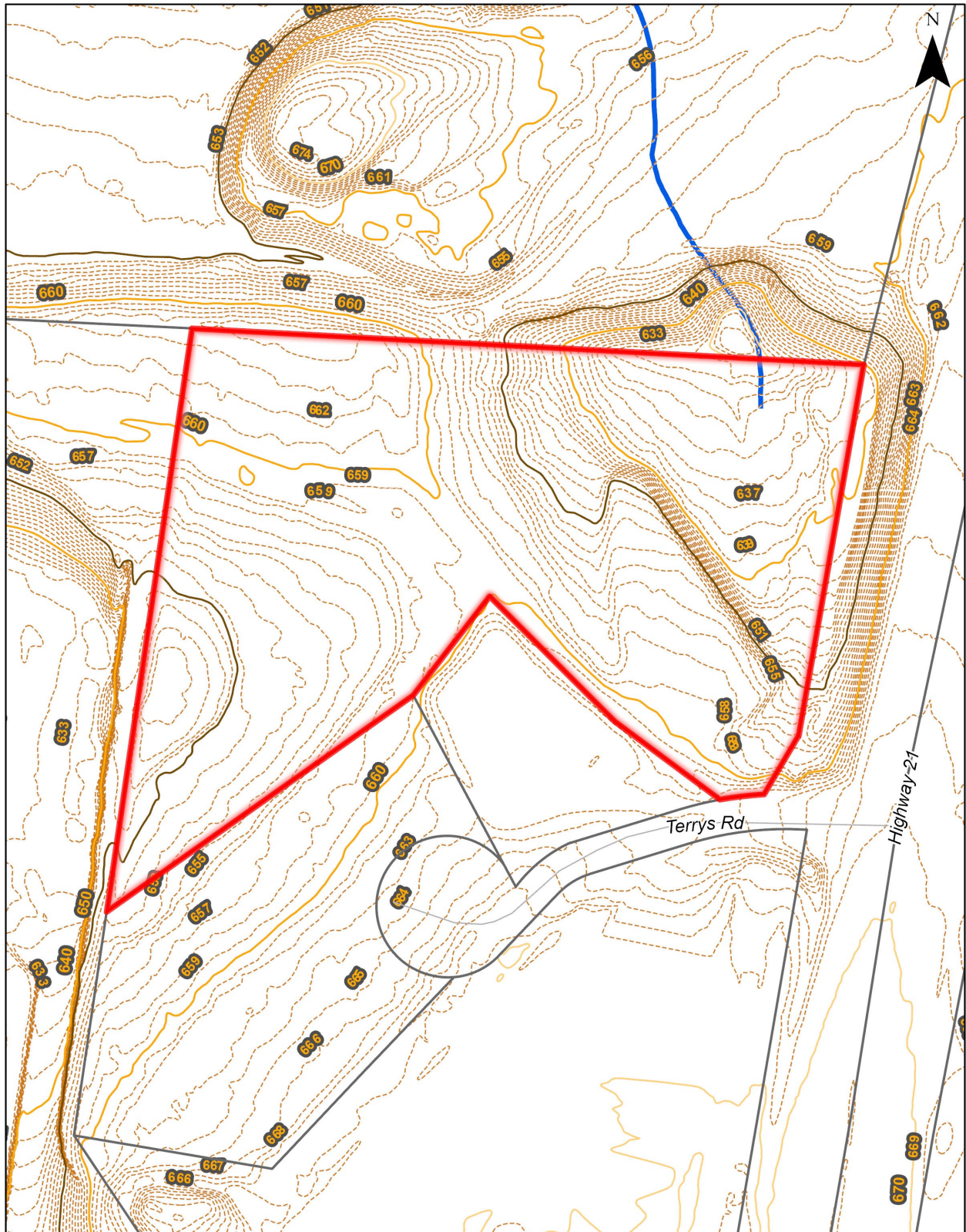
Exhibit C - Aerial Map—General Area

Attachment: 24-45 PC Packet (8794 : 24-45)

Exhibit D - Aerial Map—Parcel

Attachment: 24-45 PC Packet (8794 : 24-45)

Exhibit E - Environmental Map



Attachment: 24-45 PC Packet (8794 : 24-45)

Exhibit F - Site Plan



Attachment: 24-45 PC Packet (8794 : 24-45)

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: Abandoned 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.

Tom Daniel

Digitally signed by Tom Daniel
Date: 2024.07.26 12:37:17 -04'00'

7/9/2024

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.

Daniel M. Higuera

PROPERTY OWNER(S)

7/9/2024

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.

Tom Daniel

Digitally signed by Tom Daniel
Date: 2024.07.26 12:38:42 -04'00'

7/9/2024

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.

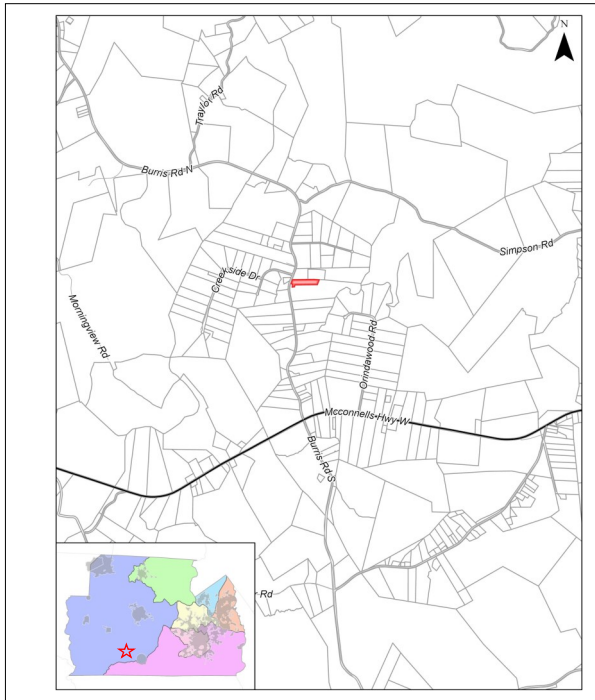
PLANNING COMMISSION

REZONING 24-46 THOMAS WILLIAMS (APPLICANT/OWNER); REQUESTING TO REZONE A 2.5-ACRE PORTION OF A 5.0-ARE PARCEL FROM AGC TO RUD. THE SUBJECT PARCEL IS LOCATED AT 550 N. BURRIS ROAD, SHARON. THE PROPERTY IS REFERENCED AS TAX MAP NUMBER 231-00-00-005; COUNCIL DISTRICT 3 - ADKINS.



Planning Commission September 9, 2024

Case: 24-46
Staff Report



REQUEST SUMMARY

Applicant: Thomas Williams

Property Owner: Thomas Williams

Tax Map Number: 231-00-00-005

Address: 550 N. Burris Road, Sharon

Council District: 3—Adkins

Requested Action: Rezone a +/- 2.5-acre portion of a 5-acre parcel from AGC to RUD

Staff Planner: Diane Dil, AICP

Staff Recommendation: Approve

PROJECT DESCRIPTION

The applicant is requesting to rezone a 2.5-acre portion of a 5-acre parcel from Agricultural Conservation (AGC) to Rural Development (RUD). The purpose is to subdivide the parcel and combine the remaining 2.5 acres with the adjacent parcel (tax map number 2310000025).

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 some of the criteria that would support a rezoning to RUD. The immediate vicinity of the subject parcel has many areas zoned RUD, RSF-40, and RSF-30. The property is not currently used as a farming operation and there are a few other parcels in the general vicinity that are of similar size.

Staff Analysis

PROPERTY DESCRIPTION

The subject parcel is 5-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 through the center of the parcel. 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 a few lots between one and five acres along or near Burris Road.

Table 1: Property Context			
PROXIMITY	CURRENT LAND USE	CURRENT ZONING	2035 LAND USE PLAN RECOMMENDATION
NORTH	Rural residential	AGC	Agriculture
SOUTH	Rural residential	AGC	Agriculture
EAST	Rural residential	AGC	Agriculture
WEST	Rural residential	RSF-30	Agriculture

ZONING AND LAND USE HISTORY

- ◆ July 22, 1986: Parcel was originally zoned AGC.
- ◆ February 22, 2024: Recorded current plat of subject property (PB 172, PG 148).
- ◆ March 8, 2024: Recorded current deed of subject property (RB 21196, PG 22).

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

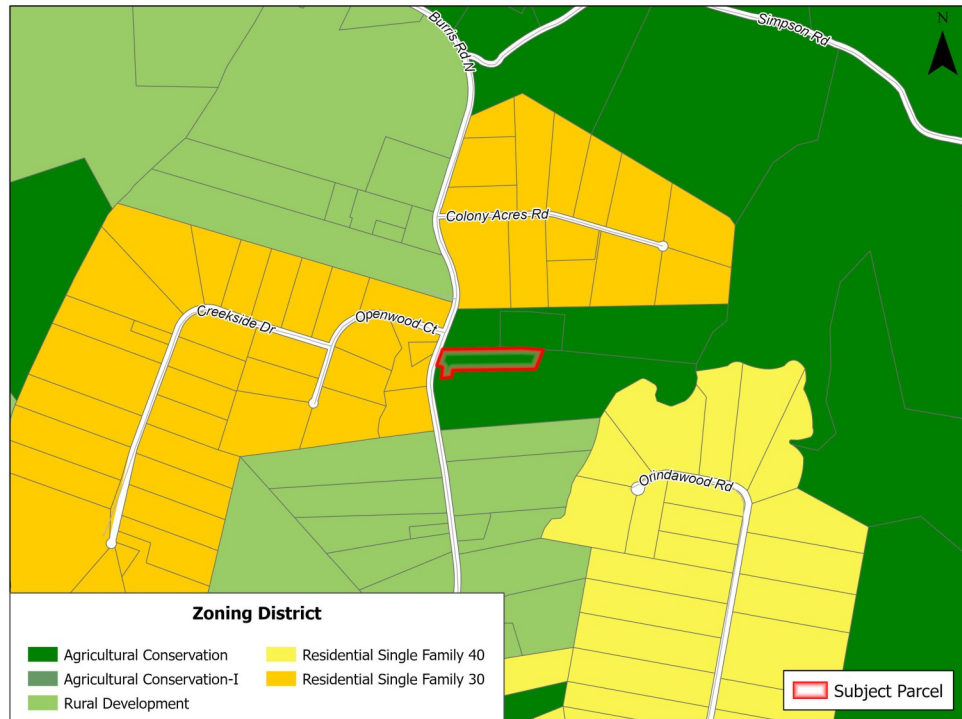


Exhibit B - Existing Zoning Map—Zoom

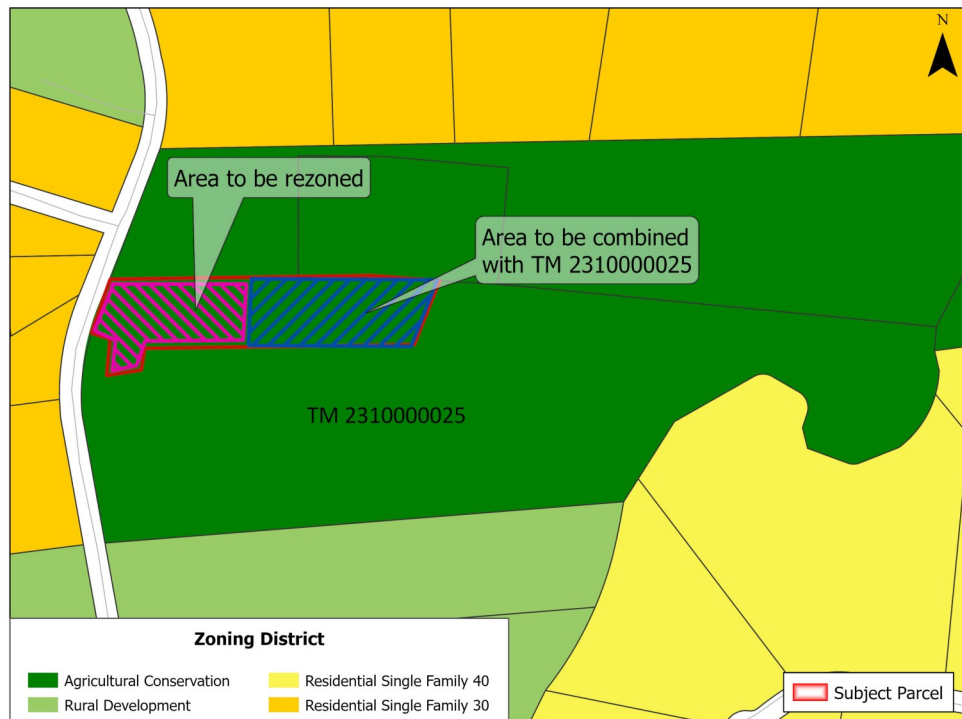


Exhibit C - 2035 Land Use Plan



Attachment: 24-46 PC Packet (8795 : 24-46)

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 some of the criteria that would support a rezoning to RUD. The immediate vicinity of the subject parcel has many areas zoned RUD, RSF-40, and RSF-30. The property is not currently used as a farming operation and there are a few 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.

No new homes will be constructed as a result of this rezoning, 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 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 Burris Road, which is maintained by SCDOT as S-59. Burris Road is designated as a local collector road with an average daily volume of 100 trips. Burris Road is a paved, two-lane roadway with a posted speed limit of 45 mph.

The applicant proposes no change to the use of the parcel, therefore there will be no change to

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 recommends the following condition as part of the rezoning.

1. The property must be subdivided so that no more than one zoning district is applied to a parcel. An approved subdivision plat encompassing the portion of the property zoned RUD and the portion combining the AGC area with tax map number 2310000025 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: | October 7, 2024 |
| ♦ County Council (First Reading): | October 7, 2024 |
| ♦ County Council (Second Reading): | October 21, 2024 |
| ♦ County Council (Third Reading): | November 4, 2024 |

PLANNING AND DEVELOPMENT STAFF CONTACT

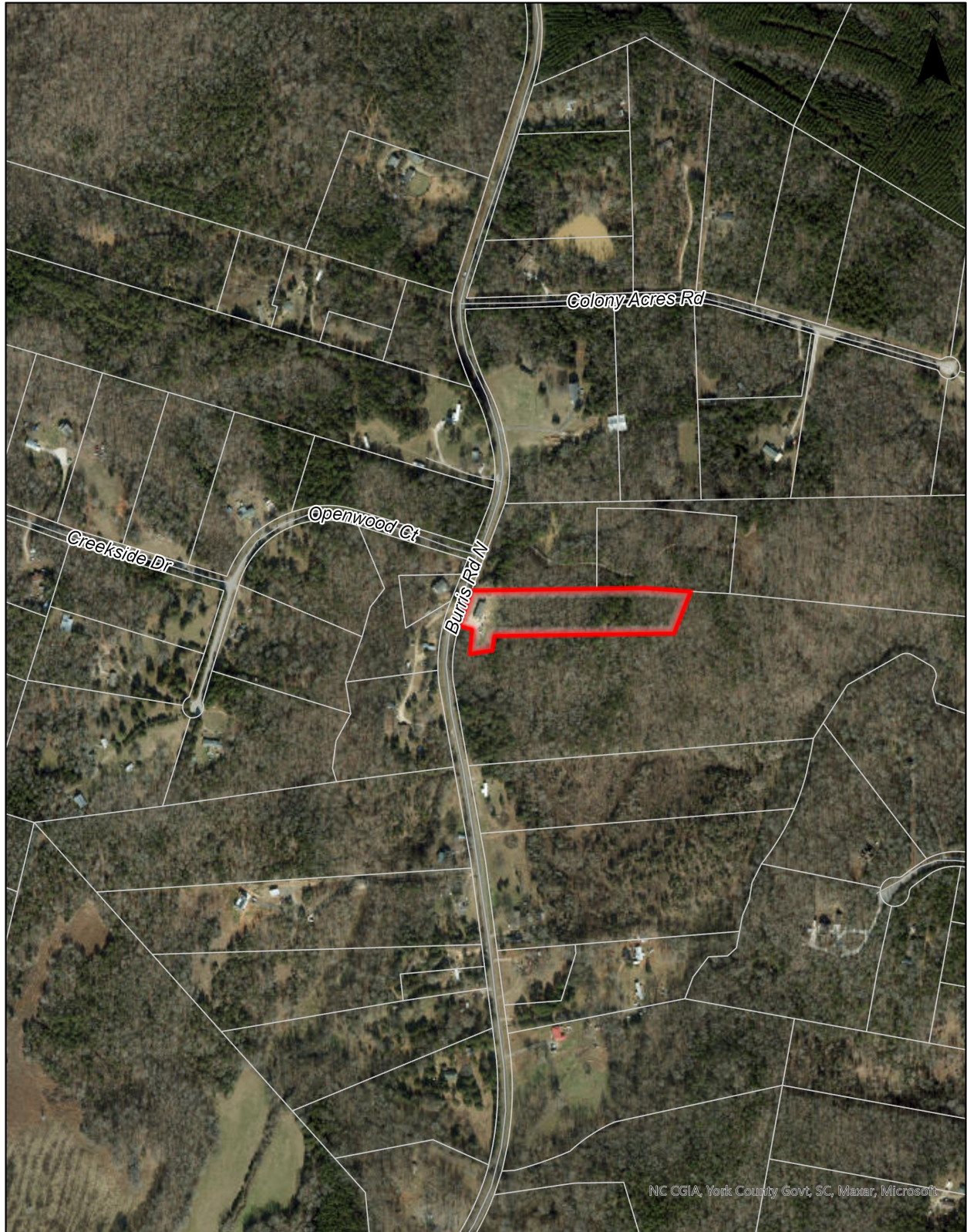
Diane Dil, AICP

Planning Manager

(803) 909-7223

diane.dil@yorkcountygov.com

Exhibit D - Aerial Map

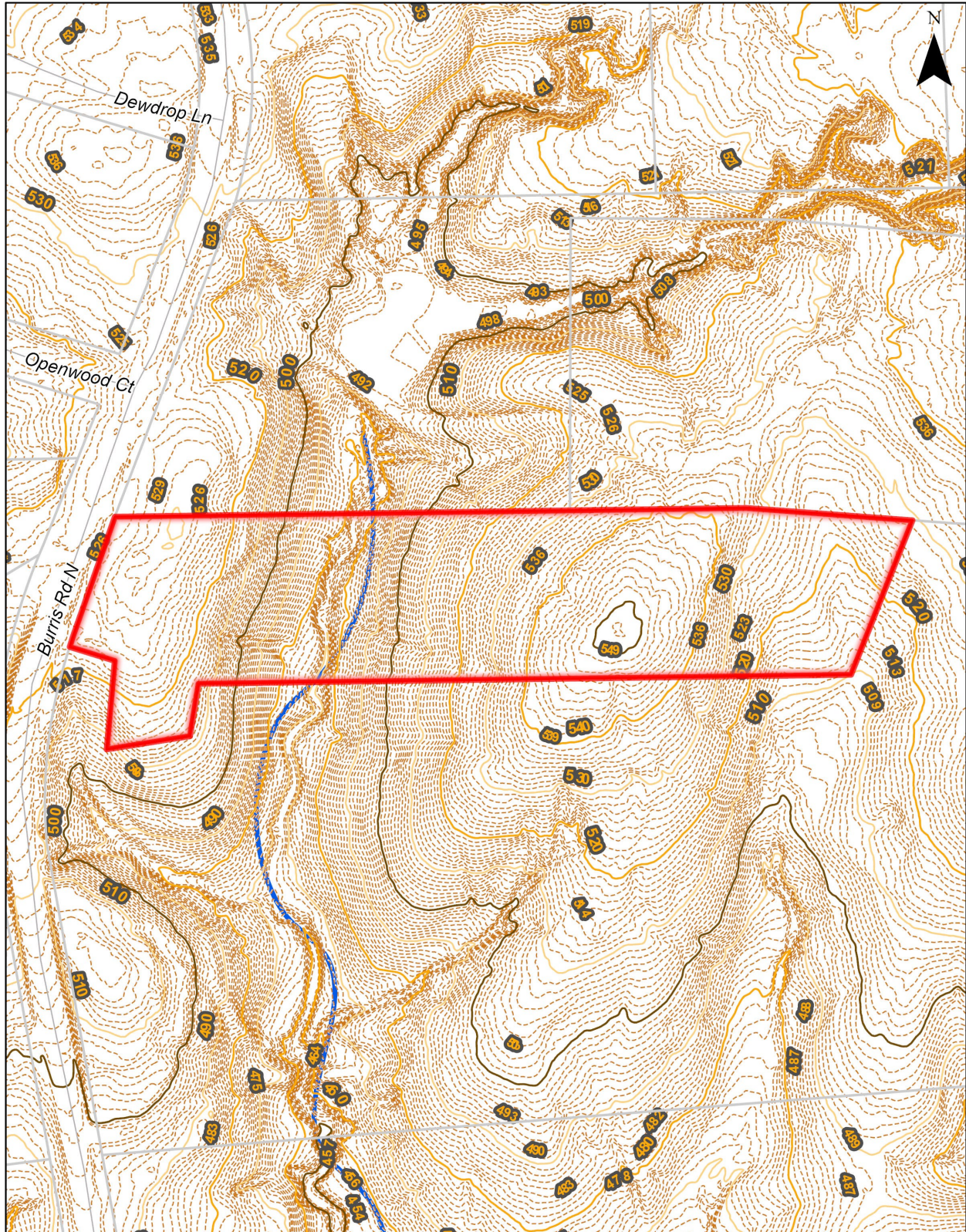


Attachment: 24-46 PC Packet (8795 : 24-46)

Exhibit E - Aerial Map—Parcel

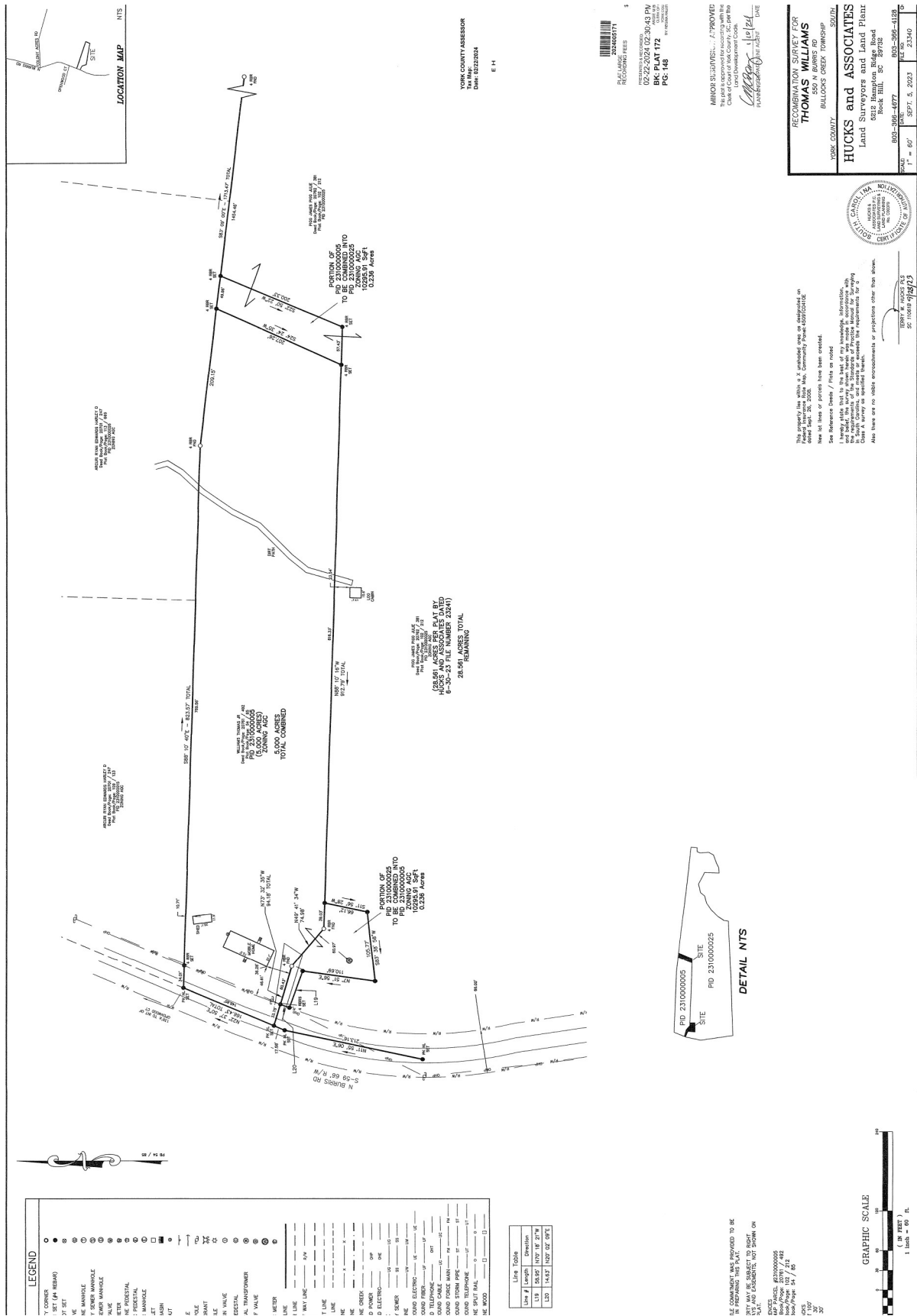
Attachment: 24-46 PC Packet (8795 : 24-46)

Exhibit F - Environmental Map



Attachment: 24-46 PC Packet (8795 : 24-46)

Exhibit G - Plat



SUPPLEMENTAL QUESTIONS

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

Selling $2\frac{1}{2}$ acres of land. Keeping $2\frac{1}{2}$ acres

2. Are there existing structures on the site?

Yes ☒ No ☐

If yes, please describe: 1 home

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.

Thomas Williams, Jr. 8/5/24

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.

Thomas Williams, Jr. 8/5/24

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 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** *\$ 650.00*
- ☐ **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: _____ RECEIPT #: _____

APPLICATION RECEIVED BY: *Diane Dil*

APPLICATION REVIEWED BY: *Diane Dil*

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.

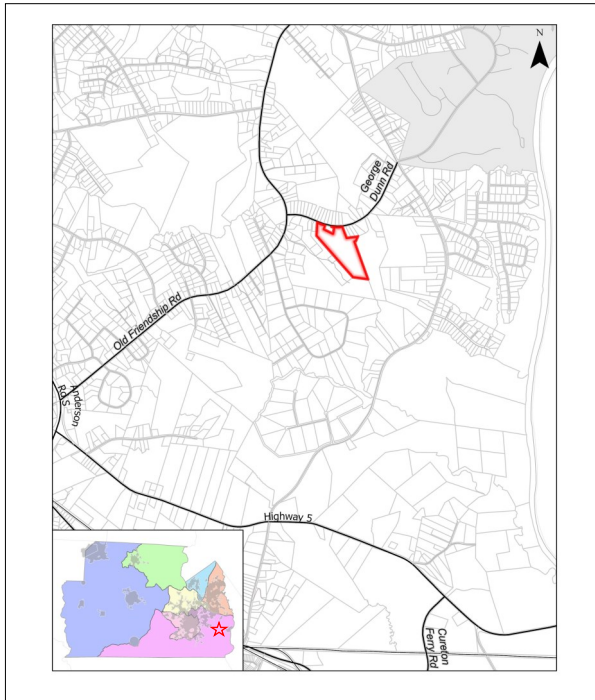
PLANNING COMMISSION

**REZONING 24-47 BRIAN MCSWAIN (APPLICANT/OWNER)); REQUESTING TO
REZONE A 0.42-ACRE PORTION OF A 31.58-ACRE PARCEL FROM RSF-40 TO
RUD. THE SUBJECT PARCEL IS LOCATED AT 1500 GEORGE DUNN ROAD, ROCK
HILL. THE PROPERTY IS REFERENCED AS TAX MAP NUMBER 753-00-00-042;
COUNCIL DISTRICT 5 - COX.**



Planning Commission September 9, 2024

Case: 24-47 Staff Report



REQUEST SUMMARY

Applicant: Brian McSwain

Property Owner: Brian McSwain

Tax Map Number: 753-00-00-042

Address: 1500 George Dunn Road, Rock Hill

Council District: 5—Cox

Requested Action: Rezone a +/- 0.42-acre portion of a 31.58-acre parcel from RSF-40 to RUD

Staff Planner: Diane Dil, AICP

Staff Recommendation: Approve

PROJECT DESCRIPTION

The applicant is requesting to rezone a 0.42-acre portion of a 30.58-acre parcel from Residential Single Family 40 (RSF-40) to Rural Development (RUD). The purpose to remove the two small split zoned areas to allow the creation of one new seven-acre lot.

CONSISTENCY WITH THE COMPREHENSIVE PLAN

The subject parcel is 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 rezoning aligns with the land use designation of the York County 2035 Future Land Use map. There are many other parcels zoned RUD in the vicinity and the vast majority of the subject parcel is already RUD.

Staff Analysis

PROPERTY DESCRIPTION

The 31-acre subject parcel is currently vacant. The parcel is relatively flat and has significant tree coverage. Several blue line streams cross the property. This area of the County contains many rural residential areas that are scattered amongst agricultural and farming uses.

Table 1: Property Context

PROXIMITY	CURRENT LAND USE	CURRENT ZONING	2035 LAND USE PLAN RECOMMENDATION
NORTH	Rural Residential	RSF-40	Rural Residential
SOUTH	Vacant	RUD	Rural Residential
EAST	Rural Residential	RUD/RSF-40	Rural Residential
WEST	Rural Residential	RUD	Rural Residential

ZONING AND LAND USE HISTORY

- ♦ July 22 1986: Subject area of parcel was originally zoned RUD; originally part of tax map number 7530000020.
- ♦ March 15, 1999; Tax map number 7530000020 rezoned to RSF-40; including areas now included in tax map number 7530000042
- ♦ July 31, 2024: Recorded boundary survey of subject area (PB 172, PG 497)
- ♦ August 22, 2023: Recorded current deed of subject parcel (RB 20912, PG 87)

REZONING REQUEST

The applicant is requesting to rezone approximately 0.42 acres from RSF-40 to RUD.

- ♦ *Current Zoning District: Residential Single Family 40 (RSF-40). This district accommodates detached single-family residential uses and compatible institutional and non-residential land uses on lots generally with a minimum area of 40,000 square feet, is designed to preserve and protect the character of existing large-lot residential subdivisions in areas transitioning from rural to suburban development patterns, and is intended to encourage residential development that complements the character of large-lot residential subdivisions.*
- ♦ *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.*

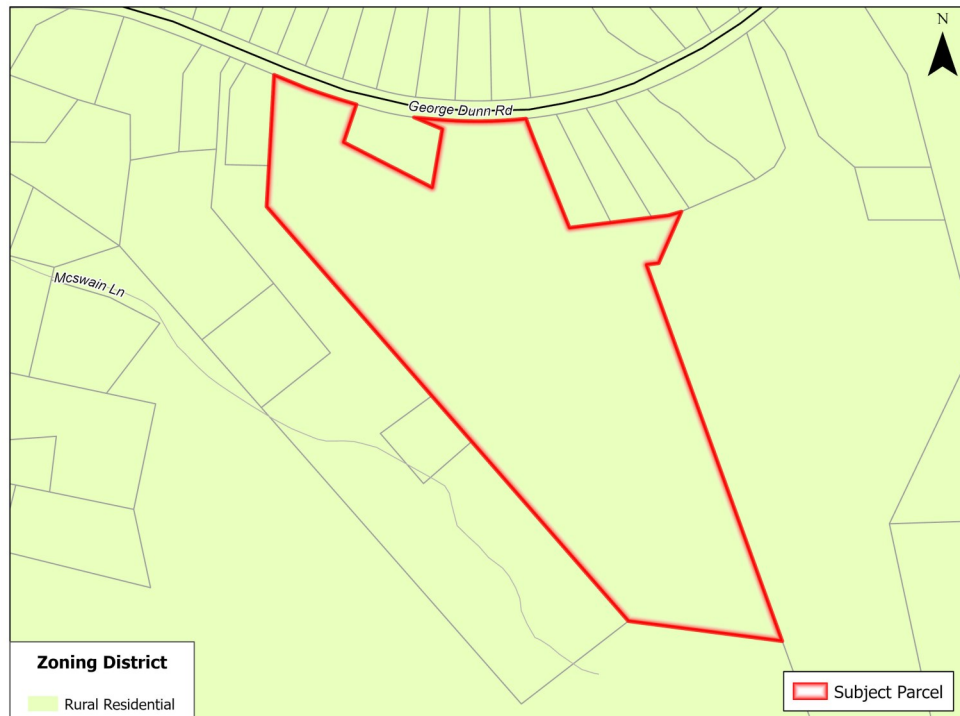
Table 2: Zoning District Comparison

	ZONING DISTRICT: RSF-40	ZONING DISTRICT: RUD-I
MINIMUM LOT SIZE	40,000 SF	1 Acre
PERMITTED LAND USES	Residential	Residential; Agriculture uses

Exhibit A - Existing Zoning Map



Exhibit B - Future Land Use Map



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. 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 rezoning aligns with the land use designation of the York County 2035 Future Land Use map. There are many other parcels zoned RUD in the vicinity and the vast majority of the subject parcel is already RUD.

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

The allowed land uses are compatible with the existing surrounding homes and agricultural uses.

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

The applicant intends to create one seven-acre parcel which is similar to many of the lots in the area.

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

The intent is to create one new parcel, therefore there the impact on the public school facilities will be minimal

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 service area and intends 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 George Dunn Road, which is maintained by SCDOT as S-691. George Dunn Road is designated as a major collector road with an average daily volume of 1,700 trips. George Dunn Road is a paved, two-lane roadway with a posted speed limit of 35 mph.

The applicant intends to subdivide the parcel to construct one new dwelling. The proposed development is not expected to change the existing 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 approval.

NEXT STEPS

The rezoning request is anticipated to follow the process below:

- | | |
|------------------------------------|------------------|
| ◆ Public Hearing: | October 7, 2024 |
| ◆ County Council (First Reading): | October 7, 2024 |
| ◆ County Council (Second Reading): | October 21, 2024 |
| ◆ County Council (Third Reading): | November 4, 2024 |

PLANNING AND DEVELOPMENT STAFF CONTACT

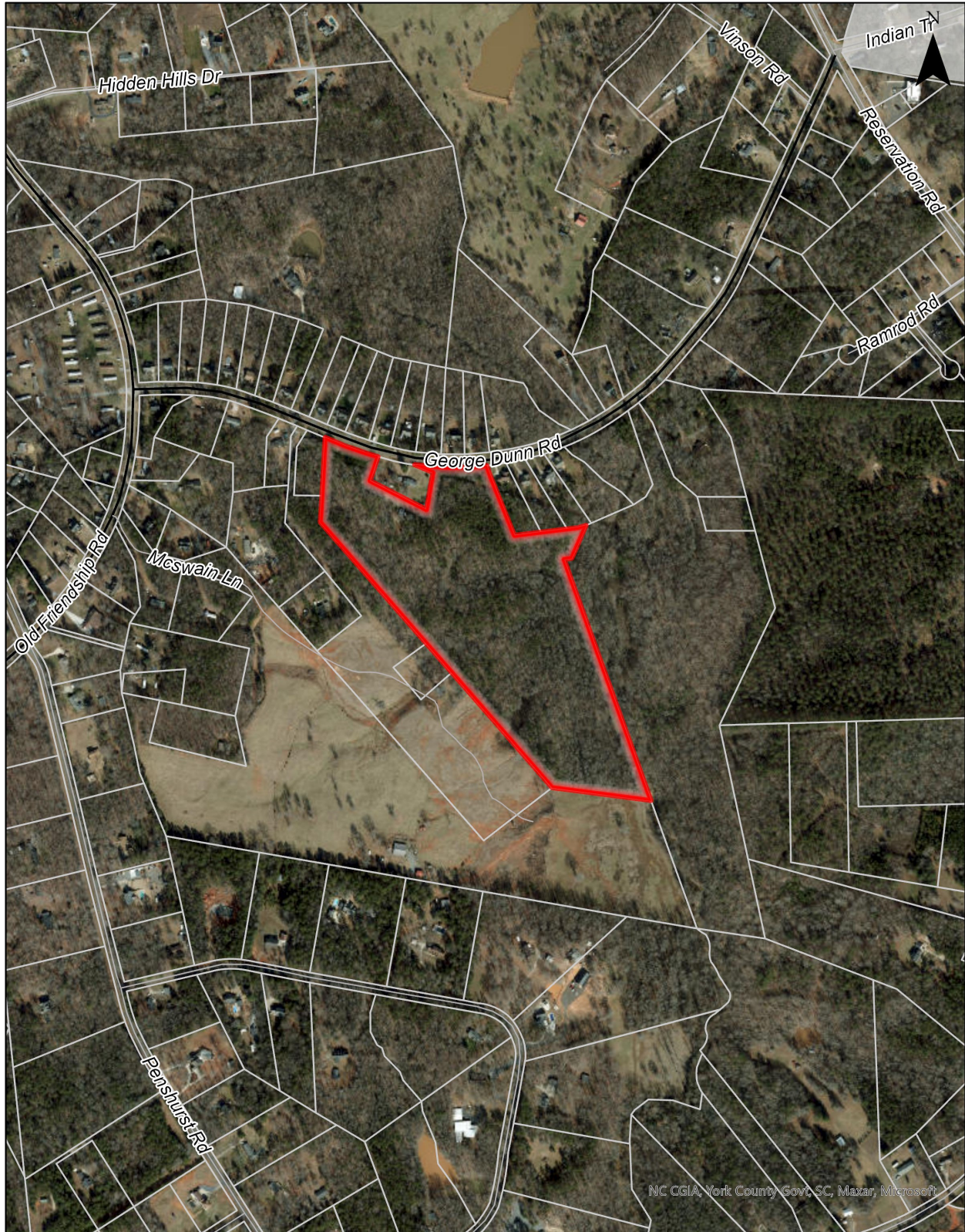
Diane Dil, AICP

Planning Manager

(803) 909-7223

diane.dil@yorkcountygov.com

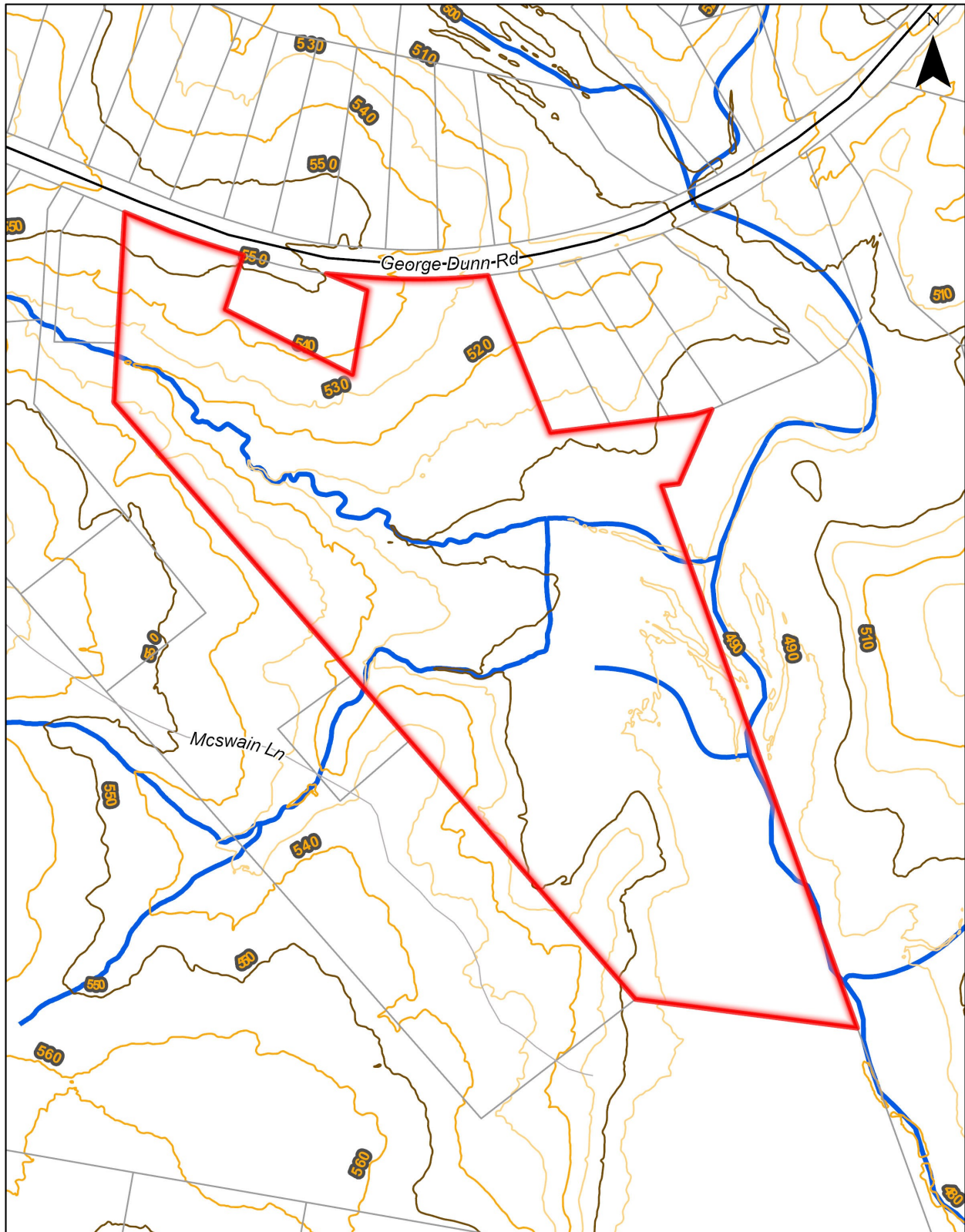
Attachment: 24-47 PC Packet (8796 : 24-47)

Exhibit D - Aerial Map

Attachment: 24-47 PC Packet (8796 : 24-47)

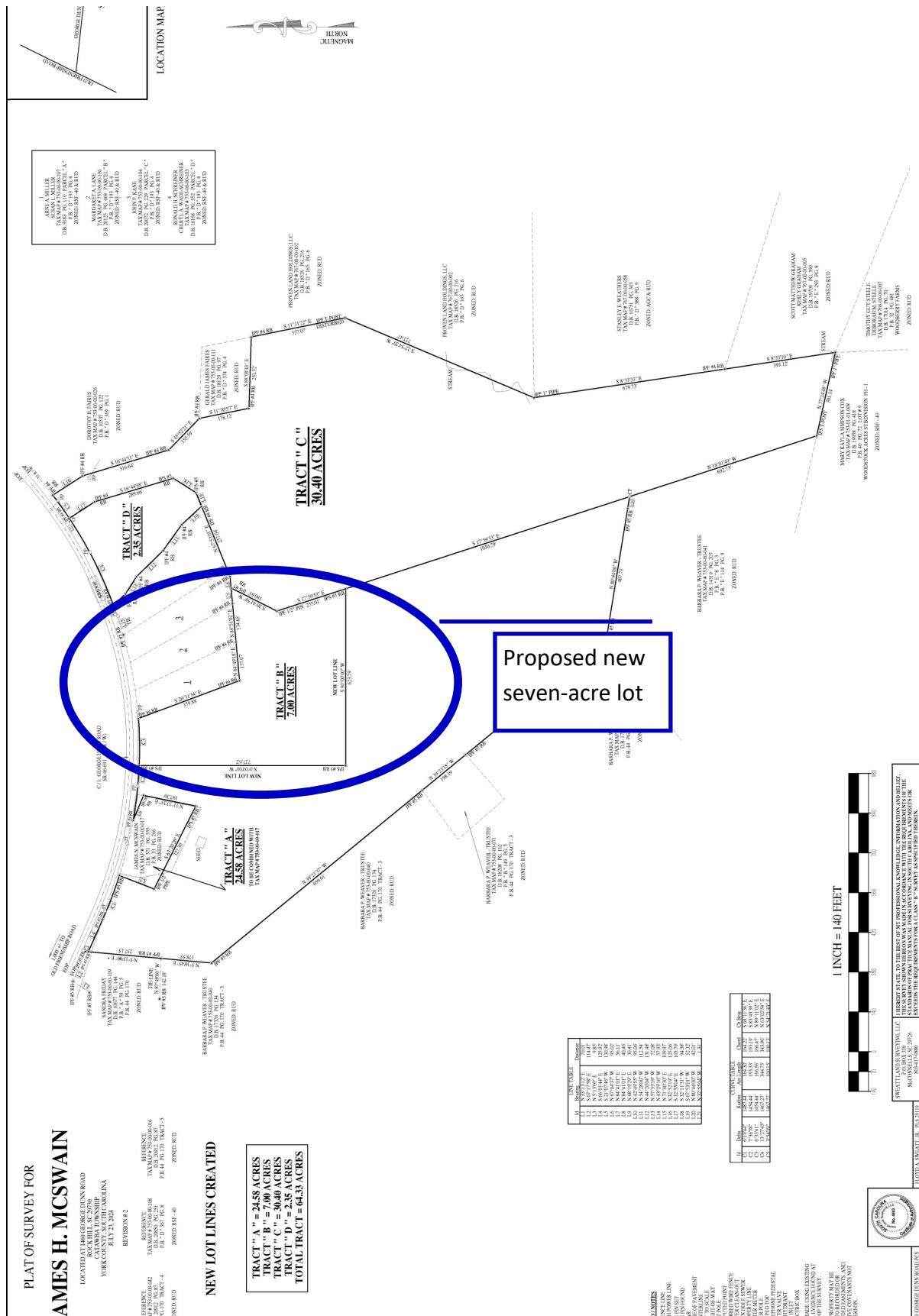
Exhibit E - Aerial Map—Parcel

Attachment: 24-47 PC Packet (8796 : 24-47)

Exhibit F - Environmental Map

Attachment: 24-47 PC Packet (8796 : 24-47)

Exhibit G - Proposed Subdivision





YORK COUNTY REZONING APPLICATION

APPLICANT AND OWNER INFORMATION

APPLICANT NAME(S): Brian McSwain

ADDRESS 8669 Edinburgh Square Dr. Cornelius NC 28031

PHONE:

WORK HOME 7045308719 MOBILE

EMAIL ADDRESS: __captainchorus@gmail.com__

PROPERTY OWNER NAME(S): Brian Mcswain__

ADDRESS: Same as above

WORK HOME MOBILE PHONE:

EMAIL ADDRESS: _____

PROPERTY INFORMATION

PROPERTY ADDRESS: 1500 George Dunn Rd Rock Hill SC, 29730

PROPERTY TAX MAP #(s): __7530000042

LAND AREA (ACRES) TOTAL: __31.58__ AREA TO BE REZONED: __.42__

ZONING CURRENT: _____ Rsf-40 PROPOSED: RUD

2035 LAND USE PLAN DESIGNATION: Rural Residential

CURRENT USE OF PROPERTY: Vacant land_____

PROPOSED USE OF PROPERTY: Residential or vacant land

TOTAL AREA OF PROPOSED BUILDINGS (COMMERCIAL): _____ N/A _____

TOTAL # OF DWELLING UNITS (RESIDENTIAL): _____ N/A _____

UTILITY PROVIDERS WATER: Well_____ SEWER: __Septic_____

SCHOOL DISTRICT: __3__

COUNTY COUNCIL DISTRICT: __3LS__

SUPPLEMENTAL QUESTIONS

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

_____ To Match the zoning the rest of the lot and subdivide 7 acers to be sold.

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.

Estate of James H. McSwain by Brian McSwain, PR
dotloop verified
08/05/24 3:31 PM EDT
WWCM-BGDE-764X-ZBGC

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.

Estate of James H. McSwain by Brian McSwain, PR
dotloop verified
08/05/24 3:31 PM EDT
G4UP-XMPP-A3NM-VZKO

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.

Estate of James H. McSwain by Brian McSwain, PR
dotloop verified
08/05/24 3:31 PM EDT
RY0X-JDVM-M9EG-VXBJ

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.

Attachment: 24-47 PC Packet (8796 : 24-47)

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

PUBLIC PROJECT REVIEW: PLANNING COMMISSION TO REVIEW THE PROPOSED PHASE 1 IMPROVEMENTS FOR THE CATAWBA BEND PRESERVE, TO DETERMINE IF THIS PUBLIC PROJECT CONFORMS OR CONFLICTS WITH THE COMPREHENSIVE PLAN.



MEMORANDUM

To: York County Planning Commission

From: Diane Dil, AICP, Planning Manager

Date: August 28, 2024

Subj: Public Project Review – Catawba Bend Preserve – Phase 1 Improvements

Background

The adoption of the new Zoning and Land Development Ordinances in March 2022, included a process to review new public projects such as large park and recreation facilities, county government offices, and water and sewer infrastructure. The ordinance, which is derived directly from S.C. Code § 6-29-540, requires the Planning Commission to review the location, character, and extent of public project applications for compatibility with the Comprehensive Plan, including the Future Land Use Map.

Project Overview

The purpose of the project is to build a loop road, gate house, parking lot, restrooms, and upgrades to an existing dam for the future Catawba Bend Preserve. The mission of the park is to provide a nature-based, outdoor recreation preserve that connects visitors to activities and programs that celebrate the native landscapes and ecosystems of York County. Paving will begin near the existing entrance drive at 3271 Neely Store Road, extending approximately 6,400 linear feet into the park.

Decision

In making its decision, the Planning Commission shall adhere to the following parameters:

- If the Planning Commission finds the proposed public project to be in conformance with the Comprehensive Plan, the Commission shall state this finding for the record,
- If the Planning Commission finds the proposed public project to be in conflict with the Comprehensive Plan, the Commission shall state this finding for the record, to include any particulars of the conflict

Note: The Planning Commission reviews the proposed public project for compatibility with the Comprehensive Plan, but does not approve or disapprove the proposed public project.

Conformance with 2035 Comprehensive Plan

The future land use designation of the Catawba Bend Preserve is *Conservation*, which is defined as land that remains in a natural state or provides for crop or timber production in perpetuity. The public enjoys parks or nature preserves, while private landowners benefit from conservation easements that protect scenic or environmentally-sensitive areas. Goal NR-2 of the Natural Resources element of the comprehensive plan is to, “leverage the County’s vast natural resources to expand and encourage outdoor, nature-based



PLANNING & DEVELOPMENT SERVICES
York County, SC



recreation.” One of the strategies within this goal is to enhance and expand parks and recreation facilities to accommodate active and passive recreation opportunities for residents and visitors.

Goal ED-5 of the Economic Development element is to, “create a high quality of life in order to attract a well-qualified workforce.” This goal also includes a strategy to promote new and expanding County parks and recreation facilities.

The Phase 1 improvements of Catawba Bend Preserve, as included within this public project review, align and support the goals and strategies of the Comprehensive Plan.

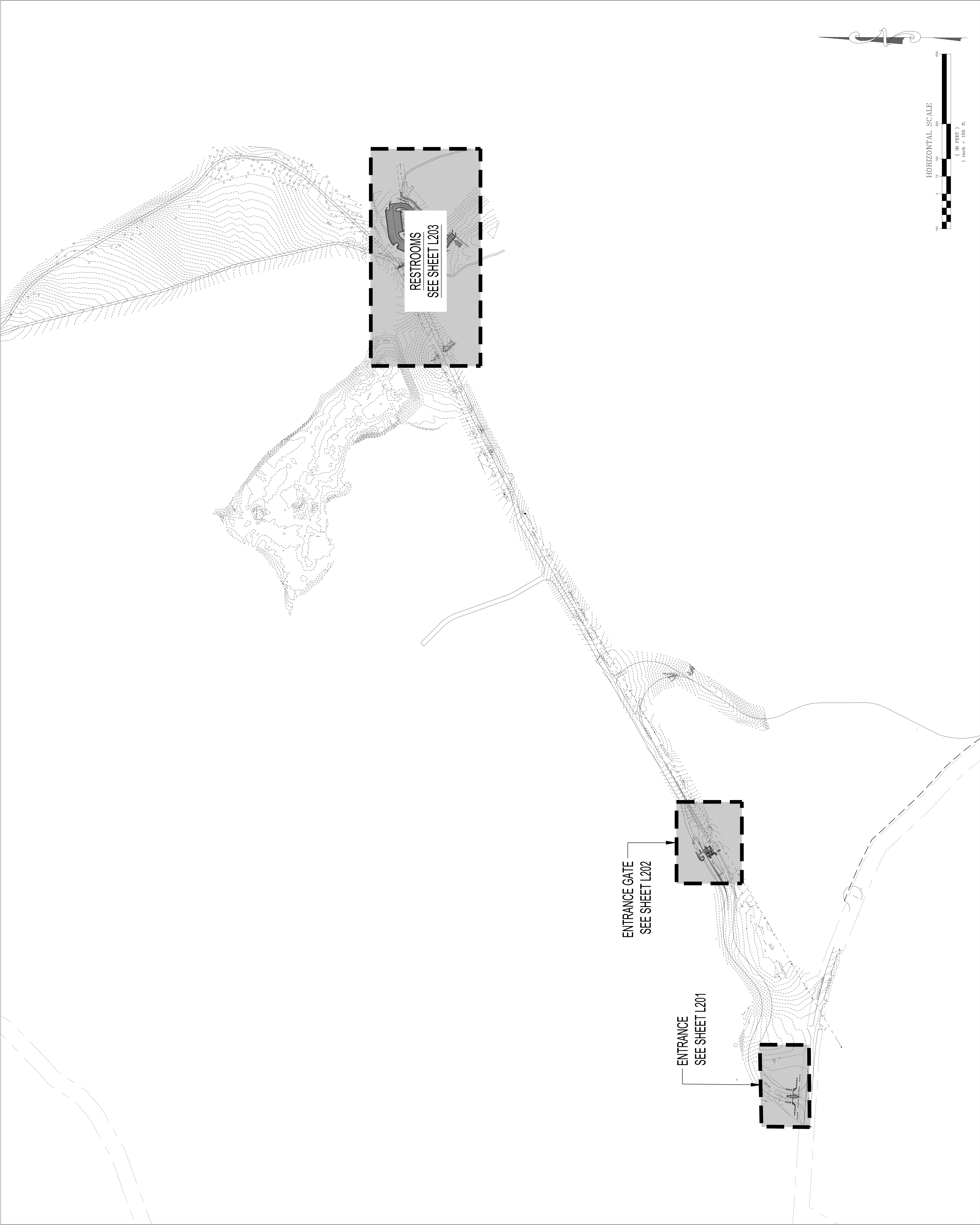
Staff recommends approval as this request supports the goals of the Comprehensive Plan.



Vicinity Map

Attachment: PC_Packet (8798 : Public Project Review - Catawba Bend Preserve - Phase 1)

Public Project Review
Catawba Bend Preserve
has



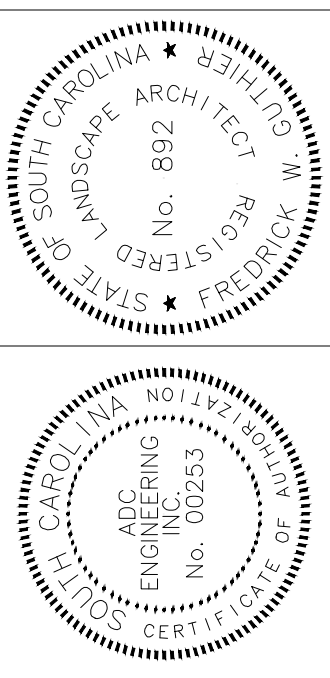
CRAIG
GAULDEN
DAVIS

• Architecture

19 Washington Park
Greenville, SC 29601
Phone 864.242.0761
Fax 864.242.0762
E-mail cga@cgadn.com

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CONSULTANT

**ADC
ENGINEERING**

25 WOODS LAKE ROAD, SUITE 210
GREENVILLE, SC 29607
864.751.4121
ADCENGINEERING.COM

YORK COUNTY

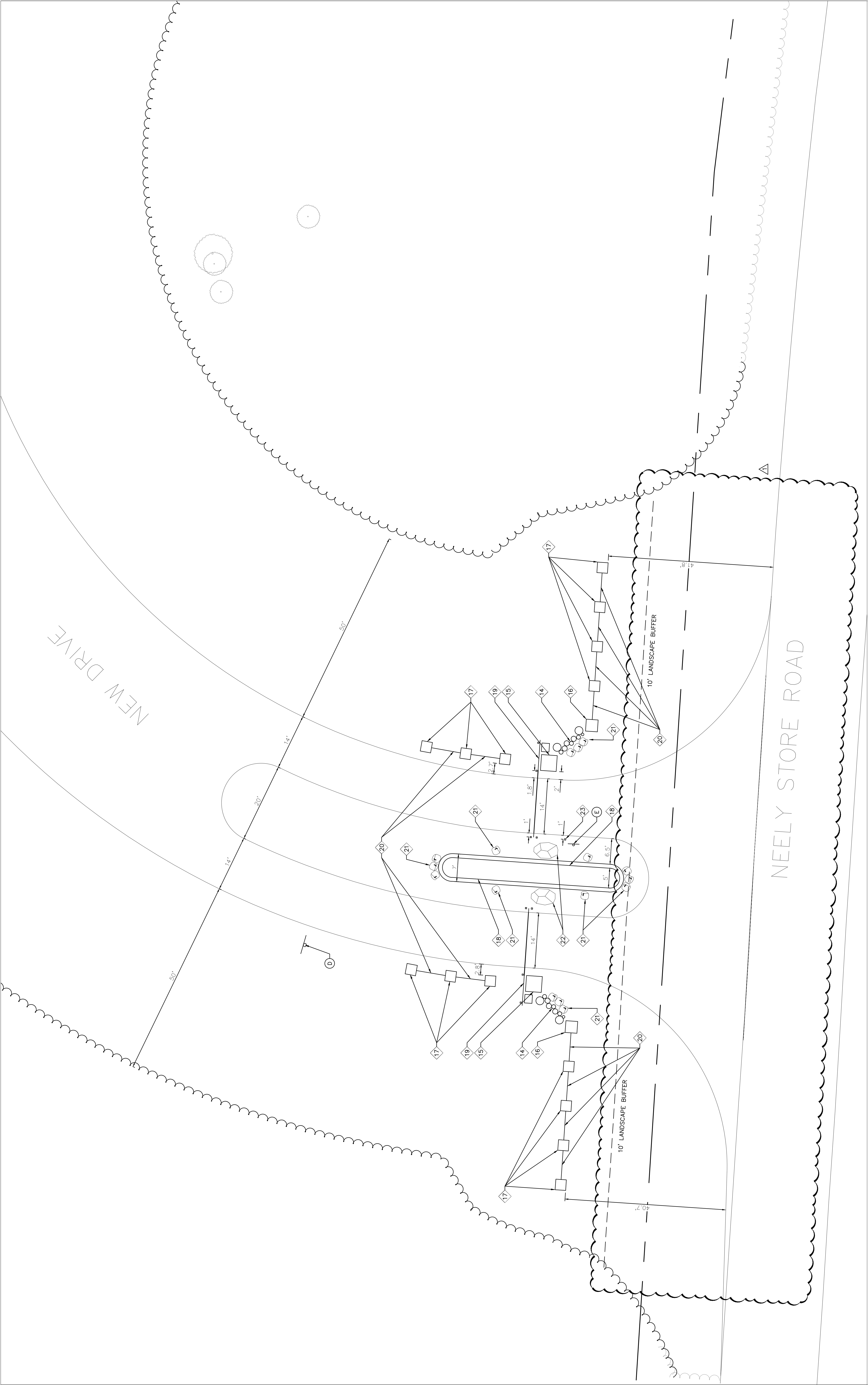
CATAWBA
BEND
PRESERVE
PHASE 1

2371 NEELY STORE ROAD
ROCK HILL, SC 29730

DATE	MARK	DESCRIPTION
------	------	-------------

ISSUE:	CONSTRUCTION DOCUMENTS
DATE:	03.08.2024
PROJECT NO:	23261
DRAWN BY:	NCM
CHECKED BY:	FWG
SITE PLAN - OVERALL	

L100

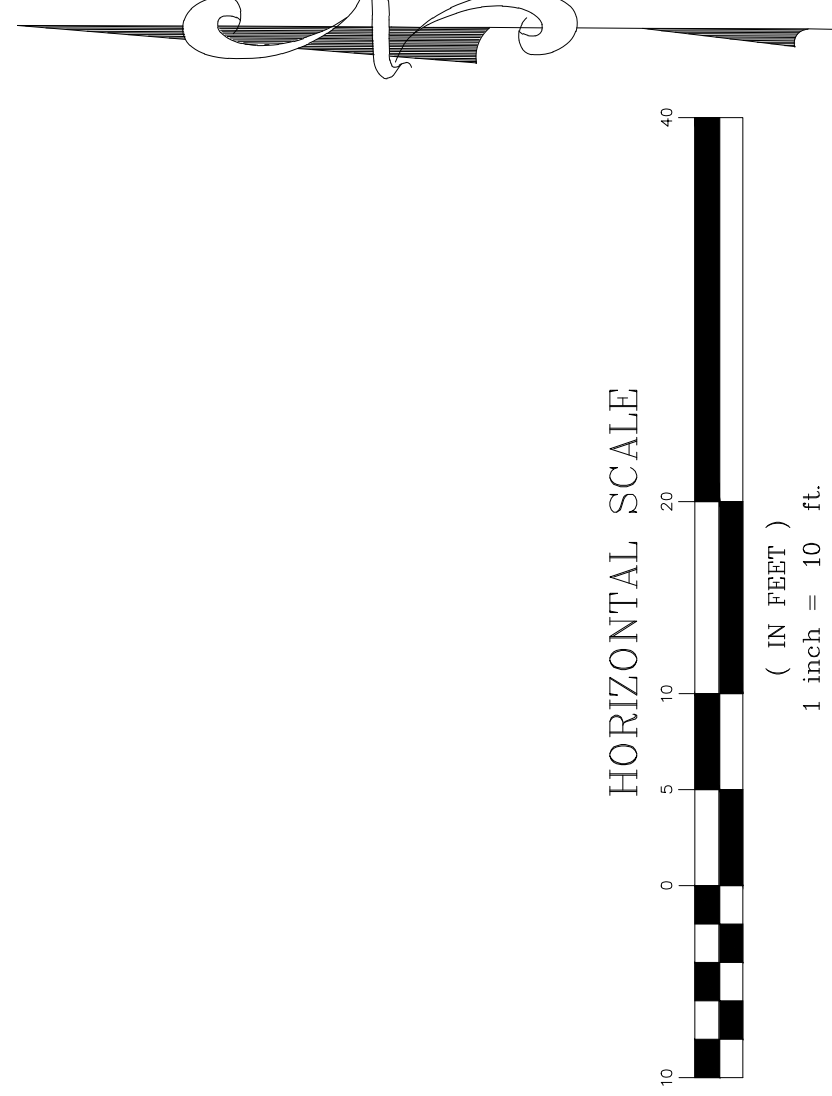


- GENERAL SITE LAYOUT NOTES:**
1. ALL ANGLES ARE 90 DEGREES UNLESS OTHERWISE NOTED.
 2. THE CONTRACTOR IS RESPONSIBLE FOR LOCATING AND VERIFYING ALL UNDERGROUND UTILITIES PRIOR TO CONSTRUCTION AND IS RESPONSIBLE FOR ANY DAMAGE TO THEM DURING CONSTRUCTION.
 3. THE CONTRACTOR IS RESPONSIBLE FOR MAINTAINING ALL HORIZONTAL AND VERTICAL CONTROLS.
 4. THE CONTRACTOR SHALL VERIFY ALL EXISTING SITE CONDITIONS & REPORT ANY CONFLICTS TO THE LANDSCAPE ARCHITECT.
 5. ALL LAYOUT STAKING SHALL BE PERFORMED BY A REGISTERED PROFESSIONAL LAND SURVEYOR. STAKE OUT ALL SITE WORK FOR REVIEW BY PROJECT ARCHITECT PRIOR TO INSTALLATION. SURVEYOR TO NOTIFY PROJECT ARCHITECT IMMEDIATELY IF THERE ARE ANY DISCREPANCIES BETWEEN COORDINATES GIVEN AND GRAPHIC LAYOUT.
 6. PROVIDE CONDUIT SLEEVES FOR ALL ELECTRICAL, IRRIGATION AND WATER LINES THAT ARE TO GO UNDER PAVEMENTS, PLAY SURFACE AND WALLS.
 7. ALL AREAS THAT ARE DISTURBED BY CONSTRUCTION INSIDE OR OUTSIDE THE WORK AREA SHALL BE REPAIRED, REGRADED AND SEED.
 8. SEE CIVIL FOR GRADING AND UTILITY INFORMATION.
 9. SCHEDULE 40 SLEEVES SHALL BE USED UNDER ANY HARDSCAPING. (EXAMPLE: SIDEWALKS AND DRIVES). SLEEVES TO BE A MINIMUM OF (2) PIPE SIZES LARGER THAN THE PIPE RUNNING THROUGH IT. A 2" SLEEVE IS REQUIRED FOR WIRE.

- SIGN LEGEND:**
- (A) PEDESTRIAN CROSSING SIGN
 - (B) ACCESSIBLE PARKING SIGN - PLUS SIGN WHERE INDICATED
 - (C) STOP SIGN
 - (D) APPROACH SLOWLY SIGN - "GATE OPENS AUTOMATICALLY"
 - (E) INFORMATION SIGN - PHONE NUMBER TO CALL IF CLOSED

KEYNOTES:

1. NEW REMOTE PLANTER BY ARCHITECT IAW ARCHITECTURAL SHEET A101. SEE DETAIL A/J.400 FOR SOILS INFORMATION.
2. INSTALL 6" HIGH TURNDOWN CURB IAW DETAIL B/J.402.
3. INSTALL CONCRETE SIDEWALK IAW DETAIL E/J.401.
4. INSTALL STOP BAR IAW DETAIL F/J.401.
5. INSTALL CROSSWALK IAW DETAIL G/J.401.
6. INSTALL ADA PARKING SPACES AND STRIPING IAW DETAIL A/J.401.
7. INSTALL WOOD 3-RAIL FENCE IAW DETAIL H/J.401.
8. TIE NEW CRUSHED GRANITE WALKWAY INTO EXISTING TRAIL.
9. INSTALL CONCRETE WHEEL STOPS IAW DETAIL J/J.401.
10. INSTALL VEHICULAR GATE IAW DETAIL A/J.402.
11. INSTALL CONCRETE RAMP WHERE SHOWN.
12. INSTALL DETECTABLE WARNING PANEL IAW DETAIL D/J.402.
13. NEW BENCH BY OWNER.
14. INSTALL PARK SIGNAGE. SEE ARCHITECTURAL DRAWINGS FOR DETAILS.
15. INSTALL LARGE COLUMN. SEE ARCHITECTURAL DRAWINGS FOR DETAILS. (TOTAL OF 2).
16. INSTALL SMALL COLUMN. SEE ARCHITECTURAL DRAWINGS FOR DETAILS. (TOTAL OF 2).
17. INSTALL STONE PIER. SEE ARCHITECTURAL DRAWINGS FOR DETAILS. (TOTAL OF 14).
18. INSTALL 36" STONE VENERG MEDIUM PLANTER WALL. SEE ARCHITECTURAL DRAWINGS FOR DETAILS. (APPROXIMATELY 5' X 40').
19. INSTALL ROLLING GATE WITH AUTOMATED OPERATION (14' X 6'). SEE ARCHITECTURAL DRAWINGS FOR DETAILS.
20. INSTALL MODIFIED WOOD 3-RAIL FENCE. SEE ARCHITECTURAL DRAWINGS FOR DETAILS.
21. INSTALL SMALL ROCK BOULDERS WITH VARYING HEIGHTS. (APPROXIMATELY 2'L X 2'W X 2'H).
22. INSTALL LARGE ROCK BOULDERS WHERE SHOWN. (APPROXIMATELY 3'L X 4'W X 3'H).
23. INSTALL CONTROL KEYPAD WITH REMOTE ENTRY AND FIRE DEPARTMENT ACCESS BOX. VERIFY OPERATOR LOCATION WITH MANUFACTURER.
24. INSTALL 7"-9" RIVER ROCK WHERE SHOWN. WASH AND COLOR TO BE SELECTED BY OWNER.



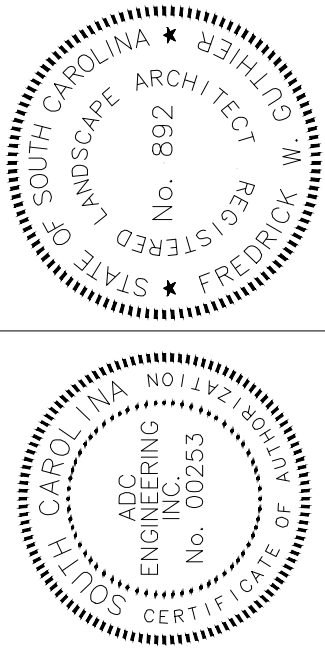
CRAIG
GAULDEN
DAVIS

• Architecture

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UPON REQUEST.



CONSULTANT

ADC
ENGINEERING
25 WOODS LAKE ROAD, SUITE 210
GREENVILLE, SC 29607
864-751-8121
ADCENGINEERING.COM

YORK COUNTY

CATAWBA
BEND
PRESERVE
PHASE 1

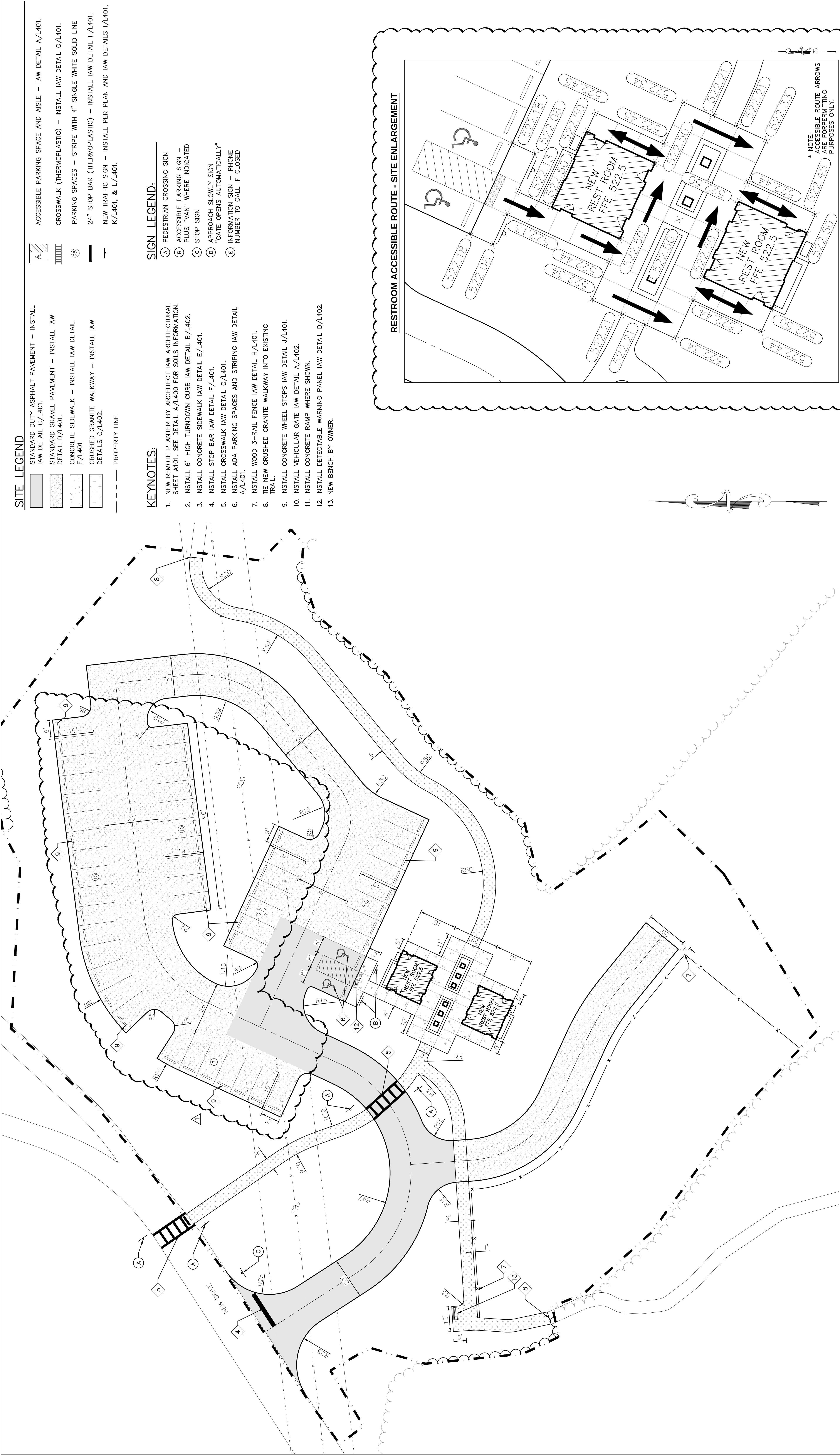
2371 NEELY STORE ROAD
ROCK HILL, SC 29730

DATE	MARK	DESCRIPTION
05/17/2024	1	PERMIT REVISIONS

ISSUE:	CONSTRUCTION DOCUMENTS
DATE:	03.08.2024
PROJECT NO:	23261
DRAWN BY:	NCM
CHECKED BY:	FWG

SITE & DIMENSION
PLAN - ENTRANCE

L201



GENERAL SITE LAYOUT NOTES:

1. ALL ANGLES ARE 90 DEGREES UNLESS OTHERWISE NOTED.
2. THE CONTRACTOR IS RESPONSIBLE FOR LOCATING AND VERIFYING ALL UNDERGROUND UTILITIES PRIOR TO CONSTRUCTION AND IS RESPONSIBLE FOR ANY DAMAGE TO THEM DURING CONSTRUCTION.
3. THE CONTRACTOR IS RESPONSIBLE FOR MAINTAINING ALL HORIZONTAL AND VERTICAL CONTROLS.
4. THE CONTRACTOR SHALL VERIFY ALL EXISTING SITE CONDITIONS & REPORT ANY CONFLICTS TO THE LANDSCAPE ARCHITECT.
5. ALL LAYOUT STAKING SHALL BE PERFORMED BY A REGISTERED PROFESSIONAL LAND SURVEYOR.
6. PROVIDE CONDUIT SLEEVES FOR ALL ELECTRICAL, IRRIGATION AND WATER LINES THAT ARE TO GO UNDER PAVEMENTS, PLAY SURFACE AND WALLS.
7. ALL AREAS THAT ARE DISTURBED BY CONSTRUCTION INSIDE OR OUTSIDE THE WORK AREA SHALL BE REPAIRED, REGRADED AND SEEDS.
8. SEE CIVIL FOR GRADING AND UTILITY INFORMATION.
9. SCHEDULE 40 SLEEVES SHALL BE USED UNDER ANY HARDSCAPING. (EXAMPLE: SIDEWALKS AND DRIVES). SLEEVES TO BE A MINIMUM OF (2) PIPE SIZES LARGER THAN THE PIPE RUNNING THROUGH IT. A 2" SLEEVE IS REQUIRED FOR WIRE.

SITE LEGEND

- STANDARD DUTY ASPHALT PAVEMENT – INSTALL IAW DETAIL C/L401.
- STANDARD GRAVEL PAVEMENT – INSTALL IAW DETAIL D/L401.
- CONCRETE SIDEWALK – INSTALL IAW DETAIL E/L401.
- CRUSHED GRANITE WALKWAY – INSTALL IAW DETAILS G/L402.
- PROPERTY LINE

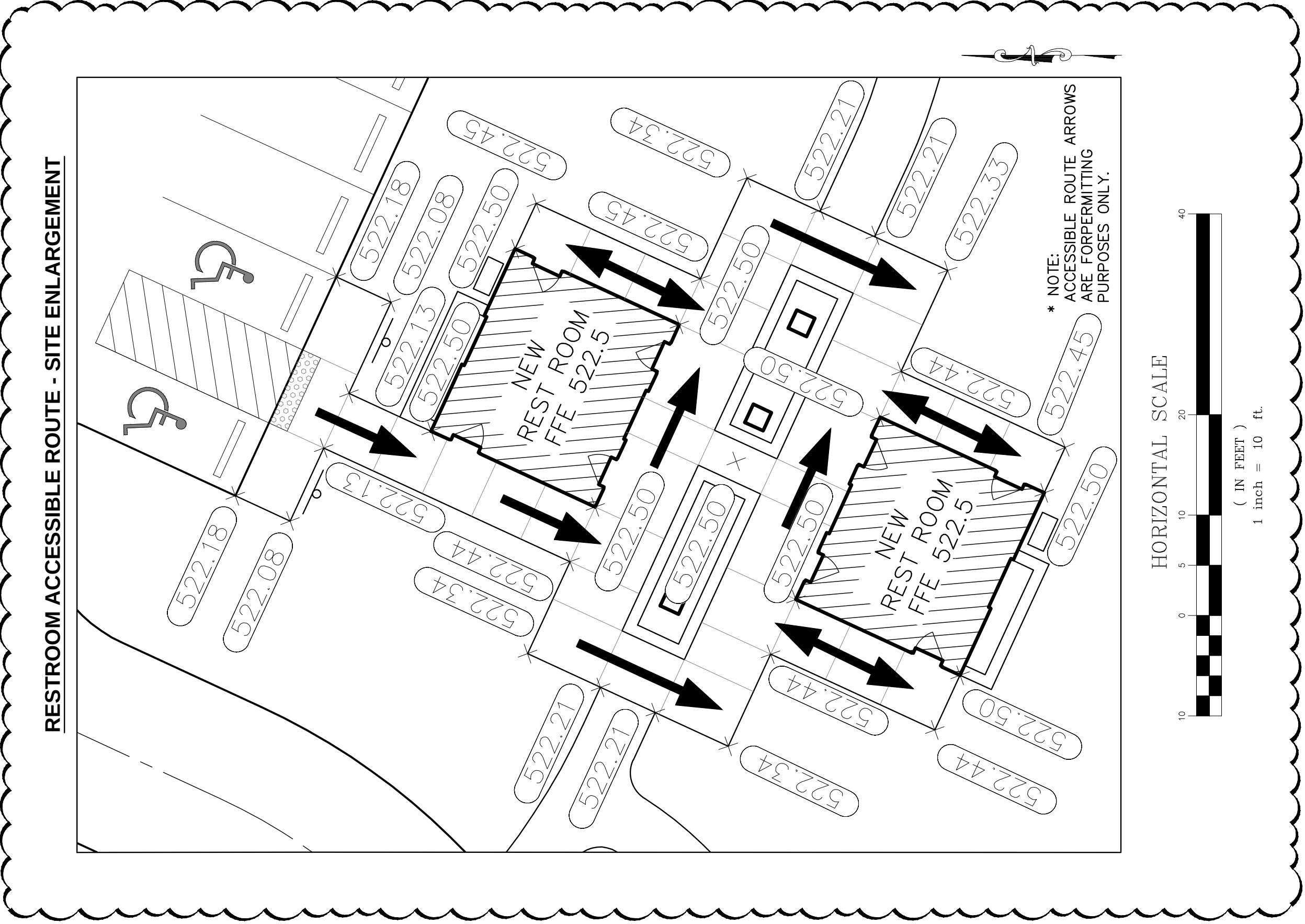
- ACCESSIBLE PARKING SPACE AND AISLE – IAW DETAIL A/L401.
- CROSSWALK (THERMOPLASTIC) – INSTALL IAW DETAIL G/L401.
- PARKING SPACES – STRIPE WITH 4" SINGLE WHITE SOLID LINE
- 24" STOP BAR (THERMOPLASTIC) – INSTALL IAW DETAIL F/L401.
- NEW TRAFFIC SIGN – INSTALL PER PLAN AND IAW DETAILS I/L401, K/L401, & L/L401.

KEYNOTES:

1. NEW REMOTE PLANTER BY ARCHITECT IAW ARCHITECTURAL SHEET A101. SEE DETAIL A/L400 FOR SOILS INFORMATION.
2. INSTALL 6" HIGH TURNDOWN CURB IAW DETAIL B/L402.
3. INSTALL CONCRETE SIDEWALK IAW DETAIL E/L401.
4. INSTALL STOP BAR IAW DETAIL F/L401.
5. INSTALL CROSSWALK IAW DETAIL G/L401.
6. INSTALL ADA PARKING SPACES AND STRIPING IAW DETAIL A/L401.
7. INSTALL WOOD 3-RAIL FENCE IAW DETAIL H/L401.
8. TIE NEW CRUSHED GRANITE WALKWAY INTO EXISTING TRAIL.
9. INSTALL CONCRETE WHEEL STOPS IAW DETAIL J/L401.
10. INSTALL VEHICULAR GATE IAW DETAIL A/L402.
11. INSTALL DETECTABLE WARNING PANEL IAW DETAIL D/L402.
13. NEW BENCH BY OWNER.

SIGN LEGEND:

- (A) PEDESTRIAN CROSSING SIGN
- (B) ACCESSIBLE PARKING SIGN – PLUS SIGN WHERE INDICATED
- (C) STOP SIGN
- (D) APPROACH SLOWLY SIGN – "GATE OPENS AUTOMATICALLY"
- (E) INFORMATION SIGN – PHONE NUMBER TO CALL IF CLOSED



RESTROOM ACCESSIBLE ROUTE - SITE ENLARGEMENT

- (A) PEDESTRIAN CROSSING SIGN
- (B) ACCESSIBLE PARKING SIGN – PLUS SIGN WHERE INDICATED
- (C) STOP SIGN
- (D) APPROACH SLOWLY SIGN – "GATE OPENS AUTOMATICALLY"
- (E) INFORMATION SIGN – PHONE NUMBER TO CALL IF CLOSED

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SITE & DIMENSION
PLAN - RESTROOMS

L203

PLANNING COMMISSION

**PLANNING COMMISSION TO RECEIVE COUNTY COUNCIL'S RESOLUTION
DIRECTING THE PLANNING COMMISSION TO CONDUCT THE NECESSARY
STUDIES RELATED TO PUBLIC EDUCATION FACILITIES WITH THE FMSD.**



PLANNING & DEVELOPMENT SERVICES
York County, SC



MEMORANDUM

To: York County Planning Commission

From: Diane Dil, AICP, Planning Manager

Date: August 28, 2024

Subj: Fort Mill School District Impact Fee

In May 2024, the Fort Mill School District (FMSD) requested York County Council to consider a new resolution to direct the York County Planning Commission to conduct the studies related to the imposition of a Development Impact Fee applicable within the geographic area of the FMSD, under the requirements of Title 6, Chapter 1, Article 9 - Development Impact Fees, South Carolina Code of Laws. The current impact fee authorization will expire July 2025.

On August 19, 2024 County Council adopted a resolution to direct the Planning Commission to conduct the necessary studies related to public education facilities within the FMSD. The district anticipates to once again contract with TischlerBise, Inc. to perform the Comprehensive Impact Fee Study for the new period. According to the resolution, TischlerBise is required to provide status reports to the Commission at least every 60 days during the process. It is the intent of Council that the Commission complete the assigned task with a recommendation to Council no later than March 10, 2025.

Attachment: PC Packet_FMSD (8799 : Notice of Resolution - Impact Fee - FMSD)

Resolution No. 824
Date Adopted: August 20, 2024

STATE OF SOUTH CAROLINA)
)
COUNTY OF YORK)

A RESOLUTION DIRECTING THE YORK COUNTY PLANNING COMMISSION TO CONDUCT THE NECESSARY STUDIES RELATED TO PUBLIC EDUCATION FACILITIES FOR GRADES K-12 CONSIDERED NECESSARY FOR THE PROPER EDUCATION OF CHILDREN WITHIN THE GEOGRAPHIC AREA OF THE FORT MILL SCHOOL DISTRICT IN ACCORDANCE WITH THE SOUTH CAROLINA DEVELOPMENT IMPACT FEE ACT, TO RECOMMEND AN UPDATED CAPITAL IMPROVEMENTS PLAN, AND TO RECOMMEND AN UPDATED IMPACT FEE ORDINANCE RELATED THERETO.

Whereas, York County, a body politic and political subdivision of the State of South Carolina ("County"), acting through the York County Council as the governing body thereof (the "County Council"), is empowered to provide for Resolutions on topics respecting any subject as appears to them necessary and proper for the security, general welfare, and convenience of counties or for preserving health, peace, order and good governance; and

Whereas, the County, has adopted a comprehensive plan, as provided in Chapter 29 of Title 6, South Carolina Code of Laws; and

Whereas, as a Governmental Entity which has adopted a Comprehensive Plan, by and through its County Council the County is authorized by the South Carolina Development Impact Fee Act, S.C. Code Ann. Section 6-1-910, et seq. ("Act"), to impose impact fees and did so adopt a fee, applicable to new development in the geographic area of the Fort Mill School District ("District"), to pay a development's proportionate share of impact to public education facilities with the District on July 16, 2018; and

Whereas, pursuant to the adoption of an impact fee, Section 6-1-950(B) of the Act provides for and requires a review and update of the corresponding public facilities capital improvements plan and impact fees, by the York County Planning Commission ("Commission"), and the Commission did so review and update the District capital improvements plan and impact fees, as adopted by County Council through Ordinance No. 6822 on December 22, 2022; and

Whereas, Section 7 of Ordinance No. 6822 established a sunset provision, terminating the public education facilities fee in the District as of June 30, 2025.

Whereas, the County is in receipt of a letter from the District dated May 21, 2024, requesting County Council adoption of a resolution directing the Commission to conduct the studies to update the capital improvements plan and established impact fee, wherein the District anticipates retaining TischlerBise, Inc. as a consultant to facilitate an updated study for the Commission's ultimate review and recommendation to County Council; and

Attachment: PC Packet_FMSD (8799 : Notice of Resolution - Impact Fee - FMSD)

Whereas, the County finds that the geographic area of the District has experienced and continues to experience population growth and development which will continue to impact the District's level of service for public education facilities; and

Whereas, the costs associated with the land acquisition, construction, and equipping of public education facilities necessitated by population growth are significant and expensive; and

Whereas, the County finds that it is fair and equitable for new residential development in the District to fund new public education facilities whose need will result from such new residential development, in part, through a proportionate share public education impact fee, as may be permitted by the Act; and

Whereas, the County may amend its capital improvements plan to include new projects to be funded by the existing impact fee; and

Whereas, the existing impact fee may be insufficient to provide adequate funding for the needed new public education facilities based on upon the projected population growth within the District; and

Whereas, the County finds that the projected population growth requires consideration of additional public education facilities to be funded by the existing impact fee and of a new impact fee related to the public education facilities within the District for grades K-12 including, but not limited to, schools, offices, classrooms, parking areas, playgrounds, libraries, cafeterias, gymnasiums, health and music rooms, computer and science laboratories, and other facilities considered necessary for the proper public education of the children of the State of South Carolina including the children within the District.

NOW THEREFORE BE IT RESOLVED BY THE YORK COUNTY COUNCIL DULY ASSEMBLED THAT:

1. The Commission is hereby directed to conduct the required studies, and to recommend an update to the capital improvements plan and impact fee ordinance in response to the District request and in conformity with the South Carolina Development Impact Fee Act based upon the results of those studies;
2. The York County Planning Director or his designee(s) shall act as liaison(s) between the Commission and York County Council and serve as the facilitator(s) with such designated consultants, County personnel, and District personnel who may have been tasked to date or who may be tasked to assist in the performance of the statutory requirements incident to the generation of the impact fee including, but not limited to, the performance of any required analysis and study; the generation of any required plans and reports; and the structuring of the ultimate recommended ordinance;
3. The Commission is directed to conduct the studies and make its recommendations in the manner which fully and most efficiently uses funds collected pursuant to the existing fee before consideration of any new proposed impact fee for additional projects;

4. The Commission shall instruct TischlerBise to provide status reports to the Commission at least every 60 days during the process authorized herein by written documentation, in person presentations, or both, so the Commission can gain a better understanding of the District's public educational needs and provide TischlerBise with commentary and feedback to evaluate and consider when preparing its updated report to the Commission;
5. The Commission is further directed to, in addition to making its recommendation on any new proposed fee, evaluate alternatively amending the existing impact fee ordinances and capital improvements plan and make any corresponding recommendation based on its findings;
6. It is the intent of the Council that the Commission shall complete its assigned task with a recommendation to Council as soon as practicable and no later than March 10, 2025;
7. The County Manager and all other appropriate officials and employees of the County are hereby authorized to execute, deliver, and receive any other agreements and documents, and perform such tasks as may be required by the County or Commission in order to carry out, give effect to, and consummate the impact fee ordinance process authorized by this Resolution;
8. This Resolution shall be construed and interpreted in accordance with the laws of the state of South Carolina;
9. This Resolution shall become effective immediately upon approval by the Council and is not intended to alter or modify and shall not be interpreted as altering or modifying currently existing impact fees and associated ordinances;
10. The provisions of this Resolution are hereby declared to be severable and if any section, phrase, or provision shall for any reason be declared by a court of competent jurisdiction to be invalid or unenforceable, that declaration shall not affect the validity of the remainder of the sections, phrases, and provisions hereunder; and
11. A copy of this resolution shall be delivered to the Commission and the District upon adoption.

IN WITNESS THEREOF, I have hereunto set my hand this 19th day of August, 2024.

By:



Christi P. Cox, Chairwoman, York County Council

Attest:



Joshua S. Edwards, County Manager



May 21, 2024

Mrs. Christi Cox, Chairwoman
York County Council

Mr. Josh Edwards
York County Manager

P.O. Box 66
York, SC 29745

Dear York County Leadership,

As you are aware, the current impact fee authorization for the Fort Mill School District will expire in July 2025. Based on our prior experience with the process of passage and implementation, we would like to begin this process to allow adequate time for all entities involved in the study, approval, and passage.

Please accept this letter as a formal request to York County Council to consider a new resolution to direct the York County Planning Commission to conduct the studies related to the imposition of a Development Impact Fee applicable within the geographic area of the Fort Mill School District under the requirements of Title 6, Chapter 1, Article 9 – Development Impact Fees, South Carolina Code of Laws.

We would anticipate, once again, contracting with TischlerBise, Inc. consulting firm to perform our Comprehensive Impact Fee Study for the new period. They have a proven record of providing these services to public agencies nationally, as well as specifically here in York County.

Please let us know next steps and if you need any additional information. Our community has been most appreciative of the taxpayer benefits we are experiencing as construction of our newest elementary school on Gold Hill Road is underway and 100% funded from impact fee collections.

Regards,

Mrs. Kristy Spears, Chairwoman
Fort Mill School District Board of Trustees

Mr. James (Chuck) Epps, Jr.
Superintendent

**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 Deny
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 Deny		
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 Approve	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 Approve	3-Sep	3-Sep	16-Sep	7-Oct
24-38	1910000018	Schulze	3	4.939	Broadhurst Lane	AGC	RUD	Agriculture	12-Aug Approve	3-Sep	3-Sep	16-Sep	7-Oct
24-39	4780000076	Catoe	2	0.38	Oakridge Road	RSF-30	OI	Rural Residential	12-Aug Deny	3-Sep	3-Sep	16-Sep	7-Oct
24-40	1030000001	Comer	3	0.88	Hickory Grove Road	RUD	AGC	Agriculture	9-Sep	7-Oct	7-Oct	21-Oct	4-Nov
24-41	6350000048	Warner	6	1.57	Forest Hills Circle	RSF-40	RSF-30	Neighborhood Residential	9-Sep	7-Oct	7-Oct	21-Oct	4-Nov
24-42	5930000008 5930000009	Hillman	4	5.24	Herlong Ct	RSF-30	GC	Municipal Infill	9-Sep	7-Oct	7-Oct	21-Oct	4-Nov
24-43	Withdrawn												
24-44	7210000014 7210000065	CF Property Group	7	4.70	Highway 21	UD	GC	I-77 Corridor Employment	9-Sep	7-Oct	7-Oct	21-Oct	4-Nov
24-45	7210000001	Fort Mill Storage Partners LLC	7	4.49	Highway 21	UD	LI	I-77 Corridor Employment	9-Sep	7-Oct	7-Oct	21-Oct	4-Nov
24-46	2310000005	Williams	3	2.5	N. Burris Road	AGC	RUD	Agriculture	9-Sep	7-Oct	7-Oct	21-Oct	4-Nov
24-47	7530000042	McSwain	5	0.42	George Dunn Road	RSF-40	RUD	Rural Residential	9-Sep	7-Oct	7-Oct	21-Oct	4-Nov

Shaded fields indicate that the action has been completed at time of publication (August 30, 2024). If the County Council vote is to deny the rezoning request, that is the final action.