



YORK COUNTY
PLANNING COMMISSION
AGENDA • OCTOBER 14, 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 - Sep 9, 2024 6:00 PM

New Business

1. Subdivision: Dunlap Acres Applicants: Nation Land Company, LLC Tax Map Numbers: 341-00-00-026 Total Acreage: 42.58 acres Total Lots: 3 single-family lots Council District #3: Tommy Adkins Zoning District: Agricultural Conservation (AGC)
2. Subdivision: Paolone Family Applicants: James & Dorothy Paolone Tax Map Numbers: 248-00-00-037 Total Acreage: 41.44 acres Total Lots: 3 single-family lots Council District #3: Tommy Adkins Zoning District: Agricultural Conservation (AGC)
3. Rezoning 24-48 John Reid and Karen Smith (Applicant/Owner); requesting to rezone a 4.448-acre parcel from RUD to AGC. The subject parcel is located at 1280 S. Paraham Road, York. The property is referenced as tax map number 489-00-00-012; Council District 2 - Love.
4. Rezoning 24-49 Todd Bernard (Applicant) BKB Holdings LLC (Owner); requesting to rezone a 3--acre portion of a 6-acre parcel from ID to LI. The subject parcel is located at 230 Gill Way, Rock Hill. The property is referenced as tax map number 666-00-00-037; Council District 5 - Cox.
5. Rezoning 24-50 Tim Smith (Applicant) Lakeland Partners LLC (Owner); requesting to rezone a 0.68--acre parcel from RUD-I to RUD. The subject parcel is located on Cedar Grove Road, York. The property is referenced as tax map number 194-00-00-056; Council District 3 - Adkins.

“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 24-51 Jimmy Ward (Applicant/Owner); requesting to rezone a 1.0-acre parcel from UD to RUD. The subject parcel is located at 220 Ward Drive, Rock Hill. The property is referenced as tax map number 601-00-00-029; Council District 5 - Cox.
7. Rezoning 24-37; York County Council has initiated the rezoning of 12 parcels within 10 multifamily communities from RMX-20, RMX-10, GC, or PD to the newly created RMX-6 zoning district, thus removing their nonconforming status.
8. Planning Commission to consider initiating a rezoning pursuant to York County Code of Ordinances §155.1137(A)(2), to apply the AGC zoning district to the 48 parcels (or portions of a parcel) as listed in Exhibit A. The parcels are located along the Chester County border between Burris Road South and Norfolk Southern Railway - Council District 5 - Cox

Other Business

1. Rezoning Tracking Sheet

Executive Session:

Matters for Consideration Following Executive Session

Adjournment

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



YORK COUNTY
PLANNING COMMISSION
MINUTES • SEPTEMBER 9, 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: Absent, District 5 Mike Duralia: Present, District 7 Thomas Bach: Present, District 2 John Segura: Present.

Approval of the Agenda

The meeting was called to order at 6:01 p.m. by Matt Velkovich. The agenda was approved with a motion by Kate Kraxberger and a second by John Segura.

Adoption of Minutes

The Minutes from August 12, 2024 were approved with a motion by Tom Bach and a second by Matt Velkovich.

1. Approval of August 12, 2024 Planning Commission Minutes

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.

Diane Dil presented the request. Kate Kraxberger motioned to approve. Aubrie Parham seconded the motion. The motion was approved unanimously 6/0.

APPROVED [Unanimous]

MOVANT: Kate Kraxberger

SECOND: Aubrie Parham

AYES: Velkovich, Kraxberger, Parham, Duralia, Bach, Segura

ABSENT: Antonio Mickel

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.

Minutes Acceptance: Minutes of Sep 9, 2024 6:00 PM (Adoption of Minutes)

Diane Dil presented the request. The new lot line will be similar to those already in the area. Matt Velkovich motioned to approve. Tom Bach seconded the motion approved by all 6/0.

APPROVED [Unanimous]

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

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.

Diane Dil presented the request. The parcel sets between residential to the south and a hospital to the north. The other zoning codes that encompass event planning were discussed. There was concern regarding the noise and having General Commercial zoning so close to a residential neighborhood. Matt Velkovich motioned to deny the request that was seconded by Kate Kraxberger and agreed upon by all 6/0.

DENIED [Unanimous]

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

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.

Diane Dil presented the request. There was discussion regarding curb cuts, lights, and the good that would come out of this rezoning. Tom Bach motioned to approve the request. John Segura seconded the motion that was approved by all 6/0.

APPROVED [Unanimous]

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

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.

Diane Dil presented the request. Discussion centered around storage facilities in the area, the new zoning classification being used for something different later on, and the Pennies Project for the area. Kate Kraxberger motioned to approve the request with the condition that the applicant first speak to the neighboring property owner, Ross Dress For Less, regarding working out access onto Flint Hill. Her preference was for them to be able to come out at a light. It was noted that if Ross did not approve the request she was still in favor or them going forward. Mike Duralia seconded the motion. The motion passed 5/1.

APPROVED [5 to 1]

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

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.

Diane Dil presented the request. Matt Velkovich motioned to approved with staff recommendation:

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.

Tom Bach seconded. The motion passed unanimously 6/0.

APPROVED [Unanimous]

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

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.

Diane Dil presented the request. Mike Duralia motioned to approve and Aubrie Parham seconded. The motion passed unanimously 6/0.

APPROVED [Unanimous]

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

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.

Diane Dil presented an overview of the project. In deciding if the proposed project was in conformance with the Comprehensive, Plan Matt Velkovich motioned approval. Kate Kraxberger seconded the motion that was unanimously approved 6/0.

APPROVED [Unanimous]

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

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 FMSD.

Diane Dil presented the resolution from County Council to the Planning Commission regarding conducting the necessary studies related to the public education facilities within the Fort Mill School District. Various aspects of the study were discussed. The consensus was that they would like a third party to confirm cost numbers of construction.

NO ACTION TAKEN

MOVANT:

SECOND:

2. Rezoning Tracking Sheet

Executive Session

Matters for Consideration Following Executive Session

Adjournment

The meeting adjourned at 7:13 p.m. with a motion by John Segura and a second by Mike Duralia.

PLANNING COMMISSION

**SUBDIVISION: DUNLAP ACRES APPLICANTS: NATION LAND COMPANY, LLC
TAX MAP NUMBERS: 341-00-00-026 TOTAL ACREAGE: 42.58 ACRES TOTAL LOTS:
3 SINGLE-FAMILY LOTS COUNCIL DISTRICT #3: TOMMY ADKINS ZONING
DISTRICT: AGRICULTURAL CONSERVATION (AGC)**



**Planning Commission
Staff Report
Preliminary Plat – Dunlap Acres
October 14, 2024**



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

PROJECT DATA:

Property Owner/Applicant:	Lauren Dunlap/Tim Helline
Application Type:	Preliminary Plat, Single-Family Residential Subdivision
Tax Map Number:	341-00-00-026
Location:	End of Dunlap Farm Road off of Hwy 321, approximately a mile south of York
Council District:	District 3; Tommy Adkins
Zoning:	Agricultural Conservation (AGC)
Project Consistency:	Consistent with the AGC zoning district
Comprehensive Plan:	Agriculture
Project Consistency:	Consistent with the Comprehensive Plan
Land Use:	-existing: Vacant, with old farm structures present
	-proposed: Large lot single-family residential
	-in area: Large lot single-family residential, vacant land
Land Area:	42.67 acres
Lots Proposed:	(3) 15.98, 15.76, & 10.85 acres
Lot Dimensions:	Regular
Planning Staff:	Rick Abboud, AICP

BACKGROUND AND PROJECT DESCRIPTION

The applicant is requesting approval of a preliminary plat for an individual plat for land division per *§155.004(E)(b), the division of property into lots of a minimum of five acres that does not involve construction of new streets or improvements to existing streets*. This provision in code excludes the plat from the provision of Subchapter B: Subdivision and Site Design Standards and Subchapter C: Infrastructure Standards.

While a three-lot subdivision typically does not go through the preliminary plat process, the project falls under a major subdivision as the parcel was part of a previous subdivision. A major subdivision is any subdivision of seven or more lots.

This subdivision request is to create three large single-family lots – each lot will be at least 10.85 acres, with Tract A containing Dunlap Farm Road, a York County maintained right-of-way. Tracts B and C are proposed to have

access to a dedicated 30' easement that connects to Dunlap Farm Road. The subdivision creates a proposed density of .07 units per acre.

While the parcel contains Dunlap Farm Road, it is adjacent to Chester Highway and is next to several large AGC parcels and one lot that is zoned RMX-10 to the north, across a stream and proposed tree save area. The neighboring properties are characterized by large lot residential development and agricultural uses.

ANALYSIS

Zoning Ordinance

§155.026

The Agricultural Conservation District (AGC) generally consists of the most agriculturally productive soils, and their loss cannot be readily compensated. Therefore, the district is intended to: (a) Preserve areas under cultivation and prime agricultural soils for continued agricultural and agriculturally-oriented uses; and (b) Protect and support the business of agriculture; and (c) Protect agricultural character. AGC generally is an appropriate zoning classification in areas designated as Agricultural or Conservation on the Comprehensive Plan Future Land Use Map.

The proposed single-family residential subdivision is consistent with the purpose of the AGC zoning district in that the proposed large lot division will be very low in density and will not have an adverse impact on any of the neighboring properties.

Comprehensive Plan

The 2035 Comprehensive Plan, York Forward (adopted March 6, 2023), designated the future land use for the proposed project as Agricultural. Agricultural areas are places where the predominant existing land uses are farmlands and timberlands, complemented by very low-density residential development, cottage industries, ag-supported commercial and agri-tourism operations.

The proposed residential subdivision is consistent with the Comprehensive Plan as the project is proposing large single-family lots with individual wells and septic systems.

ACCESS AND CIRCULATION

The proposed lots will be accessed by Charlotte Highway and Davis Farm Road, both maintained by the SCDOT. This type of low-density development does not require sidewalks. Due to the lack of a common open space requirements, amenities are not required and are not provided.

FINDINGS FOR PRELIMINARY PLAT REVIEW

Section §154.322

Section 154.322 of the York County Subdivision Code stipulates that the Planning Commission review and approve all applications for major subdivisions (seven or more lots). Approval of the preliminary plat shall not constitute approval of the construction plan and final plat. Application for approval of the subdivision construction plan and final plat shall be considered only after the specifications and requires of the Subdivision Chapter are met and all other specified conditions have been met. Upon approval of the preliminary plat by the Planning Commission, the developer may proceed with the preparation of the subdivision construction plan.

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

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

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

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

All proposed lots meet or exceed the minimum square acreage of five acres as stipulated by the AGC site standards. Written statements from SCDHEC indicating the approval of individual septic tanks is not required due to the proposed five-acre minimum lot size.

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

Single family residential is an allowed use. The AGC zoning district has a maximum residential density of .4 dwelling units per acre, the development has a density of 0.07 residential units per acre.

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

A TIA was not required.

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

The development is accessed from the existing portions of Chester Highway and Dunlap Farm Road, maintained by the SCDOT and York County respectively. Sidewalks are not required within the development due to the minimum proposed lot width of more than 100 feet.

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

The 20-percent open space is not required due the zoning designation of project.

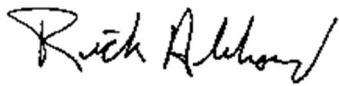
6. All other applicable zoning and subdivision code requirements have been satisfied:

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

SUMMARY AND RECOMMENDATION

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

Submitted by:



Rick Abboud, AICP
Principle Planner

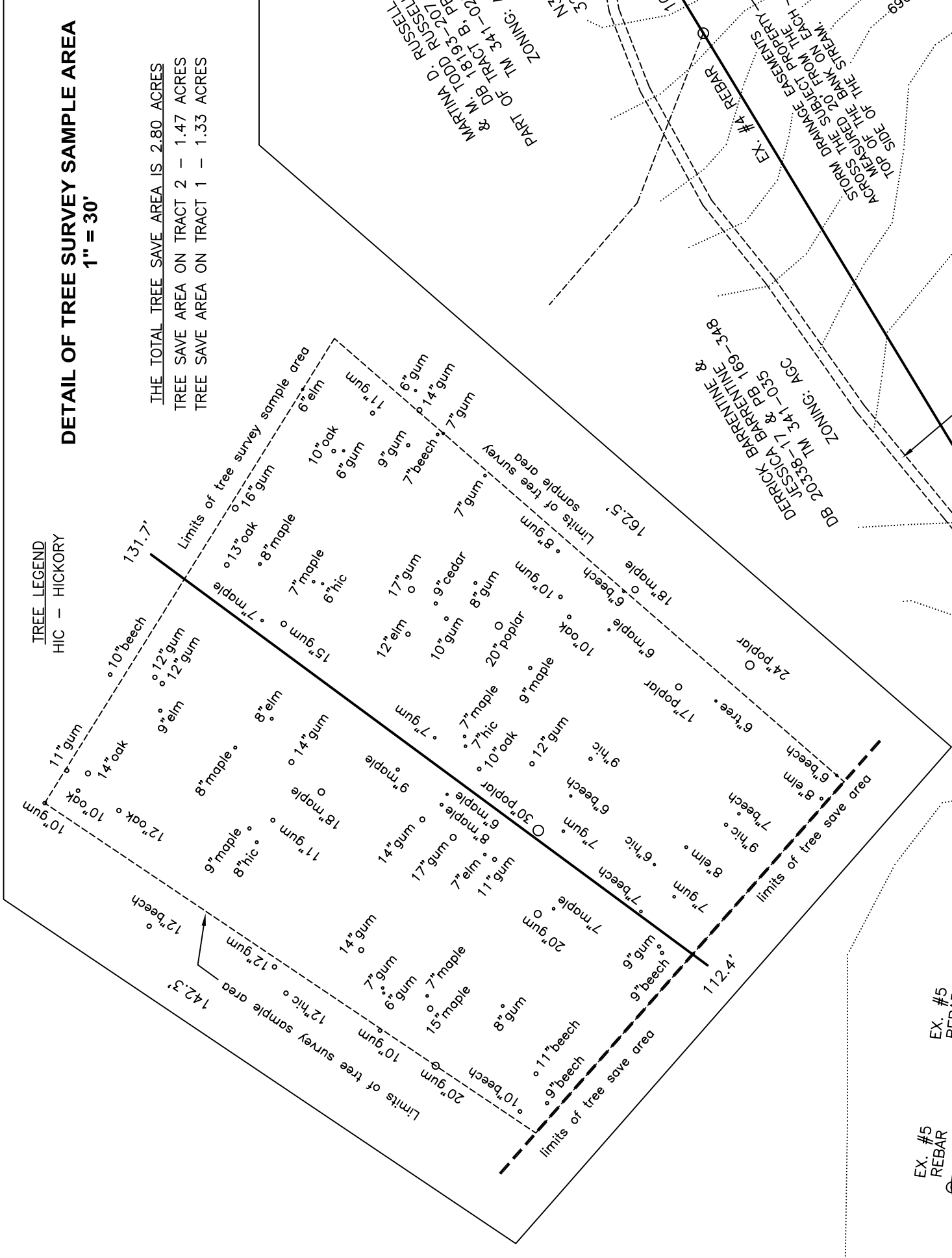
Approved by:



Rachel Grothe, MCRP
Zoning Administrator

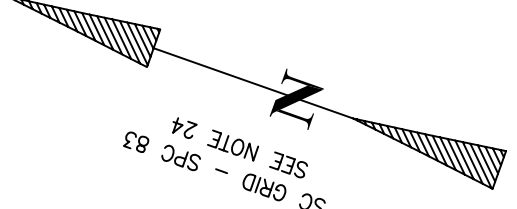
- NOTES:**
1. THE PURPOSE OF THIS MAP IS TO DIVIDE TAX PARCEL 341-00-00-026 INTO THE THREE LOTS SHOWN (ALL GREATER THAN 5 ACRES). THIS ZONING DOES NOT INVOLVE CONSTRUCTION OR IMPROVEMENTS TO AN EXISTING STREET. ANY CONSTRUCTION OR IMPROVEMENTS TO AN EXISTING STREET ARE TO BE MADE IN ACCORDANCE WITH THE REQUIREMENTS OF THE ZONING MAP.
 2. THE PROPERTY SHOWN MAY BE SUBJECT TO RIGHTS OF WAYS, EASEMENTS, UTILITIES RECORDED OR UNRECORDED NOT SHOWN ON THIS PLAT.
 3. WATER PROVIDER - INDIVIDUAL WELL
SEWER PROVIDER - PRIVATE SEPTIC
ELECTRIC PROVIDER - DUKE ENERGY
TELEPHONE PROVIDER - A.T&T
CABLE PROVIDER - NONE
FIRE DISTRICT - YORK
 4. PROPOSED LOTS ARE TO BE SERVED BY INDIVIDUAL WELLS AND SEPTIC SYSTEMS.
 5. THERE IS NO SPEED LIMIT POSTED ON HIGHWAY 321 OR DUNLAP FARM ROAD.
 6. UTILITIES ARE TO BE LOCATED EXCLUSIVELY INSIDE THE ROAD RIGHT OF WAYS.
 7. THERE ARE NO PROPOSED STREETS AT THIS TIME.
 8. THERE ARE NO KNOWN CELLULOSIC BURIAL SITES ON THESE LOTS.
 9. THERE ARE NO NEW ROADS TO BE ACCEPTED INTO THE YORK COUNTY ROADWAY SYSTEM.
 10. THE DEVELOPER, INDIVIDUAL LOT OWNER, OR THEIR REPRESENTATIVES SHALL NOT PIPE OR FILL ROADSIDE DITCHES NOR DISCHARGE LOT OR ROOF DRAINAGE SYSTEMS INTO ROADSIDE DITCHES, ENCLOSED ROAD SYSTEMS, OR ROAD RIGHT OF WAY WITHOUT SUBMITTING A ROAD ENCROACHMENT PERMIT TO YORK COUNTY FOR APPROVAL.
 11. DEVELOPMENT OF THIS OR OTHER DESIGN IS RESPONSIBLE FOR KEEPING ALL SHORT DISTANCE EASEMENTS CLEAR OF ALL SIGN, VEGETATION, AND OTHER OBSTACLES THAT MAY BLOCK DRIVERS' LINE OF SIGHT.
 12. ALL PROPERTY CORNERS ALONG EXISTING PROPERTY LINES ARE MARKED WITH EXISTING #5 REBAR PER PB C58-2 UNLESS OTHERWISE NOTED. PRIOR TO FINAL PLAT APPROVAL THE NEW PROPERTY LINES ARE TO BE SURVEYED AND MONUMENTED WITH NEW #4 REBARS.
 13. THE SUBDIVISION IS SUBJECT TO ALL OF THE APPLICABLE REQUIREMENTS OF THE YORK COUNTY TREE ORDINANCE.
 14. NO LAND DISTURBANCE INCLUDING UNDERBRUSH REMOVAL, SHALL TAKE PLACE WITHIN PERENNIAL STREAM OR WATER QUALITY BUFFERS.
 15. THE PROPERTY SHOWN HEREON IS SUBJECT TO ANY AND ALL CONDITIONS, RESTRICTIONS, EASEMENTS AND/OR RIGHTS OF WAY OF RECORD.
 16. INDIVIDUAL LOTS WILL REQUIRE NPDES PERMITTING PRIOR TO LAND DISTURBANCE.
 17. THE DEVELOPER OR PROPERTY OWNER HAS CONFIRMED THROUGH A TITLE SEARCH AND A REVIEW OF THE HISTORICAL SURVEY OF THE YORK COUNTY MANAGED BY THE YORK COUNTY CULTURAL AND HISTORICAL SOCIETY THAT THE PROPERTY SHOWN HEREON IS NOT A PART OF THE YORK COUNTY CULTURAL AND HISTORICAL SOCIETY'S LANDS.
 18. INDIVIDUAL LOT IRRIGATION SYSTEMS WILL NOT BE PERMITTED TO BE INSTALLED WITHIN THE ROAD RIGHT OF WAYS.

19. YORK COUNTY SUPPORTS THE RIGHT TO FARM WITHIN THIS ZONING DISTRICT. IN ADDITION TO ALLOWING THE CONTINUATION OF ALL EXISTING AGRICULTURAL OPERATIONS USING GENERALLY ACCEPTED PRACTICES, YORK COUNTY ALSO SUPPORTS THE ESTABLISHMENT AND CONTINUATION OF NEW AGRICULTURAL OPERATIONS INVOLVING CROP PRODUCTION OR GRAZING OF LIVESTOCK USING GENERALLY ACCEPTED PRACTICES. YORK COUNTY DOES NOT INTEND TO PREVENT OR RESTRICT ANY ADJACENT PROPERTY OWNER FROM FURTHERMORE ANY SUBDIVISION CREATED WITHIN THIS DISTRICT MUST GRANT A RIGHT TO FARM EASEMENT TO ALLOW OPERATIONS USING GENERALLY ACCEPTABLE AGRICULTURAL PRACTICES. THE EASEMENT SHALL BE AGRICULTURAL IN NATURE AND CENTERED ON THE PERMIT TO CONSTRUCT AN ONSITE WASTE WATER SYSTEM FOR EACH INDIVIDUAL LOT PRIOR TO APPROVAL.
20. THERE ARE NO KNOWN BURIAL PITS ON THIS SITE UNLESS OTHERWISE NOTED AND AS SHOWN ON THIS PLAT.
21. EACH LOT OWNER SHALL BE RESPONSIBLE FOR THEIR OWN STORMWATER MANAGEMENT AND EROSION CONTROL MEASURES ASSOCIATED WITH ANY LAND DISTURBANCE ACTIVITY ON THEIR LOT. TAKEN FROM THE YORK COUNTY G.I.S. BEACON PUBLIC SITE AND MAY BE APPROXIMATE.
22. THE GRID ORIENTATION & COORDINATES OF THE PROPERTY SHOWN ARE BASED ON MEASUREMENTS OF SEPTIC SYSTEMS FOR INDIVIDUAL LOTS. ALL FINAL PLATS MUST HAVE A SCHOEG APPROVED PERMIT TO CONSTRUCT AN ONSITE WASTE WATER SYSTEM FOR EACH INDIVIDUAL LOT PRIOR TO APPROVAL.
23. THE REVIEW AND APPROVAL OF THE PRELIMINARY PLAT ADDRESSES ONLY THE CONCEPT OF THE PROPOSED SUBDIVISION. THE DEVELOPER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS TO CONSTRUCT AN ONSITE WASTE WATER SYSTEM FOR EACH INDIVIDUAL LOT PRIOR TO APPROVAL.
24. THE DEVELOPER HAS RECEIVED, READ, AND UNDERSTANDS THE YORK COUNTY SUBDIVISION MAP ACT AND THE YORK COUNTY ZONING MAP. THE ROADS SHOWN ON THIS PLAT ARE EXISTING COUNTY MAINTAINED ROADS.
25. THE UTILITIES SHOWN ON THIS PLAT ARE EXISTING AND IN PLACE. EASEMENTS FOR THESE UTILITIES ARE GENERAL IN NATURE AND CENTERED ON THE EXISTING UTILITIES. NO BUILDING STRUCTURES ARE ALLOWED OVER OR UNDER ANY UTILITIES.
26. THE RESPONSIBILITY FOR MAINTAINING ALL TEMPORARY AND PERMANENT EROSION AND SEDIMENT CONTROL MEASURES AND STORMWATER FACILITIES, INCLUDING EASEMENTS, AFTER SITE AND CONSTRUCTION, SHALL BE THE RESPONSIBILITY OF THE DEVELOPER'S DESIGNEE, OR ANY HOMEOWNER'S OR CONTROL, INCLUDING THE PROPERTY OWNER'S ASSOCIATION OR OTHER COMMON OWNER ENTITY ESTABLISHED BY THE DEVELOPER. THE DEVELOPER SHALL BE RESPONSIBLE FOR MAINTAINING ALL TEMPORARY AND PERMANENT EROSION AND SEDIMENT CONTROL MEASURES AND STORMWATER FACILITIES, INCLUDING EASEMENTS, AFTER SITE AND CONSTRUCTION, SHALL BE THE RESPONSIBILITY OF THE DEVELOPER'S DESIGNEE, OR ANY HOMEOWNER'S OR CONTROL, INCLUDING THE PROPERTY OWNER'S ASSOCIATION OR OTHER COMMON OWNER ENTITY ESTABLISHED BY THE DEVELOPER.
27. THE 30' EASEMENT FOR INGRESS, EGRESS & UTILITIES MAINTAINS A WIDTH OF 30' AND INTERSECTS WITH DUNLAP FARM ROAD, A COUNTY MAINTAINED ROAD, FOR A DISTANCE OF 35.29 FEET.

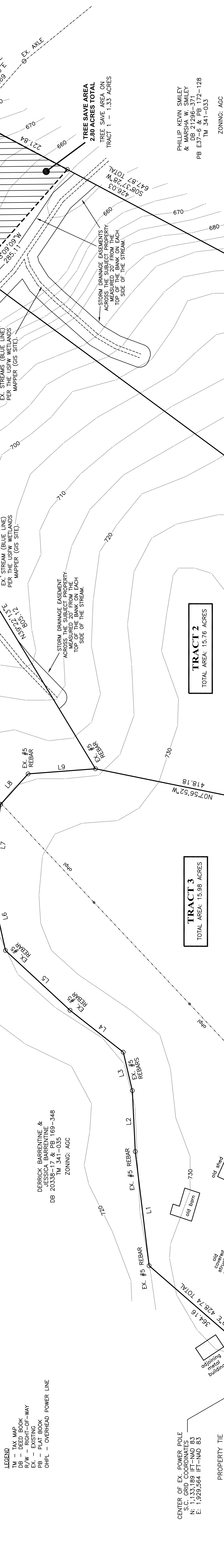


LINE	BEARING	LENGTH
L1	N63°39'26"E	239.14
L2	N67°49'57"E	126.60
L3	N57°17'56"E	82.11
L4	N18°45'45"E	140.86
L5	N23°27'32"E	182.86
L6	N55°11'16"E	143.93
L7	N77°59'59"E	164.06
L8	S73°44'02"E	85.98
L9	N18°49'20"W	31.50
L10	N61°22'13"W	125.45
L11	N07°08'42"W	70.83
L12	S07°08'42"E	35.55
L13	S61°22'13"E	89.57

VICINITY MAP - NOT TO SCALE



- LEGEND**
- EXISTING TAX MAP
 - DB - DEED BOOK
 - R/W - RIGHT-OF-WAY
 - PB - PLAT BOOK
 - OHPL - OVERHEAD POWER LINE

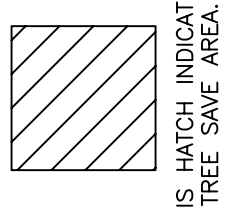


PHILLIP KEVIN SMILEY
& MARSHA W. SMILEY
DB 21296-377-128
PB E37-6 & PB 172-128
TM 341-033
ZONING: AGC

TRACT 2
TOTAL AREA: 15.76 ACRES

TRACT 3
TOTAL AREA: 15.98 ACRES

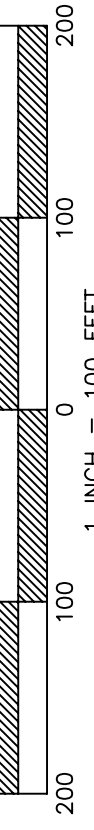
TRACT 1
TOTAL AREA: 10.85 ACRES



THIS HATCH INDICATES
TREE SAVE AREA.

TREE SAVE CALCULATIONS
20% OF THE EXISTING TREE CANOPY SHALL BE RETAINED PER S154.199
THE EXISTING TREE CANOPY IS 13.99 ACRES.
THE TREE SAVE AREA REQUIRED IS 20% OF 13.99 ACRES
(13.99 ACRES TIMES 20% = 2.80 ACRES OF REQUIRED TREE SAVE AREA)

LEILA D. HOSSEINI &
GEORGE M. MEHALIC
DB 21296-377-128
PB E37-6 & PB 172-128
TM 341-031
ZONING: AGC



PRELIMINARY PLAT - SHOWING
DUNLAP ACRES
YORK TOWNSHIP, YORK COUNTY, S.C.

FROM THE OFFICE OF
JASON LEE WYLYE
PROFESSIONAL LAND SURVEYOR
501 FORNEY AVENUE
LINCOLTON, GA 30502
PHONE: 704-763-5926

TAX PARCEL:
341-026
REFERENCE:
DB 19938-84
PRELIMINARY PLAT DATE:
JULY 2, 2024



THE SUBJECT PROPERTY IS ZONED AGC.
THE MINIMUM LOT SIZE IS 5 ACRES.
REQUIRED SETBACKS FOR THIS PROPERTY
100' FRONT SETBACK
30' SIDE SETBACK
30' REAR SETBACK

TOTAL ACRES: 42.58 ACRES
COUNCIL DISTRICT: #3 TOMMY ADKINS
NUMBER OF LOTS: 12,000 ACRE
AVERAGE LOT SIZE: 14.19 ACRES
AVERAGE LOT WIDTH: 37' UNITS PER ACRE

THE DEVELOPMENT AND ASSOCIATED ROADWAYS WILL MEET YORK COUNTY AND YORK COUNTY ENGINEERING DEPARTMENT'S REQUIREMENTS FOR THE MAINTENANCE OF PROPOSED STORMWATER MANAGEMENT BMP(S) WILL NOT BE MAINTAINED BY THE DEVELOPER OR DEVELOPER'S DESIGNEE.
ADDITIONAL STORMWATER EASEMENTS MAY BE REQUIRED TO ADDRESS ROADWAY AND INDIVIDUAL LOT DRAINAGE DURING CONSTRUCTION PLAN REVIEW.

FLOOD INFORMATION
FEMA MAP NUMBER: 4509 02080E
COMMUNITY: 45090 YORK COUNTY
EFFECTIVE DATE: SEPTEMBER 26, 2008
PROPERTY LIES WITHIN ZONE X

TABLE 154.199-1: TREES REQUIRED FOR LOTS IN RESIDENTIAL SUBDIVISIONS

LOT SIZE	MINIMUM NUMBER OF TREES	MINIMUM TREE HEIGHT
0-10,000 SQUARE FEET	2	1
10,001-20,000 SQUARE FEET	3	2
20,001-30,000 SQUARE FEET	4	2
30,001 SQUARE FEET - 1 ACRE	7	3
MORE THAN 1 ACRE		

REVISED 08-28-2024 TO ADDRESS REVIEW COMMENTS.
REVISED 07-31-2024 TO REVISE THE TRACTS & AREAS & TO SHOW THE TREE SAVE AREA WITH TREE LOCATIONS.

PROPERTY OWNER: LAUREN DIEDRE DUNLAP



NC CGA, York County Govt, SC, Maxar, Microsoft

Vicinity Map

Attachment: Dunlap Acres PC packet (8853 : Preliminary Plat - Dunlap Acres)

Applicant: Lauren Dunlap/Tim Helling
Tax Map Number: 341-00-00-026
equ

PLANNING COMMISSION

**SUBDIVISION: PAOLONE FAMILY APPLICANTS: JAMES & DOROTHY
PAOLONE TAX MAP NUMBERS: 248-00-00-037 TOTAL ACREAGE: 41.44 ACRES
TOTAL LOTS: 3 SINGLE-FAMILY LOTS COUNCIL DISTRICT #3: TOMMY
ADKINS ZONING DISTRICT: AGRICULTURAL CONSERVATION (AGC)**



**Planning Commission
Staff Report
Preliminary Plat – Paolone Family
October 14, 2024**



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

PROJECT DATA:

Property Owner/Applicant:	James & Dorothy Paolone
Application Type:	Preliminary Plat, Single-Family Residential Subdivision
Tax Map Number:	248-00-00-037
Location:	Kelly Road between Pamela Road and California Road
Council District:	District 3; Tommy Adkins
Zoning:	Agricultural Conservation (AGC)
Project Consistency:	Consistent with the AGC zoning district
Comprehensive Plan:	Agriculture
Project Consistency:	Consistent with the Comprehensive Plan
Land Use:	-existing: Vacant
	-proposed: Large lot single-family residential
	-in area: Large lot single-family residential, vacant land
Land Area:	41.435 acres
Lots Proposed:	(3) 13.812, 13.811, & 13.812 Acres
Lot Dimensions:	Regular
Planning Staff:	Marion Ray, MPA

BACKGROUND AND PROJECT DESCRIPTION

The applicant is requesting approval of a preliminary plat for the further division of a recently completed minor subdivision. Further division of the parent parcel requires staff review and Planning Commission approval as a major subdivision. This subdivision request is to create three large single-family lots. Each lot will be at least 13.811 acres, with a minimum lot width of 229.71 feet along Kelly Road, an SCDOT maintained right-of-way. The proposed density of 0.07 units per acre.

The site is currently one parcel on the west side of Kelly Road extending toward the waterfront of Caldwell Lake, a City of York reservoir. The parcel is bordered by large AGC parcels to the north and south and includes a small pond that drains into Caldwell Lake. The property owner proposes to divide the 41.435-acre parcel into three tracts with access via a 25-foot easement centered on an existing drive.

ANALYSIS

Zoning Ordinance

§155.026

The Agricultural Conservation District (AGC) 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.

The proposed single-family large lot residential subdivision is consistent with the purpose of the AGC zoning district in that the proposed subdivision will not have an adverse impact on any of the surrounding residential and agricultural properties.

Comprehensive Plan

The 2035 Comprehensive Plan, York Forward (adopted March 6, 2023), designated the future land use for the proposed project as Agricultural. Agricultural areas are places where the predominant existing land uses are farmlands and timberlands, complemented by very low-density residential development, cottage industries, ag-supported commercial and agri-tourism operations.

The proposed residential subdivision is consistent with the Comprehensive Plan, as the rural nature of the project proposes large single-family lots with individual wells and septic systems.

ACCESS AND CIRCULATION

The proposed lots will be accessed by Kelly Road, an SCDOT maintained road. This type of low-density development does not require sidewalks. Due to the lack of a common open space requirements, amenities are not required and are not provided.

FINDINGS FOR PRELIMINARY PLAT REVIEW

Section §154.322

Section 154.322 of the York County Subdivision Code stipulates that the Planning Commission review and approve all applications for major subdivisions (seven or more lots). Approval of the preliminary plat shall not constitute approval of the construction plan and final plat. Application for approval of the subdivision construction plan and final plat shall be considered only after the specifications and requires of the Subdivision Chapter are met and all other specified conditions have been met. Upon approval of the preliminary plat by the Planning Commission, the developer may proceed with the preparation of the subdivision construction plan.

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

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

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

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

All proposed lots meet or exceed the minimum square acreage of five acres as stipulated by the AGC standards. Written statements from SCDES indicating the approval of individual septic tanks is not required due to the proposed 13.811-acre minimum lot size.

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

Single-family residential is an allowed use. The AGC zoning district has a maximum residential density of 0.2 dwelling units per acre, the development has a density of 0.07 residential units per acre.

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

A TIA was not required.

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

The development is accessed from Kelly Road and bounded by large lot residential parcels and a lake. Sidewalks are not required due to the low density of the proposed subdivision.

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

The 20-percent open space is not required due the zoning designation of project.

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

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

SUMMARY AND RECOMMENDATION

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

Submitted by:

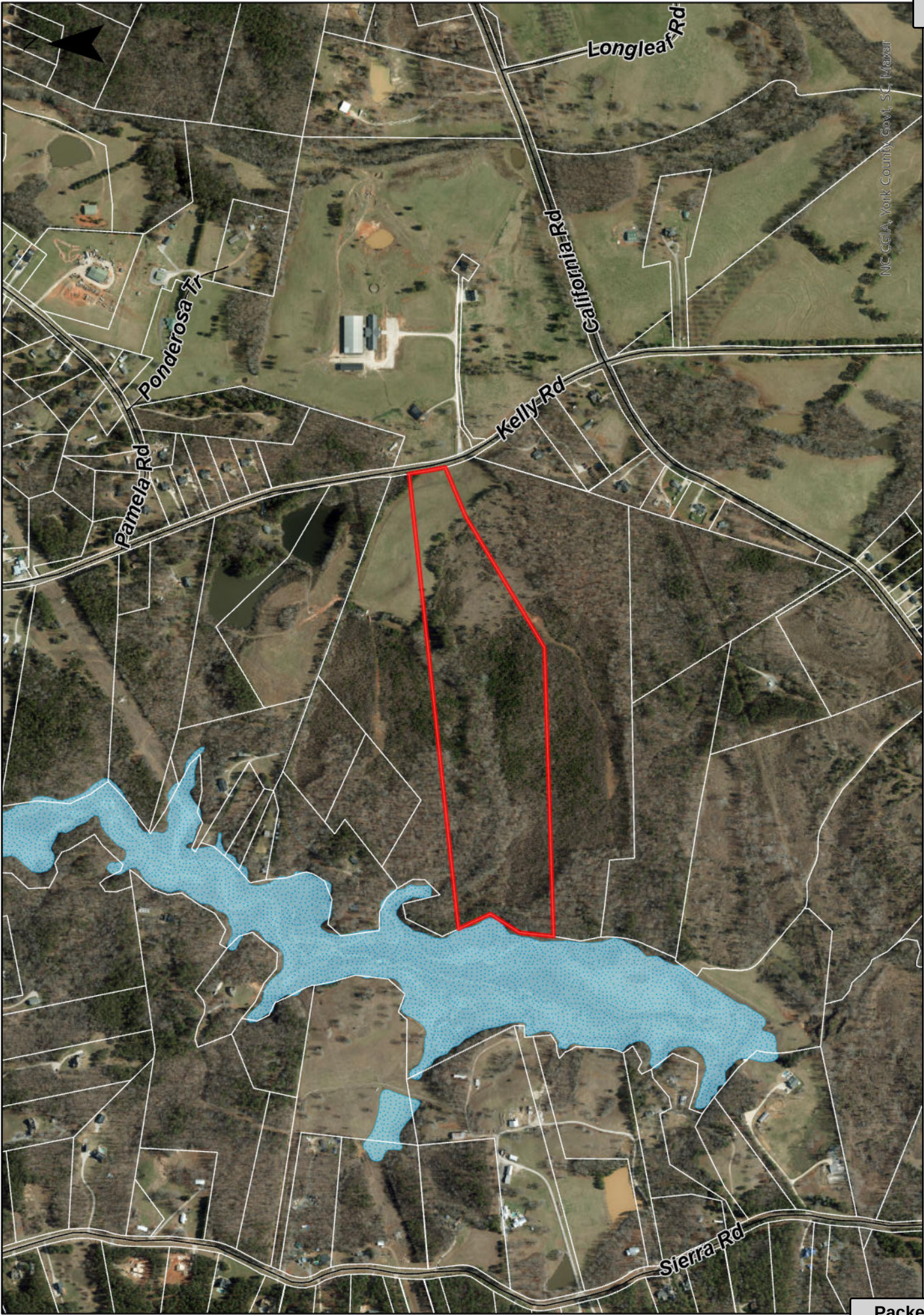


Marion Ray, MPA
Planner

Approved by:



Rachel Grothe, MCRP
Zoning Administrator



NC COTA, York County, Govt, SC, Maxar

Vicinity Map
Attachment: Paolone Family PC packet (8854 : Preliminary Plat - Paolone Family)

Applicant: Paolone
Tax Map Number: 248-00-00-037
equ

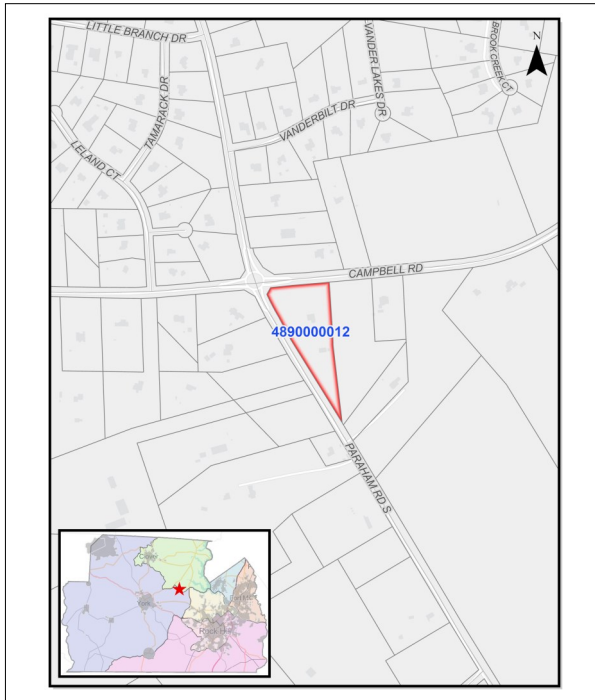
PLANNING COMMISSION

**REZONING 24-48 JOHN REID AND KAREN SMITH (APPLICANT/OWNER);
REQUESTING TO REZONE A 4.448-ACRE PARCEL FROM RUD TO AGC. THE
SUBJECT PARCEL IS LOCATED AT 1280 S. PARAHAM ROAD, YORK. THE
PROPERTY IS REFERENCED AS TAX MAP NUMBER 489-00-00-012; COUNCIL
DISTRICT 2 - LOVE.**



Planning Commission October 14, 2024

Case: 24-48
Staff Report



REQUEST SUMMARY

Applicant: John Reid, Karen Smith

Property Owner: John Reid, Karen Smith

Tax Map Number: 489-00-00-012

Address: 1280 S Paraham Road, York

Council District: 2—Love

Requested Action: Rezone a 4.448-acre parcel from AGC to RUD

Staff Planner: Thomas Newlin

Staff Recommendation: Approve

PROJECT DESCRIPTION

The applicant is requesting to rezone the subject 4.448-acre parcel from Agricultural Conservation (AGC) to Rural Development (RUD). The purpose of the request is to combine the subject parcel with a portion of the vacant neighboring parcel (TM#4890000008). The parcels are currently in different zoning districts and cannot be combined.

CONSISTENCY WITH THE COMPREHENSIVE PLAN

The subject parcel is designated with the *Regional Employment Center* future land use in the *York Forward 2035 Comprehensive Plan*. This designation is described as places where targeted business sectors, such as financial services, business services, and data analytics, are strategically located to an educated workforce and the CLT Airport. Regional Employment Centers attract employees with a mixed-use campus designed to integrate work spaces, green space, retail and services, and residences.

The requested rezoning is not supported by the York County 2035 Comprehensive Plan and Future Land Use Map. However, rezoning the parcel from AGC to RUD would make this parcel the same zoning as the other three parcels at the intersection, as well as those on the same side of S. Paraham Road. Additionally, the subject parcel is currently less than five acres and it is adjacent to the RUD zoning district. Rezoning the parcel will allow a portion to be combined with the neighboring parcel (TM#4890000008), while still maintaining the character of the area. Finally, this low density rezoning will not preclude the property to be redeveloped in the future to better align with the plan, and allow for a gradual, natural shift towards the plan's objectives.

Staff Analysis

PROPERTY DESCRIPTION

The 4.448-acre parcel is currently occupied by a single dwelling with a few detached auxiliary buildings. The property is mostly flat, covered by trees, and lacking any water features. The greater area can be described as rural, yet proximal to areas transitioning to suburban development.

Table 1: Property Context

PROXIMITY	CURRENT LAND USE	CURRENT ZONING	2035 LAND USE PLAN RECOMMENDATION
NORTH	Residential	RUD-I	Single Family Residential
SOUTH	Agricultural	AGC	Rural Residential
EAST	Residential	RUD	Regional Employment Center
WEST	Residential	RUD-I	Rural Residential

ZONING AND LAND USE HISTORY

- ◆ July 22 1986: Subject parcel originally zoned AGC
- ◆ June 7, 2024: Recorded current deed of subject parcel (RB 21342 PG 211)

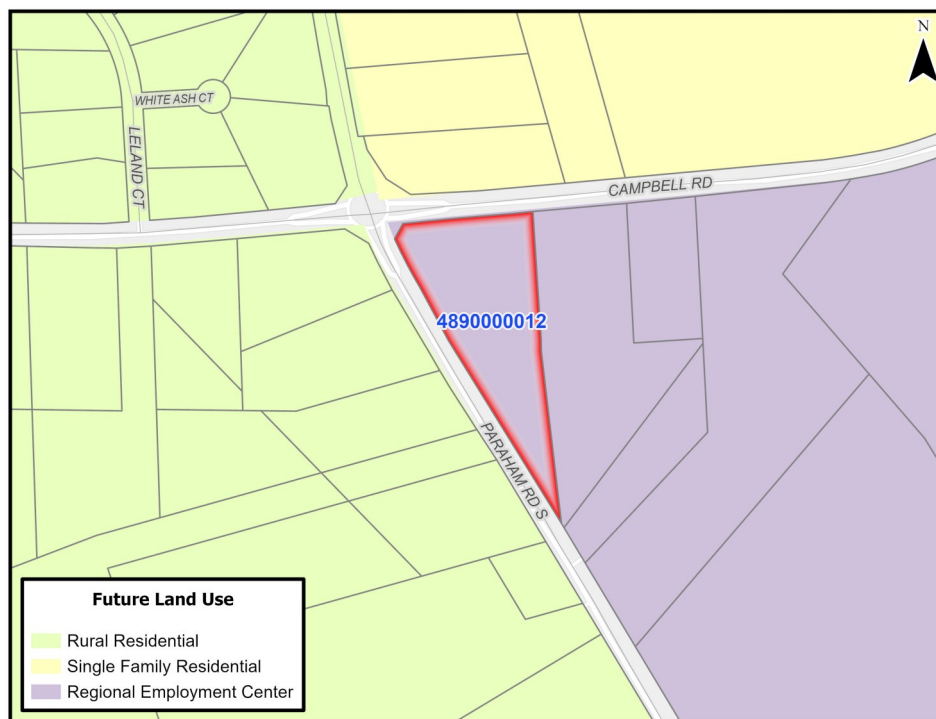
REZONING REQUEST

The applicant is requesting to rezone approximately 4.448 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 - Future Land Use Map**

Attachment: 24-48 PC Packet (8855 : 24-48)

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 *Regional Employment Center* future land use in the York Forward 2035 Comprehensive Plan. The designation is described as places where targeted business sectors, such as financial services, business services, and data analytics, are strategically located to an educated workforce and the CLT Airport. Regional Employment Centers attract employees with a mixed-use campus designed to integrate work spaces, green space, retail and services, and residences.

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

The requested rezoning does not align with the land use designation of the York County 2035 Future Land Use map. The plan considers this area ideal for *Regional Employment Center*. However, rezoning would make the subject parcel—which is currently below the minimum 5-acre size limitation for Agricultural Conservation—more consistent with the surrounding area's Rural Residential character, and will not preclude the parcel from higher density development in accordance with the Future Land Use plan.

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 applicant intends to combine the subject parcel with a portion of the parcel to the east (TM#4890000008) in a way that is compatible with the scale of surrounding area.

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

The intent will not change the number of dwellings on the parcel. Therefore, the impact on public school facilities will be negligible.

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 Paraham Road and Campbell Road, both of which are maintained by SCDOT as S-54 and S-80. Paraham Road is designed as a major collector roadway with an average daily volume of 5,100 trips per day. Campbell Road is designated as a major collector roadway with an average daily volume of 1,450 trips per day. Paraham Road

is currently a paved, two-lane roadway with a posted speed limit of 35 mph. Campbell Road is a paved, two-lane roadway with a posted speed limit of 45 mph. SCDOT recently installed a roundabout at the intersection of Paraham Road and Campbell Road. The roundabout improvement is in the final stages of completion.

The applicant proposes no changes to the current use of the parcel, and as a result, there is no change in the number of trips.

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.

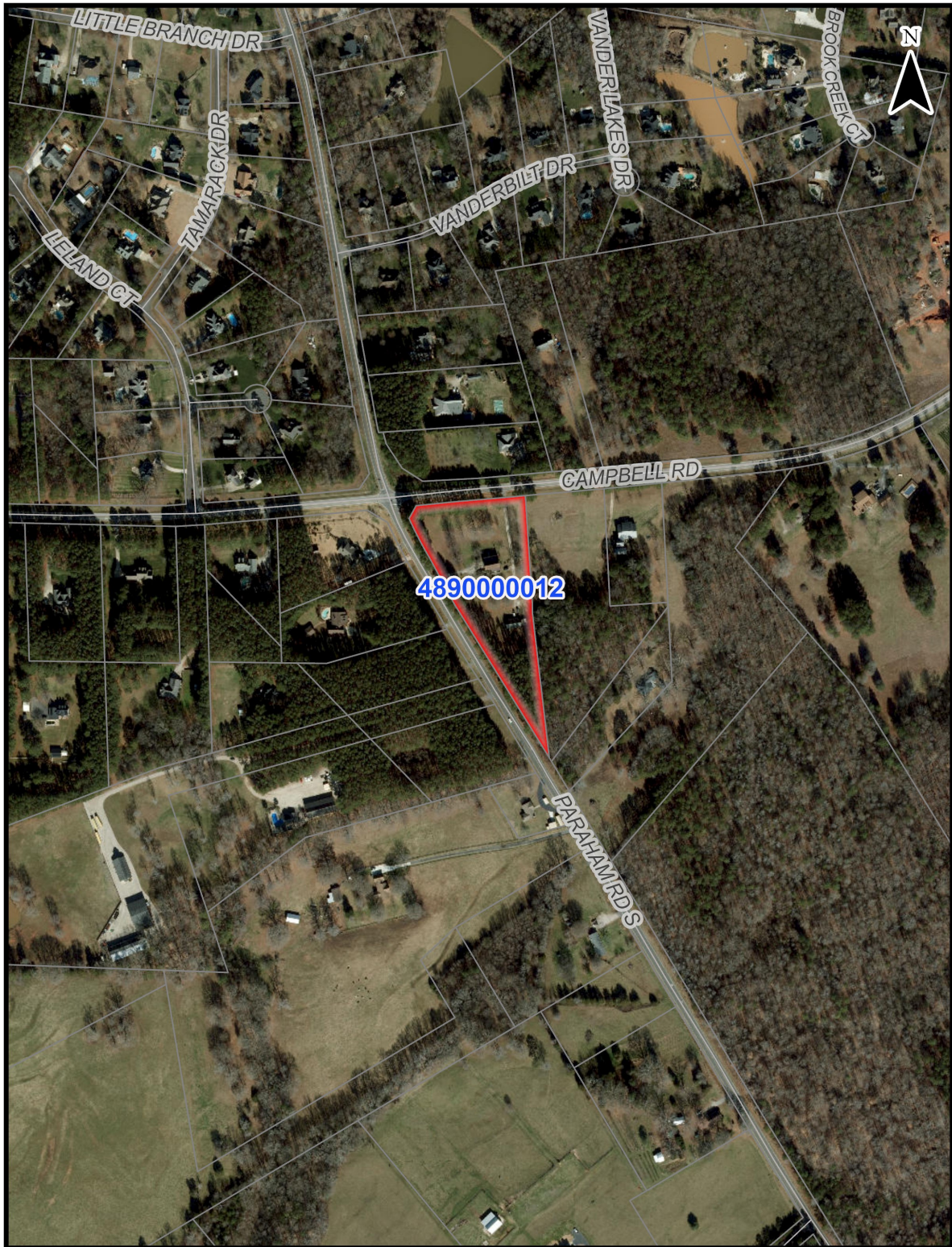
NEXT STEPS

The rezoning request is anticipated to follow the process below:

- | | |
|------------------------------------|-------------------|
| ♦ Public Hearing: | November 4, 2024 |
| ♦ County Council (First Reading): | November 4, 2024 |
| ♦ County Council (Second Reading): | November 18, 2024 |
| ♦ County Council (Third Reading): | December 2, 2024 |

PLANNING AND DEVELOPMENT STAFF CONTACT

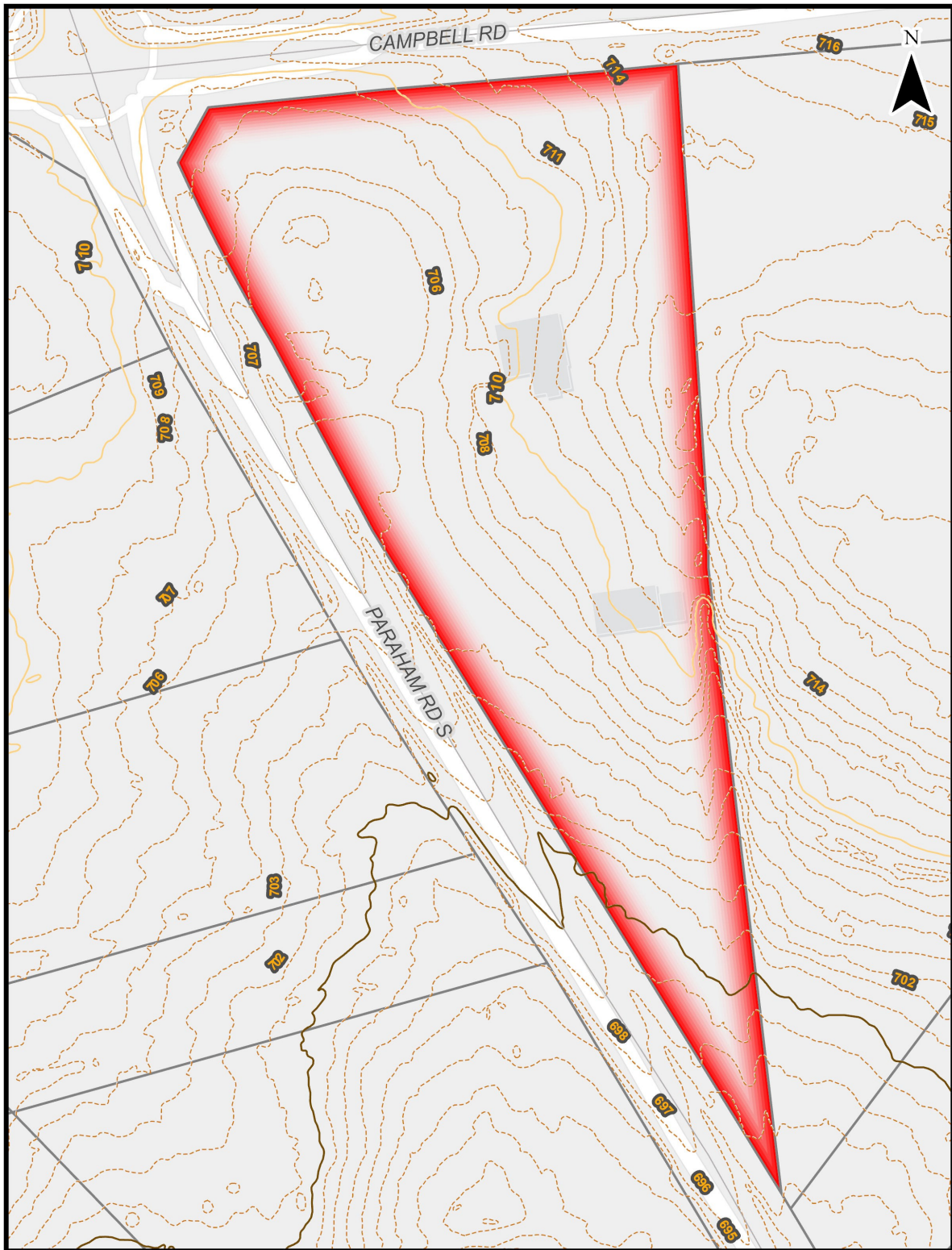
Thomas Newlin
 Long Range Planner
 (803) 909-7233
 Thomas.Newlin@yorkcountygov.com

Exhibit D - Aerial Map

Attachment: 24-48 PC Packet (8855 : 24-48)

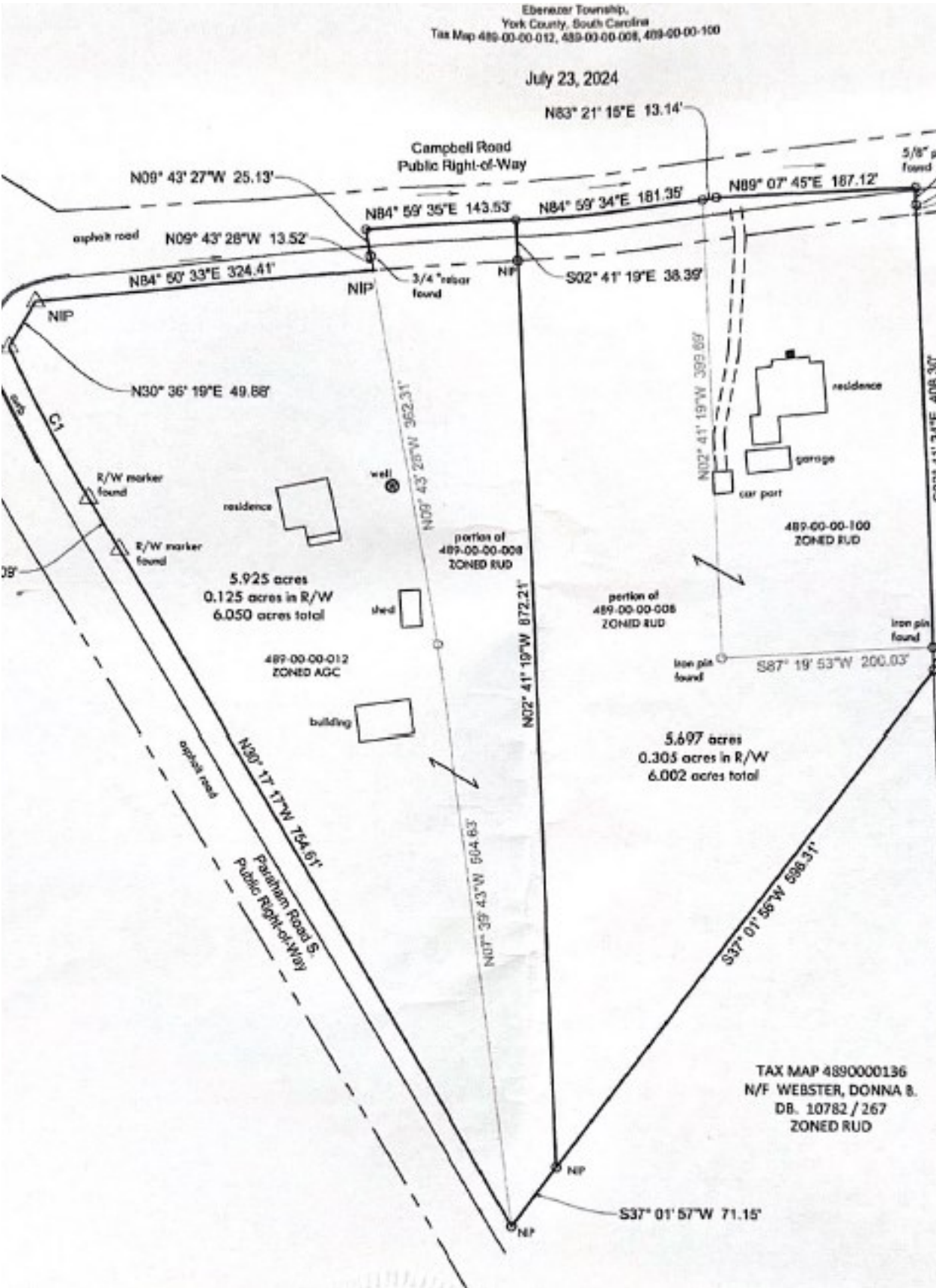
Exhibit E - Aerial Map—Parcel

Attachment: 24-48 PC Packet (8855 : 24-48)

Exhibit F - Environmental Map

Attachment: 24-48 PC Packet (8855 : 24-48)

Exhibit G - Proposed Recombination Plat



Attachment: 24-48 PC Packet (8855 : 24-48)

SUPPLEMENTAL QUESTIONS

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

Subdividing plat/consolidation. Current plats are zoned differently.

2. Are there existing structures on the site?

Yes ☒

No ☐

If yes, please describe: House/ Storage Buildings

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

Yes ☒

No ☐

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

Yes ☐

No ☒

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

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

Yes ☐

No ☒

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

CERTIFICATION

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

[Signature]
APPLICANT(S)

8-15-24
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.

[Signature] [Signature]
PROPERTY OWNER(S)

8-15-24
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.

[Signature]
APPLICANT(S)

8-15-24
DATE

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

REZONING APPLICATION CHECKLIST

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

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

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

OFFICE USE ONLY

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

DATE RECEIVED: 8.15.24 RECEIPT #: _____

APPLICATION RECEIVED BY: Diane Dil

APPLICATION REVIEWED BY: Diane Dil

Attachment: 24-48 PC Packet (8855 : 24-48)

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.

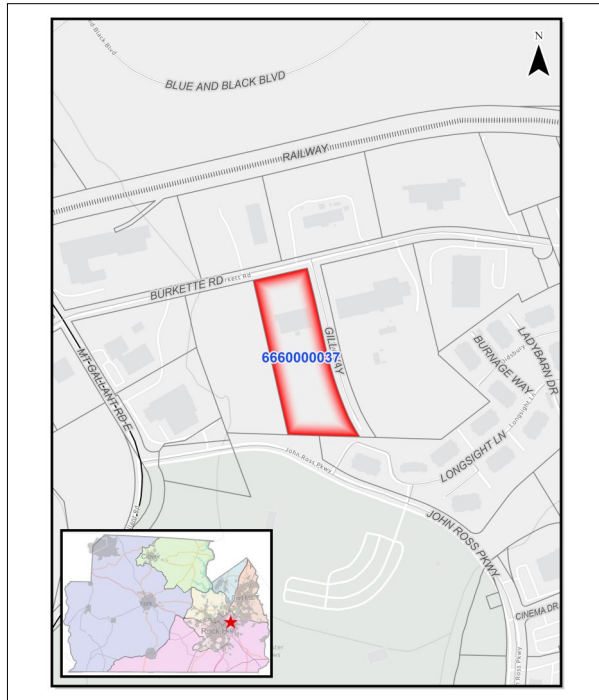
PLANNING COMMISSION

**REZONING 24-49 TODD BERNARD (APPLICANT) BKB HOLDINGS LLC (OWNER);
REQUESTING TO REZONE A 3--ACRE PORTION OF A 6-ACRE PARCEL FROM ID
TO LI. THE SUBJECT PARCEL IS LOCATED AT 230 GILL WAY, ROCK HILL. THE
PROPERTY IS REFERENCED AS TAX MAP NUMBER 666-00-00-037; COUNCIL
DISTRICT 5 - COX.**



Planning Commission October 14, 2024

Case: 24-49
Staff Report



REQUEST SUMMARY

Applicant: Todd Bernard

Property Owner: BKB Holdings LLC

Tax Map Number: 666-00-00-037

Address: 230 Gill Way, Rock Hill

Council District: 5—Cox

Requested Action: Rezone 3-acres of a 6-acre lot from ID to LI.

Staff Planner: Thomas Newlin

Staff Recommendation: Approve

PROJECT DESCRIPTION

The applicant is requesting to rezone the vacant southern 3-acres of the subject 6-acre parcel from Industrial Development (ID) to Light Industrial (LI) in order to develop the vacant portion of the site into a boat and RV storage facility. This lot is primarily used for industrial business. Rezoning the southern half of the property allows for other business to take advantage of otherwise underutilized space in an area dense with industry.

CONSISTENCY WITH THE COMPREHENSIVE PLAN

The subject parcel is designated with the *Municipal Infill* future land use in the *York Forward 2035* Comprehensive Plan. The designation 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 recommends the *Regional Commercial* designation for this area. This is described as a zone for large-scale, destination retail business that is primarily accessed by automobiles, with a focus on infill development that supports transit and is compatible in size, scale, and style to surrounding large big box stores. The area should be designed to be walkable for nearby hotels and multi-family buildings.

The request does not align with the City of Rock Hill's vision for the area. However, the existing surrounding land uses are predominantly industrial in function and character across both county and city jurisdictions. The City of Rock Hill designates directly adjacent properties across Burkette Road as *Employment Center*, which accommodates Light Industrial (LI).

Staff Analysis

PROPERTY DESCRIPTION

The 6-acre subject parcel is currently used as an industrial business like its neighboring parcels as part of a industrial park that is surrounded by the City of Rock Hill. The industrial operation exclusively occupies the northern half of the parcel, whereas the southern portion is vacant. Immediately south is a residential complex that is located within the City of Rock Hill.

Table 1: Property Context

PROXIMITY	CURRENT LAND USE	CURRENT ZONING	2035 LAND USE PLAN RECOMMENDATION
NORTH	Industrial	ID	Municipal Infill
SOUTH	Multi-Family Res	MF-15 (RH)	City of Rock Hill
EAST	Industrial	ID	Municipal Infill
WEST	Industrial	ID/UD	Municipal Infill

ZONING AND LAND USE HISTORY

- ◆ July 22, 1986: Subject parcel originally zoned ID
- ◆ October 2, 2006: Recorded current deed of subject parcel, (DB 8442, PG 229)
- ◆ June 4, 2010: Recorded current plat of subject parcel, (PB 10237, PG 244)

REZONING REQUEST

The applicant is requesting to rezone approximately 3 acres of the 6 acre parcel from ID to LI.

- ◆ *Proposed Zoning District: Industrial Development (ID). The Industrial district is intended to accommodate the most intensive industrial land uses, which may include mining, waste management, and heavy manufacturing. Uses allowed in this district typically are not compatible with other, non-industrial land uses and therefore are intended to be separated and buffered from adjacent development.*
- ◆ *Proposed Zoning District: Rural Development (LI). 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: ID	ZONING DISTRICT: LI
MINIMUM LOT SIZE	None	None
PERMITTED LAND USES	Warehouse, distribution, light machinery, trucking operations	Warehouse, distribution, light machinery

Exhibit A - Existing Zoning Map



Exhibit B - Future Land Use Map



Exhibit C - City of Rock Hill Existing Zoning Map

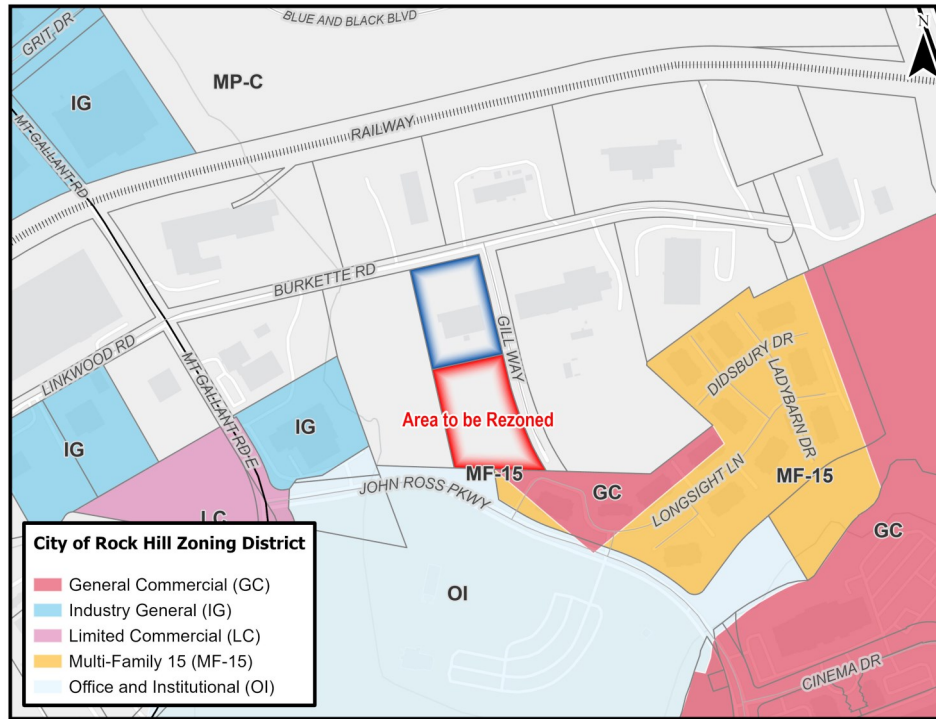
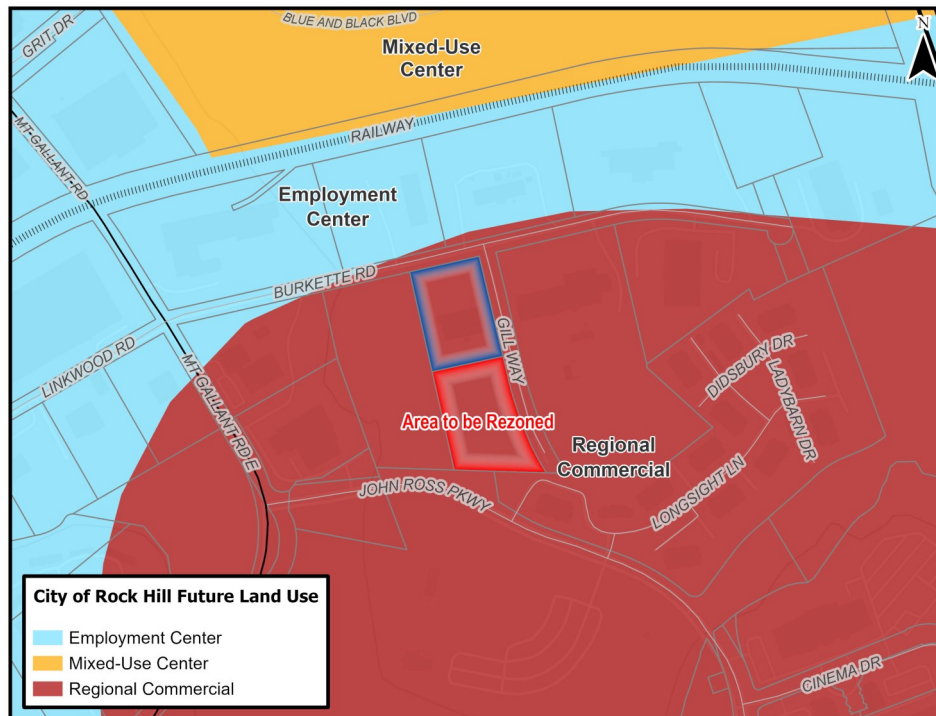


Exhibit D - City of Rock Hill Future Land Use Map



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 *Municipal Infill* future land use in the *York Forward 2035 Comprehensive Plan*. The designation 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 recommends *Regional Commercial* for this area. This is described as a zone for large-scale, destination retail business that is primarily accessed by automobiles, with a focus on infill development that supports transit and is compatible in size, scale, and style to surrounding large big box stores. The area should be designed to be walkable for nearby hotels and multi-family buildings.

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

Planning staff of the City of Rock Hill comment: *"The proposed commercial development of the property at 230 Gil Way (6660000037) is not consistent with the Regional Commercial character area as detailed in the City's Comprehensive Plan Future Land Use Map."* However, the proposed development is compatible with current surrounding land use and directly adjacent future land use.

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

The allowed uses of the LI zoning district are compatible with the surrounding area. The City of Rock Hill also has surrounding areas zoned for General Industrial, which allows for land uses that are similar to York County's industrial districts. Light industrial (LI) uses are less intense than uses in the current Industrial Development (ID) zone. A type D buffer and 8' opaque fence will provide screening for adjacent residential properties to the south.

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 develop the parcel in a scale that is compatible with the surrounding industrial use.

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

This request is for a non-residential zoning district, 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 City of Rock Hill utility service area, but the applicant will not be needing services for the intended land use. Planning staff of the City of Rock Hill comment: *"The proposed development is subject to the City of Rock Hill's Utility Service Policy. Being*

contiguous to the City limits and currently using City utility services, the owner is subject to immediate annexation at City Council's discretion and then the property would be subject to rezoning."

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 Burkette Road and Gill Way, both of which are maintained by SCDOT. Burkette Road and Gill Way are designated as local roadways, and there is currently no count data available. Both are paved two-lane roadways, and there is no posted speed limit on either road.

The applicant is proposing RV and boat storage. During the civil construction review process, the development will be further evaluated to determine if a traffic study is warranted.

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 ID and the portion zoned LI 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: | November 4, 2024 |
| ♦ County Council (First Reading): | November 4, 2024 |
| ♦ County Council (Second Reading): | November 18, 2024 |
| ♦ County Council (Third Reading): | December 2, 2024 |

PLANNING AND DEVELOPMENT STAFF CONTACT

Thomas Newlin

Long Range Planner

(803) 909-7233

Thomas.Newlin@yorkcountygov.com

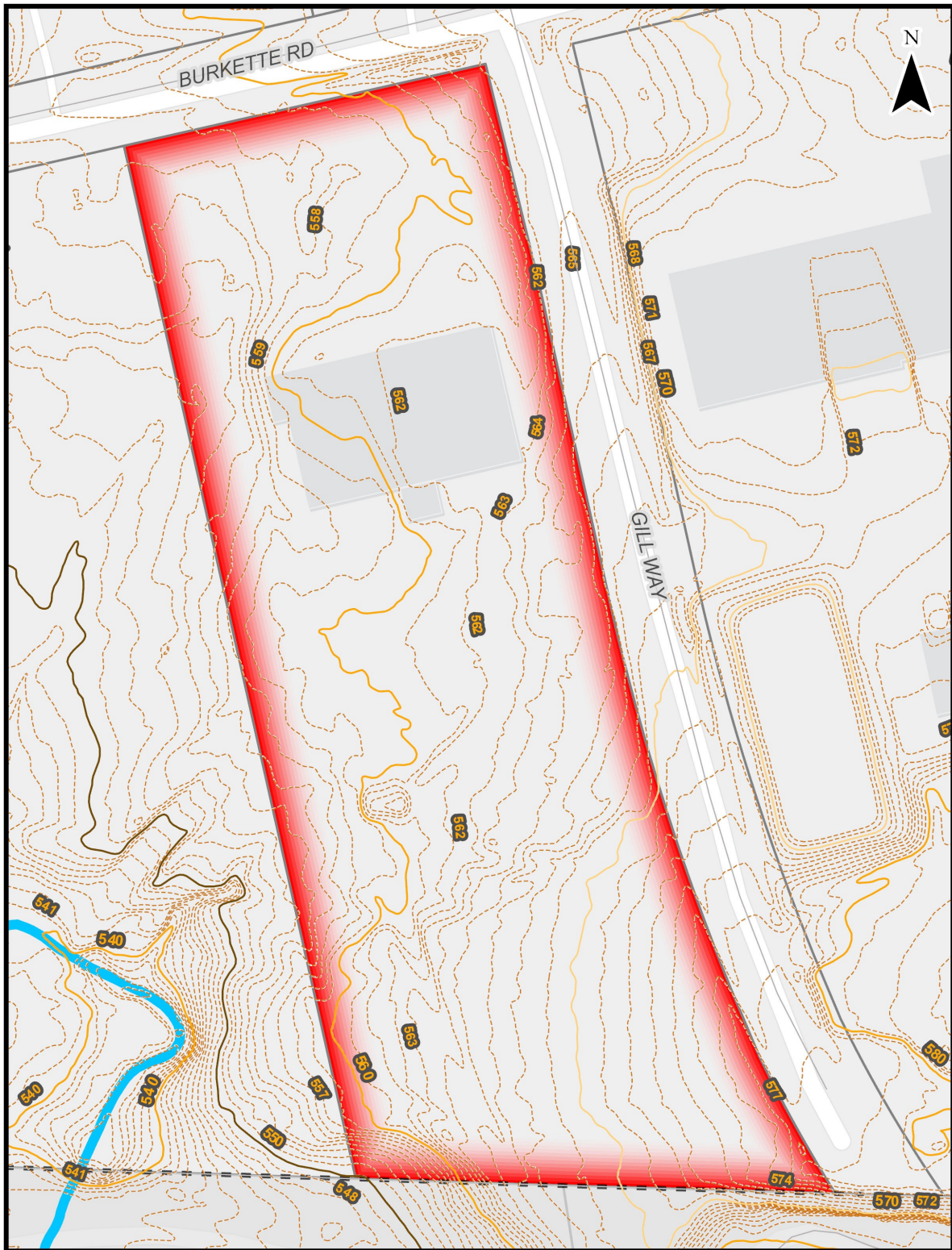
Exhibit E - Aerial Map

Attachment: 24-49 PC Packet (8859 : 24-49)

Exhibit F - Aerial Map—Parcel

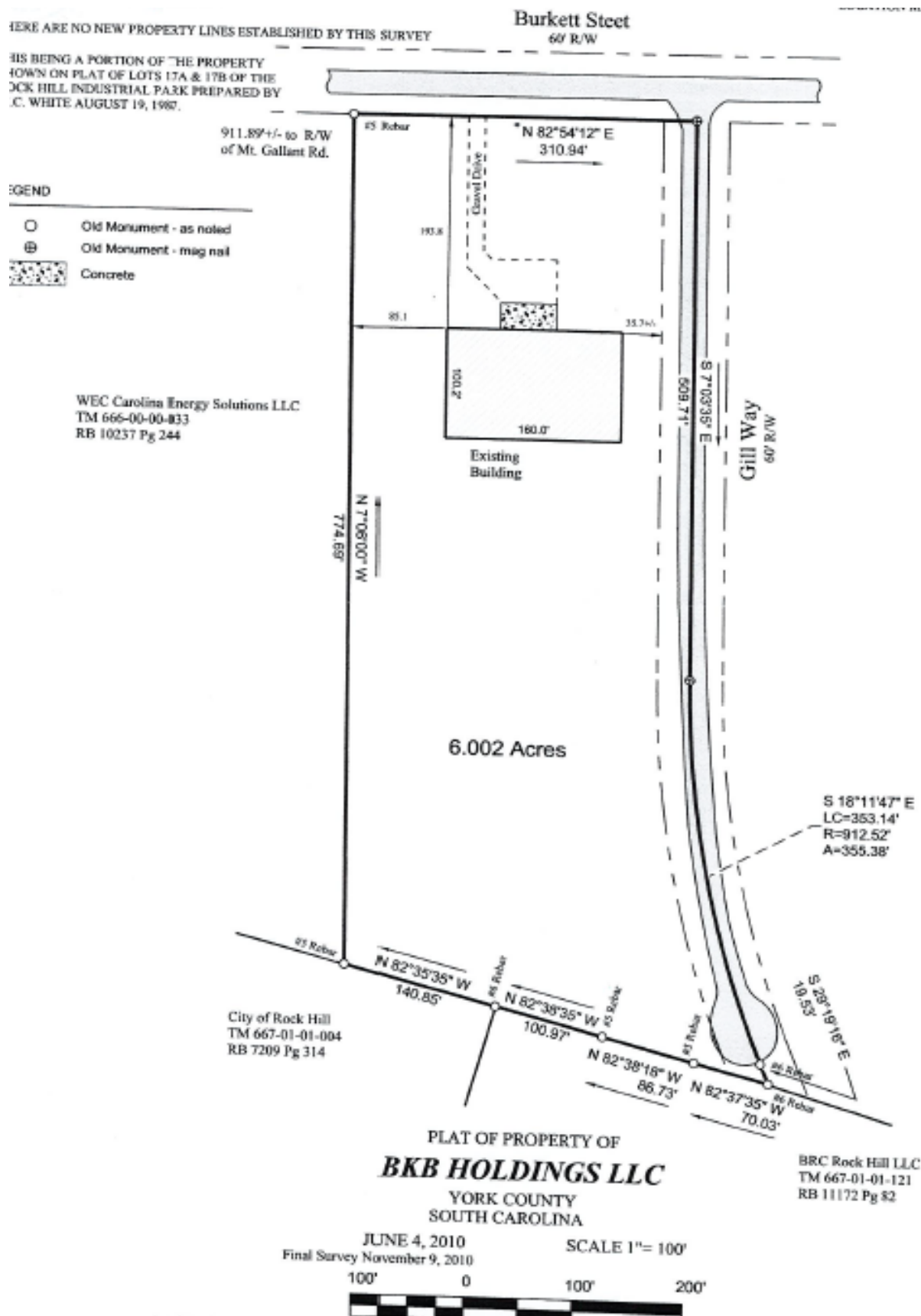
Attachment: 24-49 PC Packet (8859 : 24-49)

Exhibit G - Environmental Map



Attachment: 24-49 PC Packet (8859 : 24-49)

Exhibit H - Plat



Attachment: 24-49 PC Packet (8859 : 24-49)

Exhibit I – Site Plan

WEC Carolina Energy Solutions LLC
TM 666-00-00-033
RB 10237 Pg 244

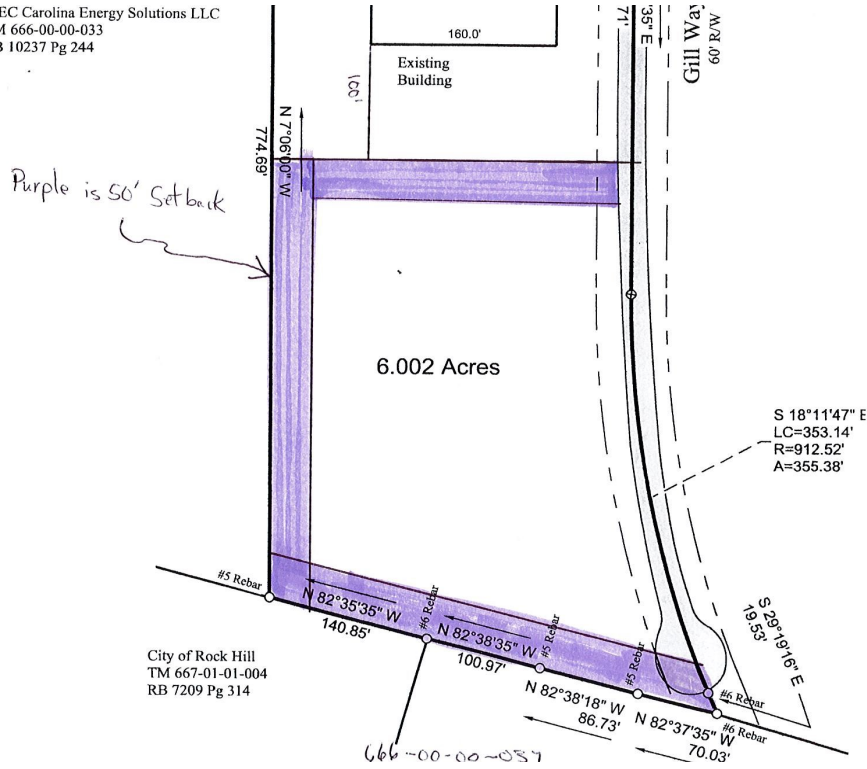
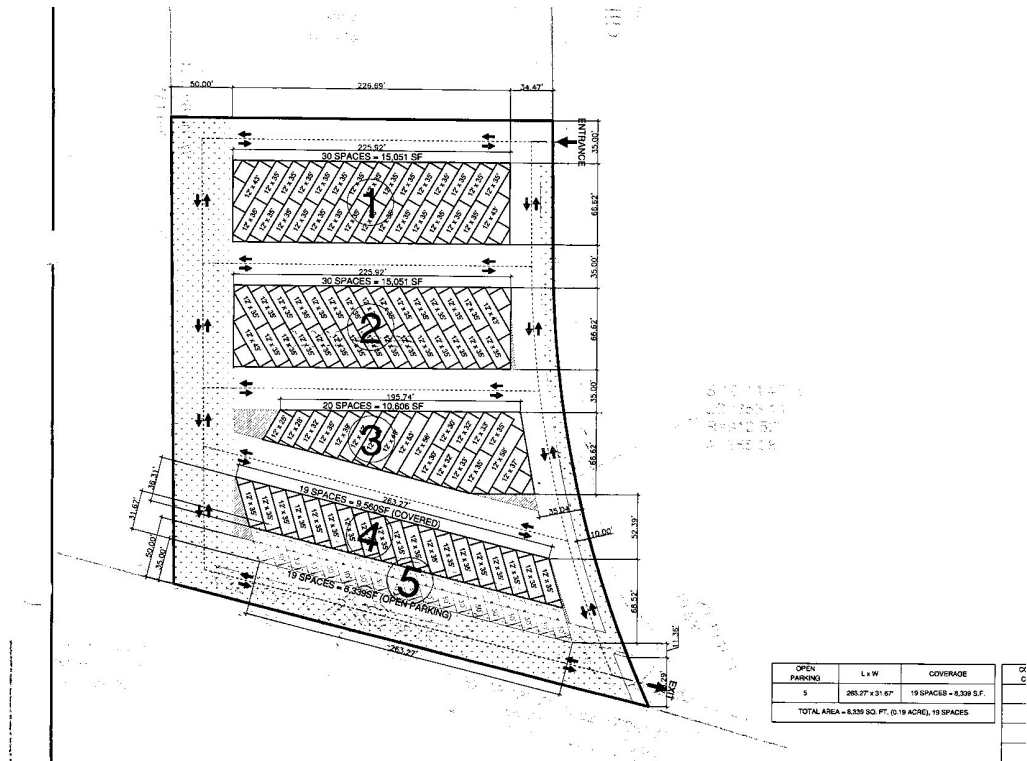


Exhibit J - Site Plan



Attachment: 24-49 PC Packet (8859 : 24-49)



YORK COUNTY REZONING APPLICATION

APPLICANT AND OWNER INFORMATION

APPLICANT NAME(S): Todd Bernard - BKB Holdings
ADDRESS: 230 Gill Way Rock Hill SC 29730
PHONE: 803 242 8825
 WORK HOME MOBILE

EMAIL ADDRESS: bernard todd m @ gmail . com

PROPERTY OWNER NAME(S): BKB Holdings LLC
ADDRESS: 1239 Neely St Rock Hill SC 29730
PHONE: 803 242 8825
 WORK HOME MOBILE

EMAIL ADDRESS: bernard todd m @ gmail . com

PROPERTY INFORMATION

PROPERTY ADDRESS: 230 Gill Way
PROPERTY TAX MAP #(s): 666-00-00-037
LAND AREA (ACRES) TOTAL: 6.002 AREA TO BE REZONED: Approx 3 acres
ZONING CURRENT: ID PROPOSED: LI
2035 LAND USE PLAN DESIGNATION: Municipal Infill
CURRENT USE OF PROPERTY: Recycling Facility
PROPOSED USE OF PROPERTY: RV + Boat Storage
TOTAL AREA OF PROPOSED BUILDINGS (COMMERCIAL): 47520 approx
TOTAL # OF DWELLING UNITS (RESIDENTIAL): NA
UTILITY PROVIDERS WATER: Rock Hill SEWER: Rock Hill
SCHOOL DISTRICT: 3 COUNTY COUNCIL DISTRICT: 5

SUPPLEMENTAL QUESTIONS

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

Make use of the current vacant land as a boat + RV
Storage facility

2. Are there existing structures on the site?

Yes ☐

No ☒

If yes, please describe: _____

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

Yes ☐

No ☒

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

Yes ☐

No ☒

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

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

Yes ☐

No ☒

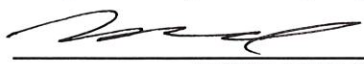
If yes, municipal utility providers may require signed annexation agreements as a condition of providing services. Please contact your municipal service provider prior to submitting your application.

CERTIFICATION

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

 member BKB Holdings LLC 8/26/24
 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.

 member BKB Holdings LLC 8/26/24
 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 SIGNATURES ABOVE. COPIED OR SCANNED IMAGES WILL NOT BE ACCEPTED. ATTACH OWNER'S NOTARIZED WRITTEN AUTHORIZATION IF OWNER'S SIGNATURE CANNOT BE OBTAINED. ALL PROPERTY OWNERS MUST SIGN ABOVE.

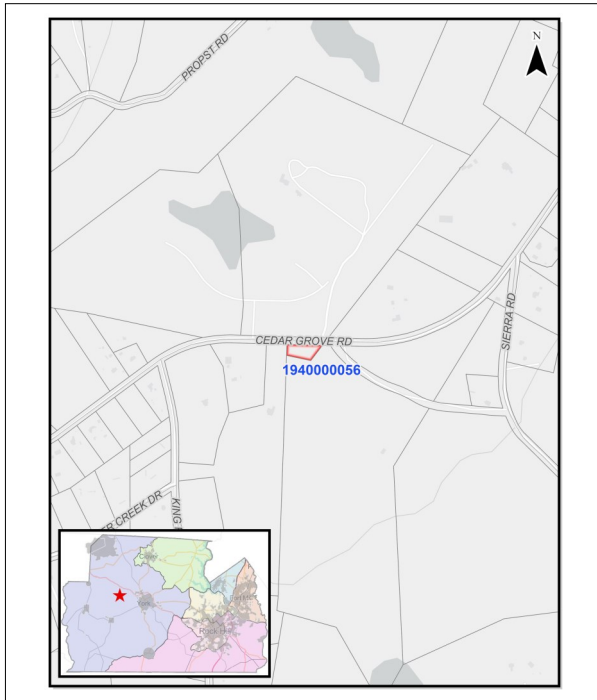
PLANNING COMMISSION

REZONING 24-50 TIM SMITH (APPLICANT) LAKELAND PARTNERS LLC (OWNER); REQUESTING TO REZONE A 0.68--ACRE PARCEL FROM RUD-I TO RUD. THE SUBJECT PARCEL IS LOCATED ON CEDAR GROVE ROAD, YORK. THE PROPERTY IS REFERENCED AS TAX MAP NUMBER 194-00-00-056; COUNCIL DISTRICT 3 - ADKINS.



Planning Commission October 14, 2024

Case: 24-50 Staff Report



REQUEST SUMMARY

Applicant: Tim Smith

Property Owner: Lakeland Partners LLC

Tax Map Number: 194-00-00-056

Address: Cedar Grove Road, York

Council District: 3—Adkins

Requested Action: Rezone a +/- 0.68-acre parcel from RUD-I to RUD

Staff Planner: Thomas Newlin

Staff Recommendation: Approve

PROJECT DESCRIPTION

The applicant is requesting to rezone the subject 0.68-acre parcel from Residential Development-I (RUD-I) to Rural Development (RUD) in order to combine it with an adjacent existing 64.97-acre Rural Development (RUD) zoned parcel (TM#1940000007).

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 rezoning does not align with the land use designation of the York County 2035 Future Land Use map. However, the intention of this rezoning is to combine the parcel with its adjacent neighbor. This would make the parcel consistent in both dimension and character with the other surrounding parcels in the area. This rezoning will not preclude the subject area from aligning to the *York Forward 2035* Comprehensive Plan, and once combined, will instead provide it the appropriate dimensions and character of the surrounding area.

Staff Analysis

PROPERTY DESCRIPTION

The 0.68-acre subject parcel is currently vacant. The parcel is relatively flat and has significant tree coverage. 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	Residential	RUD-I	Agriculture
SOUTH	Vacant	RUD	Agriculture
EAST	Residential	RUD	Agriculture
WEST	Residential	AGC-I	Agriculture

ZONING AND LAND USE HISTORY

- ◆ July 22 1986: Subject parcel originally zoned RUD
- ◆ September 16, 1996: Subject parcel rezoned to RUD-I
- ◆ September 14, 2012: Recorded current deed of the subject parcel (RB 12872, PG 109)

REZONING REQUEST

The applicant is requesting to rezone approximately 0.68 acres from RUD-I to RUD

- ◆ *Proposed Zoning District: Rural Development (RUD-I). 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: 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: RUD-I	ZONING DISTRICT: RUD
MINIMUM LOT SIZE	1 Acre	1 Acre
PERMITTED LAND USES	Residential; Agriculture uses; Manufactured Homes Prohibited	Residential; Agriculture uses; Manufactured Homes Permitted

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 *Agricultural* 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 does not align with the land use designation of the York County 2035 Future Land Use map. The plan considers this area *Agriculture*, while the subject parcel is rezoning to *Rural Development*. However, there are many other parcels zoned RUD in the vicinity. The intention of the rezoning is to combine this parcel with the adjacent lot, therefore its dimensions will allow for—and not preclude it from—possible future *Agricultural* development.

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 plans to combine this parcel with the adjacent parcel which will make it more consistent with the surrounding lots.

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

The intent is combine the two parcels and create one new one, therefore the impact on public school facilities will be minimal to none.

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 Cedar Grove Road, which is maintained by SCDOT as S-837. Cedar Grove Road is designated as a local collector roadway, and there is currently no count data available. Cedar Grove Road is a paved, two-lane roadway with a posted speed limit of 45 mph. The applicant is not proposing any changes to the current use of the parcel, and as a result, no changes are expected in the number of trips.

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: | November 4, 2024 |
| ◆ County Council (First Reading): | November 4, 2024 |
| ◆ County Council (Second Reading): | November 18, 2024 |
| ◆ County Council (Third Reading): | December 2, 2024 |

PLANNING AND DEVELOPMENT STAFF CONTACT

Thomas Newlin

Long Range Planner

(803) 909-7233

Thomas.Newlin@yorkcountygov.com

Attachment: 24-50 PC Packet (8860 : 24-50)

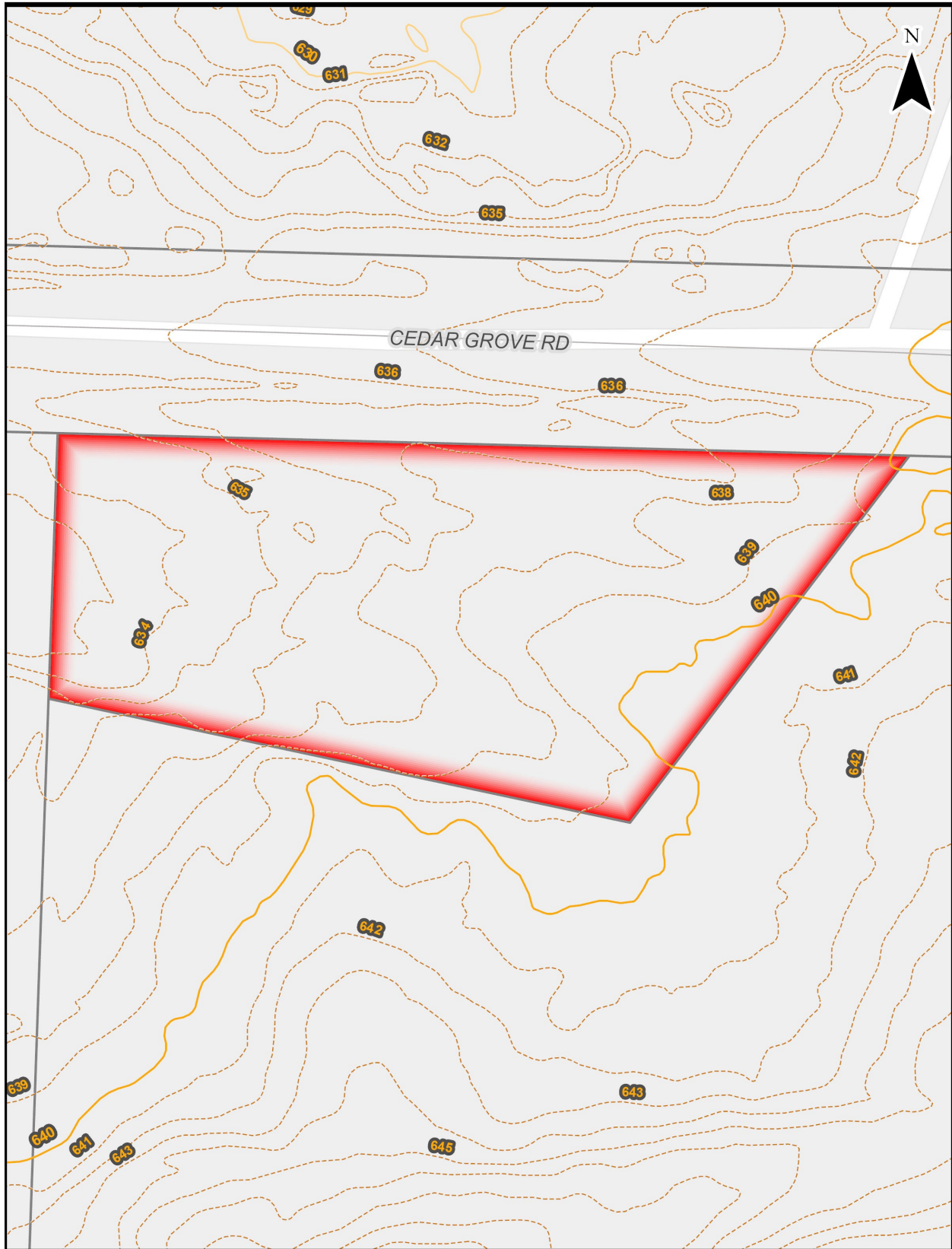
Exhibit D - Aerial Map

Attachment: 24-50 PC Packet (8860 : 24-50)

Exhibit E - Aerial Map—Parcel

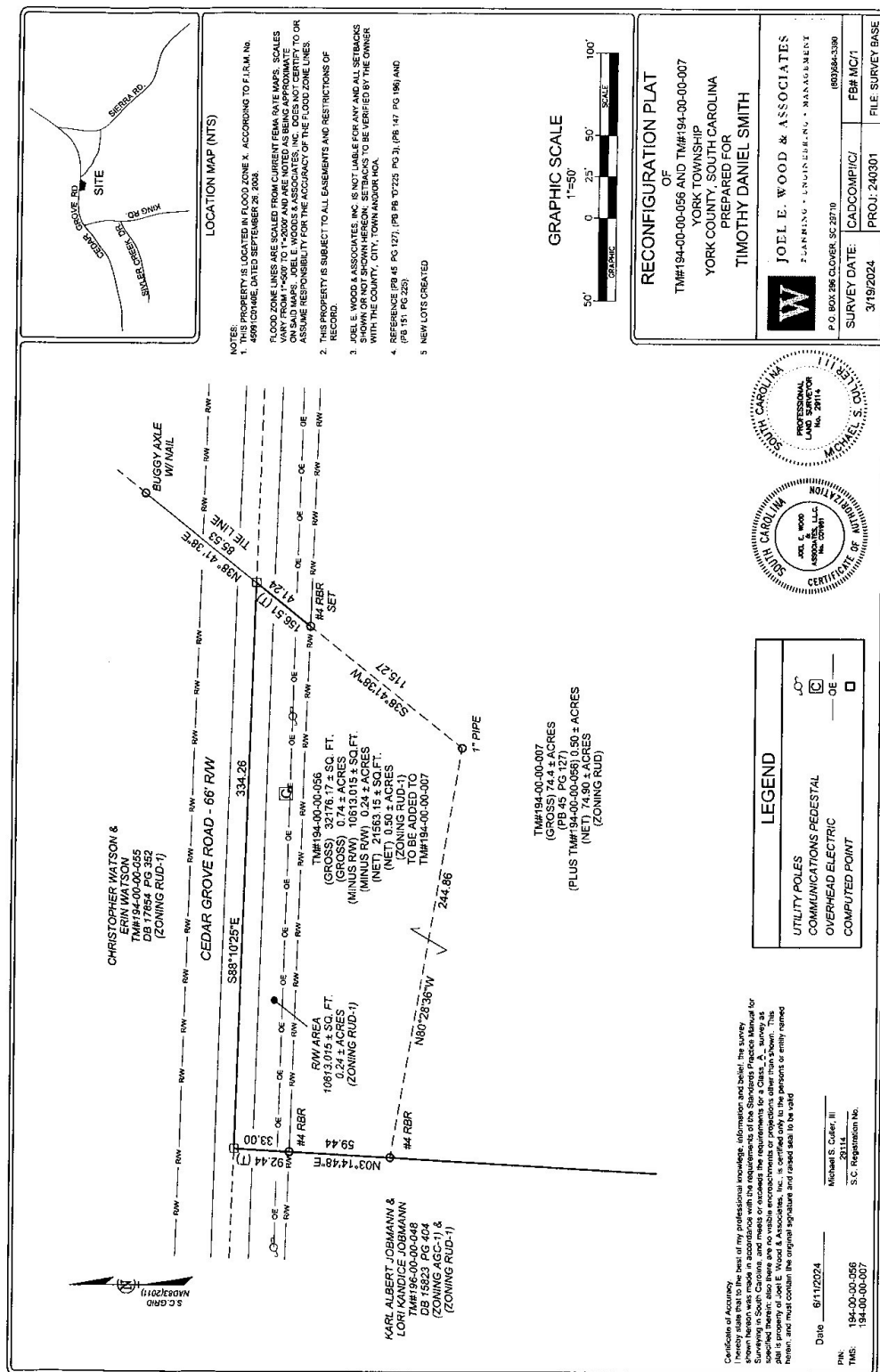


Attachment: 24-50 PC Packet (8860 : 24-50)

Exhibit F - Environmental Map

Attachment: 24-50 PC Packet (8860 : 24-50)

Exhibit G - Proposed Combination Plat





YORK COUNTY REZONING APPLICATION

APPLICANT AND OWNER INFORMATION

APPLICANT NAME(S): Tim O. Smith
 ADDRESS: 490 Union Baptist Church Rd
 PHONE: 803-628-3059 803-230-4110
 WORK HOME MOBILE
 EMAIL ADDRESS: tlcsmith@bellsouth.net

PROPERTY OWNER NAME(S): Lakeland Partners
 ADDRESS: 1450 S. Beersheba Rd - Clover
 PHONE: 803-628-6283
 WORK HOME MOBILE
 EMAIL ADDRESS: D Michael Broome, Gmail.com

PROPERTY INFORMATION

PROPERTY ADDRESS: Cedar Grove Rd
 PROPERTY TAX MAP #(s): 194-00-00-056
 LAND AREA (ACRES) TOTAL: .68 AREA TO BE REZONED: .68
 ZONING CURRENT: RUD-1 PROPOSED: RUD
 2035 LAND USE PLAN DESIGNATION: Agriculture
 CURRENT USE OF PROPERTY: Agricultural
 PROPOSED USE OF PROPERTY: Agricultural
 TOTAL AREA OF PROPOSED BUILDINGS (COMMERCIAL): _____
 TOTAL # OF DWELLING UNITS (RESIDENTIAL): _____
 UTILITY PROVIDERS WATER: N/A SEWER: N/A
 SCHOOL DISTRICT: 1 COUNTY COUNCIL DISTRICT: 3

Attachment: 24-50 PC Packet (8860 : 24-50)

SUPPLEMENTAL QUESTIONS

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

To combine this small portion to TM 194-00-00-007, which is not
allowed until both parcels are the same zoning district.

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.

Jim Smith

APPLICANT(S)

8-27-24

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.

Michael D. Brown

PROPERTY OWNER(S)

Aug 27, 2024

DATE

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

APPLICANT(S)

DATE

YOU MUST SUBMIT THE ORIGINAL 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** \$550⁰⁰
- ☒ **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: 550⁰⁰ CHECK #: 3679 CASH AMOUNT: _____
 DATE RECEIVED: 8-27-24 RECEIPT #: _____
 APPLICATION RECEIVED BY: Diane Di
 APPLICATION REVIEWED BY: Diane Di

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.

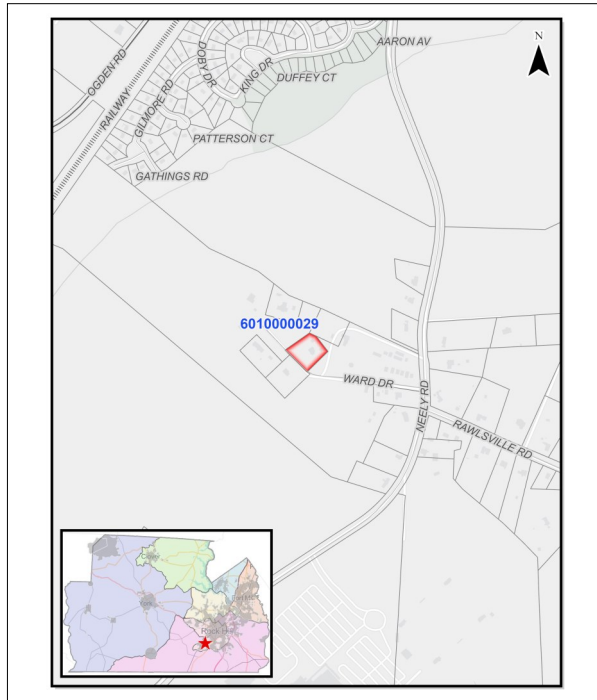
PLANNING COMMISSION

REZONING 24-51 JIMMY WARD (APPLICANT/OWNER); REQUESTING TO REZONE A 1.0-ACRE PARCEL FROM UD TO RUD. THE SUBJECT PARCEL IS LOCATED AT 220 WARD DRIVE, ROCK HILL. THE PROPERTY IS REFERENCED AS TAX MAP NUMBER 601-00-00-029; COUNCIL DISTRICT 5 - COX.



Planning Commission October 14, 2024

Case: 24-51
Staff Report



REQUEST SUMMARY

Applicant: Jimmy Ward

Property Owner: Jimmy Ward

Tax Map Number: 601-00-00-029

Address: 220 Ward Drive, Rock Hill

Council District: 5—Cox

Requested Action: Rezone a 1-acre lot from UD to RUD

Staff Planner: Thomas Newlin

Staff Recommendation: Approve

PROJECT DESCRIPTION

The applicant is requesting to rezone the subject 1.018-acre parcel from *Urban Development* (UD) to *Residential Development* (RUD) so the homeowner can add roughly 700 square feet to the home.

CONSISTENCY WITH THE COMPREHENSIVE PLAN

The subject parcel is designated with the *Municipal Infill* future land use in the *York Forward 2035* Comprehensive Plan. The designation 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 recommends *Neighborhood Residential* for this area. This is described as a zone to protect the residential feel and property value of the neighborhoods it encompasses, while working to better connect them to other neighborhoods and commercial areas. According to an email correspondence, the planning staff of the City of Rock Hill did not perceive any concerns with this rezoning request, as it is consistent with their comprehensive plan.

Given the request aligns with the City of Rock Hill's vision for the area, the request is consistent with the future land use designation of the *York Forward 2035* Comprehensive Plan.

Attachment: 24-51 PC Packet (8858 : 24-51)

Staff Analysis

PROPERTY DESCRIPTION

The 1.018-acre subject parcel is currently a private residence with four structures: the home, a detached garage, a pool, and associated pool house. The property is behind a commercial lawn care and house movers lot, but across from other residential development of similar character. This type of property is common in this underdeveloped southwestern region of the City of Rock Hill.

Table 1: Property Context

PROXIMITY	CURRENT LAND USE	CURRENT ZONING	2035 LAND USE PLAN RECOMMENDATION
NORTH	Vacant	UD	Municipal Infill
SOUTH	Residential	RMX-20	Municipal Infill
EAST	Commercial	UD	Municipal Infill
WEST	Residential	UD	Municipal Infill

ZONING AND LAND USE HISTORY

- ◆ July 22 1986: Subject parcel originally zoned UD
- ◆ October 5, 2021: Recorded current plat of subject parcel, (PB 167, PG 417)
- ◆ October 5, 2021: Recorded current deed of subject parcel, (RB 19654, PG 485)

REZONING REQUEST

The applicant is requesting to rezone approximately 1.018 acres from UD to RUD.

- ◆ *Proposed Zoning District: Urban Development (UD). 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: 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: UD	ZONING DISTRICT: RUD
MINIMUM LOT SIZE	None	1 Acre
PERMITTED LAND USES	Some retail, warehouse, distribution, light machinery	Residential; Agriculture uses; Manufactured Homes Permitted

Exhibit A - Existing Zoning Map

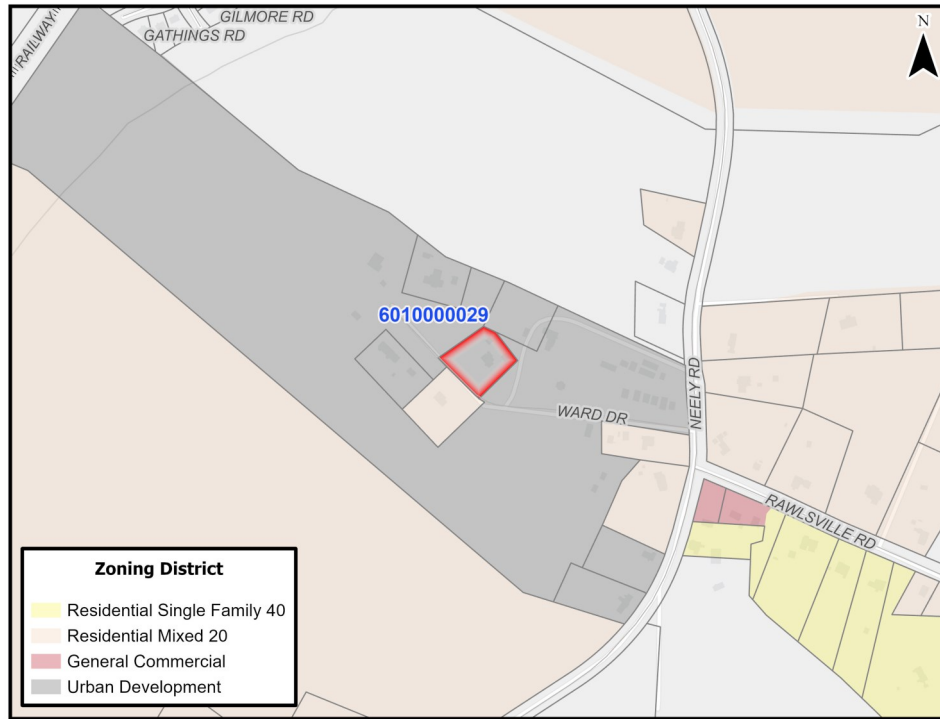
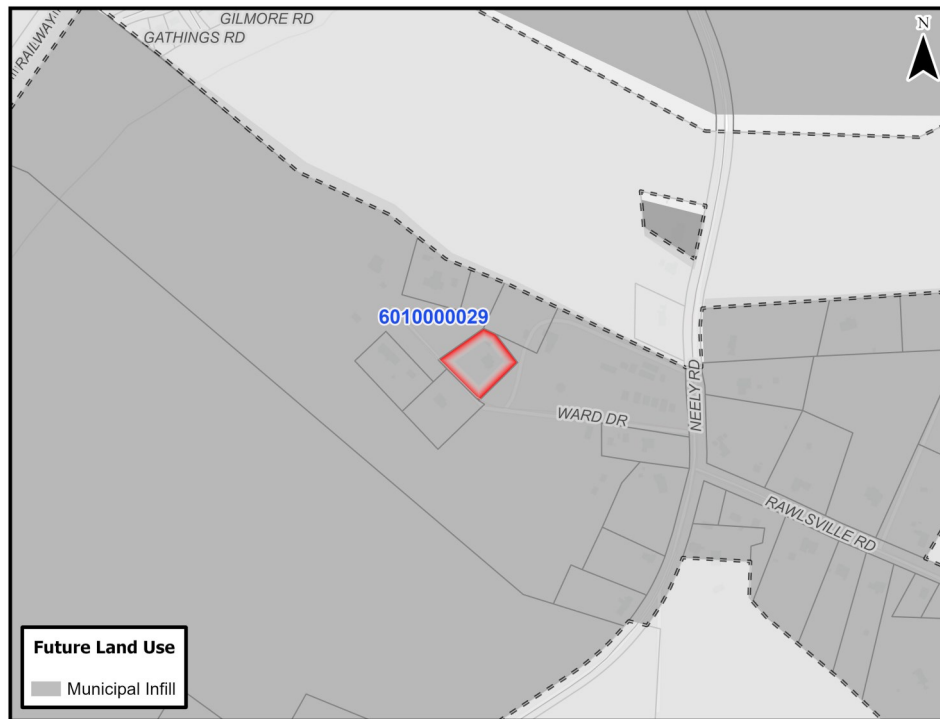


Exhibit B - Future Land Use Map



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 *Municipal Infill* future land use in the York Forward 2035 Comprehensive Plan. The designation 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.

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

The City of Rock Hill's future land use map recommends *Neighborhood Residential* for this area. This is described as a zone to protect the residential feel and property value of the neighborhoods it encompasses, while working to better connect them to other neighborhoods and commercial areas. Planning staff of the City of Rock Hill did not perceive any concerns with this rezoning request.

Given the request aligns with the City of Rock Hill's vision for the area, the request is consistent with the land use designation of the York Forward 2035 Comprehensive Plan. 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 land uses are compatible with the existing surrounding homes.

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

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

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

The applicant plans to add a 27' x 27' area to the existing home, therefore there will be no impact on public school facilities with this rezoning request.

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

The property is located within the City of Rock Hill utility service area, 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 Ward Drive, which is a privately maintained roadway. Ward Drive intersects with Neely Road, which is designated as a major collector roadway with an average daily volume of 1,550 trips per day. Ward Road is a narrow, paved, single-lane roadway with a posted speed limit of 10 mph. Neely Road is a paved, two-lane roadway with a posted speed limit of 35 mph. The applicant is proposing a new addition to the current single-

family dwelling. The modification to the single-family dwelling will not increase the number of trips and will not 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 approval.

NEXT STEPS

The rezoning request is anticipated to follow the process below:

- | | |
|------------------------------------|-------------------|
| ◆ Public Hearing: | November 4, 2024 |
| ◆ County Council (First Reading): | November 4, 2024 |
| ◆ County Council (Second Reading): | November 18, 2024 |
| ◆ County Council (Third Reading): | December 2, 2024 |

PLANNING AND DEVELOPMENT STAFF CONTACT

Thomas Newlin
 Long Range Planner
 (803) 909-7233
 Thomas.Newlin@yorkcountygov.com

Exhibit D - Aerial Map

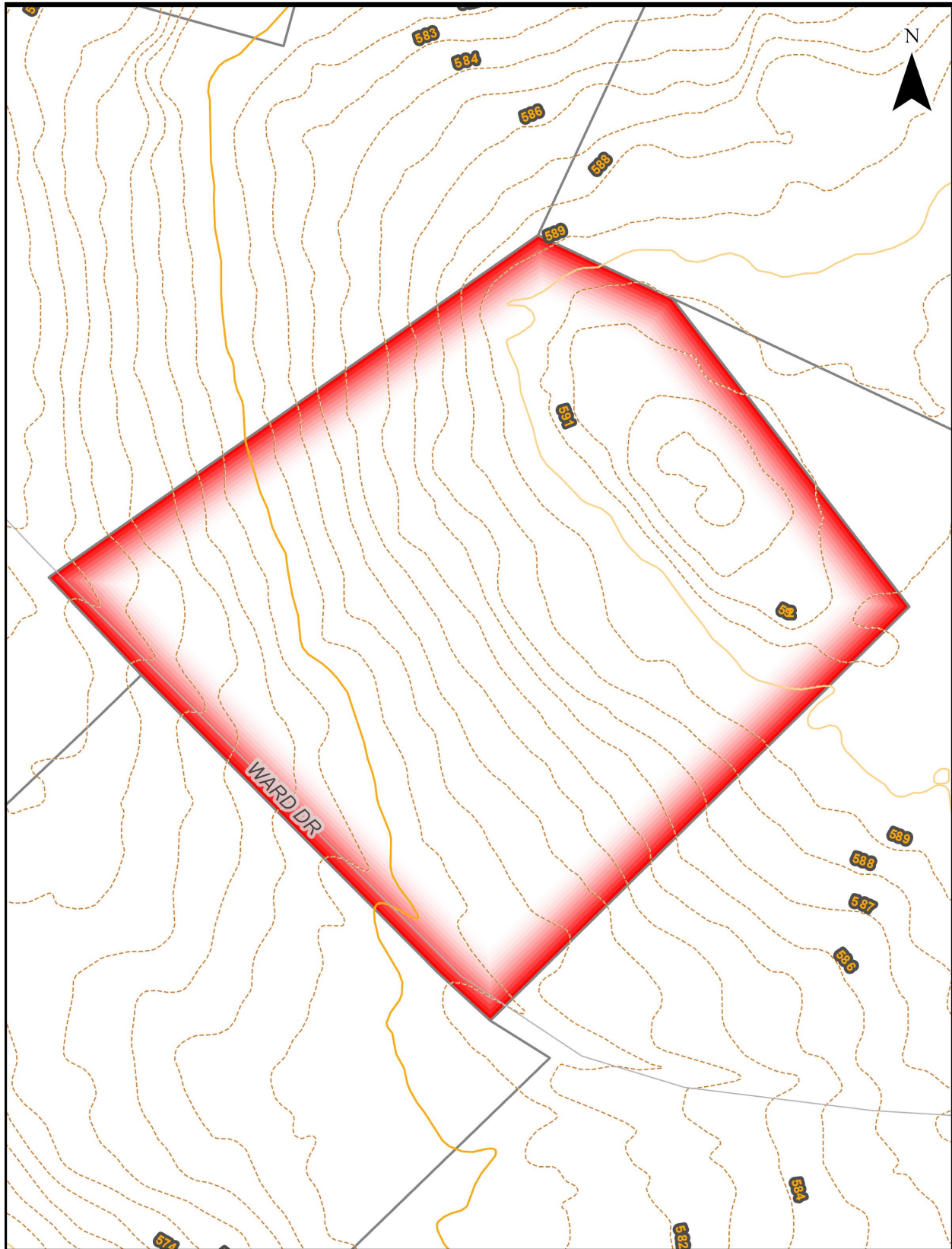
Attachment: 24-51 PC Packet (8858 : 24-51)

Exhibit E - Aerial Map—Parcel



Attachment: 24-51 PC Packet (8858 : 24-51)

Exhibit F - Environmental Map



Attachment: 24-51 PC Packet (8858 : 24-51)

Exhibit G - Plat

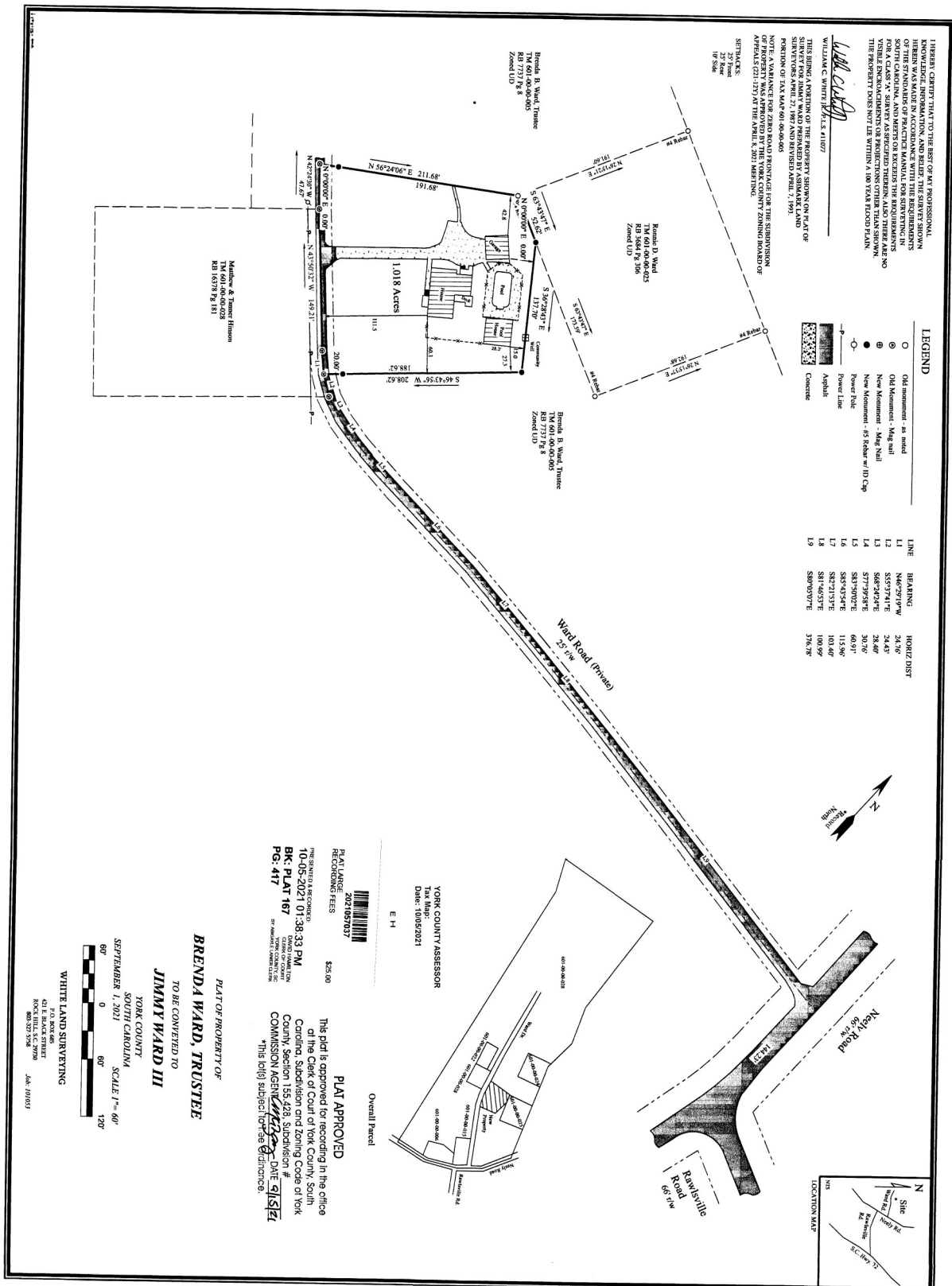
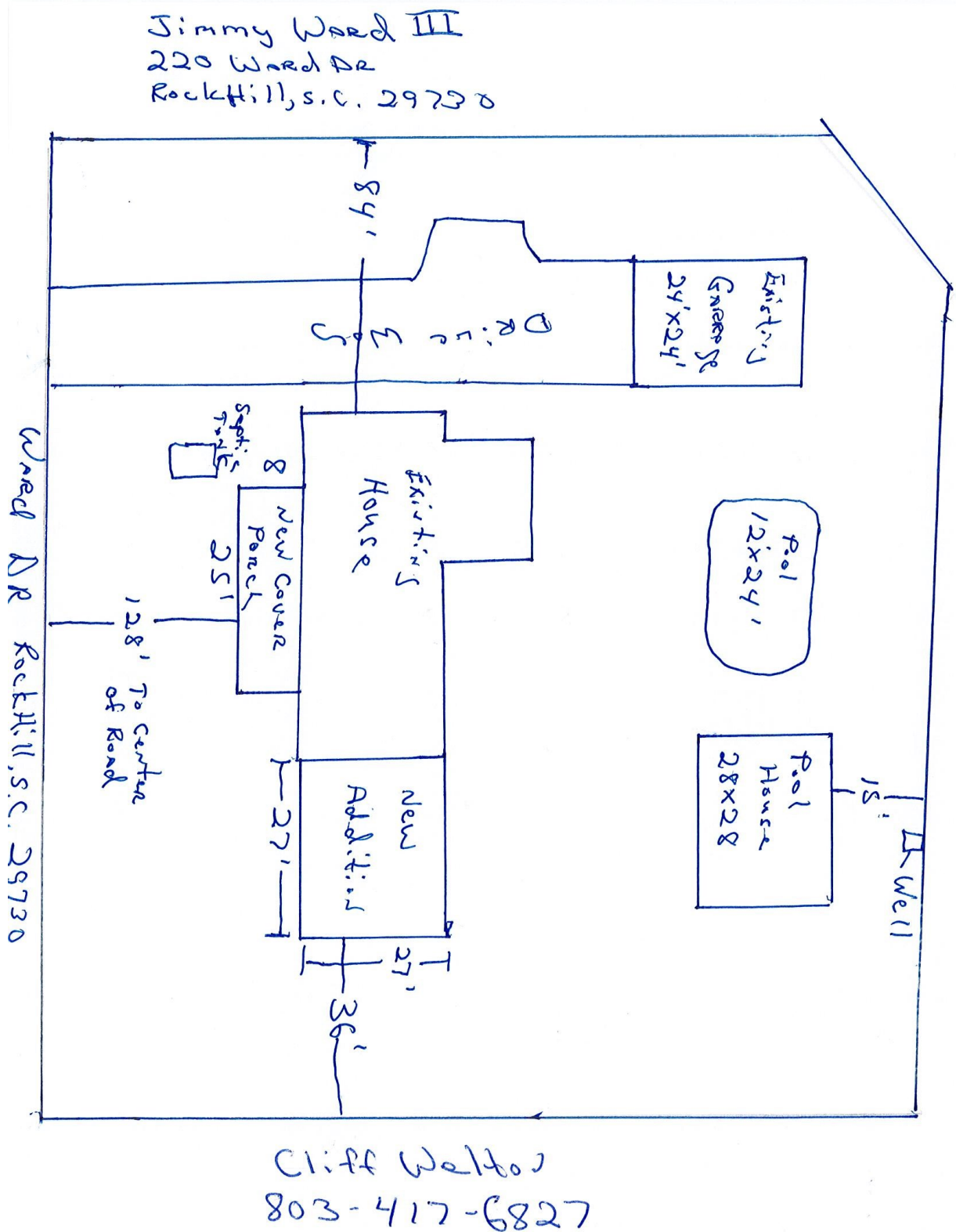


Exhibit H - Site Plan



Attachment: 24-51 PC Packet (8858 : 24-51)



YORK COUNTY REZONING APPLICATION

APPLICANT AND OWNER INFORMATION

APPLICANT NAME(S): Jimmy Ward

ADDRESS: 220 WARD DR.

PHONE: 803 616 8161
WORK HOME MOBILE

EMAIL ADDRESS: JimmyW-913@icloud.com

PROPERTY OWNER NAME(S): Jimmy Ward

ADDRESS: 220 WARD DR.

PHONE: 803 616 8161
WORK HOME MOBILE

EMAIL ADDRESS: JimmyW-913@icloud.com

PROPERTY INFORMATION

PROPERTY ADDRESS: 220 WARD DR.

PROPERTY TAX MAP #(s): ~~PLAT BK 167 PG 417~~ 6010000029

LAND AREA (ACRES) TOTAL: 10.18 ACRES AREA TO BE REZONED: 1.018 ACRES

ZONING CURRENT: UD PROPOSED: RUD

2035 LAND USE PLAN DESIGNATION: Municipal Infill

CURRENT USE OF PROPERTY: RESIDENTIAL

PROPOSED USE OF PROPERTY: RESIDENTIAL

TOTAL AREA OF PROPOSED BUILDINGS (COMMERCIAL): 2400 SQFT

TOTAL # OF DWELLING UNITS (RESIDENTIAL): 1

UTILITY PROVIDERS WATER: PRIVATE SEWER: PRIVATE

SCHOOL DISTRICT: 3 COUNTY COUNCIL DISTRICT: 5

SUPPLEMENTAL QUESTIONS

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

27x27 NEW ADDITION TO CURRENT HOME

2. Are there existing structures on the site?

Yes ☒ No ☐

If yes, please describe: Home, Garage, Pool, Pool 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.

	08/28/24
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.

	08/28/24
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.

	08/28/24
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: 8/29/24 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.

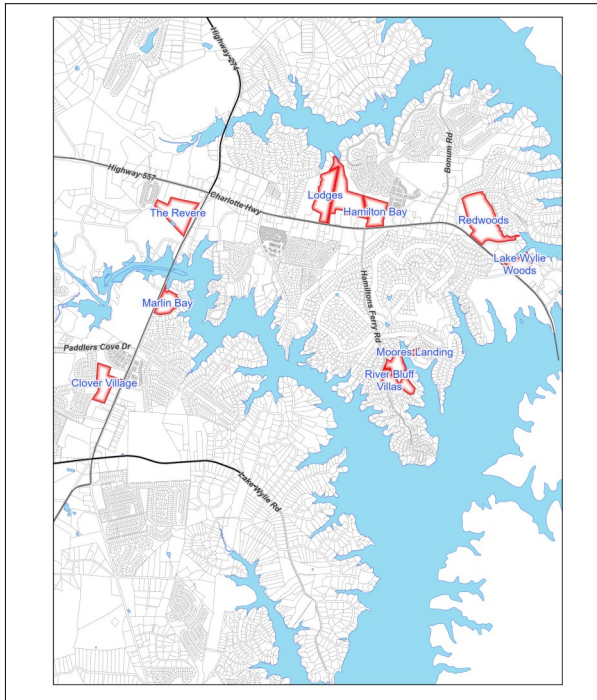
PLANNING COMMISSION

REZONING 24-37; YORK COUNTY COUNCIL HAS INITIATED THE REZONING OF 12 PARCELS WITHIN 10 MULTIFAMILY COMMUNITIES FROM RMX-20, RMX-10, GC, OR PD TO THE NEWLY CREATED RMX-6 ZONING DISTRICT, THUS REMOVING THEIR NONCONFORMING STATUS.



Planning Commission October 12, 2024

Case: 24-37 Staff Report



REQUEST SUMMARY

Applicant: York County Council

Property Owners: See Table 1

Tax Map Number: See Table 1

Location: Lake Wylie area

Council District: 2 (Love)

Requested Action: Rezone 12 parcels within 10 multifamily communities from RMX-10, RMX-20, GC, and PD to RMX-6, as part of a council-initiated rezoning project

Staff Planner: Diane Dil, AICP

Staff Recommendation: Approval

PROJECT DESCRIPTION

On March 1 2022, the newly adopted zoning and land development codes became effective, which established a new zoning district called Residential Mixed 6 (RMX-6). This district is designed to allow a diversity of housing types, including multifamily buildings, at variable, moderate densities based on residential land use, on lots generally with a minimum area of 6,000 square feet. The district is appropriate for parcels where development or redevelopment into higher density residential uses will not adversely impact existing residential neighborhoods, and where compatibility and connectivity to existing or proposed commercial development can be achieved.

On September 3, 2024 County Council voted to initiate a rezoning, pursuant to the York County Code of Ordinances Section 155.1137(A)(1), to rezone existing multifamily properties to the newly created Residential Mixed 6 zoning district. The focus of this rezoning is within the Lake Wylie area, specifically Council District 2. The process began earlier this year with Council Districts 1 and 7. Table 1, on the following page, includes the list of properties to be rezoned, the community's name and location, and existing zoning district.

This action will not have any effect on the manner in which the properties are currently used, however, it will remove the existing nonconforming status and allow the application of appropriate use, dimensional, and development standards for any future land improvements or expansions.

Property Summary

The table below details the 10 multifamily communities that are proposed to be rezoned to the RMX-6 zoning district to remove the parcel's nonconforming status.

Table 1: RMX-6 Rezoning Parcels				
DIS- TRICT	TAX MAP #	COMMUNITY NAME	STREET NAME	CURRENT ZONING
2	5590000072	Villas at Marlin Bay	Charlotte Highway	RMX-10
2	5610000003	Revere at Lake Wylie	Charlotte Highway	PD
2	5750000015	Village at Lake Wylie	Charlotte Highway	RMX-20
2	5751801001	Hamilton's Bay	Charlotte Highway	RMX-20/GC
2	5760000095	Redwood Lake Wylie	Charlotte Highway	RMX-10
2	5760401085	Lake Wylie Woods	Charlotte Highway	RMX-20
2	5772301036 5772101041 5772001055	River Bluff Villas	Tall Pines Ct/Hamilton Ferry Road	RMX-20
2	5772601019	Moore's Landing	Marina Road	RMX-20
2	5750000085	Lodges at Lake Wylie	Charlotte Highway	GC
2	5590000182	Clover Village	Charlotte Highway	GC

Exhibit A - Zoning — LW East Side

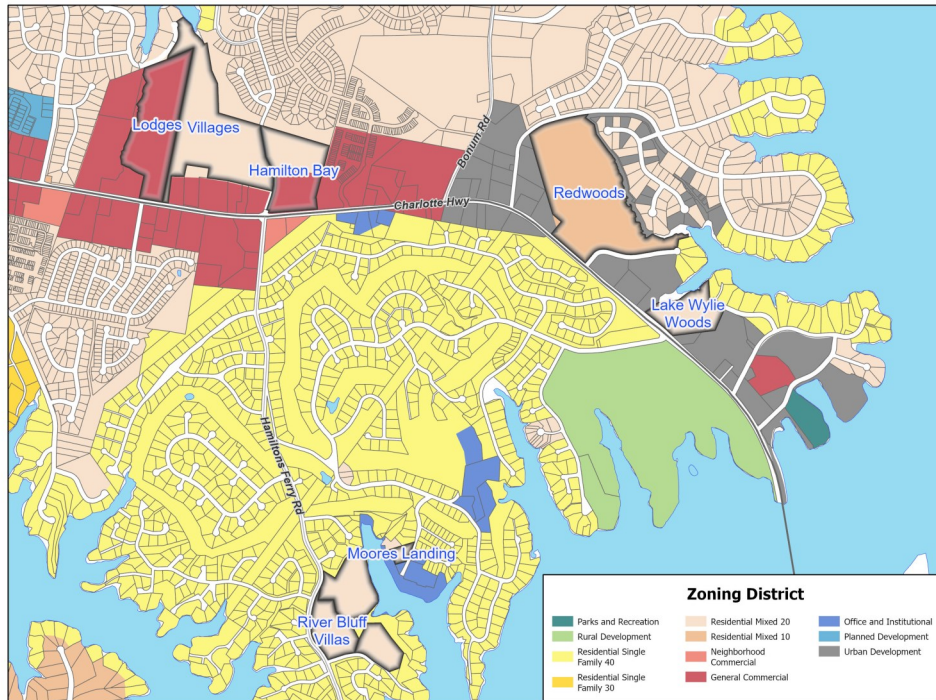


Exhibit B — Future Land Use — LW East Side

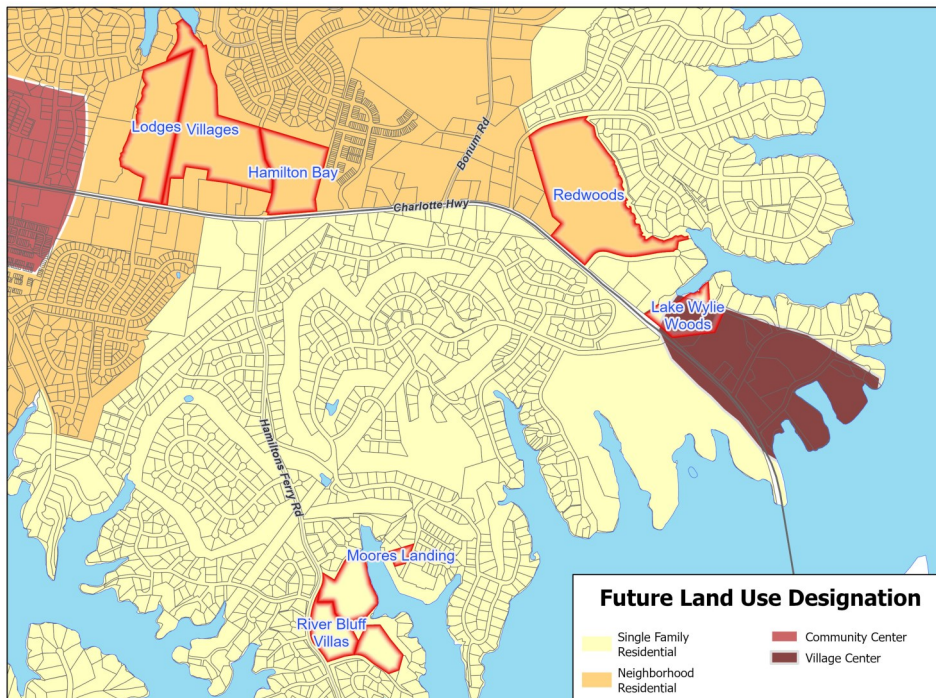


Exhibit C - Zoning — LW West Side

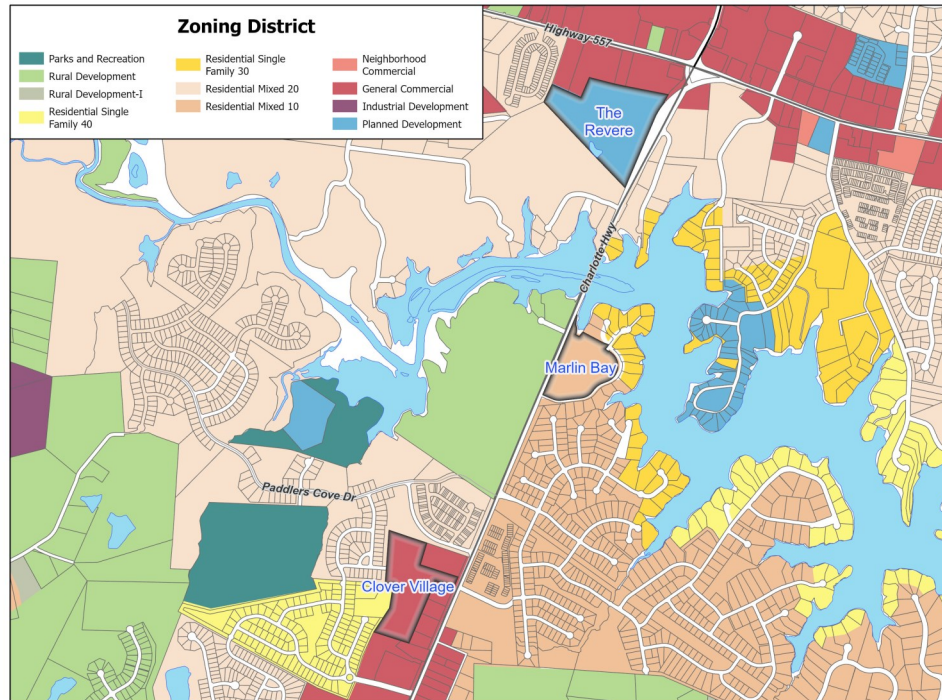
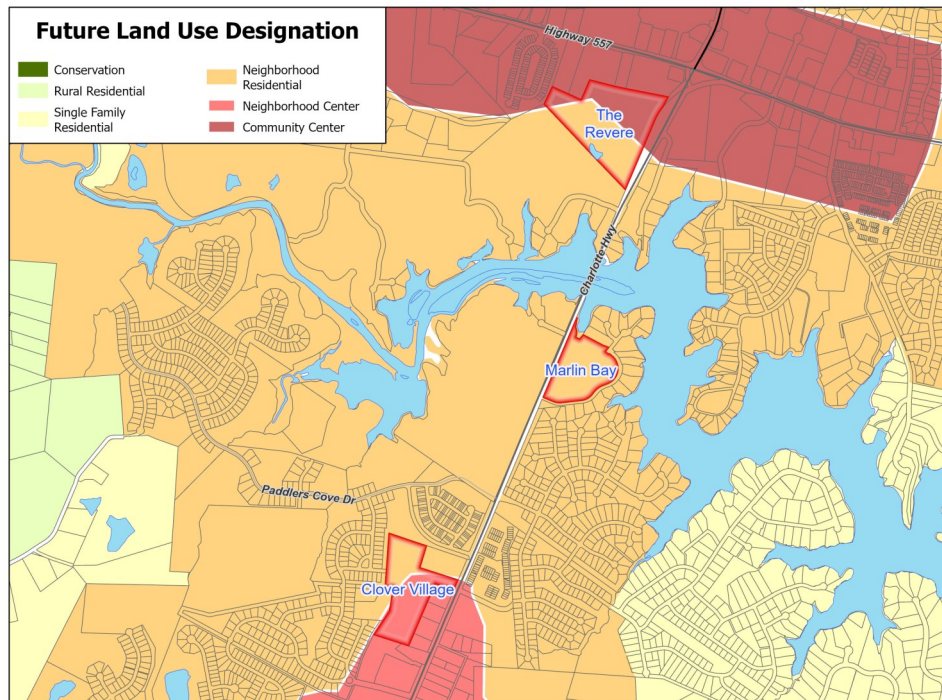


Exhibit D — Future Land Use — LW West Side



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 Future Land Use Map recommends that higher density multifamily residential uses locate within nodes, such as *Neighborhood Centers*, *Community Centers*, or *Town Centers*. This rezoning action is simply to remove the nonconforming status of parcels with existing multifamily developments.

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

Since the purpose of the rezoning is to remove a nonconforming status that was created with the adoption of a new zoning ordinance, and since no new construction or development is associated with this request, the conformity with the Comprehensive Plan is not a consideration.

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

The residential uses are existing and are compatible with the surrounding land uses.

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

All parcels currently contain a multifamily residential use and no new construction will occur, so there will be no change in the scale 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 number of residential units will not change, therefore there will be no additional 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 subject parcels of this rezoning request are located within the York County water and sewer area and are already connected to this public facility.

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

This rezoning action will not affect the current use of the properties. Any new development will follow all required transportation related development procedures as dictated by the number of trips that will be generated by each new use.

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

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

NEXT STEPS

The rezoning request is anticipated to follow the process below:

- ◆ Public Hearing: November 4, 2024
- ◆ County Council (First Reading): November 4, 2024
- ◆ County Council (Second Reading): November 18, 2024
- ◆ County Council (Third Reading): December 2, 2024

PLANNING AND DEVELOPMENT STAFF CONTACT

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Planning Manager

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PLANNING COMMISSION

PLANNING COMMISSION TO CONSIDER INITIATING A REZONING PURSUANT TO YORK COUNTY CODE OF ORDINANCES §155.1137(A)(2), TO APPLY THE AGC ZONING DISTRICT TO THE 48 PARCELS (OR PORTIONS OF A PARCEL) AS LISTED IN EXHIBIT A. THE PARCELS ARE LOCATED ALONG THE CHESTER COUNTY BORDER BETWEEN BURRIS ROAD SOUTH AND NORFOLK SOUTHERN RAILWAY - COUNCIL DISTRICT 5 - COX



PLANNING & DEVELOPMENT SERVICES
York County, SC



MEMORANDUM

To: York County Planning Commission

From: Diane Dil, AICP, Planning Manager

Date: October 1, 2024

Subj: Request for PC Initiated Rezoning

In 2022, minor adjustments were made to the jurisdictional boundary between York County and Chester County. In the process, some land area was moved to Chester's jurisdiction and some was moved to York's. This county boundary realignment resulted in the need to establish zoning to portions of 48 parcels that are located between South Burris Road and the Norfolk Southern Railway.

According to York County Code of Ordinances Section 155.1137(A)(2), the Planning Commission, by the adoption of a motion, may initiate a rezoning request. Planning staff is requesting that the Planning Commission initiate the process to apply the AGC zoning district to all 48 parcels (or portions of a parcel) as listed in Exhibit A. The AGC zoning district was selected as a continuation of an existing zoning district onto the newly expanded area, or to implement the recommendation of the Future Land Use Map of the Comprehensive Plan.

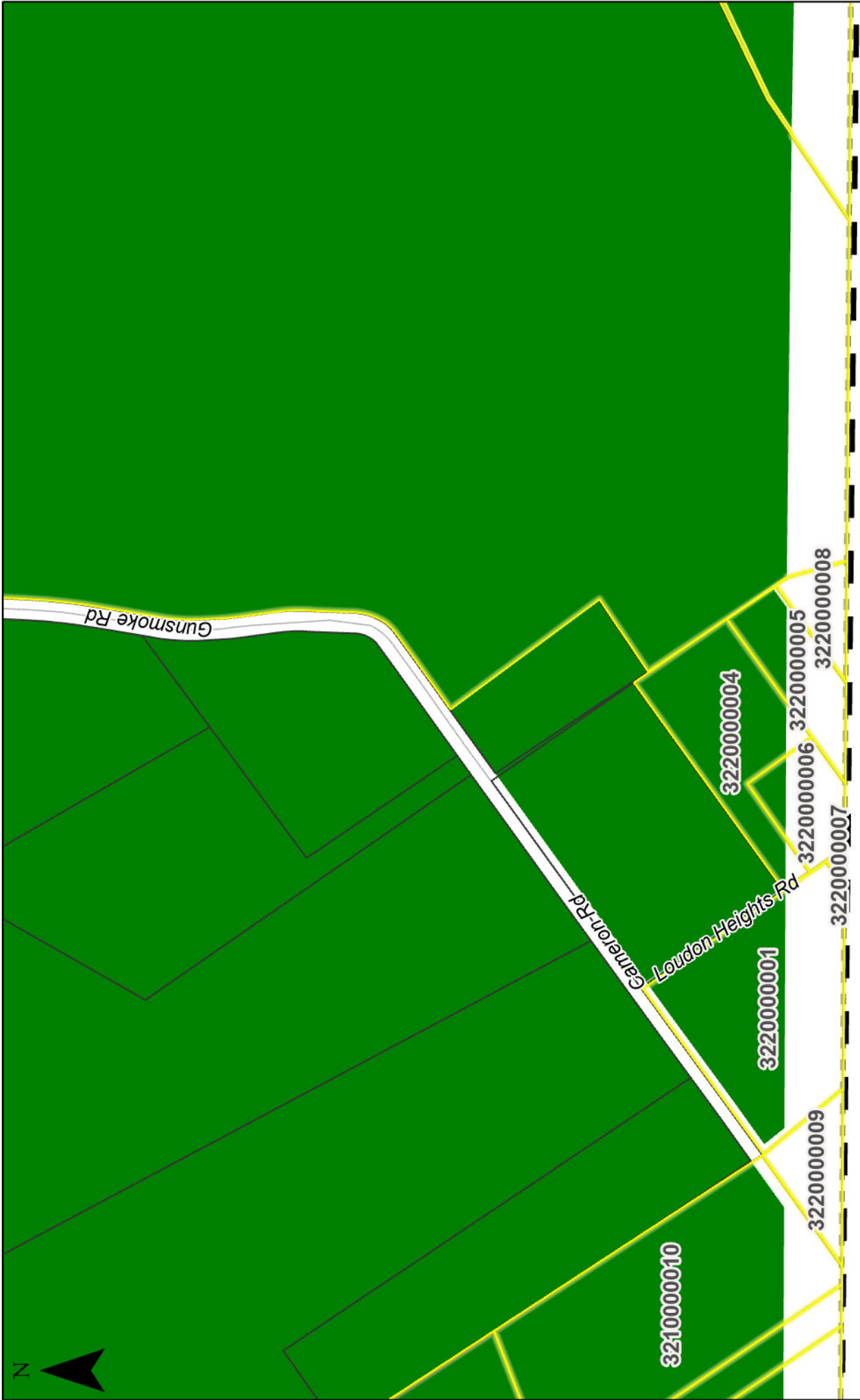
Attachment: 24-29 PC Packet (8861 : 24-29)

EXHIBIT A: List of Parcels to Apply a Zoning District

TAXMAPID	CURRENT ZONING OF SOME PORTION OF PARCEL	PROPOSED ZONING	TOTAL ACRES OF PARCEL	OWNER NAME
2260000002	AGC	AGC	262.86	WILSON JOSEPH H JR
3150000001	AGC	AGC	107.29	PRESSLEY TOM B
3150000004	AGC	AGC	63.12	ABELL WILLIAM H JR
3150000010	AGC	AGC	38.88	WILSON GENERATIONS LLC
3160000003	AGC	AGC	39.15	PRESSLEY JOHN N
3160000004	AGC	AGC	35.66	PRESSLEY THOMAS BROWN LIFE EST
3160000011	AGC	AGC	8.15	DARBY JAMES S JR
3160000019	UZ	AGC	14.32	WILSONS GENERATIONS LLC
3210000001	AGC	AGC	70.55	DARBY JAMES S JR
3210000002	AGC	AGC	12.00	BURRIS MONTAGUE % CHARLES BURRIS
3210000005	AGC	AGC	12.06	4 OAKS HOLDINGS LLC
3210000006	AGC	AGC	6.36	BROWN MICHAEL ANTHONY
3210000007	UZ	AGC	1.03	LIGGINS JANIE C
3210000008	AGC	AGC	3.28	REID GEORGE P IV
3210000009	AGC	AGC	25.24	4 OAKS HOLDINGS LLC
3210000010	AGC	AGC	9.68	4 OAKS HOLDINGS LLC
3210000011	UZ	AGC	0.25	4 OAKS HOLDINGS LLC
3210000012	UZ	AGC	0.54	GARDEA VERONICA
3210000016	AGC	AGC	25.91	BURRIS MONTAGUE % CHARLES BURRIS
3220000001	AGC	AGC	6.77	TAYLOR NANCY LOVE
3220000004	AGC	AGC	3.94	LEWIS RAYMOND E
3220000005	AGC	AGC	1.90	LEWIS RAYMOND E
3220000006	AGC	AGC	1.53	LEWIS RICHARD A
3220000007	UZ	AGC	0.07	BRANHAM KENNETH W
3220000008	UZ	AGC	0.89	JORDAN LAWRENCE R
3220000009	UZ	AGC	1.41	WILLIAMS HARRY WAYNE
3220000010	UZ	AGC	0.53	TREDWAY RHONDA ROCHELLE
4170000002	AGC	AGC	39.70	WATSON GARY A
4170000004	AGC	AGC	436.81	DARBY F GUY JR
4180000001	AGC	AGC	327.45	DARBY F GUY JR
4180000002	AGC	AGC	63.37	DARBY F GUY JR
4180000004	UZ	AGC	1.45	MCCREE YOLANDA D ETAL % JOHNNY MCCREE
4180000005	UZ	AGC	5.76	MCCREE WILLIE JAMES ETAL
4180000006	UZ	AGC	0.02	CHAPPELL LESLIE NICHOLE
4180000007	UZ	AGC	4.83	CHAPPELL JOHN CHRISTOPHER

4180000008	UZ	AGC	0.73	CHAPPELL JOHN MICHAEL
4230000003	AGC	AGC	10.03	CHAPPELL JOHN CHRISTOPHER
4240000001	AGC	AGC	69.12	HAUSMAN MARGARET S
4240000002	AGC	AGC	59.94	DARBY FRANCIS GUY JR
4240000004	AGC	AGC	289.88	WILLIAM L ADKINS JR & SONS CON
5190000001	AGC	AGC	31.70	MILLER ROBERT ALEXANDER JR
5190000004	AGC	AGC	42.42	JAB III LLC
5190000006	AGC	AGC	36.64	JENKINS LARRY % KAREN MCGILL
5190000008	AGC	AGC	4.54	HOUSTON MARY DAVIS ETAL
5190000015	UZ	AGC	1.24	COAD JOHNNY L
5190000017	UZ	AGC	1.18	JACKSON PEARLENE PICKETT ETAL
5190000018	AGC	AGC	1.29	HINDS JACOB
5190000021	UZ	AGC	0.95	ROGERS JULIAN P IV

Note: UZ = Newly created parcel where no portion of the parcel is within an existing zoning district.



This map depicts a sample area along the York County and Chester County boundary near Cameron Road, approximately 8,000 feet east of Chester Highway. The area in white are parcels, or portions of parcels, that were moved from Chester County's jurisdiction to York County. The requested action will apply the AGC zoning district to these areas in white. The future land use designation from the Comprehensive Plan is Agriculture.

Zoning District

Agricultural Conservation

4.8.a

Attachment: 24-29 PC Packet (8861 : 24-29)

**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
24-28	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
24-34	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 Deny		
24-40	1030000001	Comer	3	0.88	Hickory Grove Road	RUD	AGC	Agriculture	9-Sep Approve	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 Approve	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 Deny	7-Oct	7-Oct	21-Oct	4-Nov
24-44	7210000014 7210000065	CF Property Group	7	4.70	Highway 21	UD	GC	I-77 Corridor Employment	9-Sep Approve	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 Approve	7-Oct	7-Oct	21-Oct	4-Nov
24-46	2310000005	Williams	3	2.5	N. Burris Road	AGC	RUD	Agriculture	9-Sep Approve	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 Approve	7-Oct	7-Oct	21-Oct	4-Nov
24-37	Multiple Parcels	York County Council	2		Lake Wylie Area	RMX-20 GC, PD	RMX-6	Various	14-Oct	4-Nov	4-Nov	18-Nov	2-Dec
24-48	4890000012	Smith	2	4.448	Paraham Road	AGC	RUD	Regional Emp Cntr	14-Oct	4-Nov	4-Nov	18-Nov	2-Dec
24-49	6660000037	Bernard	5	3.0	Gill Way	ID	LI	Municipal Infill	14-Oct	4-Nov	4-Nov	18-Nov	2-Dec
24-50	1940000056	Smith	3	0.68	Cedar Grove Road	RUD-I	RUD	Agriculture	14-Oct	4-Nov	4-Nov	18-Nov	2-Dec
24-51	6010000029	Ward	5	1	Ward Drive	UD	RUD	Municipal Infill	14-Oct	4-Nov	4-Nov	18-Nov	2-Dec

Shaded fields indicate that the action has been completed at time of publication (October 4, 2024). If the County Council vote is to deny the rezoning request, that is the final action.