YORK COUNTY

PLANNING COMMISSION

AGENDA ● NOVEMBER 12, 2024

Planning Commission | **York County Government Center**
6 South Congress Street
York, SC 29745 | **6:00 PM**

Call to Order

Approval of the Agenda

Adoption of Minutes

1. Planning Commission - Planning Commission - Oct 14, 2024 6:00 PM

New Business

1. Subdivision: Old Hope Farm Applicants: Carole & Dunlap Cosper Tax Map Numbers: p/o 444-00-00-016 Total Acreage: 29.34 acres Total Lots: 20 single-family lots Council District #3: Tommy Adkins Zoning District: Rural Development (RUD)

2. Subdivision: Legacy Point Applicants: Titan Land Partners, LLC Tax Map Numbers: 581-00-00-055, -056, -057, -058, -060, -061, -064, -065, -070, -071, 583-00-00-071, & -072 Total Acreage: 212.07 acres Total Lots: 37, 5-acre single-family lots Council District #2: Allison Love Zoning District: Rural Development (RUD)

3. Rezoning 24-52 Steven Thomas Britt (Applicant) Steven and Kimberly Britt (Owners); requesting to rezone a 3.02-acre parcel from AGC to RUD. The subject parcel is located at 700 N. Paraham Road, York. The property is referenced as tax map number 464-00-00-019; Council District 2 - Love.

4. Rezoning 24-53 Benjamin Howell (Applicant) PPC Properties (Owner); requesting to rezone a 0.997-acre parcel from UD to LI. The subject parcel is located at 184 Grayson Road, Rock Hill. The property is referenced as tax map number 544-00-00-207; Council District 6 - Huckabee.

5. Rezoning 24-54 Trey Eakin (Applicant) Springland Inc LLC, L&C Land Holding Inc, New Horizon Electric Cooperative Inc. (Owners); requesting to rezone a 2.759-acre portion of three parcels from RUD to GC. The subject parcels are located on Highway 160 W., Fort Mill. The properties are referenced as tax map numbers 652-00-00-006; -012; -022; Council District 1 - Audette.

"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 24-55 Cody Cooper (Applicant) Cody Cooper and Cici Carter (Owners); requesting to rezone a 15.15-acre parcel from RSF-40 to RUD. The subject parcel is located at 2354 Vineyard Road, Fort Mill. The property is referenced as tax map number 645-00-00-019; Council District 1 - Audette.

7. Rezoning 24-29; York County Planning Commission has initiated the process to apply the AGC zoning district to 48 parcels, or portions of parcels, along the York County and Chester County border. See staff report for parcel numbers; Council District 5 - Cox

Other Business

1. Planning Commission to receive an update from the Fort Mill School District regarding the process to update the impact fee report related to public education facilities with the FMSD.

2. Rezoning Tracking Sheet

Executive Session:

Matters for Consideration Following Executive Session

Adjournment

YORK COUNTY

PLANNING COMMISSION

MINUTES • OCTOBER 14, 2024

DRAFT

Planning Commission | **York County Government Center** | **6:00 PM**
6 South Congress Street
York, SC 29745

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

Approval of the Agenda

The meeting was called to order at 6:00 p.m. by Matt Velkovich. The agendas was approved with a motion by Tom Bach and a second by John Segura.

Adoption of Minutes

The minutes from September 9, 2024 were approved with a motion by John Segura and a second by Kate Kraxberger.

1. Approval of September 9, 2024 Planning Commission Minutes

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)

Rick Abboud presented the preliminary plat for Dunlap Acres. The Commissioners had a few questions. Kate Kraxberger motioned to approve the request. Aubrie Parham seconded the motion. The motion was passed unanimously 7/0.

APPROVED [Unanimous]

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

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)

Minutes Acceptance: Minutes of Oct 14, 2024 6:00 PM (Adoption of Minutes)

Marion Ray presented the Paolone Family Preliminary Plat. Tom Bach motioned to approve and Aubrie Parham seconded the motion. The motion was unanimously approved 7/0.

APPROVED [Unanimous]

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

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.

Diane Dil presented the request. There were questions regarding the final lot size. With a motion by Kate Kraxberger to approve and a second by John Segura, the item was approved unanimously 7/0.

APPROVED [Unanimous]

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

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.

Diane Dil presented the request. Mike Duralia motioned to approve with the listed condition. "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." Antonio Mickel seconded the motion that was unanimously approved 7/0.

Minutes Acceptance: Minutes of Oct 14, 2024 6:00 PM (Adoption of Minutes)

APPROVED [Unanimous]

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

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.

Diane Dil presented the request. With a motion Aubrie Parham to approved and a second by Tom Bach, the motion passed unanimously 7/0.

APPROVED [Unanimous]

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

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.

Diane Dil presented the request. Kate Kraxberger motioned to approve. Mike Duralia seconded the motion. This was unanimously approved 7/0.

APPROVED [Unanimous]

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

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.

Diane Dil presented the request for 10 multifamily communities to be rezoned to RMX 6 at County Council's request. There was some discussion regarding Revere at Lake Wylie being a PD zoning classification and any affect the new zoning code would have on it. John Segura

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motioned to approved the request. Tom Bach seconded the motion. The motion passed unanimously 7/0.

APPROVED [Unanimous]

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

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

Diane Dil brought to light the need to zone properties that currently have no zoning along the boarder of Chester County. The adjustment in 2022 to the jurisdictional boundary created the need for a zoning classification to be placed on 48 parcels or portions thereof. The Commissioners had some questions regarding the process to zone these parcels. Diane Dil informed the Commissioners that the property owners will be sent a certified return receipt letter. Matt Velkovich motioned to authorize staff to initiate a rezoning, to apply the AGC zoning district to 48 parcels (or portions of a parcel) as listed in Exhibit A of this agenda item. Mike Duralia seconded the motion. The motion was unanimously approved by all 7/0.

Other Business

1. Rezoning Tracking Sheet

Executive Session

Matters for Consideration Following Executive Session

Adjournment

The meeting adjourned at 6:41 p.m. with a motion by John Segura and a second by Tom Bach.

Minutes Acceptance: Minutes of Oct 14, 2024 6:00 PM (Adoption of Minutes)

PLANNING COMMISSION

SUBDIVISION: OLD HOPE FARM APPLICANTS: CAROLE & DUNLAP COSPER TAX MAP NUMBERS: P/O 444-00-00-016 TOTAL ACREAGE: 29.34 ACRES TOTAL LOTS: 20 SINGLE-FAMILY LOTS COUNCIL DISTRICT #3: TOMMY ADKINS ZONING DISTRICT: RURAL DEVELOPMENT (RUD)

Planning Commission
Staff Report
Preliminary Plat – Old Hope Farm

November 12, 2024

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

PROJECT DATA:

Property Owner:		Carole & Dunlap Cosper
Applicant:		Gladden Builders, LLC
Application Type:		Preliminary Plat, Single-Family Residential Subdivision
Tax Map Numbers:		444-00-00-016
Location:		Intersection of Tirzah Road and Highway 5/York Highway
Council District:		District 3, Tommy Adkins
Zoning:		Rural Development (RUD)
Project Consistency:		Consistent with the RUD zoning district
Comprehensive Plan:		Single Family Residential
Project Consistency:		Consistent with the Comprehensive Plan
Land Use:	-existing:	Vacant
	-proposed:	Single-family residential
	-in area:	Single-family residential, vacant
Land Area:		29.338 acres
Lots Proposed:		20
Lot Dimensions:		Regular
Planning Staff:		Marion Ray, MPA

BACKGROUND AND PROJECT DESCRIPTION

The applicant is requesting approval of a preliminary plat for the Old Hope Farm subdivision. This subdivision includes 20 proposed single-family lots, each lot will be at least one-acre in size, and located on two new proposed roads – Robert Bruce Road and MacArthur Lee Court. The proposed density is .68 units per acre and the tree save area of the site is 5.6 acres, which represents 21-percent of the existing trees on the parcel.

The site is currently one parcel with an area of 29.338 acres, and is located on the western side of Tirzah Road at the intersection of Highway 5/York Highway. The site includes noncontiguous frontage along both roads, broken up by several smaller lots, both developed with single family homes and vacant. Directly north is a large vacant

Attachment: Old Hope Farm PC Packet (8917 : Preliminary Plat - Old Hope Farms)

parcel and Homewood subdivision forms the western border. The site includes a small pond on the north side and a large Duke Power Company easement.

ANALYSIS

Zoning Ordinance
§155.028
The Rural Development District (RUD) is intended to protect and preserve areas of the County that are presently rural or agricultural in character and use. It serves to discourage rapid growth while allowing growth through orderly use and timely transition of rural areas and is generally appropriate in areas designated as Rural Residential on the Comprehensive Plan Future Land Use Map.

The proposed single-family residential subdivision is consistent with the purpose of the RUD zoning district in that the proposed large lot division 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 Single Family Residential – places composed primarily of single-family detached homes on large lots in residential subdivisions that exhibit a rural or suburban character. Small-scale office and civic uses are located at major street intersections or adjacent to similar uses and are designed to blend in with the residential character of the area.

The proposed residential subdivision is consistent with the Comprehensive Plan as the project is comprised of one-acre single family residential lots.

ACCESS AND CIRCULATION

The proposed lots will be accessed from Adnah Church Road by Giant Oak Road, a proposed 734-foot-long public road. All roads are to be built to County specifications and proposed for acceptance in the York County roadway system. Sidewalks are not required due to proposed lot width of 100-feet or more.

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 one-acre lot size minimum as stipulated by the RUD site standards.

2. **The proposed land use and density complies with the zoning district requirements:**
   Single-family residential is an allowed use. The RUD zoning district has a maximum residential density of one dwelling unit per acre, the development has a density of .68 residential units per acre.

Attachment: Old Hope Farm PC Packet (8917 : Preliminary Plat - Old Hope Farms)

3. **Impacts to the transportation network, as identified in the Traffic Impact Analysis, have been adequately mitigated:**
   A TIA was not required for this project.

4. **The development provides adequate street connectivity and pedestrian facilities to address public health and safety:**
   The development is accessed from Tirzah Road and Highway 5/York Highway, both maintained by the SCDOT. Tirzah Road bounds the site to the east and Highway 5/York Highway to the south. Sidewalks are not required within the development due to the low proposed density of the project.

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

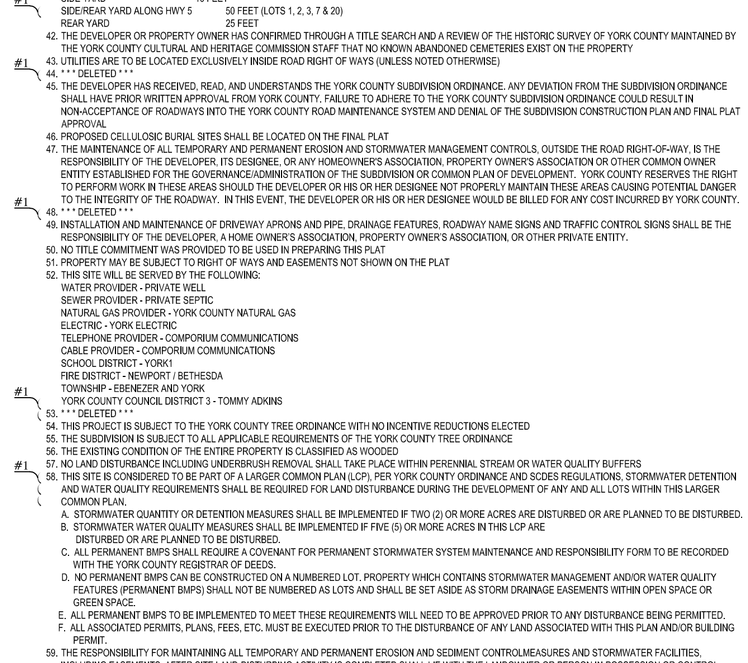
Attachment: Old Hope Farm PC Packet (8917 : Preliminary Plat - Old Hope Farms)

SITE NOTES:

1. THIS PROJECT WILL BE DEVELOPED BY:
   GLADDEN BUILDERS, LLC
   2773 HAUNSDALE DRIVE, ROCK HILL, SC 29732
   803-242-7180
   GLADDEN@COMPORIUM.NET
2. PROPERTY OWNER:
   COSPER, CAROLE D & DUNLAP, W R III
   19656 HILLTOP ROAD, ROCK HILL, SOUTH CAROLINA 29732
3. EXISTING ZONING: RUD
4. PROPOSED ZONING: RUD
5. EXISTING LAND USE: VACANT
6. PROPOSED LAND USE: SINGLE FAMILY RESIDENTIAL
7. JURISDICTION: YORK COUNTY
8. COMPREHENSIVE PLAN DESIGNATION: SINGLE FAMILY RESIDENTIAL
9. TAX PARCEL NUMBER: PART OF 444-00-00-016
10. THE PROPERTY IS RECORDED IN DB 20067 PG 392 AND PB 190 PG 53
11. NO PORTION OF THIS SITE FALLS WITHIN THE 100 YEAR FLOOD PLAIN PER FEMA/NFIP MAP NO 45091C0285E. DATED 9/26/2008
12. THIS PROJECT IS FOR THE DEVELOPMENT OF 20 SINGLE FAMILY RESIDENTIAL LOTS
13. THE PROPOSED PROJECT NAME: OLD HOPE FARM SUBDIVISION
14. PROJECT LOCATION: TIRZAH ROAD AND HWY 5 (YORK HWY), ROCK HILL, SOUTH CAROLINA 29732
15. THIS SITE IS LOCATED IN YORK COUNTY, SOUTH CAROLINA
16. TOTAL SITE AREA: 29.338 ACRES (TOTAL SITE=30.478 ACRES - TOTAL AREA WITHIN EXISTING STREET RIGHT-OF-WAY=1.14 ACRES)
17. REQUIRED MINIMUM LOT AREA: 43,560 SQ FT
18. PROPOSED MINIMUM LOT AREA: 43,712 SQ FT
19. PROPOSED AVERAGE LOT AREA: 59,218 SQ FT
20. REQUIRED MINIMUM LOT WIDTH: 100'
21. PROPOSED MINIMUM LOT WIDTH: 100'
22. TOTAL NUMBER OF LOTS: 20
23. MAXIMUM ALLOWED DENSITY: 1 UNIT PER ACRE
24. PROPOSED DENSITY: 0.68 UNITS PER ACRE
25. THE LOTS WILL BE SERVED BY WELL AND SEPTIC SYSTEMS.
26. THE REVIEW AND APPROVAL OF THE PRELIMINARY PLAT ADDRESSES ONLY THE CONCEPT OF DEVELOPMENT UTILIZING ON SITE WASTEWATER SYSTEMS AND IN NO WAY CONSTITUTES APPROVAL OF SEPTIC SYSTEMS FOR INDIVIDUAL LOTS. ALL FINAL PLATS MUST HAVE A SCDES APPROVED PERMIT TO CONSTRUCT AN ON SITE WASTE WATER SYSTEM FOR EACH INDIVIDUAL LOT PRIOR TO APPROVAL
27. PROJECT ACCESS WILL BE GOVERNED BY SCDOT ALONG EXISTING STATE HWY 5 (YORK HWY) AND TIRZAH ROAD.
28. A TRAFFIC IMPACT ANALYSIS IS BEING PERFORMED FOR THIS SITE
29. SPEED LIMIT ALONG EXISTING TIRZAH ROAD: 55 MPH
30. SPEED LIMIT ALONG EXISTING HWY 5 / YORK HWY: 55 MPH
31. SPEED LIMIT ALONG PROPOSED ROADS = 25 MPH
32. TOTAL PROPOSED RIGHT-OF-WAY AREA: 2.11 ACRES (ROAD #1 = 0.87 ACRES + ROAD #2 = 1.24 ACRES)
33. THE PROPOSED STREET LENGTH: 1,208.73' (MacArthur Lee Court: 481.96' + Robert Bruce Road: 726.77')
34. MINIMUM DRIVEWAY SEPARATION: ALONG TIRZAH ROAD: 220'; ALONG HWY 5 / YORK HWY: 400'
35. MINIMUM SIGHT DISTANCE REQUIREMENTS FOR EACH INTERSECTION ARE AS FOLLOWS: ROAD #1 AT TIRZAH ROAD = 390'; ROAD #2 AT HWY 5 / YORK HWY = 610'
36. EXISTING TREE CANOPY: 26.732 ACRES
37. TREE SAVE AREA REQUIRED: 20% OF TREE CANOPY = 26.732 ACRES X 20% = 5.536 ACRES
38. TREE SAVE AREA PROVIDED: 5.60 ACRES
39. OPEN SPACE REQUIRED: NONE, PROJECT SITE IS ZONED RUD AND LOCATED OUTSIDE OF THE URBAN SERVICES BOUNDARY
40. OPEN SPACE PROVIDED: NONE
41. MINIMUM BUILDING SETBACKS:

SETBACK	
FRONT YARD	25 FEET
SIDE YARD	10 FEET
SIDE/REAR YARD ALONG HWY 5	50 FEET (LOTS 1, 2, 3, 7 & 20)
REAR YARD	25 FEET

42. THE DEVELOPER OR PROPERTY OWNER HAS CONFIRMED THROUGH A TITLE SEARCH AND A REVIEW OF THE HISTORIC SURVEY OF YORK COUNTY MAINTAINED BY THE YORK COUNTY CULTURAL AND HERITAGE COMMISSION STAFF THAT NO KNOWN ABANDONED CEMETERIES EXIST ON THE PROPERTY
43. UTILITIES ARE TO BE LOCATED EXCLUSIVELY INSIDE ROAD RIGHT OF WAYS (UNLESS NOTED OTHERWISE)
44. * * * DELETED * * *
45. THE DEVELOPER HAS RECEIVED, READ, AND UNDERSTANDS THE YORK COUNTY SUBDIVISION ORDINANCE. ANY DEVIATION FROM THE SUBDIVISION ORDINANCE SHALL HAVE PRIOR WRITTEN APPROVAL FROM YORK COUNTY. FAILURE TO ADHERE TO THE YORK COUNTY SUBDIVISION ORDINANCE COULD RESULT IN NON-ACCEPTANCE OF ROADWAYS INTO THE YORK COUNTY ROAD MAINTENANCE SYSTEM AND DENIAL OF THE SUBDIVISION CONSTRUCTION PLAN AND FINAL PLAT APPROVAL
46. PROPOSED CELLULOSIC BURIAL SITES SHALL BE LOCATED ON THE FINAL PLAT
47. THE MAINTENANCE OF ALL TEMPORARY AND PERMANENT EROSION AND STORMWATER MANAGEMENT CONTROLS, OUTSIDE THE ROAD RIGHT-OF-WAY, IS THE RESPONSIBILITY OF THE DEVELOPER, ITS DESIGNEE, OR ANY HOMEOWNER'S ASSOCIATION. PROPERTY OWNER'S ASSOCIATION OR OTHER COMMON OWNER ENTITY ESTABLISHED FOR THE GOVERNANCE/ADMINISTRATION OF THE SUBDIVISION OR COMMON PLAN OF DEVELOPMENT. YORK COUNTY RESERVES THE RIGHT TO PERFORM WORK IN THESE AREAS SHOULD THE DEVELOPER OR HIS OR HER DESIGNEE NOT PROPERLY MAINTAIN THESE AREAS CAUSING POTENTIAL DANGER TO THE INTEGRITY OF THE ROADWAY. IN THIS EVENT, THE DEVELOPER OR HIS OR HER DESIGNEE WOULD BE BILLED FOR ANY COST INCURRED BY YORK COUNTY.
48. * * * DELETED * * *
49. INSTALLATION AND MAINTENANCE OF DRIVEWAY APRONS AND PIPE, DRAINAGE FEATURES, ROADWAY NAME SIGNS AND TRAFFIC CONTROL SIGNS SHALL BE THE RESPONSIBILITY OF THE DEVELOPER. A HOME OWNER'S ASSOCIATION, PROPERTY OWNER'S ASSOCIATION, OR OTHER PRIVATE ENTITY.
50. NO TITLE COMMITMENT WAS PROVIDED TO BE USED IN PREPARING THIS PLAT
51. PROPERTY MAY BE SUBJECT TO RIGHT OF WAYS AND EASEMENTS NOT SHOWN ON THE PLAT
52. THIS SITE WILL BE SERVED BY THE FOLLOWING:
    WATER PROVIDER - PRIVATE WELL
    SEWER PROVIDER - PRIVATE SEPTIC
    NATURAL GAS PROVIDER - YORK COUNTY NATURAL GAS
    ELECTRIC - YORK ELECTRIC
    TELEPHONE PROVIDER - COMPORIUM COMMUNICATIONS
    CABLE PROVIDER - COMPORIUM COMMUNICATIONS
    SCHOOL DISTRICT - YORK1
    FIRE DISTRICT - NEWPORT / BETHESDA
    TOWNSHIP - EBENEZER AND YORK
    YORK COUNTY COUNCIL DISTRICT 3 - TOMMY ADKINS
53. * * * DELETED * * *
54. THIS PROJECT IS SUBJECT TO THE YORK COUNTY TREE ORDINANCE WITH NO INCENTIVE REDUCTIONS ELECTED
55. THE SUBDIVISION IS SUBJECT TO ALL APPLICABLE REQUIREMENTS OF THE YORK COUNTY TREE ORDINANCE
56. THE EXISTING CONDITION OF THE ENTIRE PROPERTY IS CLASSIFIED AS WOODED
57. NO LAND DISTURBANCE INCLUDING UNDERBRUSH REMOVAL SHALL TAKE PLACE WITHIN PERENNIAL STREAM OR WATER QUALITY BUFFERS
58. THIS SITE IS CONSIDERED TO BE PART OF A LARGER COMMON PLAN (LCP). PER YORK COUNTY ORDINANCE AND SCDES REGULATIONS, STORMWATER DETENTION AND WATER QUALITY REQUIREMENTS SHALL BE REQUIRED FOR LAND DISTURBANCE DURING THE DEVELOPMENT OF ANY AND ALL LOTS WITHIN THIS LARGER COMMON PLAN.
    A. STORMWATER QUANTITY OR DETENTION MEASURES SHALL BE IMPLEMENTED IF TWO (2) OR MORE ACRES ARE DISTURBED OR ARE PLANNED TO BE DISTURBED.
    B. STORMWATER WATER QUALITY MEASURES SHALL BE IMPLEMENTED IF FIVE (5) OR MORE ACRES IN THIS LCP ARE DISTURBED OR ARE PLANNED TO BE DISTURBED.
    C. ALL PERMANENT BMPS SHALL REQUIRE A COVENANT FOR PERMANENT STORMWATER SYSTEM MAINTENANCE AND RESPONSIBILITY FORM TO BE RECORDED WITH THE YORK COUNTY REGISTRAR OF DEEDS.
    D. NO PERMANENT BMPS CAN BE CONSTRUCTED ON A NUMBERED LOT, PROPERTY WHICH CONTAINS STORMWATER MANAGEMENT AND/OR WATER QUALITY FEATURES (PERMANENT BMPS) SHALL NOT BE NUMBERED AS LOTS AND SHALL BE SET ASIDE AS STORM DRAINAGE EASEMENTS WITHIN OPEN SPACE OR GREEN SPACE.
    E. ALL PERMANENT BMPS TO BE IMPLEMENTED TO MEET THESE REQUIREMENTS WILL NEED TO BE APPROVED PRIOR TO ANY DISTURBANCE BEING PERMITTED.
    F. ALL ASSOCIATED PERMITS, PLANS, FEES, ETC. MUST BE EXECUTED PRIOR TO THE DISTURBANCE OF ANY LAND ASSOCIATED WITH THIS PLAN AND/OR BUILDING PERMIT.
59. THE RESPONSIBILITY FOR MAINTAINING ALL TEMPORARY AND PERMANENT EROSION AND SEDIMENT CONTROL/MEASURES AND STORMWATER FACILITIES, INCLUDING EASEMENTS, AFTER SITE LAND-DISTURBING ACTIVITY IS COMPLETED SHALL LIE WITH THE LANDOWNER OR PERSON IN POSSESSION OR CONTROL INCLUDING THE DEVELOPER, THE DEVELOPER'S DESIGNEE, OR ANY HOMEOWNER'S ASSOCIATION, PROPERTY OWNER'S ASSOCIATION OR OTHER COMMON OWNER ENTITY ESTABLISHED FOR GOVERNANCE/ADMINISTRATION OF A SUBDIVISION OR COMMON PLAN OF DEVELOPMENT, EXCEPT FACILITIES AND MEASURES INSTALLED WITHIN THE ROAD OR STREET RIGHTS-OF-WAY OR EASEMENTS ACCEPTED FOR MAINTENANCE BY YORK COUNTY
60. FOR DEVELOPMENTS WHICH ESTABLISH A HOMEOWNER'S ASSOCIATION, PROPERTY OWNER'S ASSOCIATION OR OTHER COMMON OWNER ENTITY, PROVISIONS FOR LONG TERM MAINTENANCE OF SITE STORMWATER FACILITIES AND/OR BMPS, AS OUTLINED IN THE APPROVED PLAN, SHALL BE DEFINED IN A SIGNED AND RECORDED COVENANT FOR PERMANENT STORMWATER SYSTEM MAINTENANCE AND RESPONSIBILITY. THE PROVISIONS OF THIS COVENANT SHALL ALSO IDENTIFY A SOURCE OF FUNDING TO SUPPORT FUTURE REQUIRED MAINTENANCE AND UPKEEP ACTIVITIES, AND THE ENTITY RESPONSIBLE FOR GENERAL UPKEEP, MAINTENANCE AND REPAIR.
61. ALL LAND DISTURBANCE GREATER THAN 10,000 SF FOR THE PLACEMENT OF SEPTIC SYSTEMS MUST OBTAIN A LAND DISTURBANCE PERMIT
62. ADDITIONAL STORMWATER EASEMENTS MAY BE REQUIRED TO ADDRESS ROADWAY AND INDIVIDUAL LOT DRAINAGE DURING CONSTRUCTION PLAN REVIEW.
63. THIS PARCEL MAY CONTAIN STREAMS AND/OR WETLANDS. A STREAM AND WETLANDS DELINEATION, UNITED STATES ARMY CORPS OF ENGINEER (USACOE) DETERMINATION AND ANY USACOE PERMITS, SHALL BE REQUIRED FOR ANY PROPOSED DISTURBANCE WITHIN OR ADJACENT TO ANY JURISDICTIONAL AREAS.
64. ROADS ARE TO BE PROPOSED FOR ACCEPTANCE INTO THE YORK COUNTY ROADWAY SYSTEM.
65. INDIVIDUAL LOT IRRIGATION SYSTEMS WILL NOT BE PERMITTED TO BE INSTALLED WITHIN ROAD RIGHT OF WAY
66. 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
67. THE DEVELOPER OR HIS DESIGNEE IS RESPONSIBLE FOR KEEPING ALL SIGHT DISTANCE EASEMENTS CLEAR OF ALL SIGNS, VEGETATION, AND OTHER OBJECTS THAT MAY BLOCK DRIVERS LINE OF SIGHT
68. STREET AND SUBDIVISION NAMES ARE NOT OFFICIAL UNTIL APPROVED BY THE YORK COUNTY PLANNING COMMISSION AND SHALL NOT BE CHANGED DURING THE FINAL PLAT REVIEW AND APPROVAL PROCESS.
69. THIS SUBDIVISION IS SUBJECT TO APPLICABLE REQUIREMENTS OF THE RESIDENTIAL TREE CONSERVATION SECTIONS OF THE ZONING CODE.
70. CLUSTER MAILBOX LOCATIONS: 1. IN LOT NUMBER 6, ADJACENT TO TREE SAVE AREA #1: 2. CENTERED ON THE COMMON LOT LINE OF LOTS 7 & 8. THESE AREAS TO BE MAINTAINED BY THE HOME OWNER'S ASSOCIATION.
71. ALL PROPOSED LOTS ON EXISTING STREETS WILL BE ACCESSED FROM THE NEW STREET(S). LOTS 1, 2, 3, 7, & 20 DO NOT HAVE DIRECT ACCESS ONTO HSY 5/YORK HWY.
72. RETAINING WALLS FOR INDIVIDUAL LOTS MUST MEET SETBACKS.
73. COMMON OPEN SPACE AND EASEMENTS ARE TO BE MAINTAINED BY THE HOME OWNER'S ASSOCIATION.
74. THE DEVELOPMENT AND ASSOCIATED ROADWAYS WILL MEET YORK COUNTY AND SCDES REQUIREMENTS FOR DETENTION AND WATER QUALITY. OWNERSHIP AND MAINTENANCE OF PROPOSED STORMWATER MANAGEMENT BMP(S) WILL NOT BE ACCEPTED BY YORK COUNTY AND THESE AREAS WILL BE OWNED AND MAINTAINED BY THE DEVELOPER OR DEVELOPER'S DESIGNEE.
75. EACH LOT OWNER SHALL BE RESPONSIBLE FOR THEIR OWN STORMWATER MANAGEMENT AND EROSION CONTROL MEASURES ASSOCIATED WITH ANY LAND DISTURBING ACTIVITY ON THEIR LOT.
76. ALL HOMES SHALL HAVE DISCONNECT ROOF LEADERS. NO PIPING OF DOWNSPOUTS IS ALLOWED UNLESS INDIVIDUAL DETENTION/WATER QUALITY FACILITIES ARE CONSTRUCTED ON THE LOT.
77. THERE ARE NO EXISTING BUILDINGS ON SITE.
78. EACH ENTRY TO BE 24' WIDE WITH 30' RADIUS RETURNS AND A THROAT DISTANCE OF 30' (MEASURED FROM THE EXISTING EDGE OF PAVEMENT), PER SCDOT ARMS MANUAL STANDARDS.
79. THERE ARE NO HERITAGE TREES WITHIN THE LIMITS OF DISTURBANCE.

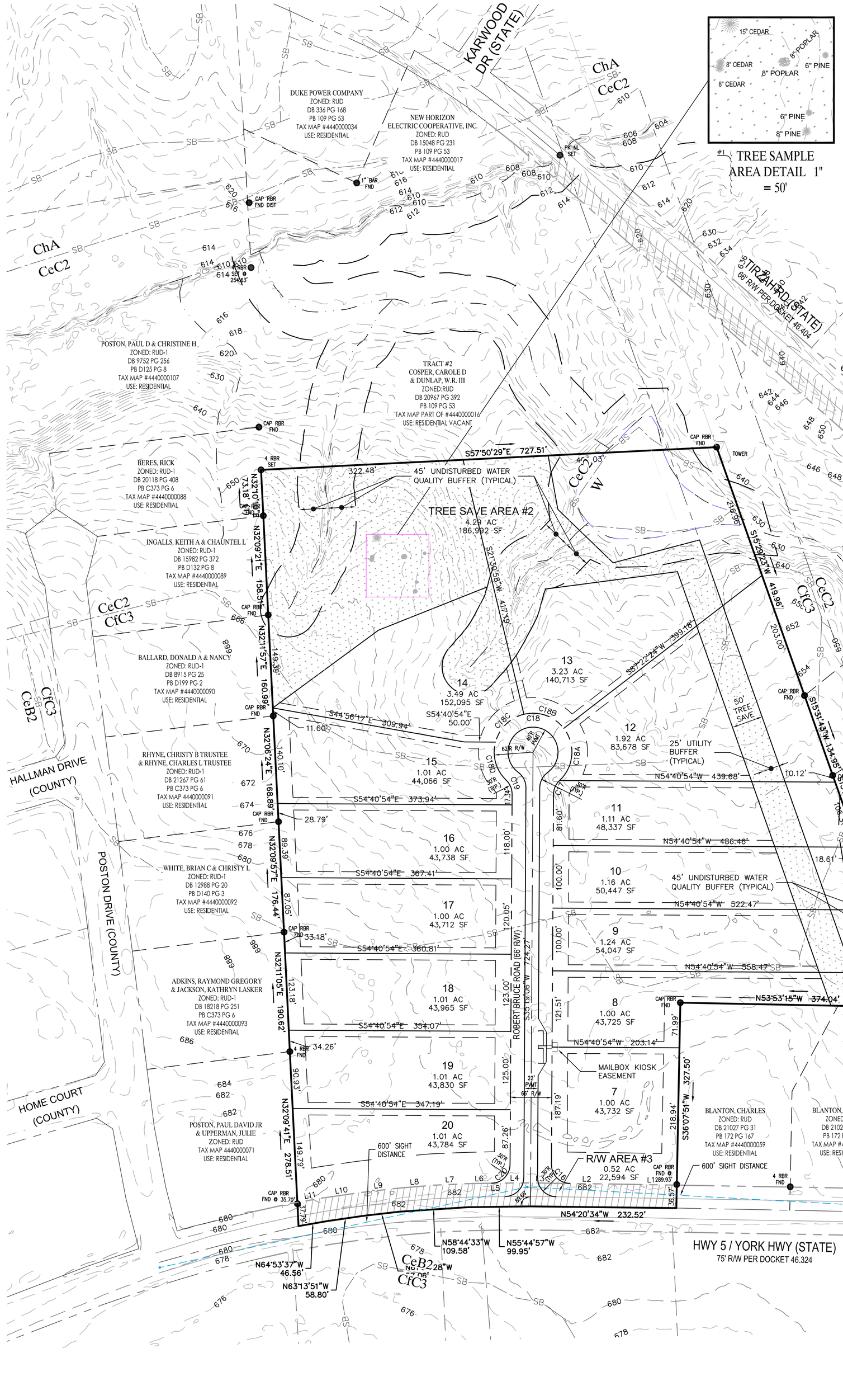


STANDARD CUL-DE-SAC

NOTES:
1. ALTERNATIVE CUL-DE-SAC DESIGNS, INCLUDING ISLANDS SHALL BE SUBMITTED TO YORK COUNTY PLANNING & DEVELOPMENT SERVICES DIRECTOR FOR REVIEW AND APPROVAL.
2. THE CROWN FOR PAVEMENT SHALL BE 1/4" PER FT FROM THE CENTER OF THE CUL-DE-SAC.
3. REFER TO YORK COUNTY STANDARDS NO. 1.01 FOR DITCH TYPE STREETS.

NOT TO SCALE

YORK COUNTY LAND DEVELOPMENT STANDARDS	LOCAL RESIDENTIAL CUL-DE-SAC TYPICAL DITCH TYPE PLAN	STD. NO. 1.16	SHEET 01


KARWOOD DR (STATE)
DUKE POWER COMPANY
ZONED: RUD
DB 336 PG 168
PB 109 PG 53
TAX MAP #444000034
USE: RESIDENTIAL
NEW HORIZON ELECTRIC COOPERATIVE, INC.
ZONED: RUD
DB 15048 PG 231
PB 109 PG 53
TAX MAP #444000017
USE: RESIDENTIAL
TIRZAH RD (STATE)
66' R/W PER DOCKET #46.401
POSTON, PAUL D & CHRISTINE H
ZONED: RUD-1
DB 9752 PG 256
PB D125 PG 8
TAX MAP #444000107
USE: RESIDENTIAL
TRACT #2
COSPER, CAROLE D
& DUNLAP, W.R. III
ZONED:RUD
DB 20967 PG 392
PB 109 PG 53
TAX MAP PART OF #444000016
USE: RESIDENTIAL VACANT
BERES, RICK
ZONED: RUD-1
DB 20118 PG 408
PB C373 PG 6
TAX MAP #444000088
USE: RESIDENTIAL
INGALLS, KEITH A & CHAUNTEL L
ZONED: RUD-1
DB 15982 PG 372
PB D132 PG 8
TAX MAP #444000089
USE: RESIDENTIAL
BALLARD, DONALD A & NANCY
ZONED: RUD-1
DB 8915 PG 25
PB D199 PG 2
TAX MAP #444000090
USE: RESIDENTIAL
RHYNE, CHRISTY B TRUSTEE
& RHYNE, CHARLES L TRUSTEE
ZONED: RUD-1
DB 21267 PG 61
PB C373 PG 6
TAX MAP #444000091
USE: RESIDENTIAL
WHITE, BRIAN C & CHRISTY L
ZONED: RUD-1
DB 12988 PG 20
PB D140 PG 3
TAX MAP #444000092
USE: RESIDENTIAL
ADKINS, RAYMOND GREGORY
& JACKSON, KATHRYN LASKER
ZONED: RUD-1
DB 18218 PG 251
PB C373 PG 6
TAX MAP #444000093
USE: RESIDENTIAL
POSTON, PAUL DAVID JR
& UPPERMAN, JULIE
ZONED: RUD
TAX MAP #444000071
USE: RESIDENTIAL
COSPER, CAROLE D
& DUNLAP, W.R. III
ZONED:RUD
DB 20967 PG 392
PB 126 PG 11
TAX MAP #444000065
USE: RESIDENTIAL
COSPER, CAROLE D
& DUNLAP, W.R. III
ZONED:RUD
DB 20967 PG 392
PB 126 PG 11
TAX MAP #444000064
USE: RESIDENTIAL
SPARKS, RONALD B
ZONED: RUD
DB 17951 PG 472
PB 126 PG 111
TAX MAP #444000063
USE: RESIDENTIAL
WOODS, LARRY J
ZONED: RUD
DB 1274 PG 267
PB 128 PG 514
TAX MAP #444000062
USE: RESIDENTIAL
STEVENS, JANET C
ZONED: RUD
DB 18619 PG 81
PB C164 PG 9
TAX MAP #444000061
USE: RESIDENTIAL
BLANTON, CHARLES
ZONED: RUD
DB 21027 PG 31
PB 172 PG 147
TAX MAP #444000059
USE: RESIDENTIAL
BLANTON, CHARLES
ZONED: RUD
DB 21027 PG 31
PB 172 PG 147
TAX MAP #444000153
USE: RESIDENTIAL
SUMMERLIN PL (STATE)
MACARTHUR LEE CT (STATE)
ROBERT BRUCE ROAD (66' R/W)
HALLMAN DRIVE (COUNTY)
POSTON DRIVE (COUNTY)
HOME COURT (COUNTY)
HWY 5 / YORK HWY (STATE)
75' R/W PER DOCKET 46.324
BILLY WILSON ROAD (STATE)
TREE SAVE AREA #2
4.29 AC
186,992 SF
TREE SAVE AREA #1
1.31 AC
57,108 SF
25' UTILITY BUFFER AND TREE SAVE
45' UNDISTURBED WATER QUALITY BUFFER (TYPICAL)
25' UTILITY BUFFER (TYPICAL)
50' TREE SAVE
600' SIGHT DISTANCE
390' SIGHT DISTANCE
R/W AREA #1
0.13 AC
5,611 SF
R/W AREA #2
0.49 AC
21,243 SF
R/W AREA #3
0.52 AC
22,594 SF
1 1.07 AC 46,611 SF
2 1.01 AC 44,014 SF
3 1.40 AC 60,966 SF
4 1.44 AC 62,539 SF
5 1.01 AC 43,885 SF
6 1.11 AC 48,294 SF
7 1.00 AC 43,732 SF
8 1.00 AC 43,725 SF
9 1.24 AC 54,047 SF
10 1.16 AC 50,447 SF
11 1.11 AC 48,337 SF
12 1.92 AC 83,678 SF
13 3.23 AC 140,713 SF
14 3.49 AC 152,095 SF
15 1.01 AC 44,066 SF
16 1.00 AC 43,738 SF
17 1.00 AC 43,712 SF
18 1.01 AC 43,965 SF
19 1.01 AC 43,830 SF
20 1.01 AC 43,784 SF
TOWER
4" RBR SET
1" BAR FND
CAP RBR FND DIST
CAP RBR FND
CAP RBR FND 33.18'
4 RBR FND
CAP RBR FND 51.94'
CAP RBR FND 68.74'
CAP RBR FND 27.60'
CAP RBR FND 171.62'
CAP RBR FND 204.61'
CAP RBR FND 288.16'
CAP RBR FND @ 35.70'
CAP RBR FND @ 38.21'
CAP RBR FND @ 35.70'
CAP RBR FND @ 35.70'
1" PINCH PIPE FND
S57°50'29"E 727.51'
N32°10'49"E 322.48'
N32°20'12"E 156.94'
N32°26'24"E 140.10'
N32°09'57"E 168.89'
N32°09'57"E 176.44'
N32°11'05"E 123.18'
N32°09'41"E 190.62'
N32°09'41"E 278.51'
N32°09'41"E 149.79'
N32°26'24"E 160.99'
N32°20'24"E 140.10'
S57°22'24"W 419.86'
S15°31'47"W 134.95'
S15°31'47"W 203.00'
S36°07'51"W 327.50'
S36°07'51"W 218.94'
S24°25'50"E 249.19'
S24°25'50"E 211.05'
S44°56'17"E 309.94'
S54°40'54"E 50.00'
S54°40'54"E 373.94'
S54°40'54"E 367.41'
S54°40'54"E 360.81'
S54°40'54"E 354.07'
S54°40'54"E 347.19'
N54°40'54"W 439.68'
N54°40'54"W 486.46'
N54°40'54"W 522.47'
N54°40'54"W 558.47'
N54°40'54"W 203.14'
N53°53'15"W 374.04'
S15°31'10"W 58.15'
S35°28'39"E 26.16'
N49°13'14"W 100.00'
N52°59'32"W 116.79'
S71°53'02"E 365.67'
S13°05'47"E 182.29'
S30°23'15"W 220.08'
S65°39'11"E 204.61'
S13°05'47"E 239.28'
S71°53'02"E 116.92'
S13°05'47"E 116.92'
S07°27'12"W 33.87'
S12°19'48"W 49.98'
S15°53'25"W 47.36'
S19°42'10"W 52.75'
S37°00'29"W 321.21'
N53°58'02"W 216.32'
N53°37'22"W 350.89'
N53°49'09"W 559.27'
N64°53'37"W 46.56'
N63°13'51"W 58.80'
N58°44'33"W 109.58'
N55°44'57"W 99.95'
N54°20'34"W 232.52'
N51°31'10"E 199.02'
N51°31'10"E 106.28'
N51°31'10"E 199.02'
N24°24'34"E 285.30'
N24°24'34"E 285.30'
N24°24'34"E 285.30

Applicant: Cosper
Tax Map Number: 444-00-00-016
Requ

Vicinity Map

Attachment: Old Hope Farm PC Packet (8917 : Preliminary Plat - Old Hope Farms)

PLANNING COMMISSION

SUBDIVISION: LEGACY POINT APPLICANTS: TITAN LAND PARTNERS, LLC TAX MAP NUMBERS: 581-00-00-055, -056, -057, -058, -060, -061, -064, -065, -070, -071, 583-00-00-071, & -072 TOTAL ACREAGE: 212.07 ACRES TOTAL LOTS: 37, 5-ACRE SINGLE-FAMILY LOTS COUNCIL DISTRICT #2: ALLISON LOVE ZONING DISTRICT: RURAL DEVELOPMENT (RUD)

Planning Commission
Staff Report
Preliminary Plat – Legacy Point

November 12, 2024

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

PROJECT DATA:

Property Owner/Applicant:		Titan Land
Application Type:		Preliminary Plat, Single-Family Residential Subdivision
Tax Map Number:		581-00-00-055, -056, -057, -058, -060, -061, -064, -065, -070, -071 583-00-00-071, -072
Location:		Concord Road terminus
Council District:		District 2; Allison Love
Zoning:		Rural Development (RUD); Lake Wylie Zoning Overlay (LWO); Scenic Overlay 2640 (SO)
Project Consistency:		Consistent with the RUD zoning district and overlays
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:		212.07 acres
Lots Proposed:		37 five-acre minimum lots
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 Legacy Point, a minor subdivision of large lots recorded in July of 2022. This subdivision request is to further divide the acreage in 37 large single-family lots – each lot will be at least five acres and exceeds the minimum lot width of 100 feet along state or county-maintained roads. The proposed density of .17 units per acre.

The project site is at the eastern terminus of Concord Road, a roadway that extends from Hwy 274/Hands Mill Hwy and past the Duke Power plant on the peninsula. The project is currently 12 large lots comprising 212.07 acres. The project is bordered by two large Duke Power Company owned vacant parcels to the north and Lake Wylie on all other sides. The lake frontage is interrupted by multiple Lake Wylie Recreation Lot sites along the lake

Attachment: Legacy Point PC Packet (8918 : Preliminary Plat - Legacy Point)

shore. All abutting parcels outside the scope of this project are zoned Residential Mixed 10 (RMX-10).

The subject acreage was recently rezoned from Residential Mixed 10 (RMX-10) to Rural Development (RUD). Rezoning Case 24-32 was presented to this body at the July 8, 2024 meeting and passed the third reading by County Council at their September 16, 2024 meeting. Conditions were required as part of the rezoning, all addressed in deeded restrictions on the land. These restrictions have been met by the proposed plat and are as follows:

1) Owner shall not subdivide the Property into lots smaller than five acres.
2) Owner agrees that each platted lot of the Property shall have a minimum of 20-percent green space.

ANALYSIS

Zoning Ordinance
§155.028
The Rural Development District (RUD) is intended to protect and preserve areas of the County that are presently rural or agricultural in character and use. It serves to discourage rapid growth while allowing growth through orderly use and timely transition of rural areas and is generally appropriate in areas designated as Rural Residential on the Comprehensive Plan Future Land Use Map.

The proposed single-family residential subdivision is consistent with the purpose of the RUD zoning district in that the proposed large lot division 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 Rural Residential – places displaying a rural character of agricultural homesteads and homes with an acre or more of land separated by farmed field, pastures, or forests. These areas are served by a sparse road network and private well and septic systems. In addition, farmers markets, cottage industries, and agri-tourism serve the community and support agriculture.

The proposed residential subdivision is consistent with the Comprehensive Plan as the project is comprised of five-acre single family residential lots.

ACCESS AND CIRCULATION

The proposed lots will be accessed by split-owned Concord Road; the road extends from Hwy 274/Hands Mill Hwy as a SCDOT maintained road and changes to a York County maintained road within the scope of this project. York County maintained roads Sand Tar Drive, Duck Cove Lane, and Kingfisher Drive extend from the SCDOT maintained portion of Concord Road. Sandlapper Drive, Paradise Point, and Marlette Drive are York County roads extending from the county-maintained portion of Concord Road. In addition, there are several named private driveways accessing the county roads – but none of the proposed lots will have exclusive frontage on these drives. This type of low-density development does not require sidewalks.

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**

Attachment: Legacy Point PC Packet (8918 : Preliminary Plat - Legacy Point)

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:
This finding does not apply.

2. **The proposed land use and density complies with the zoning district requirements:**
Single family residential is an allowed use. The RUD zoning district has a maximum residential density of one dwelling unit per acre, the development has a density of 0.17 residential units per acre.

3. **Impacts to the transportation network, as identified in the Traffic Impact Analysis, have been adequately mitigated:**
A Tier 2 TIA was completed and approved by staff. No mitigation is required.

4. **The development provides adequate street connectivity and pedestrian facilities to address public health and safety:**
The development is accessed from existing state or county-maintained roads. Sidewalks are not required within the development due to the RUD zoning designation.

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:**
Per rezoning conditions, 20-percent green space is provided on each parcel. 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.

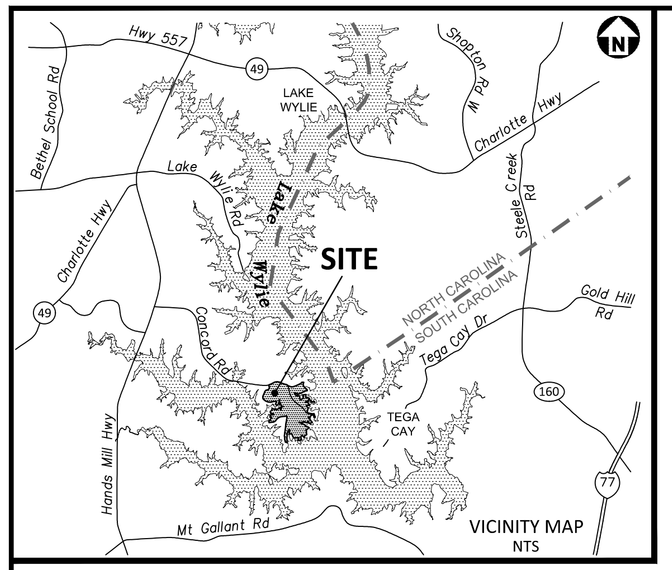
Submitted by:

Marion Ray, MPA
Planner

Approved by:

Rachel Grothe, MCRP
Zoning Administrator

Attachment: Legacy Point PC Packet (8918 : Preliminary Plat - Legacy Point)



GENERAL NOTES

1.) THE PURPOSE OF THIS PLAT IS TO RECONFIGURE THE REMAINING LOTS FROM TRACTS 1-4 PREVIOUSLY RECORDED IN PLAT BOOK 169, PAGE 433; PLAT BOOK 169, PAGE 436; PLAT BOOK 169, PAGE 438; AND PLAT BOOK 169, PAGE 441 INTO 23 NEW LOTS. LOT 16 SHOWN HEREON IS AN EXISTING LOT AND IS BEING MADE PART OF THIS PLAT. THIS PLAT REPLACES AND SUPERCEDES THOSE PLATS. SINCE ALL NEW LOTS ARE 5.00 ACRES OR LARGER AND NO ROAD IMPROVEMENTS ARE REQUIRED, THIS PLAT IS CONSIDERED EXEMPT FROM THE YORK COUNTY SUBDIVISION ORDINANCE.
2.) BEARINGS FOR THIS SURVEY ARE BASED ON SC STATE PLANE NAD 83(2011).
3.) ALL DISTANCES ARE HORIZONTAL GROUND DISTANCES.
4.) ZONING: RUD
PARCEL FALLS WITHIN THE SCENIC OVERLAY 2640 AND THE LAKE WYLIE ZONING OVERLAY DISTRICTS.
SETBACKS:
FRONT (MINOR ROAD): 25'; SIDE: 10' AND REAR: 25'; HEIGHT: 50'
5.) FLOOD NOTE: PORTIONS OF THIS PROPERTY ARE LOCATED IN SPECIAL FLOOD HAZARD ZONE "AE" AS DEFINED BY FEMA F.I.R.M. MAP NOS. 45091C0187E, 45091C0191E, AND 45091C0193E, DATED SEPTEMBER 26, 2008.
6.) NO GRID MONUMENTS FOUND WITHIN 2000' OF SITE.
7.) IRON PINS SETS AT ALL LOT CORNERS.
8.) THE LINE DEPICTED HEREON AS THE "579.40' EASEMENT LINE" WAS NOT FIELD LOCATED. IT WAS DERIVED FROM YORK COUNTY GIS DATA AND IS BASED ON THE NAVD88 DATUM.
9.) THE CURRENT LAND USE FOR ALL LOTS SHOWN ON THIS PLAT IS VACANT AND THE EXISTING CONDITION IS CLASSIFIED AS WOODED. PROPOSED LAND USE IS SINGLE-FAMILY RESIDENTIAL. PARCELS ARE DESIGNATED AS "RURAL RESIDENTIAL" PER THE 2035 COMPREHENSIVE PLAN.
10.) REFERENCES: DEED BOOK 20321, PAGE 17; PLAT BOOK 169, PAGE 432 OF THE YORK COUNTY REGISTRY.
PARCEL NOS.
5810000055, 5810000056, 5810000057, 5810000058, 5810000060, 5810000061, 5810000064, 5810000065, 5810000070, 5810000071, 5830000071 AND 5830000072
11.) ALL LOTS ARE TO MAINTAIN A MINIMUM OF 20% OF THE LOT AREA AS NATURAL UNDISTURBED AREA. THE MINIMUM REQUIRED UNDISTURBED AREA CANNOT COUNT AREAS THAT FALL WITHIN THE DUKE POWER (LAKE WYLIE) 50-FOOT BUFFER.
12.) NO FURTHER SUBDIVISION OF THE LOTS SHOWN HEREON IS ALLOWED.
13.) EXISTING PRIVATE ROADS WILL REMAIN PRIVATE.
14.) WATER AND SEWER WILL BE BY PRIVATE INDIVIDUAL WELL AND SEPTIC SYSTEMS.
15.) SCHOOL DISTRICT: 2LKW
16.) TOWNSHIP: EBENEZER
17.) COUNCIL DISTRICT: 2
18.) FIRE DISTRICT: BE-I
19.) ADJOINER PARCEL ZONING:
PARCEL 5540000003 ZONED ID;
PARCEL 5810000063 ZONED RUD;
ALL OTHER ADJOINER PARCELS ARE ZONED RMX-10
20.) THE RESPONSIBILITY FOR MAINTAINING ALL TEMPORARY AND PERMANENT EROSION AND SEDIMENT CONTROL MEASURES AND STORMWATER FACILITIES, INCLUDING EASEMENTS, AFTER SITE LAND-DISTURBING ACTIVITY IS COMPLETED SHALL LIE WITH THE LANDOWNER OR PERSON IN POSSESSION OR CONTROL INCLUDING THE DEVELOPER, THE DEVELOPER'S DESIGNEE, OR ANY HOMEOWNER'S ASSOCIATION, PROPERTY OWNER'S ASSOCIATION OR OTHER COMMON OWNER ENTITY ESTABLISHED FOR THE GOVERNANCE/ADMINISTRATION OF A SUBDIVISION OR COMMON PLAN OF DEVELOPMENT, EXCEPT FACILITIES AND MEASURES INSTALLED WITHIN ROAD OR STREET RIGHTS-OF-WAY OR EASEMENTS ACCEPTED FOR MAINTENANCE BY YORK COUNTY.
21.) ALL RETAINING WALLS TO BE CONSTRUCTED SHALL BE PERMITTED SEPARATELY. PLANS SHALL BE SUBMITTED, REVIEWED AND APPROVED PRIOR TO CONSTRUCTION OF THE WALL AND IN ACCORDANCE WITH THE YORK COUNTY POLICY ON RETAINING WALLS. THIRD PARTY ENGINEER REPORTS WILL SERVE AS THE FINAL INSPECTION. ALL WALLS SHOWN AS PART OF THE CONSTRUCTION DOCUMENTS ASSOCIATED WITH THE ROADS WILL HAVE TO BE COMPLETED AND FINAL ENGINEER REPORTS SUBMITTED PRIOR TO FINAL PLAT APPROVAL.
22.) BUILDING AND CODES WILL REQUIRE A FULL REVIEW OF THE ARCHITECTURAL AND ENGINEERING PLANS OF EACH PROPOSED BUILDING RESIDENTIAL AND COMMERCIAL. ARCHITECTURAL BUILDING PLANS MUST VERIFY THE LIFE SAFETY REQUIREMENTS FOR 2021 SC IBC AND IRC.
23.) ANY ROADS ADJOINING THESE LOTS NOT CURRENTLY ACCEPTED BY THE COUNTY SHALL NOT BE ACCEPTED FOR DEDICATION BY THE COUNTY UNLESS AND UNTIL THEY ARE IMPROVED TO THEN-EXISTING COUNTY ROAD STANDARDS.
24.) ENCROACHMENT PERMITS:
-ALL DRIVES ALONG THE STATE MAINTAINED PORTION OF CONCORD ROAD WILL REQUIRE A SCDOT ENCROACHMENT PERMIT PRIOR TO INSTALLATION OF DRIVEWAY.
-ALL DRIVES ALONG THE COUNTY MAINTAINED PORTION OF CONCORD ROAD AS WELL AS SAND TAR DR., DUCK COVE LANE, SANDLAPPER DR., KINGFISHER DR., PARADISE POINT AND MARLETTE DR. WILL REQUIRE A YORK COUNTY ENCROACHMENT PERMIT PRIOR TO INSTALLATION OF DRIVEWAY.
25.) DEVELOPMENT NOTES:
-PROPOSED CELLULOSIC BURIAL SITES SHALL BE LOCATED ON THE FINAL PLAT.
-INDIVIDUAL LOT IRRIGATION SYSTEMS ARE NOT PERMITTED WITHIN THE ROAD RIGHT-OF-WAY UNLESS AN APPROVED ENCROACHMENT AGREEMENT IS ISSUED BY YORK COUNTY PUBLIC WORKS.
-THE DEVELOPER, INDIVIDUAL LOT OWNER, OR THEIR REPRESENTATIVES SHALL NOT PIPE OR FILL IN ROADSIDE DITCHES NOR DISCHARGE LOT OR ROOF DRAINAGE SYSTEMS INTO ROADSIDE DITCHES, ENCLOSED ROAD DRAINAGE SYSTEMS, OR ROAD RIGHT-OF-WAY WITHOUT SUBMITTING A ROAD ENCROACHMENT PERMIT TO THE YORK COUNTY PUBLIC WORKS DEPARTMENT FOR APPROVAL;.
-THE DEVELOPER OR HIS DESIGNEE IS RESPONSIBLE FOR KEEPING ALL SIGHT DISTANCE EASEMENTS CLEAR OF ALL SIGNS, VEGETATION, AND OTHER OBJECTS THAT MAY BLOCK DRIVERS' LINE OF SIGHT.
-THE DEVELOPMENT WILL BE SERVED BY INDIVIDUAL SEPTIC SYSTEMS. APPROVAL OF THE PRELIMINARY PLAT DOES NOT ENTITLE OR GUARANTEE A PERMIT FROM SCDHEC AND ALL FINAL PLATS MUST HAVE A SCDHEC PERMIT FOR INDIVIDUAL SEPTIC SYSTEMS FOR EACH LOT.
-THE DEVELOPER HAS RECEIVED, READ, AND UNDERSTANDS THE YORK COUNTY LAND DEVELOPMENT CODE AND THE LAND DEVELOPMENT MANUAL. ANY DEVIATION FROM THE YORK COUNTY LAND DEVELOPMENT CODE OR LAND DEVELOPMENT MANUAL SHALL HAVE PRIOR WRITTEN APPROVAL FROM YORK COUNTY. FAILURE TO ADHERE TO THE YORK COUNTY LAND DEVELOPMENT CODE AND/OR LAND DEVELOPMENT MANUAL COULD RESULT IN NON-ACCEPTANCE OF ROADWAY INTO THE YORK COUNTY ROAD MAINTENANCE SYSTEM AND DENIAL OF THE SUBDIVISION CONSTRUCTION PLAN AND FINAL PLAT APPROVAL.
26.) DRIVEWAYS CONNECTIONS MUST BE PLACED SUCH THAT THE FOLLOWING SIGHT DISTANCES ARE MAINTAINED IN EACH DIRECTION AS FOLLOWS:
-CONCORD ROAD: 400'
-SAND TAR DRIVE: 250'
-KING FISHER DRIVE: 250'
-SANDY POINT DRIVE: 250'
-SANDLAPPER DRIVE: 250'
-WHISTLESTOP LANE: 250'
-PARADISE POINT: 250'
-MARLETTE DRIVE: 250'
-HERON POINT: 250'
-PULORA ROAD: 250'
-ALL PRIVATE DRIVES SHOWN HEREON: 250'
27.) THE DEVELOPER OR PROPERTY OWNER HAS CONFIRMED THROUGH A TITLE SEARCH AND A REVIEW OF THE HISTORIC SURVEY OF YORK COUNTY MAINTAINED BY THE YORK COUNTY CULTURAL AND HERITAGE COMMISSION STAFF THAT NO KNOWN ABANDONED CEMETERIES EXIST ON THE PROPERTY.
28.) THE LAND UNDERLYING HERON POINT, PULORA ROAD, WHISTLESTOP LANE, SANDY POINT DRIVE AND THE PRIVATE RIGHT OF WAY RUNNING THROUGH LOT 30 IS OWNED BY TITAN LAND PARTNERS LLC PER DEED BOOK 20321, PAGE 17. THE REMAINING PRIVATE DRIVES SHOWN HEREON ARE OWNED BY DUKE ENERGY CAROLINAS PER DEED BOOK 156, PAGE 480.

AREA SUMMARY

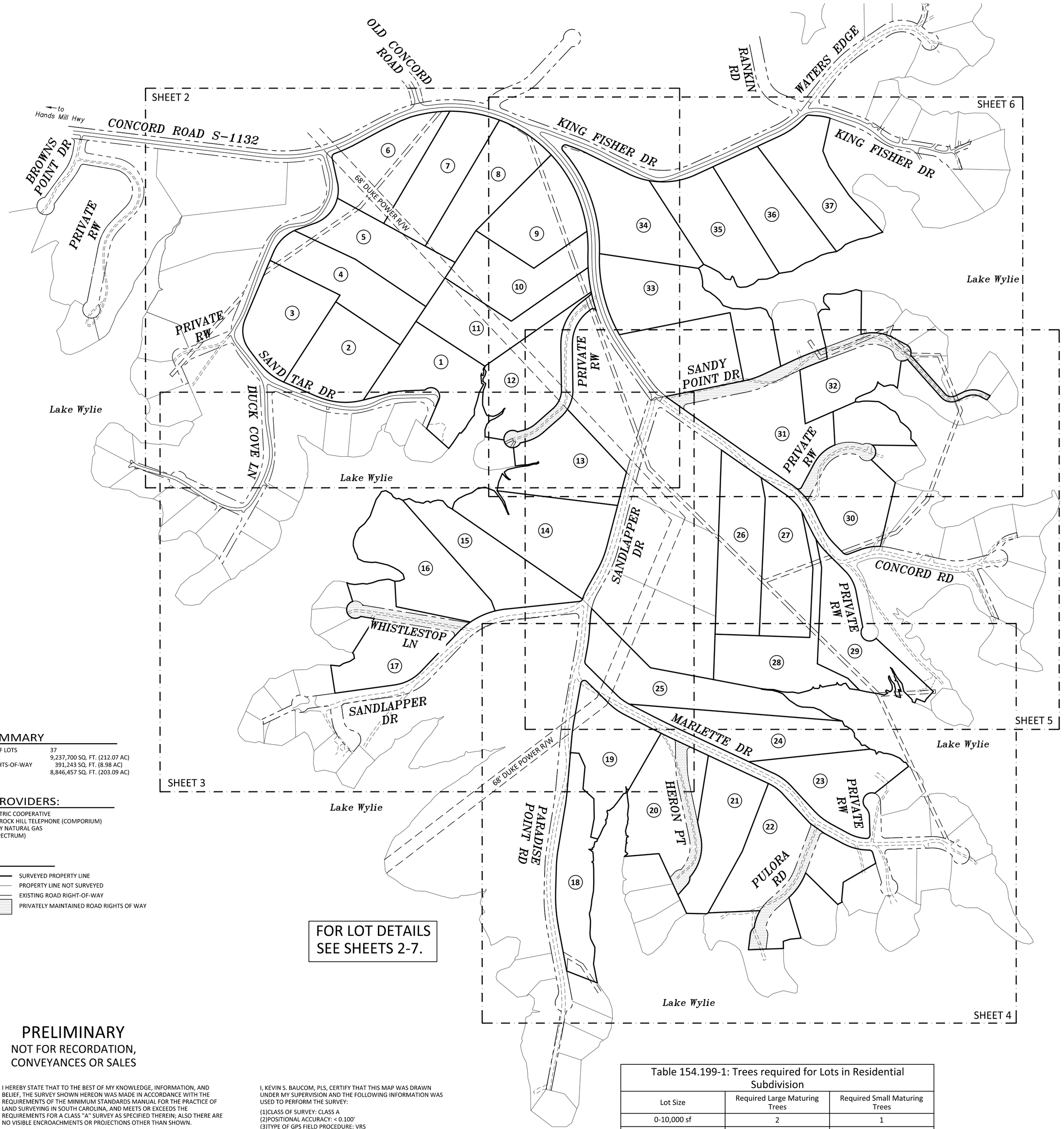
TOTAL NUMBER OF LOTS	37
TOTAL LOT AREA	9,237,700 SQ. FT. (212.07 AC)
AREA WITHIN RIGHTS-OF-WAY	391,243 SQ. FT. (8.98 AC)
NET AREA	8,846,457 SQ. FT. (203.09 AC)

UTILITY PROVIDERS:

POWER: YORK ELECTRIC COOPERATIVE
PHONE: AT&T AND ROCK HILL TELEPHONE (COMPORIUM)
GAS: YORK COUNTY NATURAL GAS
CATV: CHARTER (SPECTRUM)

LEGEND

- SURVEYED PROPERTY LINE
- PROPERTY LINE NOT SURVEYED
- EXISTING ROAD RIGHT-OF-WAY
- PRIVATELY MAINTAINED ROAD RIGHTS OF WAY



FOR LOT DETAILS SEE SHEETS 2-7.

PRELIMINARY

NOT FOR RECORDATION, CONVEYANCES OR SALES

I HEREBY STATE THAT TO THE BEST OF MY KNOWLEDGE, INFORMATION, AND BELIEF, THE SURVEY SHOWN HEREON WAS MADE IN ACCORDANCE WITH THE REQUIREMENTS OF THE MINIMUM STANDARDS MANUAL FOR THE PRACTICE OF LAND SURVEYING IN SOUTH CAROLINA, AND MEETS OR EXCEEDS THE REQUIREMENTS FOR A CLASS "A" SURVEY AS SPECIFIED THEREIN; ALSO THERE ARE NO VISIBLE ENCROACHMENTS OR PROJECTIONS OTHER THAN SHOWN.

KEVIN S. BAUCOM, PLS L-22748

DATE

I, KEVIN S. BAUCOM, PLS, CERTIFY THAT THIS MAP WAS DRAWN UNDER MY SUPERVISION AND THE FOLLOWING INFORMATION WAS USED TO PERFORM THE SURVEY:

(1)CLASS OF SURVEY: CLASS A
(2)POSITIONAL ACCURACY: < 0.100'
(3)TYPE OF GPS FIELD PROCEDURE: VRS
(4)DATE OF SURVEY: MARCH 17, 2017
(5)DATUM/EPOCH: NAD 83(2011)
(6)PUBLISHED/FIXED-CONTROL USED:GEODETIC MARKER"MARLETTE"
(7)GEOID MODEL: GEOID 12A
(8)COMBINED GRID FACTOR(S): 1.00005406
(9)UNITS: METERS CONVERTED TO INTERNATIONAL SURVEY FEET

Table 154.199-1: Trees required for Lots in Residential Subdivision

Lot Size	Required Large Maturing Trees	Required Small Maturing Trees
0-10,000 sf	2	1
10,001-20,000 sf	3	2
20,001-30,000 sf	4	2
30,001sf - 1 acre	5	3
More than 1 acre	7	3

GRAPHIC SCALE
300 0 150 300 600
1 inch = 300 ft.

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benjaminv12@yahoo.com
828-342-3071

LEGACY POINT - TRACTS 1-4
PRELIMINARY PLAT
CONCORD ROAD
YORK COUNTY, SOUTH CAROLINA

SOUTH CAROLINA LANDSCAPE ARCHITECTURAL CERTIFICATE OF AUTHORIZATION
THE JOHN R. MCADAMS COMPANY, INC
CHARLOTTE, N.C.
C-00552

REVISIONS

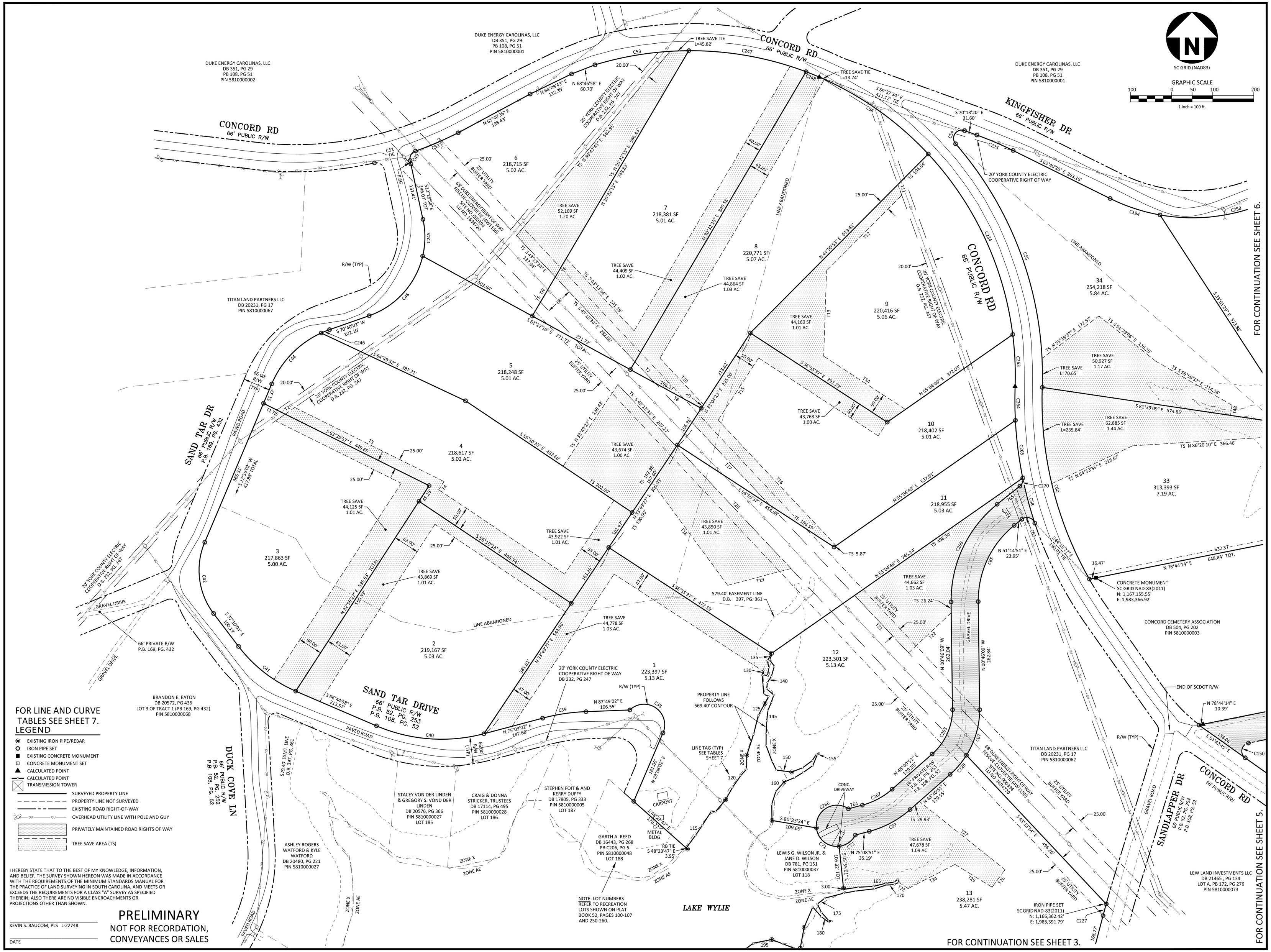
NO.	DATE

PLAN INFORMATION

PROJECT NO.	MPR-19000
FILENAME	MPR19000-F12
CHECKED BY	KSB
DRAWN BY	JC
SCALE	1"=300'
DATE	9.23.2024

SHEET

PRELIMINARY PLAT
1-7



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LEGACY POINT - TRACTS 1-4
PRELIMINARY PLAT
CONCORD ROAD
YORK COUNTY, SOUTH CAROLINA

NORTH CAROLINA LICENSED PROFESSIONAL ENGINEER
THE JOHN R. MCADAMS COMPANY, INC CHARLOTTE, N.C. C-00552
NOT VALID WITHOUT ORIGINAL SIGNATURE OF AUTHORIZED ENGINEER

REVISIONS

NO.	DATE

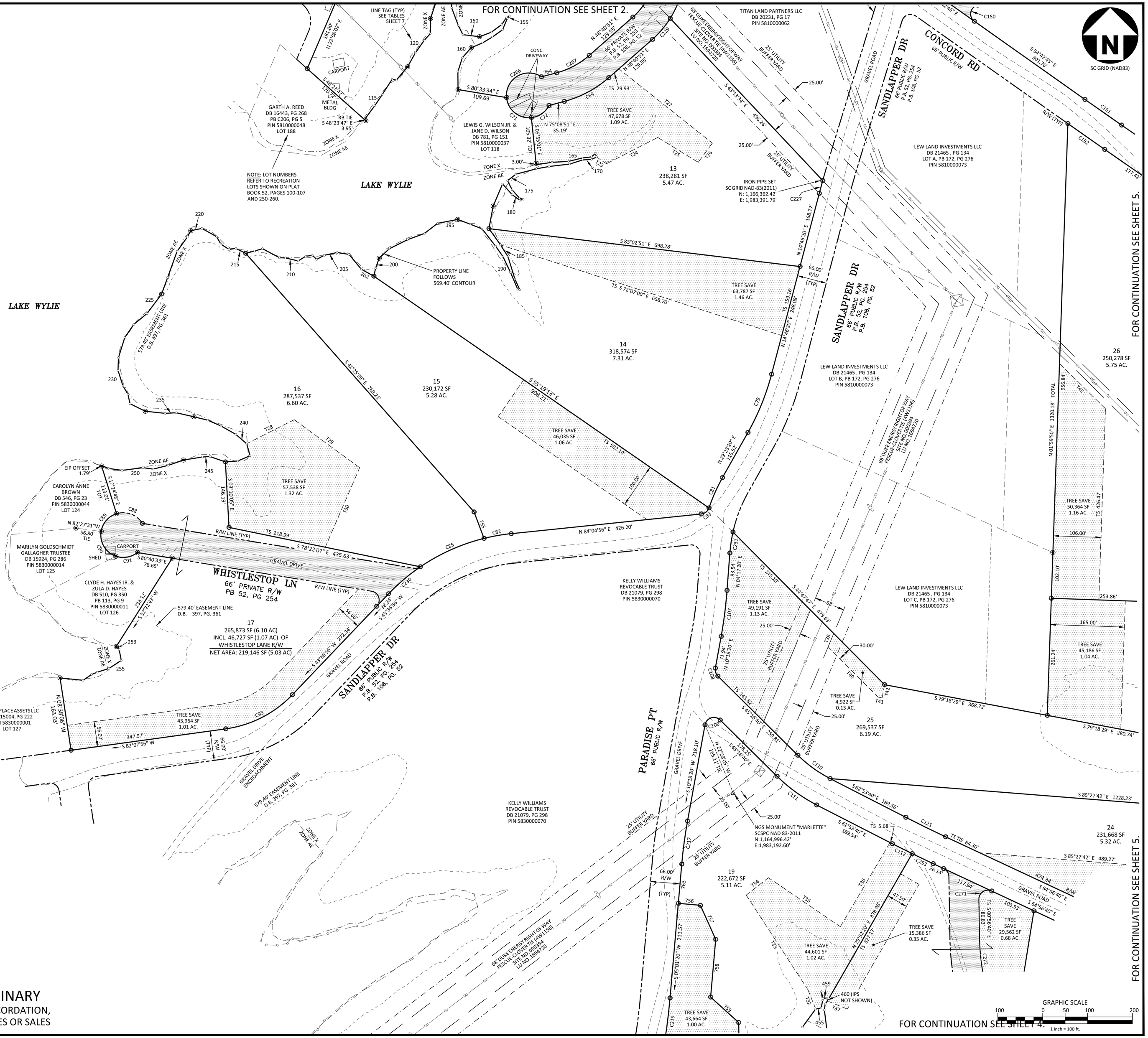
PLAN INFORMATION

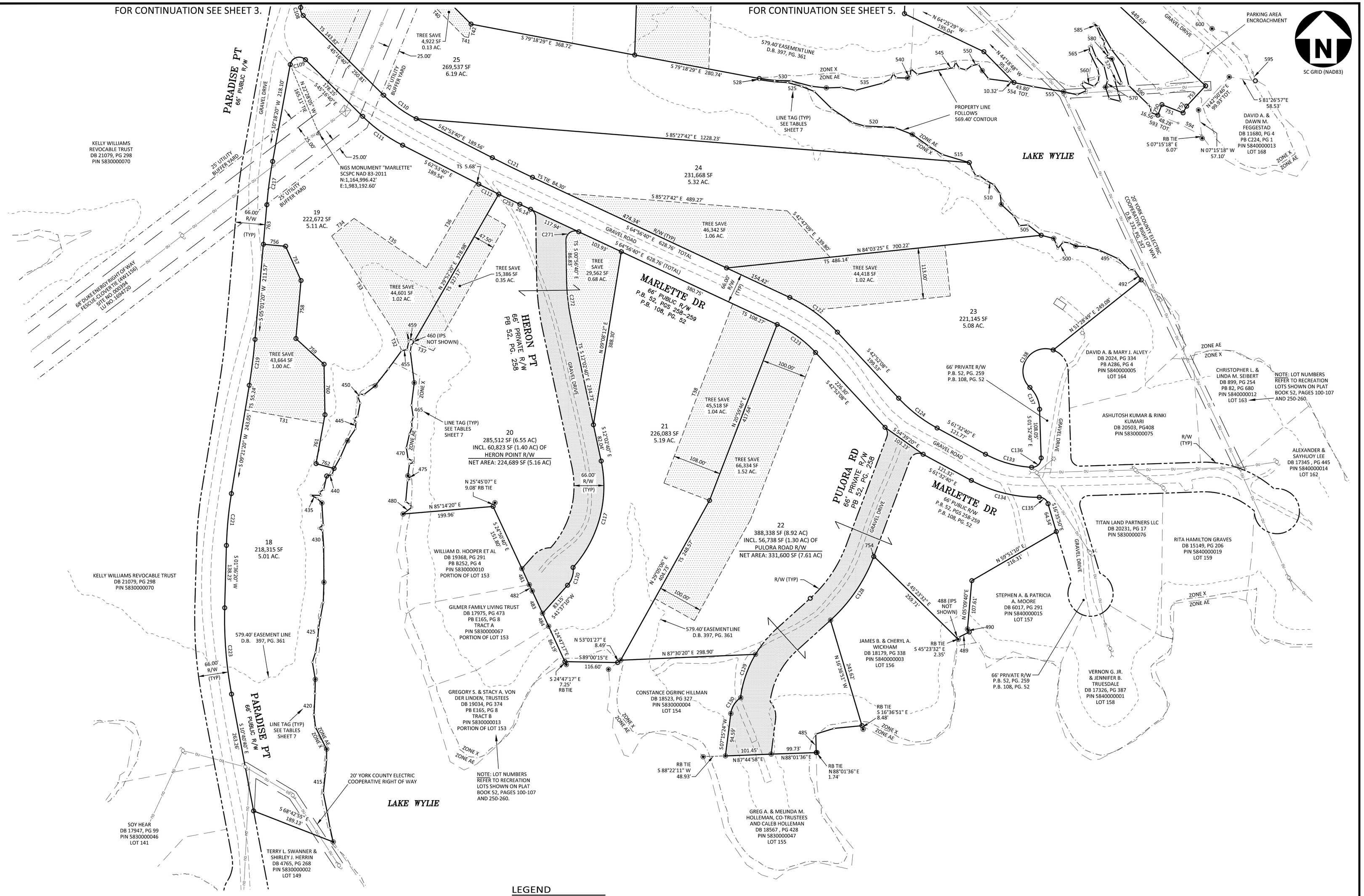
PROJECT NO.	MPR-19000
FILENAME	MPR19000-F12
CHECKED BY	KSB
DRAWN BY	JC
SCALE	1"=100'
DATE	9.23.2024

SHEET

PRELIMINARY PLAT

2-7


FOR CONTINUATION SEE SHEET 2.
FOR CONTINUATION SEE SHEET 5.
FOR CONTINUATION SEE SHEET 4.
SC GRID (NAD83)
LAKE WYLIE
CONCORD RD
66' PUBLIC R/W
SANDLAPPER DR
66' PUBLIC R/W
PB 52, PG 254
PB 108, PG 52
WHISTLESTOP LN
66' PRIVATE R/W
PB 52, PG 254
PARADISE PT
66' PUBLIC R/W
GARTH A. REED
DB 16443, PG 268
PB C206, PG 5
PIN 5810000048
LOT 188
LEWIS G. WILSON JR. & JANE D. WILSON
DB 781, PG 151
PIN 5810000037
LOT 118
TITAN LAND PARTNERS LLC
DB 20231, PG 17
PIN 5810000062
LEW LAND INVESTMENTS LLC
DB 21465 , PG 134
LOT A, PB 172, PG 276
PIN 5810000073
LEW LAND INVESTMENTS LLC
DB 21465 , PG 134
LOT B, PB 172, PG 276
PIN 5810000073
LEW LAND INVESTMENTS LLC
DB 21465 , PG 134
LOT C, PB 172, PG 276
PIN 5810000073
CAROLYN ANNE BROWN
DB 546, PG 23
PIN 5830000044
LOT 124
MARILYN GOLDSCHMIDT GALLAGHER TRUSTEE
DB 15924, PG 286
PIN 5830000014
LOT 125
CLYDE H. HAYES JR. & ZULA D. HAYES
DB 510, PG 350
PB 113, PG 9
PIN 5830000011
LOT 126
PARK PLACE ASSETS LLC
DB 15004, PG 222
PIN 5830000001
LOT 127
KELLY WILLIAMS REVOCABLE TRUST
DB 21079, PG 298
PIN 5830000070
KELLY WILLIAMS REVOCABLE TRUST
DB 21079, PG 298
PIN 5830000070
NOTE: LOT NUMBERS REFER TO RECREATION LOTS SHOWN ON PLAT BOOK 52, PAGES 100-107 AND 250-260.
LINE TAG (TYP) SEE TABLES SHEET 7
CONC. DRIVEWAY
CARPORT
METAL BLDG
SHED
GRAVEL DRIVE
GRAVEL ROAD
PROPERTY LINE FOLLOWS 569.40' CONTOUR
579.40' EASEMENT LINE D.B. 397, PG 361
579.40' EASEMENT LINE D.B. 397, PG 361
GRAVEL DRIVE ENCROACHMENT
68' DUKE ENERGY RIGHT-OF-WAY FESCUE-CLOVER TIE (WV1156) SITE NO. 0603004 LU NO. 1694720
IRON PIPE SET SC GRID NAD-83(2011) N: 1,166,362.42' E: 1,983,391.79'
NGS MONUMENT "MARLETTE" SCSPC NAD 83-2011 N:1,164,996.42' E:1,983,192.60'
EIP OFFSET 1.79'
RB TIE S 48°23'47" E 3.95'
N 82°27'31"W 56.80' TIE
ZONE AE
ZONE X
TREE SAVE 47,678 SF 1.09 AC.
TREE SAVE 63,787 SF 1.46 AC.
TREE SAVE 57,538 SF 1.32 AC.
TREE SAVE 46,035 SF 1.06 AC.
TREE SAVE 43,964 SF 1.01 AC.
TREE SAVE 49,191 SF 1.13 AC.
TREE SAVE 4,922 SF 0.13 AC.
TREE SAVE 44,601 SF 1.02 AC.
TREE SAVE 43,664 SF 1.00 AC.
TREE SAVE 15,386 SF 0.35 AC.
TREE SAVE 50,364 SF 1.16 AC.
TREE SAVE 45,186 SF 1.04 AC.
TREE SAVE 29,562 SF 0.68 AC.
13 238,281 SF 5.47 AC.
14 318,574 SF 7.31 AC.
15 230,172 SF 5.28 AC.
16 287,537 SF 6.60 AC.
17 265,873 SF (6.10 AC) INCL. 46,727 SF (1.07 AC) OF WHISTLESTOP LANE R/W NET AREA: 219,146 SF (5.03 AC)
19 222,672 SF 5.11 AC.
24 231,668 SF 5.32 AC.
25 269,537 SF 6.19 AC.
26 250,278 SF 5.75 AC.
25' UTILITY BUFFER YARD
66.00' R/W (TYP)
R/W LINE (TYP)
TS 29.93'
TS 218.99'
TS 502.10'
TS 658.16'
TS 5.68'
TS 426.47'
S 83°02'51" E 698.28'
S 72°07'00" E 658.70'
S 55°19'13" E 908.21'
S 41°25'39" E 769.21'
S 78°22'07" E 435.63'
N 84°04'56" E 426.20'
S 79°18'29" E 368.72'
S 79°18'29" E 280.74'
S 85°27'42" E 1228.23'
S 85°27'42" E 489.27'
S 64°56'40" E 474.34'
S 64°56'40" E 103.93'
S 62°53'40" E 189.54'
S 62°53'40" E 180.56'
S 43°13'34" E 486.26'
S 54°42'45" E 301.76'
N 01°59'50" E 1320.18' TOTAL
956.84'
177.43'
N 48°40'51" E 129.55'
N 48°40'51" E 149.55'
S 80°33'34" E 109.69'
S 48°23'47" E 170.01'
S 17°24'48" E 113.01' TOTAL
S 03°10'50" E 146.19'
S 05°01'20" W 211.57'
N 39°27'20" E 115.52'
N 14°46'20" E 168.77'
N 14°46'20" E 240.00'
N 27°29'05" W 165.17'TIE
N 10°18'20" W 218.10'
N 04°17'20" E 83.54'
N 10°18'20" E 71.04'
N 08°38'06" W 163.03'
S 45°39'56" W 272.34'
S 45°39'56" W 78.34'
S 33°22'43" W 233.12'
S 80°40'33" E 78.65'
S 44°47'47" E 479.63'
S 45°16'40" E 260.81'
S 54°16'40" E 134.25'
N 75°08'51" E 35.19'
S 65°55'01" E 105.52' TOT.
N 15°46'20" E 249.00'
N 74°13'40" W 66.00'
S 15°46'20" W 249.00'
S 74°13'40" E 66.00'
S 15°46'20" W 249.00'
S 74°13'40" E 66.00'
N 74°13'40" W 66.00'
N 15°46'20" E 249.00'
S 74°13'40" E 66.00'
S 15°46'20" W 249



LEGEND

- EXISTING IRON PIPE/REBAR
- IRON PIPE SET
- EXISTING CONCRETE MONUMENT
- CONCRETE MONUMENT SET
- CALCULATED POINT
- CALCULATED POINT
- TRANSMISSION TOWER
- SURVEYED PROPERTY LINE
- PROPERTY LINE NOT SURVEYED
- EXISTING ROAD RIGHT-OF-WAY
- OVERHEAD UTILITY LINE WITH POLE AND GUY
- PRIVATELY MAINTAINED ROAD RIGHTS OF WAY
- TREE SAVE AREA (TS)

GRAPHIC SCALE
100 0 50 100 200
1 inch = 100 ft.

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KEVIN S. BAUCOM, PLS L-22748

DATE

PRELIMINARY
NOT FOR RECORDATION, CONVEYANCES OR SALES

FOR LINE AND CURVE TABLES SEE SHEET 7.

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benjaminv12@yahoo.com
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LEGACY POINT - TRACTS 1-4
PRELIMINARY PLAT
CONCORD ROAD
YORK COUNTY, SOUTH CAROLINA

NORTH CAROLINA
THE JOHN R. MCADAMS COMPANY, INC.
CHARLOTTE, N.C.
C-00552
CERTIFICATE OF AUTHORIZATION

REVISIONS

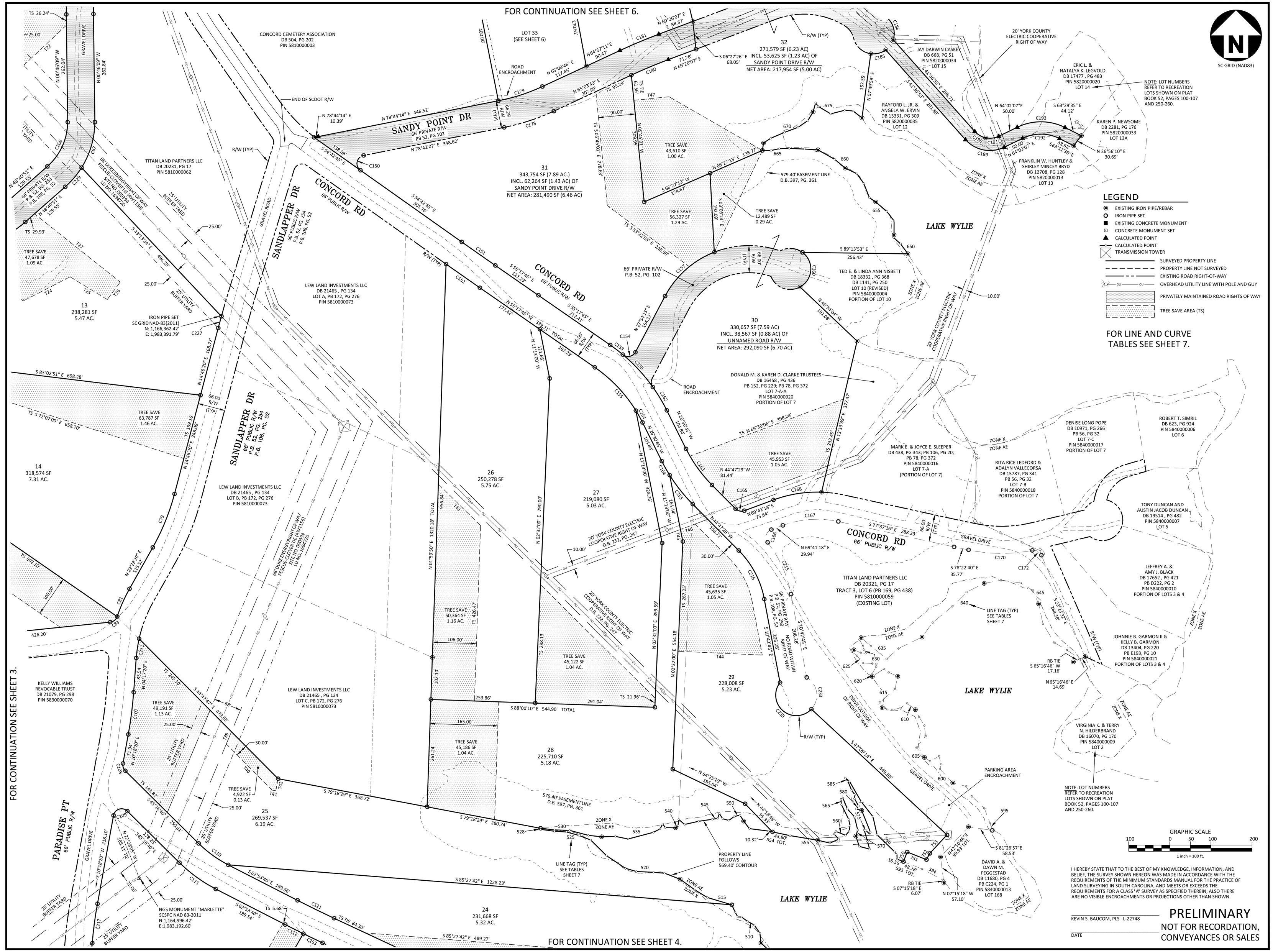
NO. DATE

PLAN INFORMATION

PROJECT NO.	MPR-19000
FILENAME	MPR19000-F12
CHECKED BY	KSB
DRAWN BY	JC
SCALE	1"=100'
DATE	9.23.2024

SHEET

PRELIMINARY PLAT
4-7



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LEGACY POINT - TRACTS 1-4
PRELIMINARY PLAT
CONCORD ROAD
YORK COUNTY, SOUTH CAROLINA

SOUTH CAROLINA CERTIFICATE OF AUTHORITY
THE JOHN R. MCADAMS COMPANY, INC
CHARLOTTE, N.C.
C-00552

REVISIONS

NO.	DATE

PLAN INFORMATION

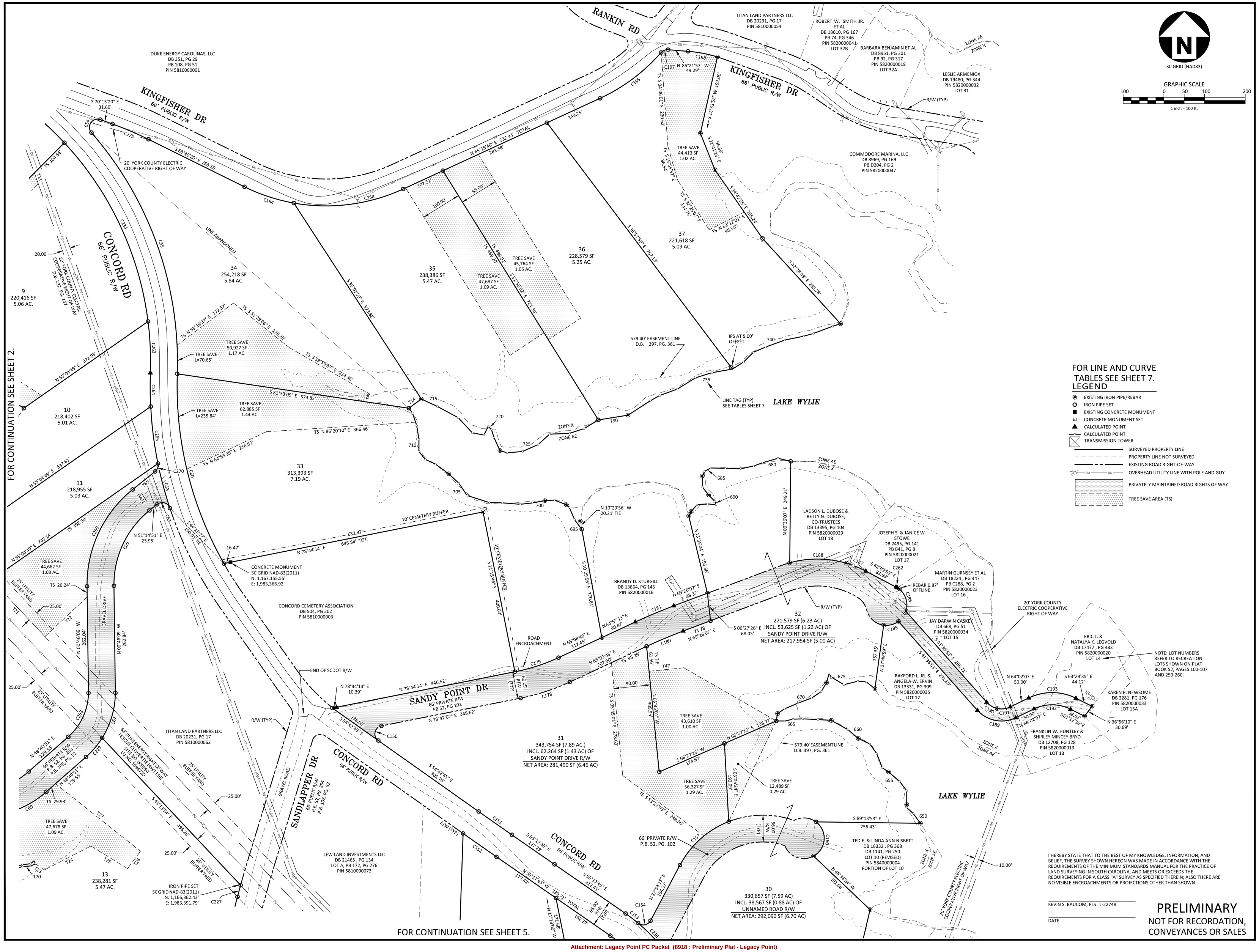
PROJECT NO.	MPR-19000
FILENAME	MPR19000-F12
CHECKED BY	KSB
DRAWN BY	JC
SCALE	1"=100'
DATE	9.23.2024

SHEET

PRELIMINARY PLAT
5-7

Packet Pg: 21

4.2.a



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LEGACY POINT - TRACTS 1-4
PRELIMINARY PLAT
CONCORD ROAD
YORK COUNTY, SOUTH CAROLINA

NORTH CAROLINA REGISTERED LANDSCAPE ARCHITECT
THE JOHN R. MCADAMS COMPANY, INC CHARLOTTE, N.C. C-00552

REVISIONS

NO.	DATE

PLAN INFORMATION

PROJECT NO.	MPR-19000
FILENAME	MPR19000-F12
CHECKED BY	KSB
DRAWN BY	JC
SCALE	1"=100'
DATE	9.23.2024

SHEET

PRELIMINARY PLAT

6-7

I HEREBY STATE THAT TO THE BEST OF MY KNOWLEDGE, INFORMATION, AND BELIEF, THE SURVEY SHOWN HEREON WAS MADE IN ACCORDANCE WITH THE REQUIREMENTS OF THE MINIMUM STANDARDS MANUAL FOR THE PRACTICE OF LAND SURVEYING IN SOUTH CAROLINA, AND MEETS OR EXCEEDS THE REQUIREMENTS FOR A CLASS "A" SURVEY AS SPECIFIED THEREIN; ALSO THERE ARE NO VISIBLE ENCROACHMENTS OR PROJECTIONS OTHER THAN SHOWN.

KEVIN S. BAUCOM, PLS L-22748

DATE

PRELIMINARY
NOT FOR RECORDATION, CONVEYANCES OR SALES

LINE TABLE		
LINE	BEARING	DISTANCE
1	N 73°27'02" E	25.74'
2	N 56°54'16" W	20.27'
3	N 36°12'08" E	27.10'
4	N 24°13'43" E	40.95'
5	S 24°20'56" W	22.06'
6	S 02°38'38" E	25.00'
7	S 03°47'33" E	37.24'
8	N 09°58'31" W	26.94'
9	S 06°38'37" E	32.54'
10	S 18°31'33" W	29.54'
11	N 51°29'02" E	14.95'
12	S 06°30'20" E	33.80'
13	S 05°22'16" W	17.49'
14	N 19°30'59" W	19.38'
15	N 50°53'38" E	11.62'
16	N 71°03'12" W	18.73'
17	N 70°13'10" W	61.91'
18	N 74°54'49" E	15.27'
19	S 54°47'49" E	14.88'
20	N 41°13'06" E	42.07'
21	N 55°11'57" E	46.87'
22	N 40°02'21" E	29.47'
23	N 24°07'57" E	66.27'
24	N 19°34'15" E	30.42'
25	N 14°14'45" E	33.75'
26	N 37°15'50" E	22.02'
27	N 34°00'27" E	58.42'
28	N 31°07'54" E	37.16'
29	N 13°07'16" E	24.02'
30	N 15°05'24" E	41.72'
31	N 35°31'06" E	53.60'
32	N 40°44'12" E	22.93'
33	N 31°04'58" E	39.59'
34	N 29°13'14" E	39.87'
35	N 37°39'37" E	48.16'
36	N 28°50'36" E	35.96'
37	N 33°50'58" E	27.83'
38	N 48°13'44" E	34.12'
39	N 50°04'32" E	29.42'
40	N 70°14'40" E	29.27'
41	N 36°49'30" E	13.04'
42	N 08°37'02" E	18.06'
43	N 46°46'20" E	47.44'
44	N 11°50'27" E	15.96'
45	N 32°38'36" E	25.59'
46	S 19°48'34" W	26.86'
47	N 08°58'59" E	17.89'
48	S 47°40'27" W	25.45'
49	S 23°38'53" E	15.45'
50	S 22°13'32" W	22.63'
51	S 43°56'48" W	16.80'
52	S 61°18'47" W	21.72'
53	S 47°34'24" W	25.63'
54	S 04°00'11" W	39.98'
55	S 14°30'59" E	9.35'
56	S 24°49'56" W	25.48'
57	S 73°10'24" W	31.74'
58	S 09°08'43" W	37.16'
59	S 09°50'33" W	47.30'
60	S 07°06'27" W	46.87'
61	S 09°34'17" E	45.01'
62	S 58°54'46" E	20.76'
63	S 74°33'25" W	23.97'
64	S 29°25'57" W	54.68'
65	S 32°46'03" W	48.37'
66	S 24°32'32" W	38.10'
67	N 76°02'16" W	7.10'
68	N 33°29'57" W	15.74'
69	N 30°06'37" E	55.91'
70	N 58°02'19" W	16.53'
71	S 47°49'11" W	32.08'
72	S 25°04'54" W	34.09'
73	S 27°39'42" W	16.24'
74	S 85°44'24" E	16.77'
75	S 81°01'07" E	14.29'

LINE TABLE		
LINE	BEARING	DISTANCE
100	N 43°39'43" W	20.44'
101	N 39°31'42" W	15.95'
102	N 24°58'06" W	28.76'
103	N 12°08'25" W	34.90'
104	N 01°33'36" W	8.15'
105	S 72°15'17" E	41.53'
106	S 78°10'57" E	3.65'
107	S 27°53'26" E	14.74'
108	S 80°20'13" E	15.58'
109	S 60°10'53" E	19.65'
110	S 51°29'02" E	14.95'
111	S 63°43'51" E	26.89'
112	S 57°34'20" E	26.65'
113	S 50°02'54" E	10.43'
114	S 36°59'29" E	36.95'
115	N 33°51'44" E	29.01'
116	N 32°58'05" E	41.19'
117	S 77°21'48" E	9.51'
118	N 40°10'46" E	38.49'
119	N 29°11'40" E	35.40'
120	N 35°03'34" E	34.82'
121	N 42°40'41" E	20.30'
122	N 00°35'56" E	33.59'
123	N 18°02'13" E	54.27'
124	N 13°48'45" E	47.18'
125	N 29°15'56" E	33.32'
126	N 27°19'24" E	19.37'
127	N 18°32'49" W	13.32'
128	N 05°21'32" W	24.57'
129	N 04°22'41" W	22.15'
130	N 16°32'12" E	12.18'
131	S 01°21'40" E	10.69'
132	S 76°30'03" E	9.50'
133	N 09°32'43" E	20.13'
134	N 27°20'51" W	16.92'
135	N 29°15'10" E	20.09'
136	S 88°47'45" E	2.33'
137	S 06°06'10" E	35.76'
138	S 36°51'03" E	19.28'
139	S 16°01'17" W	25.75'
140	S 18°50'49" W	51.02'
141	S 06°10'18" W	15.55'
142	S 49°44'50" E	22.66'
143	S 28°55'03" W	19.90'
144	S 22°25'23" W	20.25'
145	S 06°31'42" W	25.61'
146	S 03°06'55" W	30.62'
147	S 06°06'02" W	29.35'
148	S 20°33'15" E	41.38'
149	S 26°11'54" E	23.62'
150	S 82°37'44" E	27.52'
151	N 68°59'24" E	28.41'
152	N 53°18'06" E	29.11'
153	N 31°10'43" E	17.61'
154	N 61°46'40" E	8.20'
155	S 43°04'43" W	6.88'
156	S 67°08'39" W	27.68'
157	S 54°40'20" W	28.16'
158	S 59°06'38" W	25.83'
159	S 67°08'39" W	27.16'
160	S 41°13'47" W	29.51'
161	S 18°08'05" W	32.88'
162	S 00°43'31" E	39.84'
163	S 31°28'59" E	30.93'
164	N 86°50'51" E	36.53'
165	N 76°10'56" E	32.10'
166	N 41°27'17" W	31.91'
167	S 22°52'56" W	53.86'
168	N 44°21'44" W	16.67'
169	S 35°23'50" E	44.35'
170	N 28°46'43" E	33.19'
171	N 15°30'54" E	47.53'
172	N 09°49'09" E	32.47'
173	S 77°23'08" E	9.51'
174	N 40°10'46" E	38.49'
175	N 29°11'40" E	35.40'
176	N 35°03'34" E	34.82'
177	N 42°40'41" E	20.30'
178	N 00°35'56" E	33.59'
179	N 18°02'13" E	54.27'
180	N 13°48'45" E	47.18'
181	N 29°15'56" E	33.32'
182	N 27°19'24" E	19.37'
183	N 18°32'49" W	13.32'
184	N 05°21'32" W	24.57'
185	N 04°22'41" W	22.15'
186	N 16°32'12" E	12.18'
187	S 24°26'32" E	26.15'
188	N 77°46'16" W	4.54'
189	N 23°16'14" W	41.88'
190	N 25°24'23" W	38.24'
191	N 35°12'57" W	28.20'
192	N 37°57'02" W	49.15'
193	N 68°17'50" W	28.72'
194	N 69°10'00" W	29.51'
195	S 78°53'21" W	45.73'
196	S 52°22'14" W	37.04'
197	S 69°56'53" W	40.10'
198	S 63°18'21" W	45.88'
199	S 46°53'52" W	30.51'

LINE TABLE		
LINE	BEARING	DISTANCE
200	S 19°39'33" W	23.73'
201	S 12°21'39" W	17.93'
202	N 61°09'16" W	31.89'
203	N 39°33'31" W	42.96'
204	N 81°01'00" W	26.80'
205	S 77°53'05" W	29.46'
206	S 61°28'02" W	19.20'
207	N 46°50'22" W	12.93'
208	S 83°01'38" E	15.58'
209	S 58°10'22" W	19.90'
210	N 76°35'41" W	29.31'
211	N 88°19'23" W	13.26'
212	N 61°52'18" W	43.03'
213	S 72°53'25" W	18.25'
214	S 75°51'03" W	29.65'
215	N 63°27'13" W	24.58'
216	S 80°19'17" W	15.07'
217	N 56°53'59" W	31.04'
218	N 30°15'19" W	19.28'
219	N 60°33'57" W	37.48'
220	S 78°11'10" W	25.29'
221	S 29°00'11" E	32.20'
222	S 35°46'39" W	39.15'
223	S 19°43'19" W	61.85'
224	S 20°01'55" W	39.54'
225	S 36°45'32" W	54.45'
226	S 50°38'09" W	37.97'
227	S 48°32'49" W	32.26'
228	S 17°26'19" W	47.26'
229	S 02°10'38" W	28.56'
230	S 17°42'56" W	36.24'
231	S 30°52'11" W	21.62'
232	S 12°08'44" E	21.49'
233	S 63°48'23" E	38.14'
234	S 83°50'16" E	44.63'
235	N 86°34'10" E	24.48'
236	S 76°57'04" E	40.31'
237	S 06°15'52" E	31.71'
238	S 66°24'46" E	32.53'
239	S 60°32'05" E	37.83'
240	S 49°11'31" E	31.86'
241	S 16°00'23" E	27.94'
242	S 66°44'56" W	29.70'
243	S 85°41'41" W	28.07'
244	N 70°39'07" W	36.24'
245	S 86°21'09" W	16.94'
246	S 80°56'01" W	42.91'
247	S 70°46'47" W	30.57'
248	S 76°07'04" W	34.54'
249	N 82°02'22" W	22.65'
250	S 82°37'44" W	27.52'
251	N 81°36'52" W	30.44'
252	N 67°01'37" W	17.44'
253	S 44°23'01" E	9.45'
254	S 10°59'19" E	24.70'
255	S 56°42'50" W	32.73'
256	S 73°39'57" W	56.31'
257	S 67°21'02" W	13.59'
258	S 56°03'58" W	22.87'
259	N 84°13'57" W	51.52'
260	N 57°57'49" E	26.28'
261	N 56°43'57" E	31.32'
262	S 50°17'37" E	26.88'
263	S 25°07'05" E	45.13'
264	S 14°54'03" E	22.18'
265	S 18°26'51" E	31.29'
266	N 43°49'43" E	41.23'
267	N 59°16'41" E	29.90'
268	N 54°50'37" E	49.68'
269	N 27°24'36" E	42.37'
270	N 03°11'50" E	12.78'
271	S 77°30'16" E	14.55'
272	N 63°29'22" E	40.49'
273	N 55°13'07" E	34.59'
274	N 49°01'07" E	21.27'
275	N 72°18'11" E	15.16'
276	N 53°33'40" E	68.10'
277	N 83°37'54" E	17.01'
278	N 77°43'05" E	36.97'
279	N 68°31'11" E	23.29'
280	S 69°59'28" E	18.13'
281	N 69°15'14" E	26.72'
282	N 57°40'49" E	10.22'
283	S 24°32'39" E	2.84'
284	S 49°39'13" W	18.52'
285	S 63°53'12" W	20.08'
286	S 04°49'17" W	26.07'
287	S 40°10'38" W	21.71'
288	S 34°18'41" W	45.37'
289	S 43°10'27" W	46.47'
290	S 34°59'56" W	49.47'
291	S 33°56'40" W	44.12'
292	S 28°59'22" W	40.89'
293	S 35°21'14" W	32.36'
294	S 16°55'32" W	16.96'
295	S 54°40'24" E	14.63'
296	S 88°23'38" E	24.68'
297	N 80°03'33" E	23.22'
298	N 18°25'34" E	8.24'
299	N 72°56'29" E	9.33'

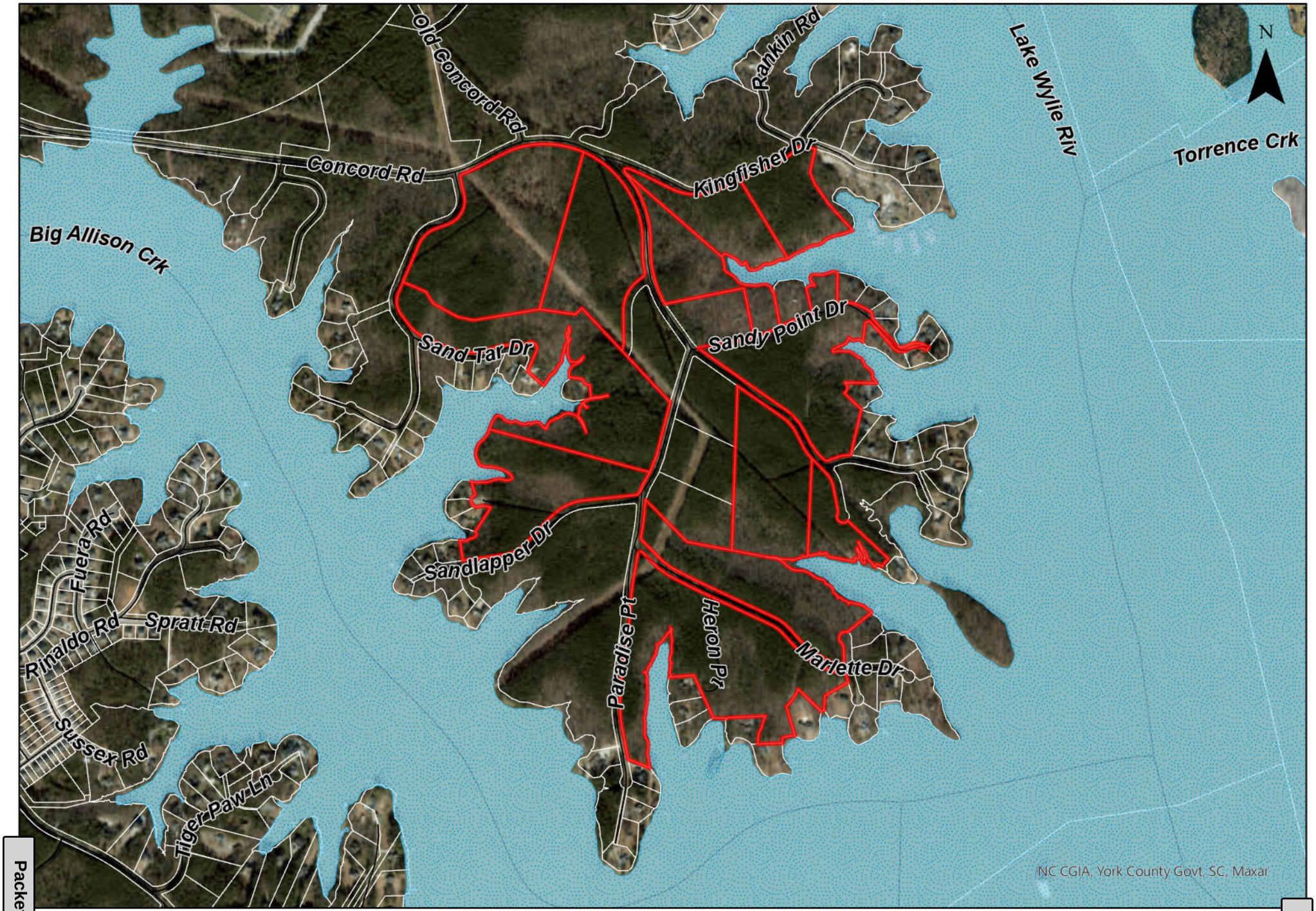
LINE TABLE		
LINE	BEARING	DISTANCE
300	S 72°37'02" E	17.15'
301	N 75°50'41" E	35.49'
302	N 73°59'28" E	28.35'
303	N 71°05'20" E	22.23'
304	N 77°11'36" E	45.02'
305	S 77°46'46" E	11.61'
306	N 71°13'05" E	49.65'
307	N 57°27'00" E	18.29'
308	S 83°00'25" E	34.07'
309	S 14°19'35" E	19.82'
310	N 64°28'48" E	7.92'
311	S 47°58'39" W	11.94'
312	N 79°34'24" E	46.84'
313	N 85°27'01" E	25.24'
314	N 81°07'12" E	20.85'
315	S 72°49'46" E	43.12'
316	N 56°24'06" E	24.77'
317	S 82°59'04" E	13.84'
318	N 71°58'00" E	29.41'
319	N 76°37'59" E	20.74'
320	S 59°21'56" W	18.23'
321	S 64°25'33" W	27.59'
322	S 62°31'58" W	17.04'
323	S 59°11'19" W	39.09'
324	S 31°30'20" E	26.15'
325	S 57°24'19" W	28.41'
326	S 57°43'03" W	31.81'
327	S 73°36'39" W	26.16'
328	S 36°30'14" W	15.37'
329	S 47°49'06" W	42.94'
330	S 68°35'20" W	30.05'
331	S 52°21'39" W	38.94'
332	S 57°31'07" W	51.68'
333	S 59°21'24" W	42.29'
334	S 62°39'35" W	29.10'
335	S 48°12'10" W	47.90'
336	S 36°17'09" W	24.40'
337	S 45°11'09" W	37.02'
338	S 44°55'26" W	39.39'
339	S 41°09'24" W	44.35'
340	S 41°31'27" W	41.71'
341	S 29°52'25" W	26.88'
342	S 49°23'06" W	36.75'
343	S 85°21'41" W	33.78'
344	S 61°32'09" W	24.74'
345	S 35°21'57" W	36.23'
346	S 23°22'05" W	58.92'
347	S 23°21'44" W	58.92'
348	S 05°04'40" E	62.05'
349	S 30°52'39" E	30.22'
350	S 59°28'17" E	47.56'
351	S 52°31'08" E	58.02'
352	S 67°10'31" E	77.52'
353	S 74°41'38" E	56.31'
354	S 73°55'49" E	53.13'
355	S 72°52'00" E	41.53'
356	S 78°35'17" E	57.21'
357	N 85°46'46" E	41.73'
358	N 52°49'40" E	21.07'
359	N 89°24'06" E	28.25'
360	N 81°01'33" E	52.68'
361	N 66°11'25" E	24.52'
362	N 79°55'05" E	31.06'
363	N 70°07'41" E	11.13'
364	N 18°48'41" E	7.80'
365	S 01°04'25" W	10.73'
366	S 42°41'52" W	29.03'
367	S 19°10'41" E	13.19'
368	S 49°36'05" W	16.41'
369	S 13°31'08" W	33.16'
370	S 21°22'46" E	33.20'
371	S 33°50'29" E	26.38'
372	S 53°36'39" W	27.24'
373	S 21°32'28" W	28.39'
374	S 23°50'07" E	26.51'

LINE TABLE		
LINE	BEARING	DISTANCE
400	S 14°54'38" W	25.41'
401	S 17°04'49" W	43.88'
402	S 29°41'02" E	12.36'
403	S 22°49'03" W	29.85'
404	S 09°00'13" E	30.14'
405	S 16°15'28" E	32.96'
406	S 26°57'04" E	40.75'
407	S 08°42'51" E	53.56'
408	S 83°00'25" W	23.69'
409	S 14°57'58" E	48.35'
410	S 04°05'25" E	44.85'
411	S 00°38'45" E	92.75'
412	N 12°27'17" W	31.69'
413	N 10°18'59" W	36.24'
414	N 11°34'32" W	21.85'
415	N 06°08'37" E	44.79'
416	N 05°03'16" E	28.60'
417	N 00°09'38" E	23.90'
418	N 26°51'08" W	54.24'
419	N 06°50'50" W	28.20'
420	N 02°38'59" E	46.98'
421	N 21°21'21" E	31.39'
422	N 09°44'01" W	38.39'
423	N 17°49'29" E	23.34'
424	N 08°31'22" W	32.48'
425	N 05°52'06" E	22.69'
426	N 09°46'37" E	22.60'
427	N 12°35'09" E	33.61'
428	N 01°44'23" E	24.86'
429	N 00°15'51" W	77.22'
430	N 03°43'07" W	73.13'
431	N 57°37'25" W	10.21'
432	N 53°50'08" E	12.38'
433	N 03°38'08" W	48.62'
434	N 04°06'10" E	14.42'
435	N 62°24'43" W	15.61'
436	S 88°54'04" E	22.68'
437	N 20°03'28" E	7.83'
438	N 57°06'53" E	10.70'
439	N 12°17'23" E	30.53'
440	N 41°53'40" E	12.44'
441	N 17°51'35" E	14.11'
442	N 29°20'48" E	28.20'
443	N 35°20'57" E	40.21'
444	N 33°43'01" E	32.03'
445	N 03°45'44" E	14.36'
446	N 28°43'27" W	8.52'
447	S 31°24'00" W	29.45'
448	N 10°57'27" E	29.45'
449	N 20°15'41" W	15.06'
450	N 38°03'08" E	7.67'
451	S 80°25'50" E	8.79'
452	N 51°55'22" E	31.81'
453	S 82°43'53" E	47.08'
454	S 78°01'51" E	54.13'
455	S 80°34'31" E	68.02'
456	N 11°49'39" E	65.60'
457	N 09°26'03" W	19.49'
458	S 14°42'43" E	15.38'
459	N 85°29'11" E	9.00'
460	S 07°23'46" E	6.79'
461	S 37°25'29" W	8.14'
462	S 08°05'25" W	13.59'
463	S 07°09'23" W	69.61'
464	S 07°09'23" W	50.11'
465	S 08°44'50" E	26.30'
466	S 16°48'08" W	11.90'
467	S 02°47'57" E	12.29'
468	S 21°30'16" W	15.52'
469	S 13°48'13" E	36.07'
470	S 09°02'10" E	24.84'
471	S 67°14'52" E	10.12'
472	S 37°00'45" E	4.99'
473	S 70°46'50" W	9.84'
474	S 07°52'54" W	26.70'
475	S 42°07'39" E	8.73'
476	S 57°59'02" W	7.36'
477	S 05°12'15" W	46.92'
478	S 57°06'21" E	11.22'
479	S 36°10'08" E	7.55'
480	S 52°36'41" W	24.94'
481	S 24°45'38" E	39.27'
482	S 24°58'14" E	15.25'
483	S 24°52'11" E	54.56'
484	S 24°54'58" E	31.61'
485	N 01°20'22" W	41.10'
486	N 72°52'39" E	42.42'
487	N 84°20'51" E	61.99'
488	N 42°31'54" E	3.96'
489	N 63°28'15" E	26.40'
490	N 32°18'43" W	7.70'
491	N 87°21'44" W	45.67'
492	N 34°47'25" W	27.70'
493	N 87°44'01" W	10.06'
494	N 46°24'19" W	34.60'
495	N 65°28'12" W	45.98'
496	N 74°54'20" W	29.28'
497	N 86°52'20" W	23.97'
498	N 63°17'51" W	16.21'
499	N 82°41'31" W	13.33'

LINE TABLE		
LINE	BEARING	DISTANCE
500	S 40°44'18" W	18.74'
501	N 17°16'29" W	10.29'
502	N 25°32'59" W	13.88'
503	N 75°51'59" W	28.42'
504	N 51°58'59" W	37.36'
505	S 84°33'20" W	18.75'
506	N 29°51'56" W	24.33'
507	N 47°12'21" W	38.34'
508	N 31°13'34" W	29.89'
509	N 34°48'29" W	24.18'
510	N 60°56'08" W	18.52'
511	N 50°57'08" W	33.69'
512	N 88°40'33" W	8.78'
513	N 29°31'30" W	13.35'
514	N 24°38'30" W	59.67'
515	N 73°21'00" W	62.08'
516	N 58°29'20" W	35.22'
517	N 66°23'44" W	23.90'
518	N 54°05'42" W	14.60'
519	S 56°38'50" W	33.72'
520	N 18°46'22" W	4.93'
521	N 73°37'44" W	20.95'
522	N 56°15'37" W	54.74'
523	N 45°27'14" W	54.52'
524	N 58°31'22" W	30.32'
525	N 74°29'22" W	32.08'
526	N 86°40'17" W	28.87'
527	N 84°17'06" W	34.22'
528	N 61°44'23" E	18.46'
529	S 83°11'18" E	34.23'
530	S 68°15'20" E	36.39'
531	S 75°04'39" E	47.47'
532	S 83°42'43" E	32.31'
533	N 88°05'56" E	33.46'
534	S 78°19'52" E	53.03'
535	N 75°17'47" E	63.46'
536	N 62°47'40" E	18.28'
537	N 06°06'10" E	63.44'
538	N 36°28'28" E	44.12'
539	S 88°56'42" E	24.82'
540	N 89°56'13" E	48.66'
541	N 05°38'58" E	14.94'
542	S 49°18'31" E	18.89'
543	N 77°11'41" E	58.27'
544	N 81°42'44" E	33.36'
545	N 80°30'47" E	13.42'
546	N 20°02'06" E	12.66'
547	S 31°24'00" W	15.11'
548	S 74°57'34" E	15.33'
549	N 54°20'24" E	16.28'
550	N 78°26'17" E	14.40'
551	S 31°43'57" E	16.67'
552	S 37°38'27" E	22.98'
553	S 82°43'53" E	46.30'
554	S 78°01'51" E	54.13'
555	S 80°34'31" E	68.02'
556	N 11°49'39" E	65.60'
557	N 65°29'21" E	23.11'
558	N 41°22'41" E	16.94'
559	N 53°37'41" E	7.58'
560	S 68°02'27" E	25.42'
561	N 41°37'17" E	13.67'
562	N 06°56'26" E	13.80'
563	N 11°16'14" W	15.12'
564	N 26°15'19" W	40.60'
565	N 03°24'42" W	12.42'
566	N 54°46'08" E	5.52'
567	S 22°10'18" E	28.94'
568	S 42°10'22" E	25.62'
569	S 13°48'13" E	33.16'
570	S 17°05'18" W	15.47'
571	S 18°18'11" E	26.35'
572	S 75°38'42" E	25.90'
573	N 15°05'31" W	18.87'
574	N 16°04'03" W	28.79'
575	S 68°12'56" E	4.19'
576	S 46°19'29" E	13.61'
577	N 11°12'55" E	5.46'
578	N 21°58'03" W	57.16'
579	N 75°23'16" W	13.30'
580	N 36°15'07" E	9.10'
581	N 29°10'38" W	20.49'
582	N 05°22'16" E	9.81'
583	N 37°13'26" W	12.78'
584	N 22°24'02" W	23.75'
585	N 38°40'03" W	10.35'
586	S 54°00'07" E	12.30'
587	S 29°55'44" E	57.73'
588	S 38°03'15" E	46.55'
589	S 12°40'18" E	44.74'
590	S 45°43'02" E	60.05'
591	S 37°47'00" E	8.89'
592	S 01°31'44" E	10.49'
593	S 68°33'39" E	64.84'
594	S 62°10'18" E	59.32'
595	N 17°46'33" W	19.47'
596	N 20°37'40" W	37.83'
597	N 46°34'37" W	41.83'
598	N 29°36'54" W	28.01'
599	N 75°25'11" W	33.62'

LINE TABLE		
LINE	BEARING	DISTANCE
600	N 42°56'27" W	45.65'
601	N 14°14'33" E	12.67'
602	N 16°43'32" W	19.72'
603	S 61°15'33" W	24.61'
604	N 56°53'10" W	16.46'
605	N 38°32'35" W	30.76'
606	N 38°01'39" E	35.74'
607	N 06°31'52" W	25.60'
608	N 31°13'34" W	28.10'
609	N 27°01'49" W	20.49'
610	N 51°46'30" W	25.17'
611	S 55°24'54" W	19.69'
612	S 76°18'29" W	21.19'
613	N 77°23'07" W	25.13'
614	N 53°29'57" W	17.35'
615	N 48°32'29" E	48.42'
616	N 12°27'41" E	32.03'
617	N 60°09'38" E	53.40'
618	N 54°05'42" W	14.60'
619	S 56°38'50" W	33.72'
620	N 18°46'22" W	4.93'
621	N 73°37'44" W	20.95'
622	N 04°04'31" E	6.30'
623	N 84°58'22" W	9.71'
624	N 84°56'04" W	23.18'
625	N 38°41'30" W	22.67'
626	N 54°01'25" W	15.74'
627	N 84°47'06" E	7.11'
628	S 66°51'29" E	18.46'
629	S 83°29'23" E	12.12'
630	S 88°25'20" E	10.07'
631	N 14°40'46" W	8.64'
632	N 26°45'16" W	17.85'
633	N 36°35'14" E	6.00'
634	N 58°09'54" E	31.24'
635	S 50°56'50" E	49.49'
636	N 48°51'18" E	38.20'
637	N 26°11'09" E	63.44'
638	N 36°21'02" E	44.12'
639	N 50°27'28" E	62.08'
640	N 69°56'13" E	48.66'
641	N 63°46'26" E	47.84'
642	N 79°13'23" E	41.34'
643	S 82°10'05" E	58.27'
644	S 58°52'56" E	34.55'
645	S 23°15'50" E	36.03'
646	S 12°21'05" E	49.66'
647	S 31°24'00" W	29.45'
648	S 59°48'27" E	34.86'
649	S 54°46'24" E	38.04'
650	N 78°26'17" E	29.97'
651	S 48°10'54" W	23.16'
652	N 11°20'58" E	6.56'
653	S 82°43'53" E	33.81'
654	N 37°01'41" W	29.04'
655	N 49°52'34" W	35.55'
656	N 16°57'24" W	18.66'
657	N 21°26'46" W	36.69'
658	N 34°59'54" W	29.34'
659	N 44°35'29" W	84.38'
660	N 49°45'36" W	33.04'
661	N 60°34'21" W	47.31'
662	N 86°50'17" W	32.76'
663	N 87°11'41" W	36.96'
664	S 88°01'46" W	24.17'
665	S 77°26'56" W	20.50'
666	N 89°26'20" W	21.24'
667	N 09°27'37" E	18.45'
668	N 56°55'47" E	20.84'
669	N 66°41'54" E	36.07'
670	N 69°28'41" E	35.29'
671	N 56°02'17" E	28.74'
672	N 30°42'05" E	25.31'
673	N 15°32'36" E	22.49'
674	S 35°54'25" E	10.17'
675	S 09°51'59" E	35.86'
676	N 75°52'44" E	35.24'
677	S 85°32'51" E	20.40'
678	S 52°01'42" E	27.33'
679	N 76°32'55" W	32.33'
680	S 73°43'08" W	39.94'
681	S 69°42'39" W	22.53'
682	S 77°55'43" W	32.82'
683	N 88°17'49" W	37.62'
684	N 88°28'24" W	35.47'
685	S 62°17'39" W	17.32'
686	S 27°10'15" W	13.24'
687	S 01°11'12" E	27.09'
688	S 37°39'46" E	24.46'
689	S 44°11'04" E	22.00'
690	S 21°37'56" E	9.06'
691	N 84°08'34" W	21.37'
692	S 84°51'57" W	25.85'
693	S 41°01'16" W	21.88'
694	S 29°10'39" W	12.09'
695	N 37°10'37" W	28.67'
696	N 23°28'12" W	33.91'
697	N 48°51'13" W	9.57'
698	N 69°12'43" W	31.09'
699	S 86°56'39" W	23.71'

CURVE TABLE				
CURVE	LENGTH	RADIUS	CHORD BEARING	CHORD
C1	32.37'	20.00'	N 36°45'01" W	28.95'
C2	122.07'	261.82'	N 22°58'57" E	120.97'
C3	81.52'	50.00'	N 37°39'10" E	72.79'
C4	79.39'	50.00'	S 54°41'29" E	71.31'
C5	81.16'	50.00'	N 33°19'16" E	72.54'
C6	70.94'	327.82'	N 30°08'24" E	70.80'
C7	26.42'	20.00'	N 61°46'54" E	24.54'
C8	31.42'	20.00'	N 35°22'37" W	28.28'
C9	30.46'	20.00'	N 33°14'59" E	27.60'
C10	414.66'	190.82'	N 18°07'26" W	337.76'
C11	271.24'	124.82'	S 18°07'26" E	220.93'
C12	117.30'	205.19'	N 27°44'43" W	115.71'
C13	155.04'	271.19'	S 27°44'43" W	152.93'
C14	98.44'	50.00'	N 19°20'53" E	83.29'
C15	116.97'	275.00'	S 37°13'18" E	92.06'
C16	26.67'	50.00'	S 45°04'05" W	26.35'
C17	120.93'	50.00'	S 47°06'19" W	93.54'
C18	62.12'	50.00'	N 54°35'14" E	58.20'
C19	22.26'	20.00'	S 35°52'45" W	21.12'
C20	32.12'	20.00'	N 66°14'07" W	28.78'
C21	71.08'	240.42'	S 28°41'50" E	70.82'
C22	71.04'	41.82'	S 42°06'37" E	70.95'
C23	15.31'	20.00'	N 25°07'27" W	14.94'
C24	214.32'	371.34'	N 13°20'44" E	211.36'
C25	211.13'	417.56'	N 10°38'31" E	209.09'
C26	29.75'	20.00'	N 72°29'43" E	27.08'
C27	111.10'	50.00'	S 79°49'06" E	89.61'
C28	44.04'	50.00'	N 54°13'51" W	33.38'
C29	66.51'	50.00'	S 75°27'31" E	61.71'
C30	41.33'	20.00'	N 56°00'05" E	34.36'
C31	14.01'	41.00'	S 65°46'27" E	14.01'
C32	82.25'	467.37'	S 71°47'28" E	82.14'
C33	143.99'	467.37'	S 85°39'31" E	143.42'
C34	84.57'	467.37'	N 80°19'53" E	84.45'
C35	23.20'	417.56'	S 76°44'39" E	23.19'
C36	69.11'	417.56'	S 83°04'31" W	69.04'
C37	100.66'	50.00'	N 34°37'18" W	84.50'
C38	137.04'	50.00'	N 55°22'10" E	98.00'
C39	106.90'	483.56'	N 81°29'02" E	106.69'
C40	266.92'	401.37'	S 85°48'04" E	262.03'
C41	178.58'	345.



pplicant: Titan Land
ax Map Number: See staff report
equ

Vicinity Map

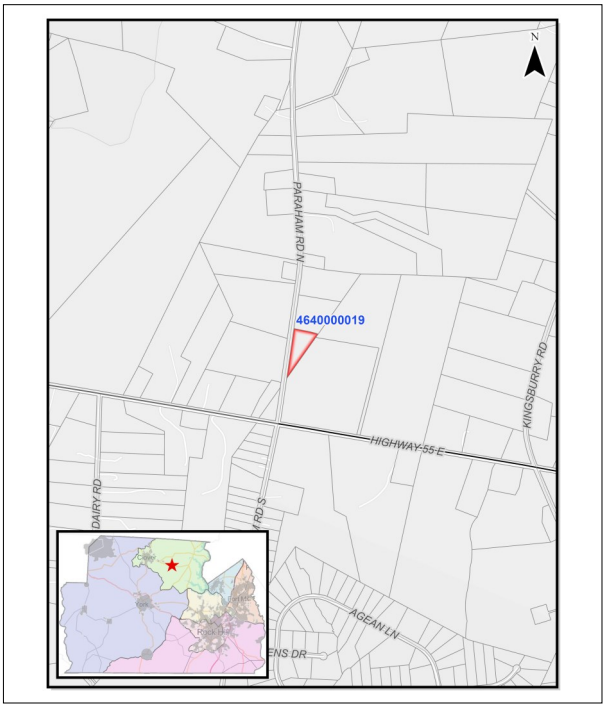
Attachment: Legacy Point PC Packet (8918 : Preliminary Plat - Legacy Point)

PLANNING COMMISSION

REZONING 24-52 STEVEN THOMAS BRITT (APPLICANT) STEVEN AND KIMBERLY BRITT (OWNERS); REQUESTING TO REZONE A 3.02-ACRE PARCEL FROM AGC TO RUD. THE SUBJECT PARCEL IS LOCATED AT 700 N. PARAHAM ROAD, YORK. THE PROPERTY IS REFERENCED AS TAX MAP NUMBER 464-00-00-019; COUNCIL DISTRICT 2 - LOVE.

Planning Commission November 12, 2024

Case: 24-52 Staff Report



Request Summary

Applicant: Steven Thomas Britt

Property Owner: Steven Britt, Kimberly Britt

Tax Map Number: 464-00-00-019

Address: 700 N Paraham Rd

Council District: 2—Love

Requested Action: Rezone 3.02-acre parcel from AGC to RUD

Staff Planner: Thomas Newlin

Staff Recommendation: Deny

Project Description

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

Consistency with the Comprehensive Plan

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

The requested rezoning is not consistent with the land use designation of the York County 2035 Future Land Use map. This parcel is located in the center of a wedge area bounded by Kingsburry Road and Griggs Road that the map has identified as an area to retain its agricultural character. Further, there are no parcels zoned RUD in the immediate vicinity, and many of the parcels in the area are even larger than the 5-acre minimum required lot size. This request could be considered spot zoning.

Attachment: 24-52 PC Packet (8920 : 24-52)

Staff Analysis

Property Description

The subject parcel is 3-acres and contains a single dwelling and one auxiliary building. The southern portion of the parcel is entirely vacant of buildings and vegetation. There are a few deliberate, scattered trees on the premises.

Table 1: Property Context

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

Zoning and Land Use History

- July 22, 1986: Parcel was originally zoned AGC
- July 1, 2002: Recorded current plat of subject property (PB C-83, PG 7)
- October 20, 2020: Recorded current deed of subject property (RB 18674, PG 340)

Rezoning Request

The applicant is requesting to rezone the single acre portion 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

Attachment: 24-52 PC Packet (8920 : 24-52)

Exhibit A - Existing Zoning Map

Exhibit B - 2035 Land Use Plan

Attachment: 24-52 PC Packet (8920 : 24-52)

FINDINGS

Per Section 155.1139 of the York County Code of Ordinances, the Planning Commission must consider the following factors when making a recommendation on any proposed amendment to the zoning map.

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

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

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

The requested rezoning is not consistent with the land use designation of the York County 2035 Future Land Use map. This parcel is located in the center of a wedge area bounded by Kingsburry Road and Griggs Road that the map has identified as an area to retain its agricultural character. Further, there are no parcels zoned RUD in the immediate vicinity, and many of the parcels in the area are even larger than the 5-acre minimum required lot size. This request could be considered spot zoning.

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

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

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

The scale of the proposed development would not be compatible with the surrounding land uses. There are only a couple parcels of similar size within the general vicinity. In fact, the vast majority of the parcels in this area are much larger than even the five acre minimum lot size.

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

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

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

The property is located within the Town of Clover 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 North, which is maintained by SCDOT as S-54. It is designated as a major collector roadway with an average daily volume of 1,800 trips. This section of Paraham Road is a paved, two-lane roadway with a posted speed

Attachment: 24-52 PC Packet (8920 : 24-52)

limit of 50 mph. Paraham Road intersects with Highway 55 to the south, which is designated as a minor arterial roadway with an average volume of 7,700 trips per day.

The applicant is proposing to construct one new residential dwelling, so there should be minimal change to the transportation network.

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

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

Next Steps

The rezoning request is anticipated to follow the process below:

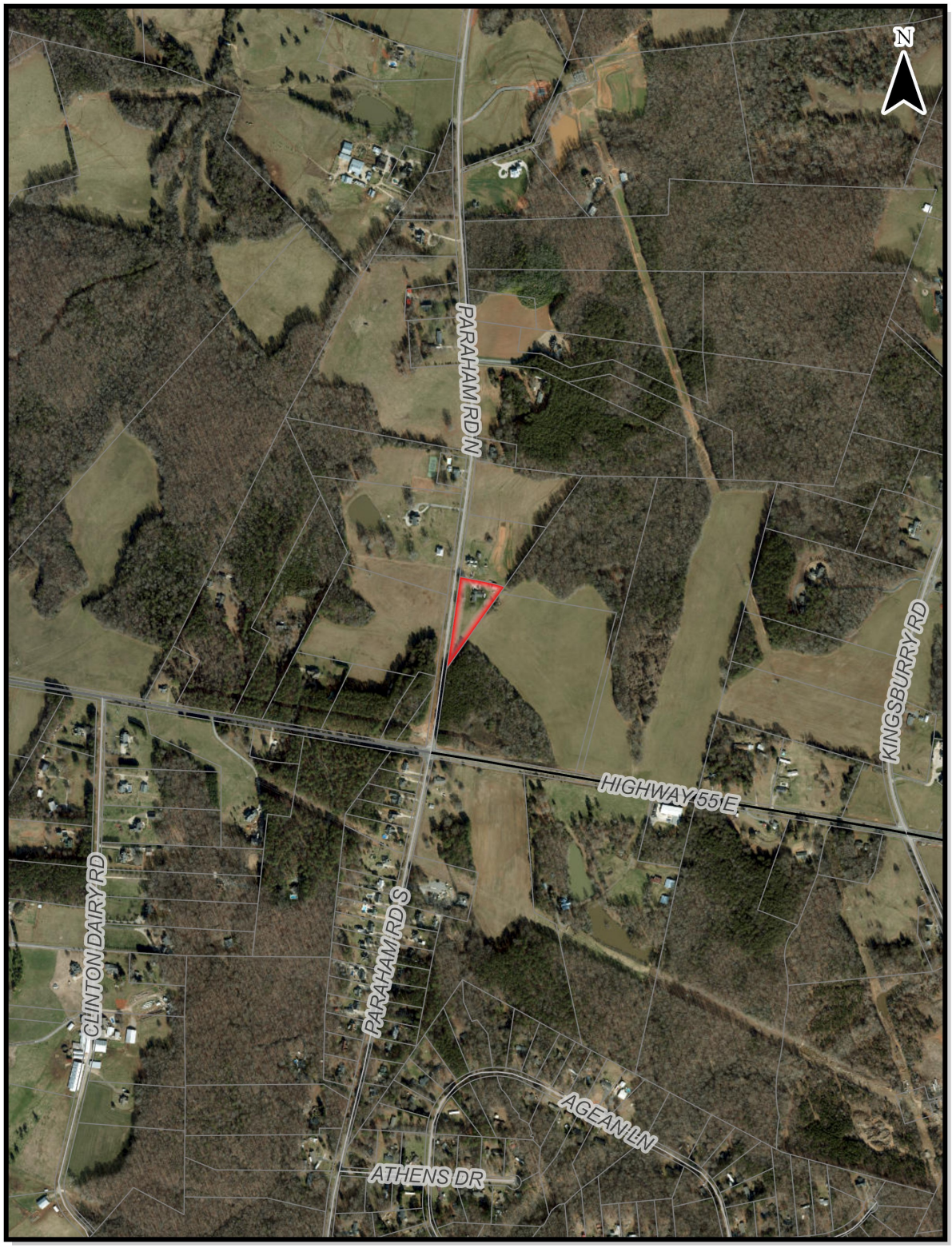
- Public Hearing: December 2, 2024
- County Council (First Reading): December 2, 2024
- County Council (Second Reading): December 16, 2024
- County Council (Third Reading): January 6, 2025

Planning and Development Staff Contact

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

Attachment: 24-52 PC Packet (8920 : 24-52)

Exhibit C - Aerial Map

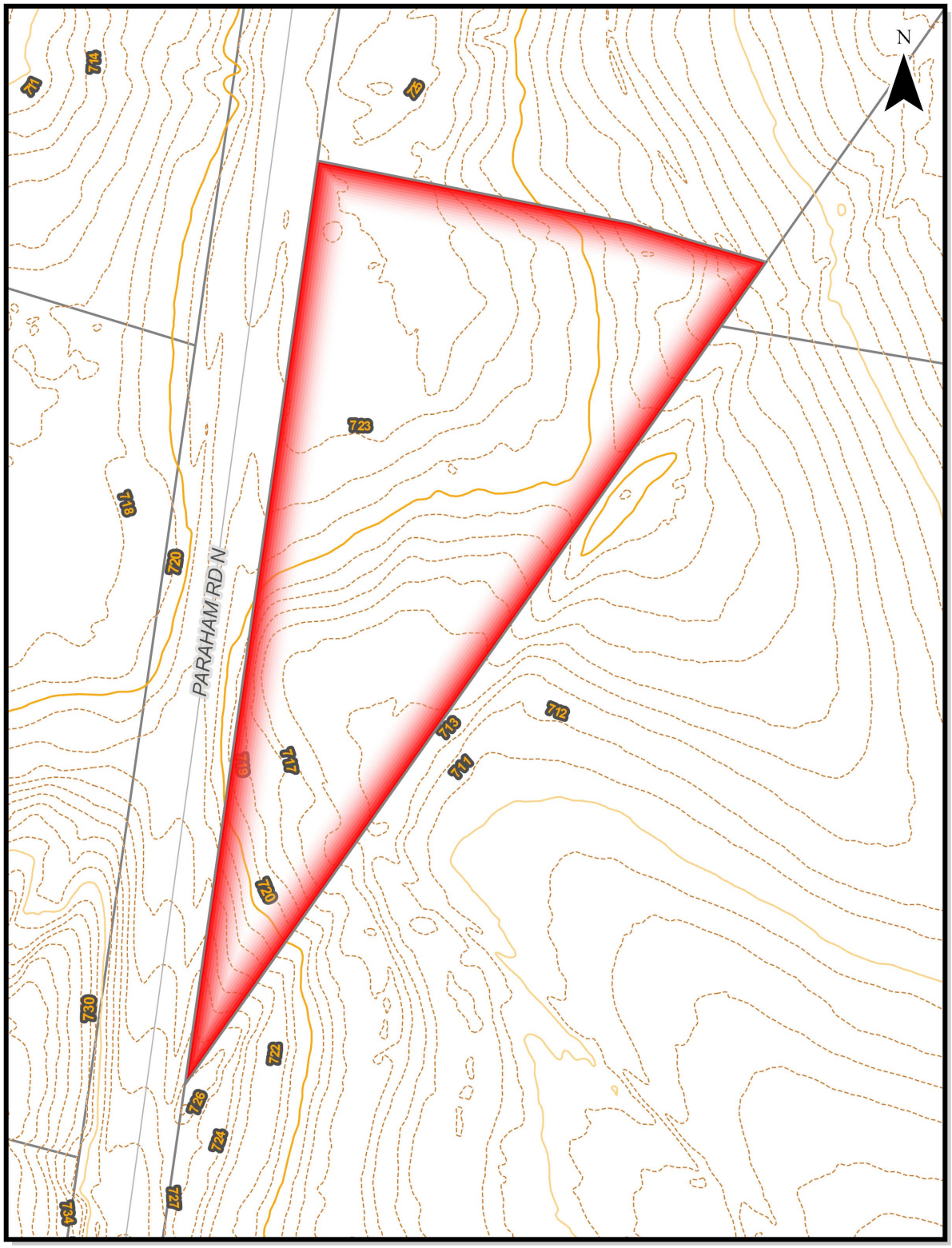


Attachment: 24-52 PC Packet (8920 : 24-52)

Exhibit D - Aerial Map—Parcel

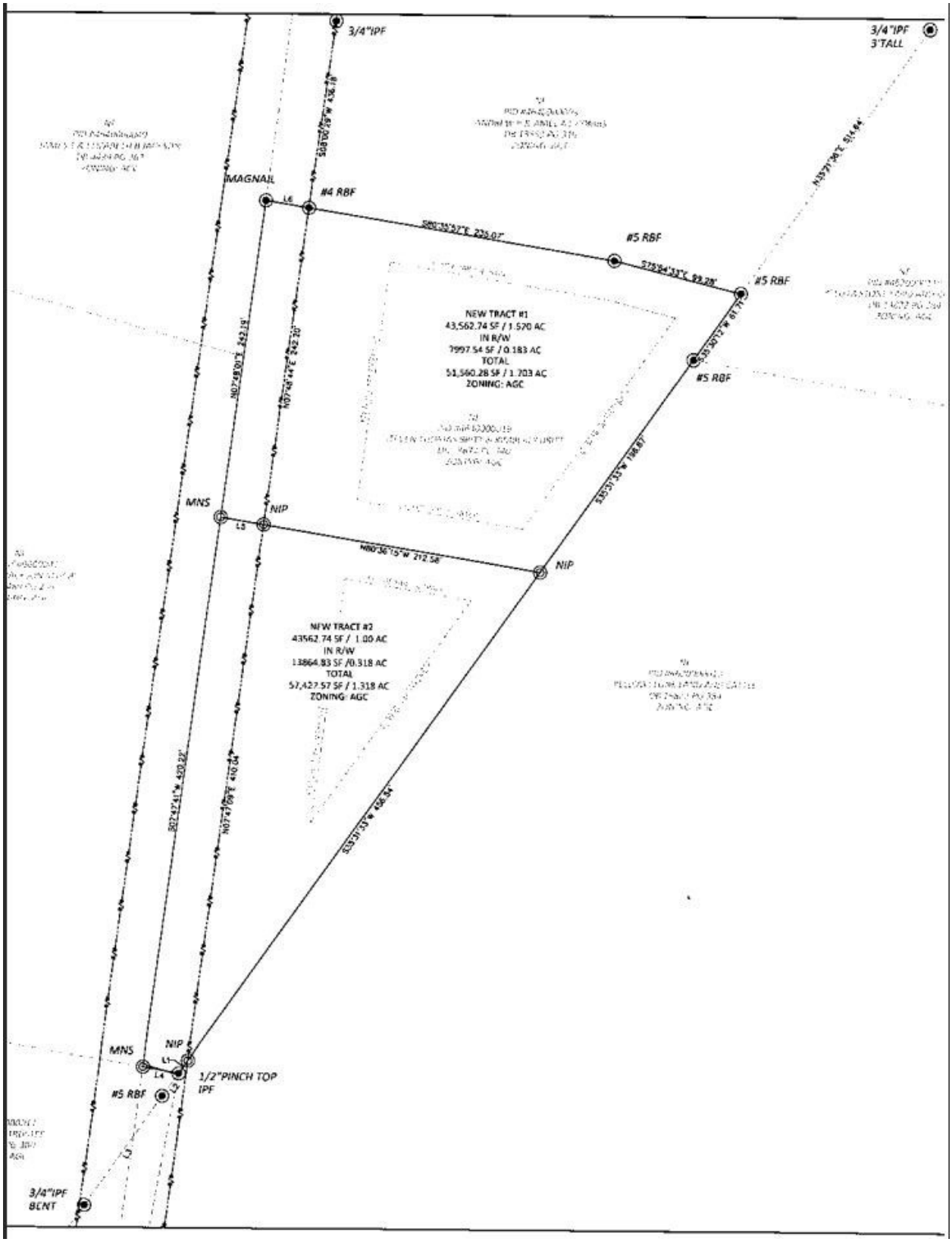
Attachment: 24-52 PC Packet (8920 : 24-52)

Exhibit E - Environmental Map



Attachment: 24-52 PC Packet (8920 : 24-52)

Exhibit F - Proposed Subdivision



Attachment: 24-52 PC Packet (8920 : 24-52)

9.1 Recieved

YORK COUNTY
REZONING APPLICATION

APPLICANT AND OWNER INFORMATION

APPLICANT NAME(S): Steven Thomas Britt

ADDRESS: 700 N. Parahan Rd

PHONE: 704-201-6922 (WORK) NA (HOME) 803-818-0981 (MOBILE)

EMAIL ADDRESS: Bethellandscape64@gmail.com

PROPERTY OWNER NAME(S): Steven and Kimberly Britt

ADDRESS: 700 N. Parahan Rd

PHONE: 704-201-6922 (WORK) NA (HOME) 803-818-0981 (MOBILE)

EMAIL ADDRESS: Kimsmith4824@att.net

PROPERTY INFORMATION

PROPERTY ADDRESS: 700 N. Parahan Rd

PROPERTY TAX MAP #(s): 464-00-00-019

LAND AREA (ACRES) TOTAL: 3.02 AREA TO BE REZONED: + 3.02

ZONING CURRENT: AG-C PROPOSED: RUD

2035 LAND USE PLAN DESIGNATION: Agriculture

CURRENT USE OF PROPERTY: Home-Primary residence

PROPOSED USE OF PROPERTY: Home to family member

TOTAL AREA OF PROPOSED BUILDINGS (COMMERCIAL): 0

TOTAL # OF DWELLING UNITS (RESIDENTIAL): 1

UTILITY PROVIDERS WATER: Well private) SEWER: Well-private)

SCHOOL DISTRICT: Clover COUNTY COUNCIL DISTRICT: 2

Attachment: 24-52 PC Packet (8920 : 24-52)

SUPPLEMENTAL QUESTIONS

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

We would like to split up 1 acre of land for our son to build a home on the property.

2. **Are there existing structures on the site?** **Yes** ◯ **No** (1)

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** (1)

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

CERTIFICATION

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

APPLICANT(S) 8/19/24 DATE

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

PROPERTY OWNER(S) Kimberly S. Bridle 8/19/24 DATE

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

APPLICANT(S) DATE

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

Attachment: 24-52 PC Packet (8920 : 24-52)

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)**
- [x] **Application fee**
- [x] **Plat or recent survey (if no recorded plat)**
- [x] **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: 650- CHECK #: _____ CASH AMOUNT: _____

DATE RECEIVED: 9.6 2024 RECEIPT #: _____

APPLICATION RECEIVED BY: Diane Dil

APPLICATION REVIEWED BY: Diane Dil

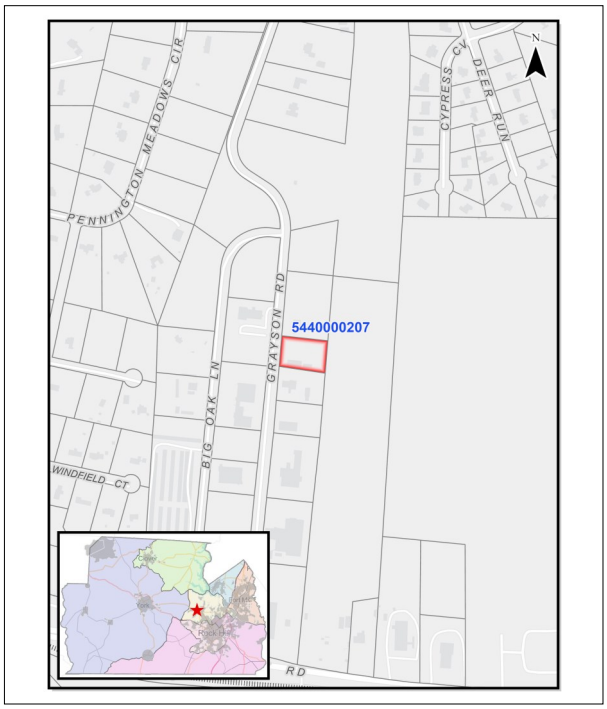
Any information provided on this document may be subject to the SC Freedom of Information Act and may be disclosed to third parties in accordance with applicable law.

Attachment: 24-52 PC Packet (8920 : 24-52)

PLANNING COMMISSION

REZONING 24-53 BENJAMIN HOWELL (APPLICANT) PPC PROPERTIES (OWNER); REQUESTING TO REZONE A 0.997-ACRE PARCEL FROM UD TO LI. THE SUBJECT PARCEL IS LOCATED AT 184 GRAYSON ROAD, ROCK HILL. THE PROPERTY IS REFERENCED AS TAX MAP NUMBER 544-00-00-207; COUNCIL DISTRICT 6 - HUCKABEE.

Planning Commission — Case: 24-53
November 12, 2024 — Staff Report



Request Summary

Applicant: Benjamin Howell

Property Owner: PPC Properties LLC., Benjamin Howell

Tax Map Number: 544-00-00-207

Address: 184 Grayson Road, Rock Hill

Council District: 6 - Huckabee

Requested Action: Rezone +/- 0.997 acre parcel from UD to LI

Staff Planner: Thomas Newlin

Staff Recommendation: Approve

Project Description

The applicant is requesting to rezone approximately 0.997 acres from Urban Development (UD) to Light Industrial (LI) in order to construct a storage building at an existing business. Rezoning to LI will exempt the parcel from the required commercial building design standards.

Consistency with the Comprehensive Plan

The subject parcel is designated within the *Single Family Residential* future land use in the *York Forward* 2035 Comprehensive Plan. This designation is described as places comprised primarily of single-family detached homes on large lots in residential subdivisions that exhibit a rural or suburban character. Small-scale office and civic uses are located at major street intersections or adjacent to similar uses and are designed to blend in with the residential character of the area.

The requested rezoning is not consistent with the land use designation of the *York County 2035 Future Land Use* map. However, the current land uses in the vicinity align with the proposed Light Industrial (LI) zoning. The proposed rezoning will also remove another parcel from the legacy Urban Development (UD) district.

Attachment: 24-53 PC Packet (8921 : 24-53)

Staff Analysis

Property Description

The subject parcel is a just under one acre, and contains a 3,250 SF metal building and associated pole barn. There is a sizeable gravel lot for parking work vehicles in a fenced area. The parcel is wooded along the north and east, and abuts parcels with similar-scale businesses to the north and south. The land behind the business to the east is vacant and heavily wooded.

Table 1: Property Context

PROXIMITY	CURRENT LAND USE	CURRENT ZONING	2035 LAND USE PLAN RECOMMENDATION
NORTH	Light Industrial	UD	Single Family Res
SOUTH	Light Industrial	UD	Single Family Res
EAST	Vacant	UD/NC (RH)	Single Family Res/City of Rock
WEST	Light Industrial	UD	Single Family Res

Zoning and Land Use History

- July 22, 1986: The parcel was originally zoned UD
- February 17, 2012: Recorded current plat for subject parcel (PB E130, PG 6)
- October 14, 2016: Recorded current deed for subject parcel (RB 15995, PG 47)

Rezoning Request

The applicant is requesting to rezone an approximately 1 acre parcel from UD to LI.

- *Current Zoning District: Urban Development (UD). This 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: Light Industrial (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. The district's less intensive uses protect nearby residential areas from the encroachment of heavy industrial uses. Whenever possible, this district should be separate from residential districts by natural or structural boundaries such as drainage channels, sharp breaks in topography, strips of vegetation, traffic arteries, and similar features.*

Table 2: Zoning District Comparison

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

Attachment: 24-53 PC Packet (8921 : 24-53)

Exhibit A - Existing Zoning Map

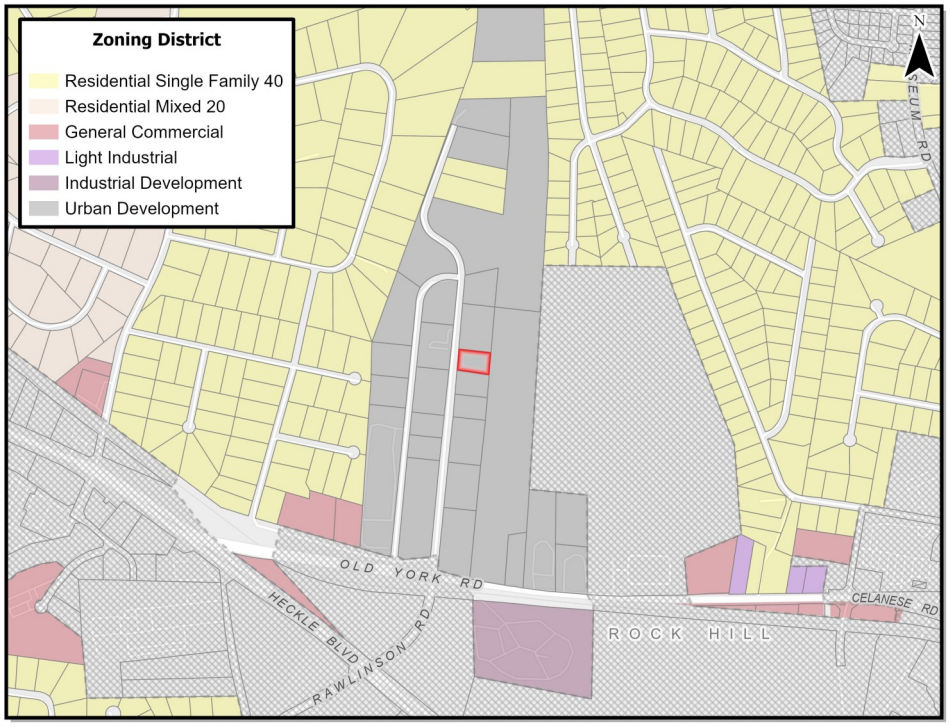
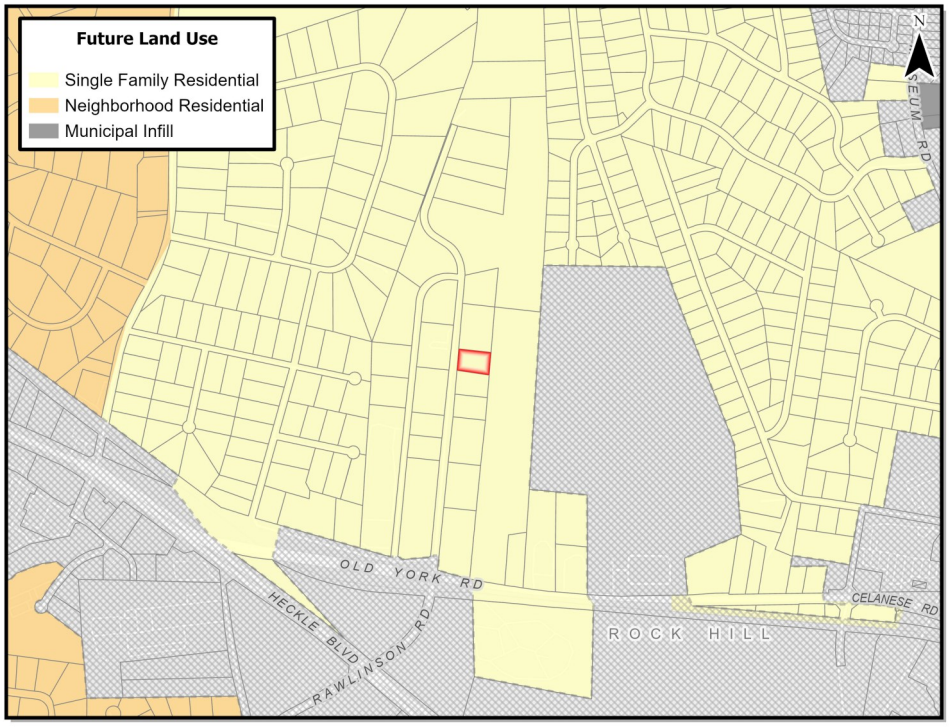


Exhibit B - 2035 Land Use Plan



Attachment: 24-53 PC Packet (8921 : 24-53)

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 within the *Single Family Residential* future land use in the *York Forward* 2035 Comprehensive Plan. This designation is described as places comprised primarily of single-family detached homes on large lots in residential subdivisions that exhibit a rural or suburban character. Small-scale office and civic uses are located at major street intersections or adjacent to similar uses and are designed to blend in with the residential character of the area.

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

The requested rezoning is not consistent with the land use designation of the York County 2035 Future Land Use map. However, the current land uses in the vicinity align with the proposed Light Industrial (LI) zoning. The proposed rezoning will also remove a legacy Urban Development (UD) district.

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

The uses allowed within this zoning district are compatible with the existing light industrial uses in the area.

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

The scale of the development is compatible with the surrounding land uses. The applicant is proposing to construct a small storage building.

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 Rock Hill utility service area, but the applicant uses 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 Grayson Road, which is maintained by SCDOT as S-1399. It is designated as a local roadway, and does not have daily traffic volume data. Grayson Road is a paved, two-lane roadway with no posted speed limit. It intersects with Old York Road, which is designated as a principal arterial roadway with an average volume of 38,200 trips per day.

Attachment: 24-53 PC Packet (8921 : 24-53)

The applicant is proposing to construct a minor addition to a trade services use, so there should be minimal change to the transportation network.

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

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

Next Steps

The rezoning request is anticipated to follow the process below:

- Public Hearing: December 2, 2024
- County Council (First Reading): December 2, 2024
- County Council (Second Reading): December 16, 2024
- County Council (Third Reading): January 6, 2025

Planning and Development Staff Contact

Thomas Newlin

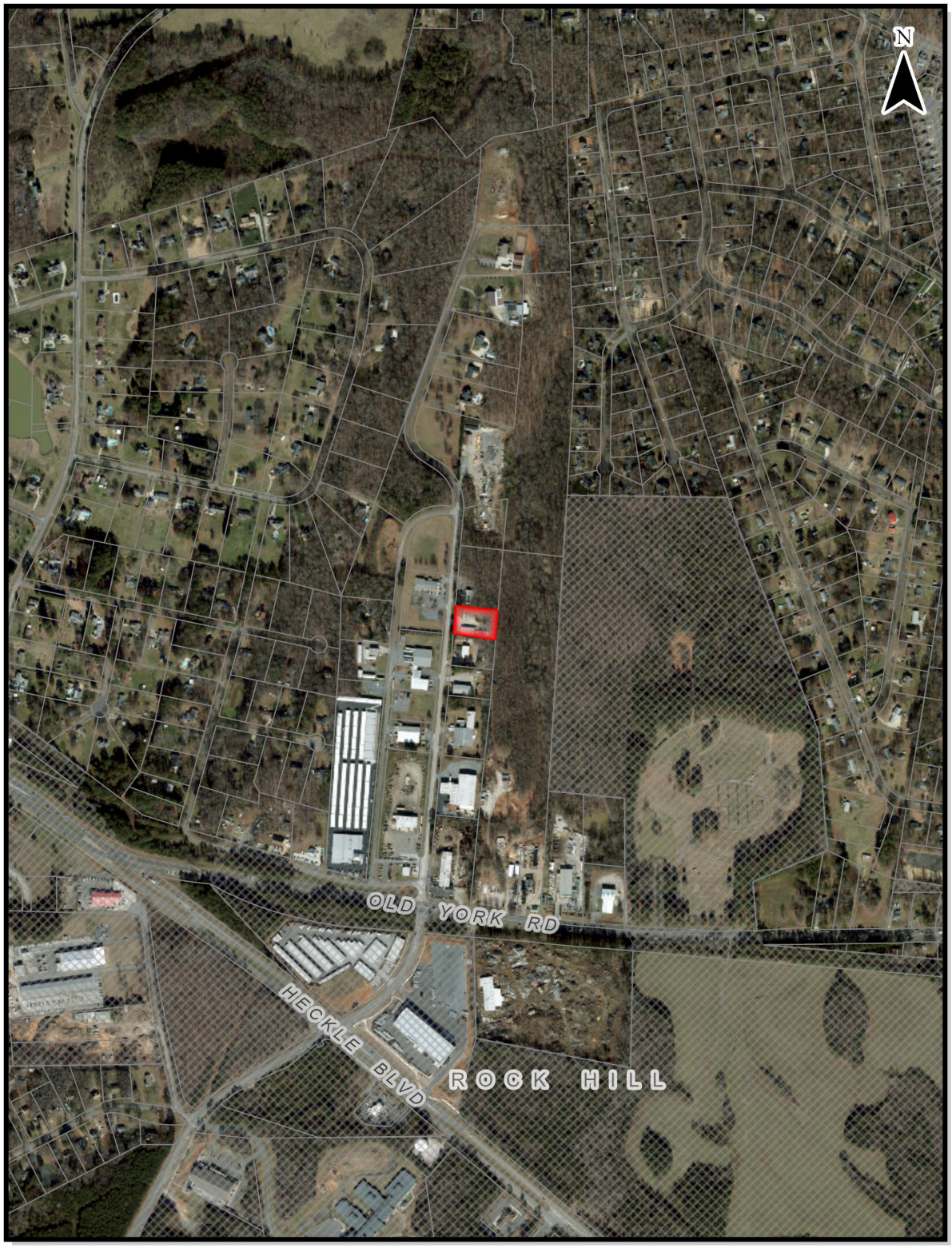
Long Range Planner

(803) 909-7233

Thomas.Newlin@yorkcountygov.com

Attachment: 24-53 PC Packet (8921 : 24-53)

Exhibit C - Aerial Map

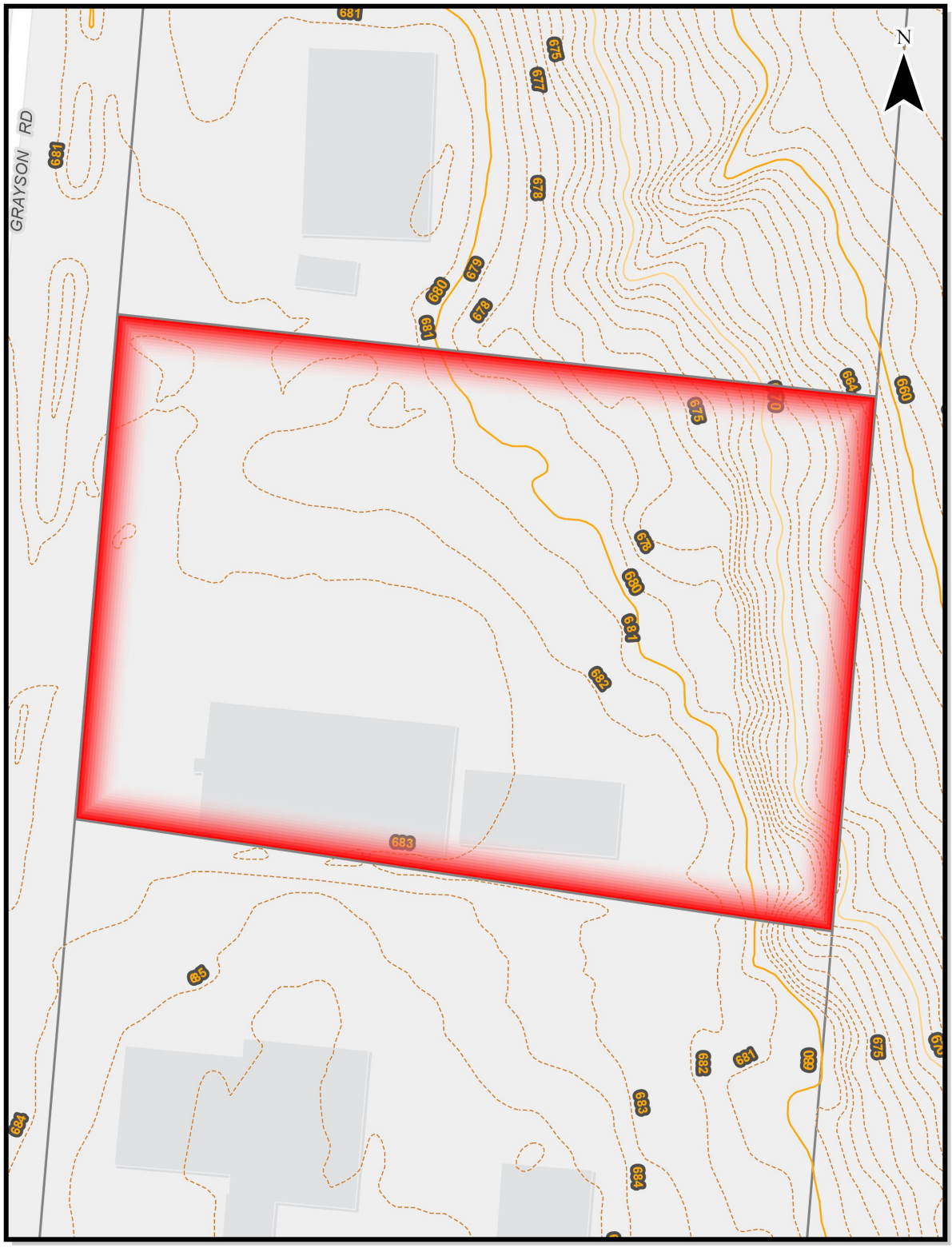


Attachment: 24-53 PC Packet (8921 : 24-53)

Exhibit D - Aerial Map

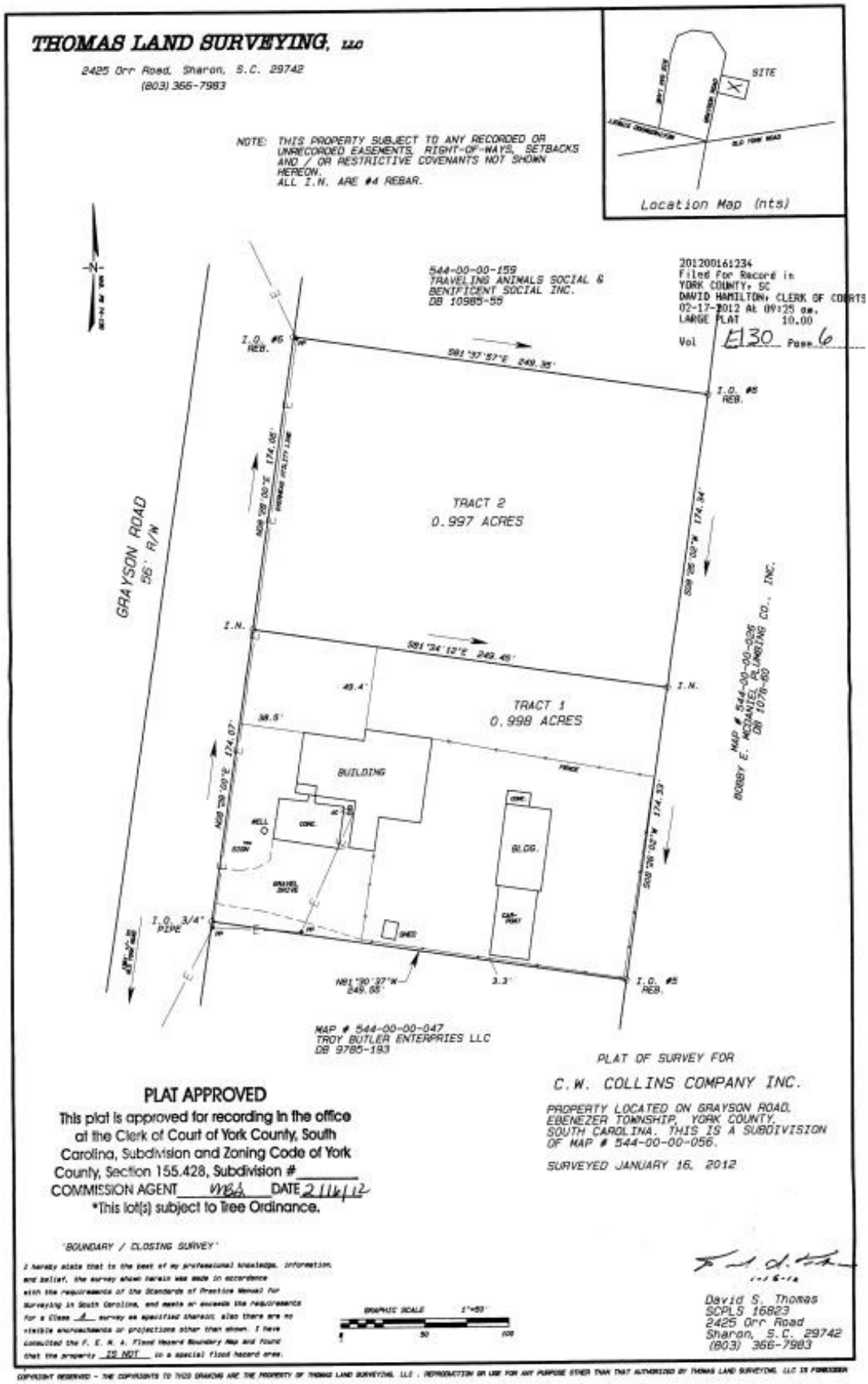
Attachment: 24-53 PC Packet (8921 : 24-53)

Exhibit E - Environmental Map



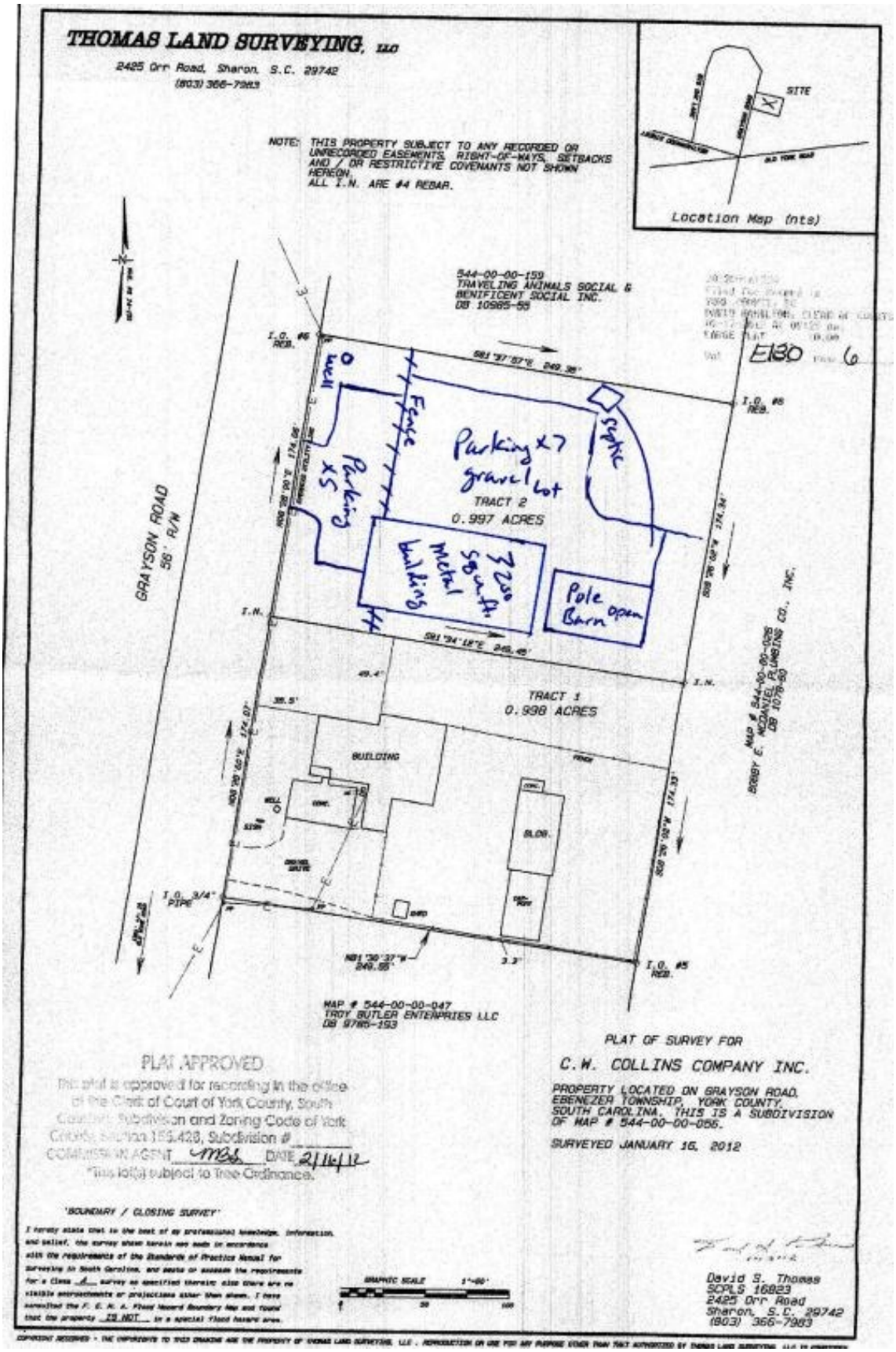
Attachment: 24-53 PC Packet (8921 : 24-53)

Exhibit F - Plat



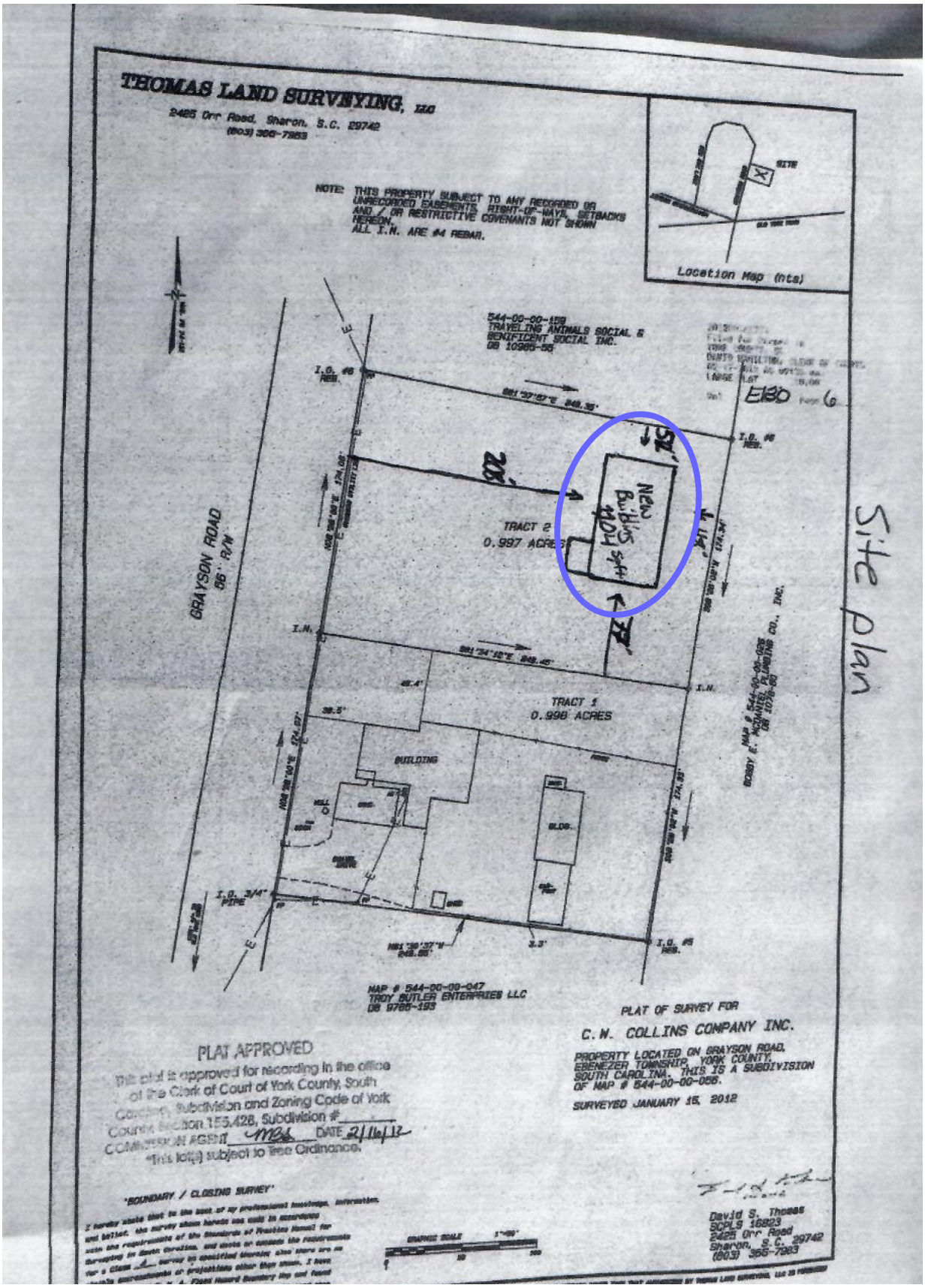
Attachment: 24-53 PC Packet (8921 : 24-53)

Exhibit G - Existing Site Plan



Attachment: 24-53 PC Packet (8921 : 24-53)

Exhibit H - Proposed New Building



Attachment: 24-53 PC Packet (8921 : 24-53)

YORK COUNTY
REZONING APPLICATION

APPLICANT AND OWNER INFORMATION

APPLICANT NAME(S): PPC Properties LLC / Benjamin Howell

ADDRESS: 4316 Walnut Ridge Rd Rock Hill SC 29732

PHONE: 803-328-2811 (WORK) _____ (HOME) 803-242-4554 (MOBILE)

EMAIL ADDRESS: ben@precisionplumbingandhvac.com

PROPERTY OWNER NAME(S): PPC Properties / Benjamin Howell

ADDRESS: 4316 Walnut Ridge Rd Rock Hill SC 29732

PHONE: 803-328-2811 (WORK) _____ (HOME) 803-242-4554 (MOBILE)

EMAIL ADDRESS: ben@precisionplumbingandhvac.com

PROPERTY INFORMATION

PROPERTY ADDRESS: 184 Grayson Rd Rock Hill SC 29732

PROPERTY TAX MAP #(s): 544-207

LAND AREA (ACRES) TOTAL: .997 AREA TO BE REZONED: .997

ZONING CURRENT: HD PROPOSED: LI

2035 LAND USE PLAN DESIGNATION: Residential

CURRENT USE OF PROPERTY: Plumbing & HVAC business

PROPOSED USE OF PROPERTY: Same

TOTAL AREA OF PROPOSED BUILDINGS (COMMERCIAL): 4,400 sqft.

TOTAL # OF DWELLING UNITS (RESIDENTIAL): 0

UTILITY PROVIDERS WATER: Well SEWER: Septic

SCHOOL DISTRICT: 3 COUNTY COUNCIL DISTRICT: 2

Attachment: 24-53 PC Packet (8921 : 24-53)

SUPPLEMENTAL QUESTIONS

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

Rezoning to build a storage building without the UD/Commercial stipulations

2. **Are there existing structures on the site?** Yes ☑ No ☐

If yes, please describe: metal building & Pole barn

If this request is granted, will the existing structure(s) remain? Yes ☑ No ☐

If this request is granted, will the use of the structure(s) change? Yes ☐ No ☑

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

3. **Does this request propose to utilize public water and sewer?** Yes ☐ No ☑

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

CERTIFICATION

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

APPLICANT(S) — DATE: 11-3-24

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

PROPERTY OWNER(S) — DATE: 11-3-24

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

APPLICANT(S) — DATE

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

Attachment: 24-53 PC Packet (8921 : 24-53)

PLANNING COMMISSION

REZONING 24-54 TREY EAKIN (APPLICANT) SPRINGLAND INC LLC, L&C LAND HOLDING INC, NEW HORIZON ELECTRIC COOPERATIVE INC. (OWNERS); REQUESTING TO REZONE A 2.759-ACRE PORTION OF THREE PARCELS FROM RUD TO GC. THE SUBJECT PARCELS ARE LOCATED ON HIGHWAY 160 W., FORT MILL. THE PROPERTIES ARE REFERENCED AS TAX MAP NUMBERS 652-00-00-006; -012; -022; COUNCIL DISTRICT 1 - AUDETTE.

Planning Commission November 12, 2024

Case: 24-54 Staff Report

Request Summary

Applicant: Trey Eakin

Property Owner: Springland, Inc., L&C Land-Holding, Inc., New Horizon Electric Cooperative, Inc.

Tax Map Number: 652-00-00-006; -012; -022

Address: 2389 Highway 160 W, Fort Mill

Council District: 1 - Audette

Requested Action: Rezone +/- 2.759 acres from RUD to GC

Staff Planner: Thomas Newlin

Staff Recommendation: Approval

Project Description

The request is to rezone 2.759 acres of three parcels from Rural Development (RUD) to General Commercial (GC) in order to construct a convenience store, with fuel center and car wash facilities.

Consistency with the Comprehensive Plan

The subject parcels are designated with the *Single Family Residential* future land use in the *York Forward* 2035 Comprehensive Plan. The designation is described as places comprised primarily of single-family detached homes on large lots in residential subdivisions that exhibit a rural or suburban character. Small-scale office and civic uses are located at major street intersections or adjacent to similar uses and are designed to blend in with the residential character of the area.

The requested rezoning aligns with the land use designation of the York County 2035 Future Land Use map. Non-residential uses including businesses such as convenience stores, fuel centers, and car washes can be characteristic of the *Single Family Residential* designation when located at major intersections such as that at Highway 160 W and Dam Road. Parcels in the vicinity are also zoned GC with similar land uses around the intersection.

Attachment: 24-54 PC Packet (8922 : 24-54)

Staff Analysis

Property Description

The portions of the three parcels to be rezoned total approximately 2.759 acres. The property is heavily wooded and the head of a stream that flows into the Catawba River is present. Portions of the subject area contain significant elevation changes. Otherwise the property is vacant. This section of Highway 160 serves as a major commercial corridor for the Fort Mill community.

Table 1: Property Context

PROXIMITY	CURRENT LAND USE	CURRENT ZONING	2035 LAND USE PLAN RECOMMENDATION
NORTH	Commercial, Residential	GC/RMX-20	Neighborhood Residential
SOUTH	Vacant	RUD	Single Family Residential
EAST	Office and Institutional	OI	Single Family Residential
WEST	Park and Recreation	PUD (TC)	City of Tega Cay

Zoning and Land Use History

- July 22, 1986: Parcels originally zoned RUD.
- July 31, 1987 Recorded current plat of parcel TM# 652-022 (PB 88, PG 57)
- October 24, 1989: Recorded current plat of parcel TM# 652-006 (PB 106, PG 176).
- October 22, 1991: Recorded current deed of parcel TM# 652-006 (RB 326, PG 81).
- January 6, 1998 Recorded current deed of parcel TM# 652-022 (RB 2096, PG 229)
- March 13, 2013: Recorded current plat of property TM# 652-012 (PB 148, PG 100).
- May 17, 2013: Recorded current deed of property TM# 652-012 (RB 13424, PG 120).

Rezoning Request

The applicant is requesting to rezone approximately 3 acres from RUD to GC.

- *Current Zoning: RUD*: This district is intended to protect and preserve areas of the County that are presently rural or agricultural in character and use, and serves to discourage rapid growth while allowing growth through orderly use and timely transition of rural areas.
- *Proposed Zoning: GC:* This district is intended to provide for areas where large-scale commercial and business development may occur, is designed to support regional shopping centers and business complexes of greater scale and intensity than permitted by the Neighborhood Commercial and Office and Institutional Districts, and accommodates a wide range of business and commercial uses, generally clustered for “cumulative attraction” and optimum accessibility.

Table 2: Zoning District Comparison

	CURRENT ZONING: RUD	PROPOSED ZONING: GC
MINIMUM LOT SIZE	1 Acre	None
PERMITTED LAND USES	Agriculture, Single family residential	General retail, office, services

Attachment: 24-54 PC Packet (8922 : 24-54)

Exhibit A - Existing Zoning Map

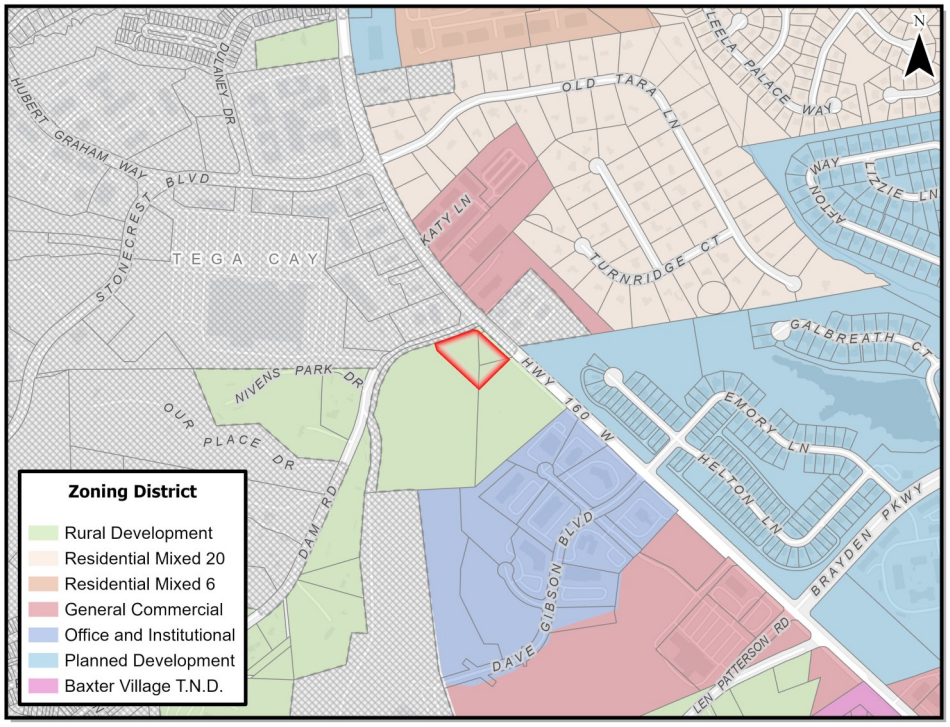
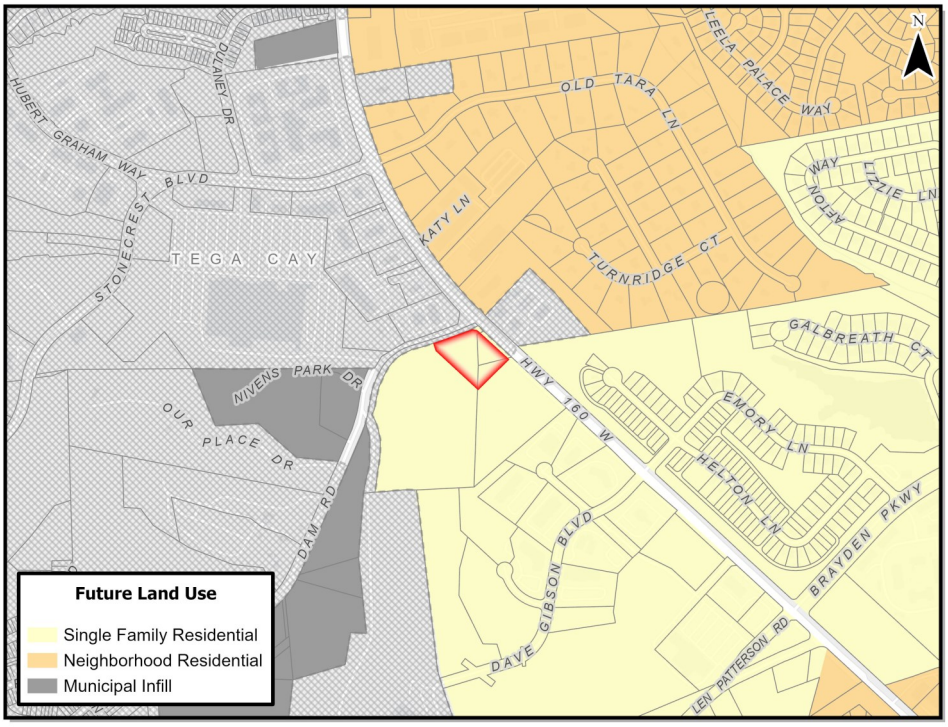


Exhibit B - 2035 Land Use Plan



Attachment: 24-54 PC Packet (8922 : 24-54)

FINDINGS

Per Section 155.1139 of the York County Code of Ordinances, the Planning Commission must consider the following factors when making a recommendation on any proposed amendment to the zoning map.

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

The subject parcels are designated with the *Single Family Residential* future land use in the *York Forward* 2035 Comprehensive Plan. The designation is described as places comprised primarily of single-family detached homes on large lots in residential subdivisions that exhibit a rural or suburban character. Small-scale office and civic uses are located at major street intersections or adjacent to similar uses and are designed to blend in with the residential character of the area.

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

The requested rezoning aligns with the land use designation of the York County 2035 Future Land Use map. Non-residential uses including businesses such as convenience stores, fuel centers, and car washes can be characteristic of the *Single Family Residential* designation when located at major intersections such as that at Highway 160 W and Dam Rd. Parcels in the vicinity are also zoned GC with similar land uses around the intersection.

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 as they are currently developed. There are nearby parcels in the same zoning district and similar uses.

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

The scale of development is compatible with surrounding land uses. The adjacent parcel is an existing convenience store with gasoline sales.

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

This request will not result in additional residential development, therefore there is no impact on the public school facilities.

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

The property is located within the York County utility services area and will use public water and sewer utilities.

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

The area to be rezoned has frontage on Highway 160, which is maintained by SCDOT as S-160. It is designated as a principal arterial with an average daily volume of 38,700 trips. The section of Highway 160 near the subject parcel is a paved, four-lane roadway with a striped median and a posted speed limit of 45 mph. The area also has frontage on Dam Road, which is maintained by SCDOT as S-99. It is designated as a major collector with an average volume of

Attachment: 24-54 PC Packet (8922 : 24-54)

5,000 trips per day. Dam Road is a paved, two-lane roadway with a stiped median and a posted speed limit of 35 mph. The intersection of Highway 160 and Dam Road is signalized.

The applicant is proposing to construct a convenience store with gasoline sales. During the civil construction review process, a traffic study will be required to evaluate the impacts this development will have on the transportation network.

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

Staff recommends the following condition as part of the rezoning.

1. The property must be subdivided so that no more than one zoning district is applied to a parcel. An approved subdivision plat encompassing the portion of the property zoned RUD and the portion zoned GC 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: December 2, 2024
- County Council (First Reading): December 2, 2024
- County Council (Second Reading): December 16, 2024
- County Council (Third Reading): January 6, 2025

Planning and Development Staff Contact

Thomas Newlin

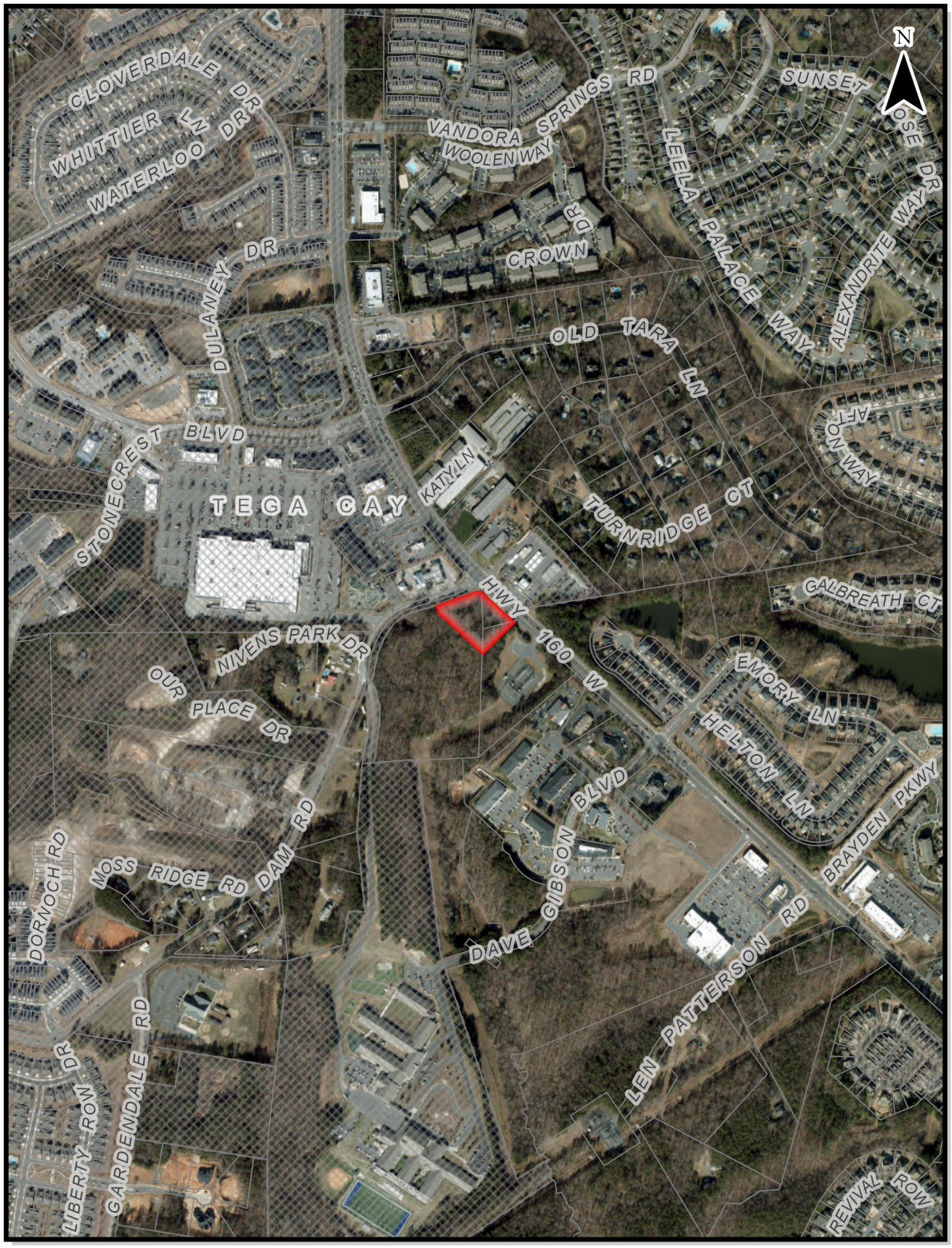
Long Range Planner

(803) 909-7233

Thomas.Newlin@yorkcountygov.com

Attachment: 24-54 PC Packet (8922 : 24-54)

Exhibit C - Aerial Map

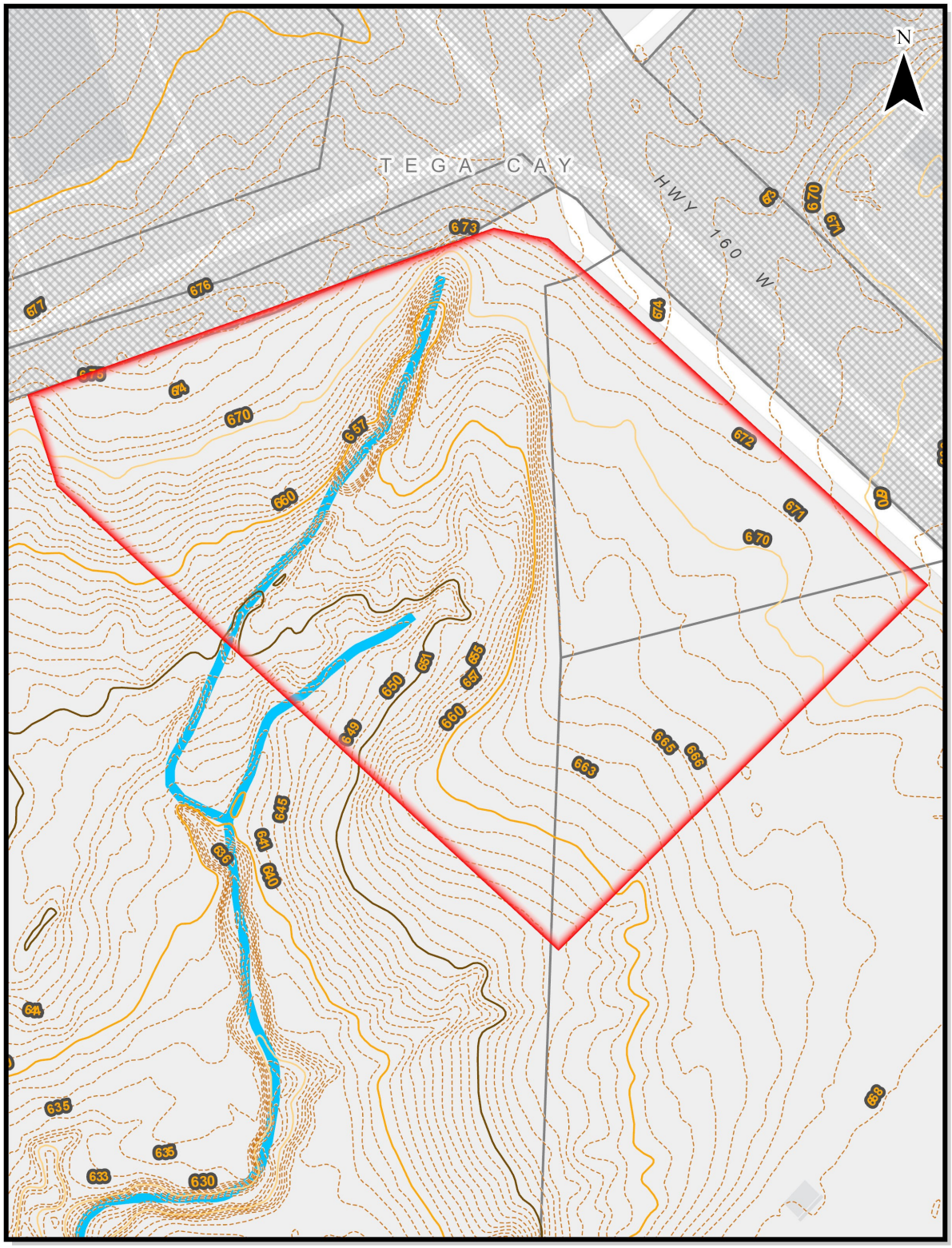


Attachment: 24-54 PC Packet (8922 : 24-54)

Exhibit D - Aerial Map

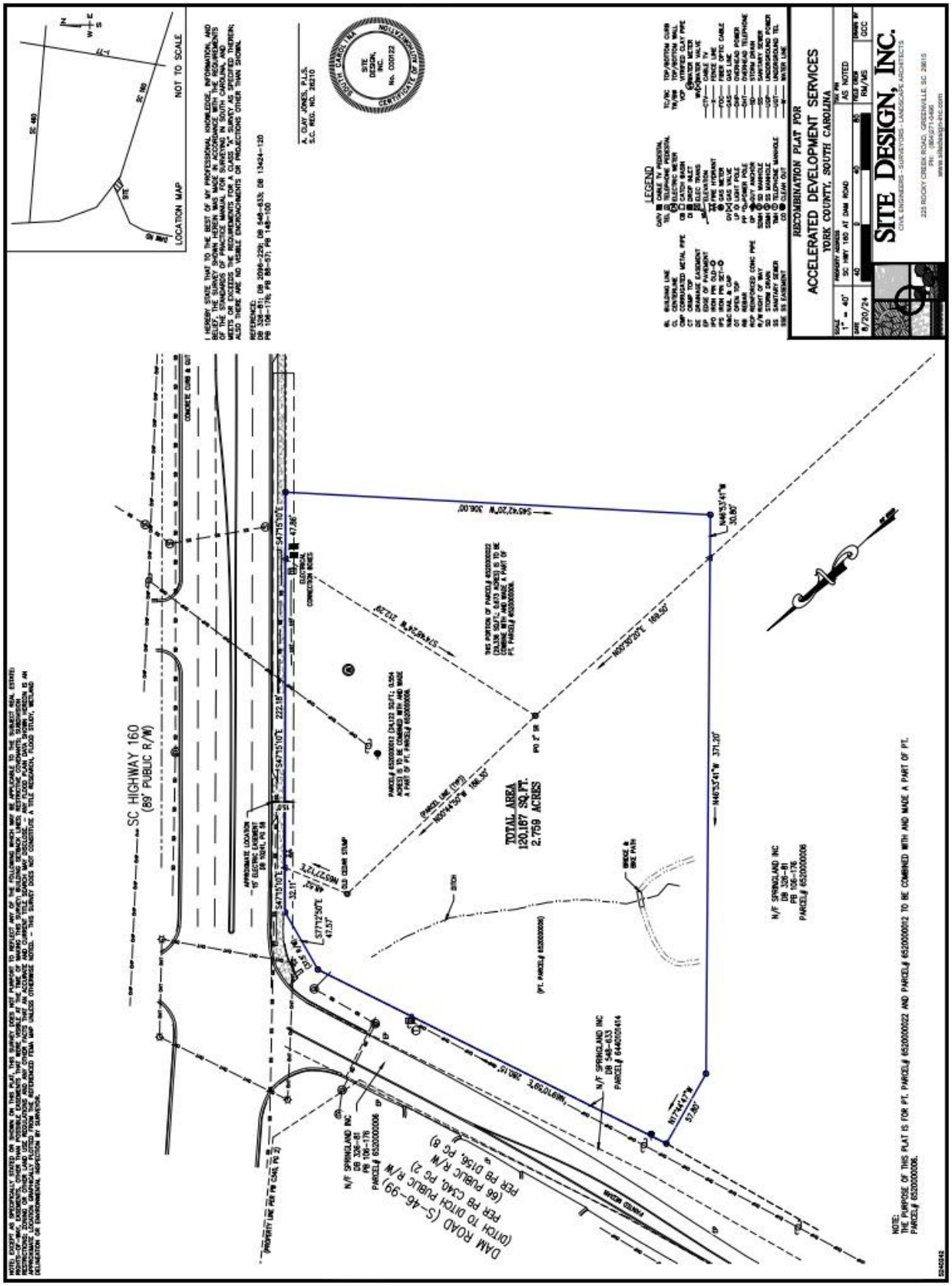
Attachment: 24-54 PC Packet (8922 : 24-54)

Exhibit E - Environmental Map



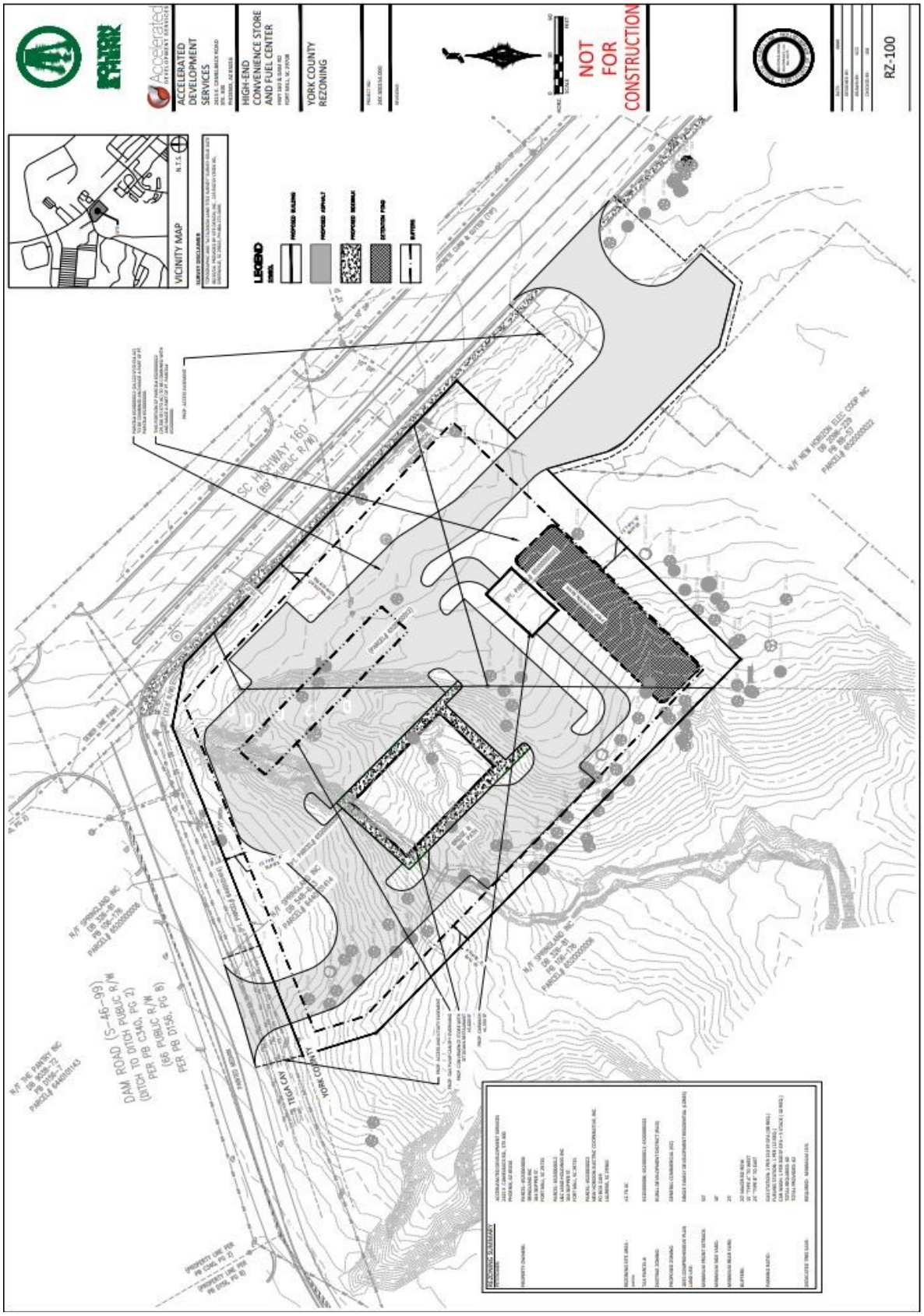
Attachment: 24-54 PC Packet (8922 : 24-54)

Exhibit F - Proposed Subdivision



Attachment: 24-54 PC Packet (8922 : 24-54)

Exhibit G - Proposed Site Plan



Attachment: 24-54 PC Packet (8922 : 24-54)

YORK COUNTY
REZONING APPLICATION

APPLICANT AND OWNER INFORMATION

APPLICANT NAME(S): Trey Eakin

ADDRESS: 2415 E Camelback Rd, Phoenix, AZ 85016

PHONE: 602-682-8188 (WORK) _____ (HOME) 602-370-3336 (MOBILE)

EMAIL ADDRESS: trey@acceleratteddevco.com

PROPERTY OWNER NAME(S): Springland, Inc., L&C Land Holding, Inc.; New Horizon Electric Cooperative, Inc.

ADDRESS: 312 N White St, Fort Mill, SC 29715; P.O. Box 1169

PHONE: 803-548-6884 (WORK) _____ (HOME) _____ (MOBILE)

EMAIL ADDRESS: krobusto@clearspringsdev.com; asullivan@springsco.com; bsmith@newhorizonelectric.com

PROPERTY INFORMATION

PROPERTY ADDRESS: SWC Hwy 160 & Dam Rd

PROPERTY TAX MAP #(s): 6520000006; 12; 22

LAND AREA (ACRES) TOTAL: 2.759 AREA TO BE REZONED: 2.759

ZONING CURRENT: RUD PROPOSED: GC

2035 LAND USE PLAN DESIGNATION: Single Family Residential

CURRENT USE OF PROPERTY: Vacant Land

PROPOSED USE OF PROPERTY: Convenience Store w/ Rest., Fueling Station and Car Wash

TOTAL AREA OF PROPOSED BUILDINGS (COMMERCIAL): 6,930 SF

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

UTILITY PROVIDERS WATER: York County SEWER: York County

SCHOOL DISTRICT: Fort Mill COUNTY COUNCIL DISTRICT: 1

Attachment: 24-54 PC Packet (8922 : 24-54)

SUPPLEMENTAL QUESTIONS

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

See enclosed narrative.

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.

William J Ellis 10.07.24

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.

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.

Attachment: 24-54 PC Packet (8922 : 24-54)

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:

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

Staff may request additional information as part of the application

OFFICE USE ONLY

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

DATE RECEIVED: _____ RECEIPT #: _____

APPLICATION RECEIVED BY: _____

APPLICATION REVIEWED BY: _____

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

Attachment: 24-54 PC Packet (8922 : 24-54)

Tax Map Number: 652-00-00-012 (L+C)
652-00-00-006 + 644-01-01-414 (Springland)

CERTIFICATION

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

PRINT NAME(S)

APPLICANT(S) DATE

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

Alex Sullivan, as VP of L+C and Springland

PRINT NAME(S)

L+C Land Holdings, Inc. (652-00-00-012)
Springland, Inc. (652-00-00-006) 644-01-01-414 10-3-24

PROPERTY OWNER(S) DATE

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

APPLICANT(S) DATE

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

Attachment: 24-54 PC Packet (8922 : 24-54)

Tax Map Number: **0.67-acre Portion of TMS# 652-00-00-022**

CERTIFICATION

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

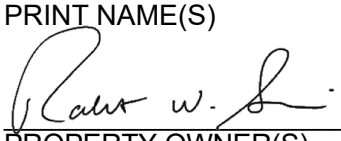
PRINT NAME(S)

APPLICANT(S) DATE

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

Robert W. Smith, President & CEO of New Horizon Electric Cooperative, Inc.

PRINT NAME(S)



10/10/2024

PROPERTY OWNER(S) DATE

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

APPLICANT(S) DATE

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

Attachment: 24-54 PC Packet (8922 : 24-54)

2415 E. Camelback Rd
Suite 400
Phoenix, AZ 85016
(602) 682-8100

acceleratedevelopment.com

Accelerated
DEVELOPMENT SERVICES

Attn: Diane Dil
Planning and Department
York County Government

October 7, 2024

RE: Justification Letter – Proposed High-End Convenience and Fuel Center located at the southwest corner of Highway 160 and Dam Rd in York County, South Carolina ("Property")

Dear Diane,

Accelerated Development Services (the "Applicant"), on behalf of Springland, Inc., L&C Land Holdings, Inc., and New Horizon Electric Cooperative, Inc. (collectively, the "Land Owners"), proposes the development of a high-end convenience and fuel center (the "Project") on approximately +/-2.759 net acres at the southwest corner of Highway 160 and Dam Rd in York County, South Carolina, as depicted in the enclosed site plan.

The Project will feature a modern, approximately 5,600 square foot convenience store with an integrated, sit-down restaurant offering a premium dining experience. The facility will include six fueling pumps under a canopy and a separate 1,330 square foot automated car wash with a drive-through facility. The Project is designed to maintain existing South Carolina Department of Transportation (SCDOT) access from Highway 160 with a primary, shared-access driveway on the adjacent New Horizon property to the south. A secondary, full-access driveway is planned for Dam Rd which will utilize access easements across tax map #6440101414, which is a strip of land owned by Springland, Inc. (the "Land Strip"). The Land Strip is not included in the Property. Shared access easements will be established between the Landowners.

The York County Comprehensive Plan currently designates the Project for Single Family Residential land use. The existing zoning district is Rural Residential (RUD). There are no additional overlay zoning designations applicable to the Project.

Gold Hill Elementary School formerly used the Land Strip to access Dam Rd. It is not zoned, located within the Tega Cay jurisdiction, and is not included in this rezoning request.

The Applicant proposes a rezoning to General Commercial (GC) to facilitate the Project's development. The following findings establish a strong justification for granting the proposed rezoning:

1. The Property is located at the corner of Dam Road and S.C. Highway 160, one of the busiest traffic corridors in the County, and the recipient of substantial public infrastructure investment through the County's Pennies for Progress program.

Attachment: 24-54 PC Packet (8922 : 24-54)

2. Although currently zoned RUD, the site is located adjacent to large scale commercial development in the City of Tega Cay including Walmart. Circle K and numerous commercial retail outparcels in the Greystone Crossing Shopping Center.
3. The York County Comprehensive Plan contemplates nonresidential uses located at major intersections such as this location, or next to similar existing uses.
4. In addition to the adjacent Tega Cay commercial uses, the Project is surrounded by commercial and business uses in the County, as well as higher density residential development, including properties zoned GC (General Commercial), PD (Planned Development) and OI (Office and Institutional), and would be consisted with such uses.
5. Current RUD zoning would allow development of single-family residential homes with a density of 1 du/ac in an area already saturated with residential development.
6. The proposed rezoning and use will provide needed service amenities including sit-down dining and convenience store retail consistent with and complementary to the existing uses in the area.

We are confident that the Project aligns with the long-term vision for York County and respectfully request your favorable consideration of the proposed rezoning.

If you have any questions regarding this justification letter, please contact me at 602-682-8188 or via email at trey@acceleratteddevco.com.

Our team is looking forward to your expedited response.

Sincerely,

Trey Eakin
Executive Vice President
Accelerated Development Services

Attachments

Cc: Jake Palmer (via email)
Dan Ballou (via email)
Jacob Bachman (via email)

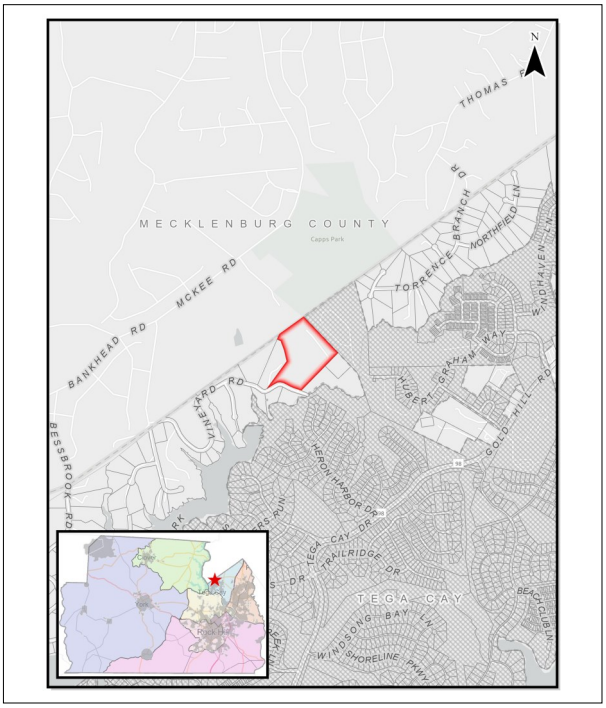
Attachment: 24-54 PC Packet (8922 : 24-54)

PLANNING COMMISSION

REZONING 24-55 CODY COOPER (APPLICANT) CODY COOPER AND CICI CARTER (OWNERS); REQUESTING TO REZONE A 15.15-ACRE PARCEL FROM RSF-40 TO RUD. THE SUBJECT PARCEL IS LOCATED AT 2354 VINEYARD ROAD, FORT MILL. THE PROPERTY IS REFERENCED AS TAX MAP NUMBER 645-00-00-019; COUNCIL DISTRICT 1 - AUDETTE.

Planning Commission November 12, 2024

Case: 24-55 Staff Report



Request Summary

Applicant: Cody Cooper

Property Owner: Cody Cooper & Cici Carter

Tax Map Number: 645-00-00-019

Address: 2354 Vineyard Rd, Fort Mill

Council District: 1—Audette

Requested Action: Rezone +/- 15.15 acres from RSF-40 to RUD

Staff Planner: Thomas Newlin

Staff Recommendation: Deny

Project Description

The applicant is requesting to rezone a 15.15-acre parcel from Residential Single Family 40 (RSF-40) to Rural Development (RUD). The purpose of the request is to allow chickens and livestock on the parcels. The property is currently under a Code Enforcement notice of violation for the keeping of chicken and livestock. If approved, this rezoning request will resolve the violation.

Consistency with the Comprehensive Plan

The subject parcel is designated with the *Single Family Residential* future land use in the *York Forward* 2035 Comprehensive Plan. The designation is described as places comprised primarily of single-family detached homes on large lots in residential subdivisions that exhibit a rural or suburban character. Small-scale office and civic uses are located at major street intersections or adjacent to similar uses and are designed to blend in with the residential character of the area.

The rezoning request is not consistent with the Future Land Use Map, as the *York Forward* 2035 Comprehensive Plan recommends that this area retain the existing RSF zoning designation. The intent of the current zoning and the FLU designation is to limit those uses that are more appropriate in a rural setting, such as the rearing of livestock, from these zones to mitigate potential negative externalities that may impact adjacent properties. This corridor formed between the City of Tega Cay and Mecklenburg County jurisdictions is entirely RSF-40. This rezoning could be considered spot zoning.

Attachment: 24-55 PC Packet (8923 : 24-55)

Staff Analysis

Property Description

The 15.15 acre subject parcel has a single family residence, barn, chicken coop, goat house, tennis court, and blacktop for outdoor fitness. These structures are clustered along the south and east edge of the parcel, and the central and western portions of the property is vacant with sparse tree cover where a stream runs.

Table 1: Property Context

PROXIMITY	CURRENT LAND USE	CURRENT ZONING	2035 LAND USE PLAN RECOMMENDATION
NORTH	Residential/Vacant	(MC)	Mecklenburg County
SOUTH	Residential	R-10 (TC)	City of Tega Cay
EAST	Residential	PUD—R-6 (TC)	City of Tega Cay
WEST	Residential	RSF-40	Single Family Residential

Zoning and Land Use History

- July 22 1986: Subject parcel was originally zoned RSF-40.
- January 17, 2000: Recorded current plat of parcel TM# 645-19 (PB B202, PG 4).
- March 25, 2024: Recorded current deed of parcel TM# 645-19 (DB 21220, PG 391).

Rezoning Request

The applicant is requesting to rezone approximately 15.15 acres from RSF-40 to RUD

- *Current Zoning District: Residential Single Family 40 (RSF-40). This district accommodates detached single-family residential uses and compatible institutional and non-residential land uses on lots generally with a minimum area of 40,000 square feet, is designed to preserve and protect the character of existing large-lot residential subdivisions in areas transitioning from rural to suburban development patterns, and is intended to encourage residential development that complements the character of large-lot residential subdivisions.*
- *Proposed Zoning District: Rural Development (RUD). This district is intended to protect and preserve areas of the County that are presently rural or agricultural in character and use, and serves to discourage rapid growth while allowing growth through orderly use and timely transition of rural areas.*

Table 2: Zoning District Comparison

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

Attachment: 24-55 PC Packet (8923 : 24-55)

Exhibit A - Existing Zoning Map

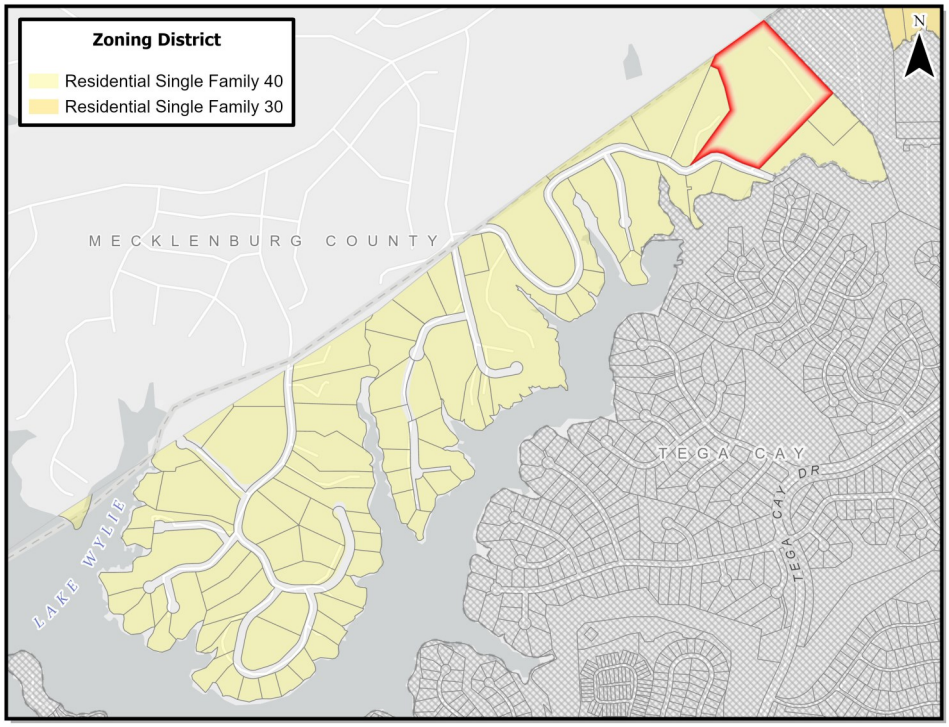
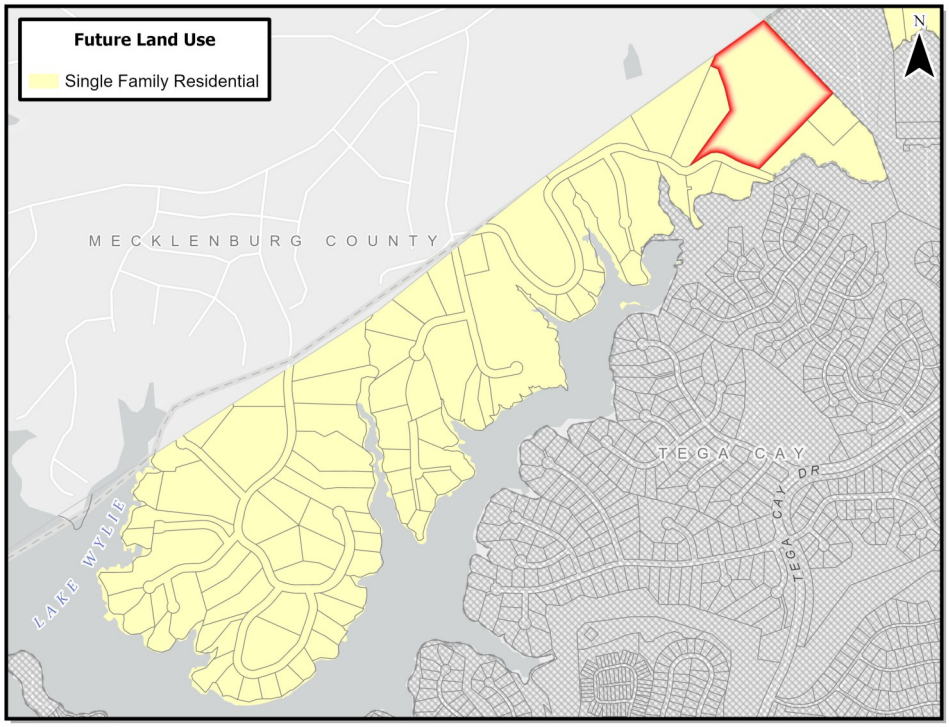


Exhibit B - 2035 Land Use Plan



Attachment: 24-55 PC Packet (8923 : 24-55)

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 *Single Family Residential* future land use in the *York Forward* 2035 Comprehensive Plan. The designation is described as places comprised primarily of single-family detached homes on large lots in residential subdivisions that exhibit a rural or suburban character. Small-scale office and civic uses are located at major street intersections or adjacent to similar uses and are designed to blend in with the residential character of the area.

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

The rezoning request is not consistent with the Future Land Use Map, as the *York Forward* 2035 Comprehensive Plan recommends that this area retain the existing RSF zoning designation. The intent of the current zoning and the FLU designation is to limit those uses that are more appropriate in a rural setting, such as the rearing of livestock, from these zones to mitigate potential negative externalities that may impact adjacent properties. The corridor formed between the City of Tega Cay and Mecklenburg County jurisdictions is entirely RSF-40. This rezoning could be considered spot zoning.

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

Some of the allowed uses of the proposed zoning district are incompatible with the surrounding area. The intention of residential districts such as RSF-40 is to prevent residences from being affected by properties with uses that may generate noise, odors, dust, light, and other impacts. The requested rezoning permits the right to farm, exposing the adjacent dwellings to such impacts.

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

There is no proposed new development at this time, therefore the scale of the parcel will not change.

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

The applicant does not intend any new development at this time, therefore there will be no impact on the public school facilities.

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

The property is located within York County's utility service area, but utilizes public 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 Vineyard Road, which is maintained by York County.

Attachment: 24-55 PC Packet (8923 : 24-55)

It is designated as a local roadway and does not have daily traffic volume data. Vineyard Road is a paved, two-lane unstriped roadway with a posted speed limit of 25 mph. Vineyard Road intersects with McKee Road in North Carolina.

The applicant is proposing to allow the raising and keeping of animals, so there should be minimal impact to the transportation network.

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

Staff does not recommend any conditions as part of this request.

Next Steps

The rezoning request is anticipated to follow the process below:

- Public Hearing: December 2, 2024
- County Council (First Reading): December 2, 2024
- County Council (Second Reading): December 16, 2024
- County Council (Third Reading): January 6, 2025

Planning and Development Staff Contact

Thomas Newlin

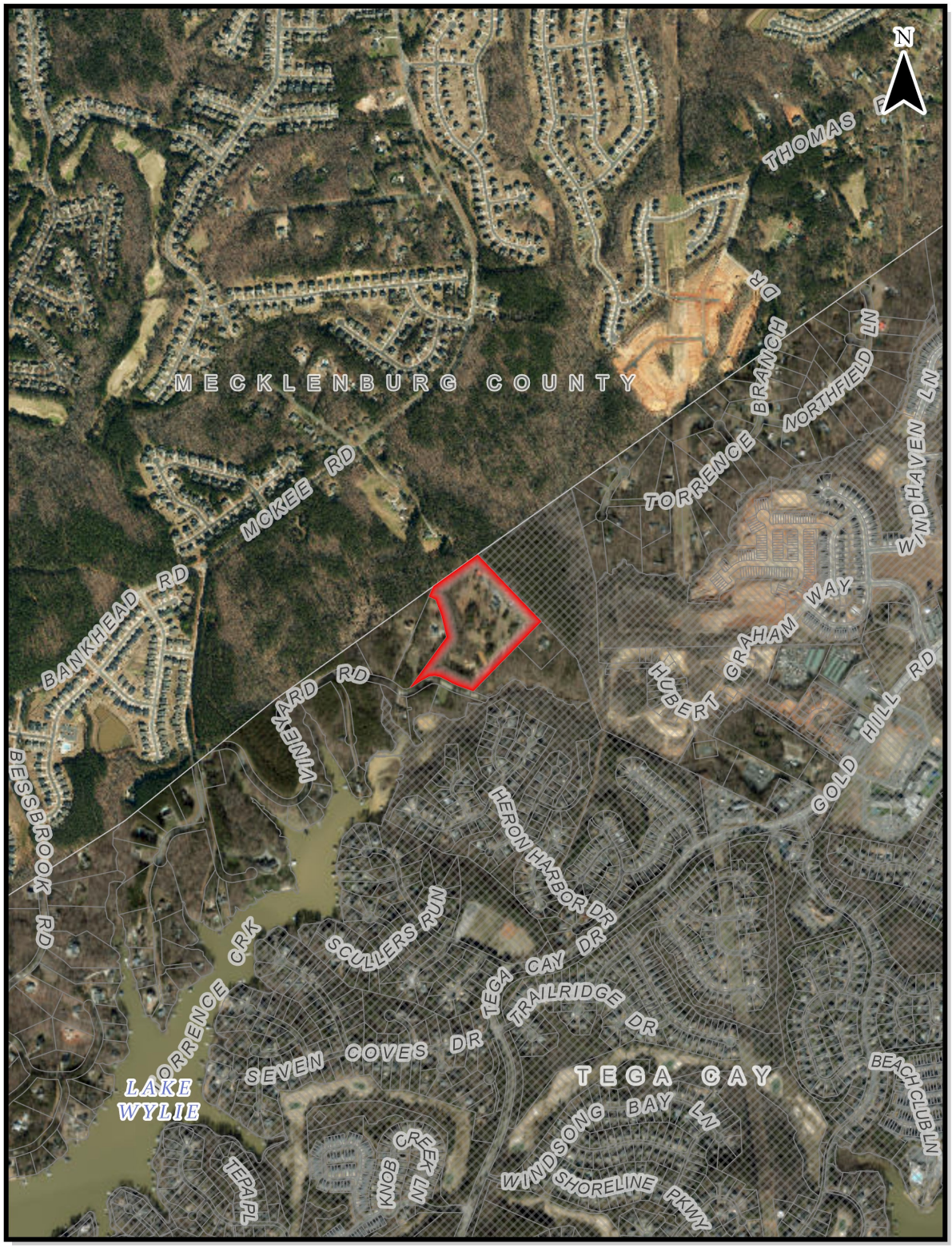
Long Range Planner

(803) 909-7233

Thomas.Newlin@yorkcountygov.com

Attachment: 24-55 PC Packet (8923 : 24-55)

Exhibit D - Aerial Map

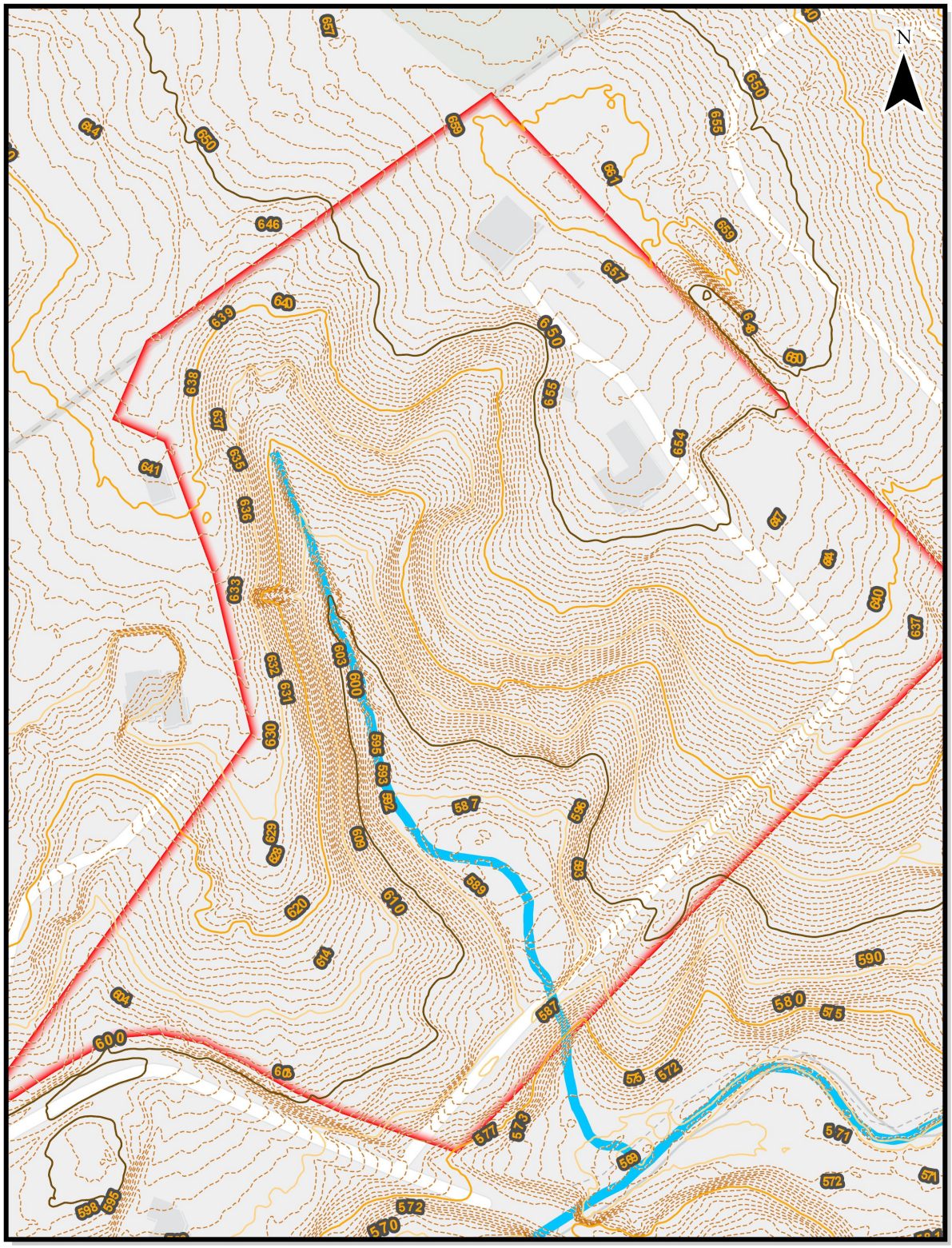


Attachment: 24-55 PC Packet (8923 : 24-55)

Exhibit E - Aerial Map—Parcel

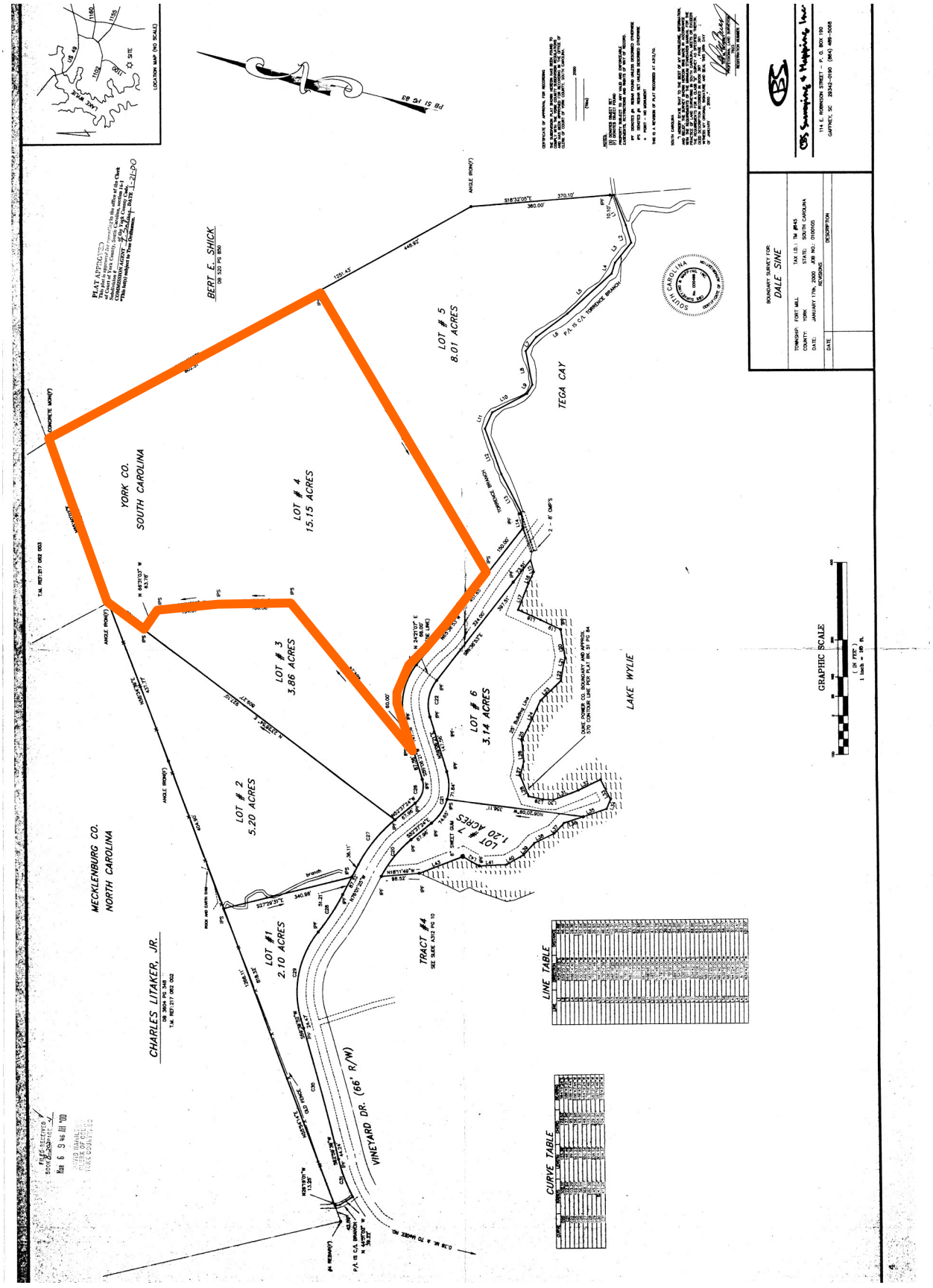
Attachment: 24-55 PC Packet (8923 : 24-55)

Exhibit F - Environmental Map



Attachment: 24-55 PC Packet (8923 : 24-55)

Exhibit G - Plat



Attachment: 24-55 PC Packet (8923 : 24-55)

YORK COUNTY
REZONING APPLICATION

APPLICANT AND OWNER INFORMATION

APPLICANT NAME(S): Cody Cooper

ADDRESS: 2354 Vineyard Rd. Fort Mill SC 29708

PHONE: 585-261-1386 (WORK) " (HOME) " (MOBILE)

EMAIL ADDRESS: cody@ccbrands.me

PROPERTY OWNER NAME(S): Cody Cooper and Cici Carter

ADDRESS: 2354 Vineyard Rd

PHONE: 585-261-1386 (WORK) " (HOME) " (MOBILE)

EMAIL ADDRESS: cody@ccbrands.me

PROPERTY INFORMATION

PROPERTY ADDRESS: 2354 Vineyard Rd. Fort Mill SC 29708

PROPERTY TAX MAP #(s): 6450000019

LAND AREA (ACRES) TOTAL: ~~10.80~~ 15.15 AREA TO BE REZONED: ~~10.80~~ 15.15

ZONING CURRENT: ~~RSF-40~~ RSF-40 PROPOSED: RUD

2035 LAND USE PLAN DESIGNATION: Single family Residential

CURRENT USE OF PROPERTY: Primary Residence and Farm

PROPOSED USE OF PROPERTY: Primary Residence and Farm

TOTAL AREA OF PROPOSED BUILDINGS (COMMERCIAL): 0

TOTAL # OF DWELLING UNITS (RESIDENTIAL): 1

UTILITY PROVIDERS WATER: Well SEWER: Septic

SCHOOL DISTRICT: 4 COUNTY COUNCIL DISTRICT: ~~York~~ 1

Attachment: 24-55 PC Packet (8923 : 24-55)

SUPPLEMENTAL QUESTIONS

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

The reason for this rezoning application is to operate our small farm with a small herd of Highland cows, a few goats and chickens.

We purchased property for this purpose as it was operated this way for the past 17 years by the previous owners

2. **Are there existing structures on the site?** Yes (●) No ( )

   If yes, please describe: Single Family residence, Barn, Chicken Coop/Goat 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.

APPLICANT(S) — DATE: 9/9/24

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

PROPERTY OWNER(S) — DATE: 10/3/24

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

APPLICANT(S) — DATE: 9/9/24

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

Attachment: 24-55 PC Packet (8923 : 24-55)

REZONING APPLICATION CHECKLIST

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

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

Staff may request additional information as part of the application

OFFICE USE ONLY

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

DATE RECEIVED: _____ RECEIPT #: _____

APPLICATION RECEIVED BY: _____

APPLICATION REVIEWED BY: _____

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

Attachment: 24-55 PC Packet (8923 : 24-55)

Dear York County,

We are writing this letter to explain our circumstances and reasons for this request to be rezoned. Thank you for your time and careful attention to our application.

We purchased our farm back in April of 2024. With 14 acres of rolling hills and lush pastures, it was the perfect small farm property we had been looking for to settle down with our family. At that time, we were told the property was zoned Agricultural. Unfortunately, we didn't take the initiative to confirm this with the county because we had no reason to believe otherwise based on its use for the previous 20 years. Since the farm was built in the early 2000's, it had operated as a farm as if it was zoned AGC for the previous two owners. I believe the people we purchased the farm from also believed it was zoned AGC. For the years they lived here, they had upwards of 6 horses, a lot of chickens, guinea hens, goats and potentially more farm animals I'm not aware of. Prior to them, the original owners also had 6-7 horses and other farm animals. They also boarded horses, and from the looks of some signage that was left hanging, they ran some sort of equestrian business.

All that being said, we never thought it would be an issue for us to pick up where they left off. We bought the farm to pursue our dream of combining our passion for health and wellness with the farm life. We are avid fitness enthusiasts, so we built a modern outdoor fitness area where there was once an old dilapidated basketball court (previous owners used it as a parking lot for boats, an RV, and trailers). We also fixed up the barn and chicken coop. We got some chickens, 2 goats, 1 Dexter cow and 3 Scottish Highland cows. We are looking forward to becoming more integrated with our community by donating eggs and fresh produce, opening our doors for fun farm experiences and offering educational opportunities to children in the area. We have made significant improvements to the property over the past 6 months and we keep our farm very clean and maintained.

It would be a shame to see this farm go to waste by limiting its potential. If this rezoning request is not approved, the property will be severely devalued and we would be forced to move. It would most likely result in the land being developed with multiple houses like so many other properties in the county. Based on feedback from our neighbors and surrounding communities, they would prefer to see us continue operating as a farm. Everyone we have spoken to assumed it was already zoned as an agricultural property anyway. We are getting letters of support from all our neighbors. I hope this helps paint a full picture of the situation and that the county and its council will see this as a positive change to our zoning.

Thank you again for your time and careful consideration.

Sincerely,
Cody and Cici Cooper
Property Owners

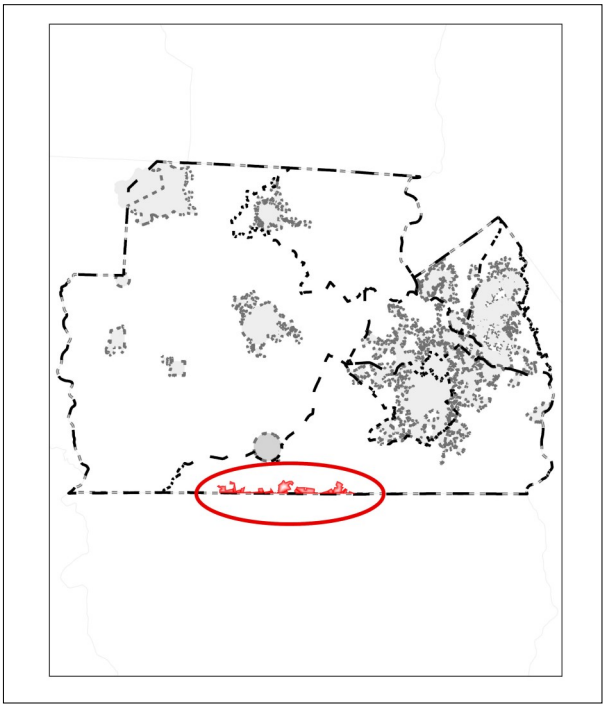
Attachment: 24-55 PC Packet (8923 : 24-55)

PLANNING COMMISSION

REZONING 24-29; YORK COUNTY PLANNING COMMISSION HAS INITIATED THE PROCESS TO APPLY THE AGC ZONING DISTRICT TO 48 PARCELS, OR PORTIONS OF PARCELS, ALONG THE YORK COUNTY AND CHESTER COUNTY BORDER. SEE STAFF REPORT FOR PARCEL NUMBERS; COUNCIL DISTRICT 5 - COX

Planning Commission November 12, 2024

Case: 24-29 Staff Report



Request Summary

Applicant: York County Planning Commission

Property Owners: See Table 1

Tax Map Number: See Table 1

Location: South central York County

Council District: 5 (Cox)

Requested Action: Apply AGC zoning to 48 parcels, or portions of parcels, that total approximately 292 acres

Staff Planner: Diane Dil, AICP

Staff Recommendation: Approval

Project Description

On December 21, 2022, the state of South Carolina officially completed the project to clarify the boundary between York and Chester counties. The process included a state sponsored public hearing held on 9/28/2022 at the Gateway Conference Center in Richburg. All land owners from both counties, on or near the county line, were notified and invited by the SC Revenue and Fiscal Affairs office. Land owners were mailed an informative letter as well as a GIS image of their property. The process resulted in minor adjustments to the jurisdictional boundaries of the two counties. Some land area was moved to Chester's jurisdiction and some was moved to York's. This county boundary realignment resulted in the need for York County to establish a zoning district to portions of 48 parcels that are located between South Burris Road and the Norfolk Southern Railway.

On October 12, 2024 the Planning Commission voted to initiate a rezoning, pursuant to the York County Code of Ordinances Section 155.1137(A)(2), to apply the AGC zoning district to all 48 parcels (or portions of a parcel) as listed in Table 1. 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 as it relates to the general vicinity.

Planning staff will notify all property owners of this action by a written letter sent via certified mail at least 21 days before the public hearing. This action will not have any effect on the manner in which the properties are currently used, but will apply the appropriate zoning district for any future development.

Attachment: 24-29 Staff Report (8924 : 24-29)

Property Summary

The table below details the 48 parcels that are proposed to have zoning applied.

Table 1: List of Parcels to Apply AGC Zoning District

TAXMAPID	CURRENT ZONING OF SOME PORTION OF PAR-CEL	TOTAL ACRES OF PARCEL	ACRES TO AP-PLY ZON-ING	OWNER NAME
2260000002	AGC	262.86	27.70	WILSON JOSEPH H JR
3150000001	AGC	107.29	4.70	PRESSLEY TOM B
3150000004	AGC	63.12	1.70	ABELL WILLIAM H JR
3150000010	AGC	38.88	4.00	WILSON GENERATIONS LLC
3160000003	AGC	39.15	13.00	PRESSLEY JOHN N
3160000004	AGC	35.66	11.80	PRESSLEY THOMAS BROWN LIFE EST
3160000011	AGC	8.15	5.01	DARBY JAMES S JR
3160000019	NONE	14.32	14.32	WILSONS GENERATIONS LLC
3210000001	AGC	70.55	0.62	DARBY JAMES S JR
3210000002	AGC	12.00	3.41	BURRIS MONTAGUE % CHARLES BURRIS
3210000005	AGC	12.06	3.16	4 OAKS HOLDINGS LLC
3210000006	AGC	6.36	4.15	BROWN MICHAEL ANTHONY
3210000007	NONE	1.03	1.03	LIGGINS JANIE C
3210000008	AGC	3.28	3.07	REID GEORGE P IV
3210000009	AGC	25.24	0.66	4 OAKS HOLDINGS LLC
3210000010	AGC	9.68	1.34	4 OAKS HOLDINGS LLC
3210000011	NONE	0.25	0.25	4 OAKS HOLDINGS LLC
3210000012	NONE	0.54	0.54	GARDEA VERONICA
3210000016	AGC	25.91	4.70	BURRIS MONTAGUE % CHARLES BURRIS
3220000001	AGC	6.77	3.95	TAYLOR NANCY LOVE
3220000004	AGC	3.94	0.31	LEWIS RAYMOND E
3220000005	AGC	1.90	1.74	LEWIS RAYMOND E
3220000006	AGC	1.53	1.06	LEWIS RICHARD A
3220000007	NONE	0.07	0.07	BRANHAM KENNETH W
3220000008	NONE	0.89	0.89	JORDAN LAWRENCE R
3220000009	NONE	1.41	1.41	WILLIAMS HARRY WAYNE
3220000010	NONE	0.53	0.53	TREDWAY RHONDA ROCHELLE
4170000002	AGC	39.70	13.82	WATSON GARY A
4170000004	AGC	436.81	6.69	DARBY F GUY JR
4180000001	AGC	327.45	31.36	DARBY F GUY JR
4180000002	AGC	63.37	10.78	DARBY F GUY JR
4180000004	NONE	1.45	1.45	MCCREE YOLANDA D ETAL
4180000005	NONE	5.76	5.76	MCCREE WILLIE JAMES ETAL
4180000006	NONE	0.02	0.02	CHAPPELL LESLIE NICHOLE

Note: None = newly created parcel where no portion of the parcel is within an existing zoning district

Attachment: 24-29 Staff Report (8924 : 24-29)

Property Summary

The table below is a continuation of the list of the 48 parcels that are proposed to have zoning applied.

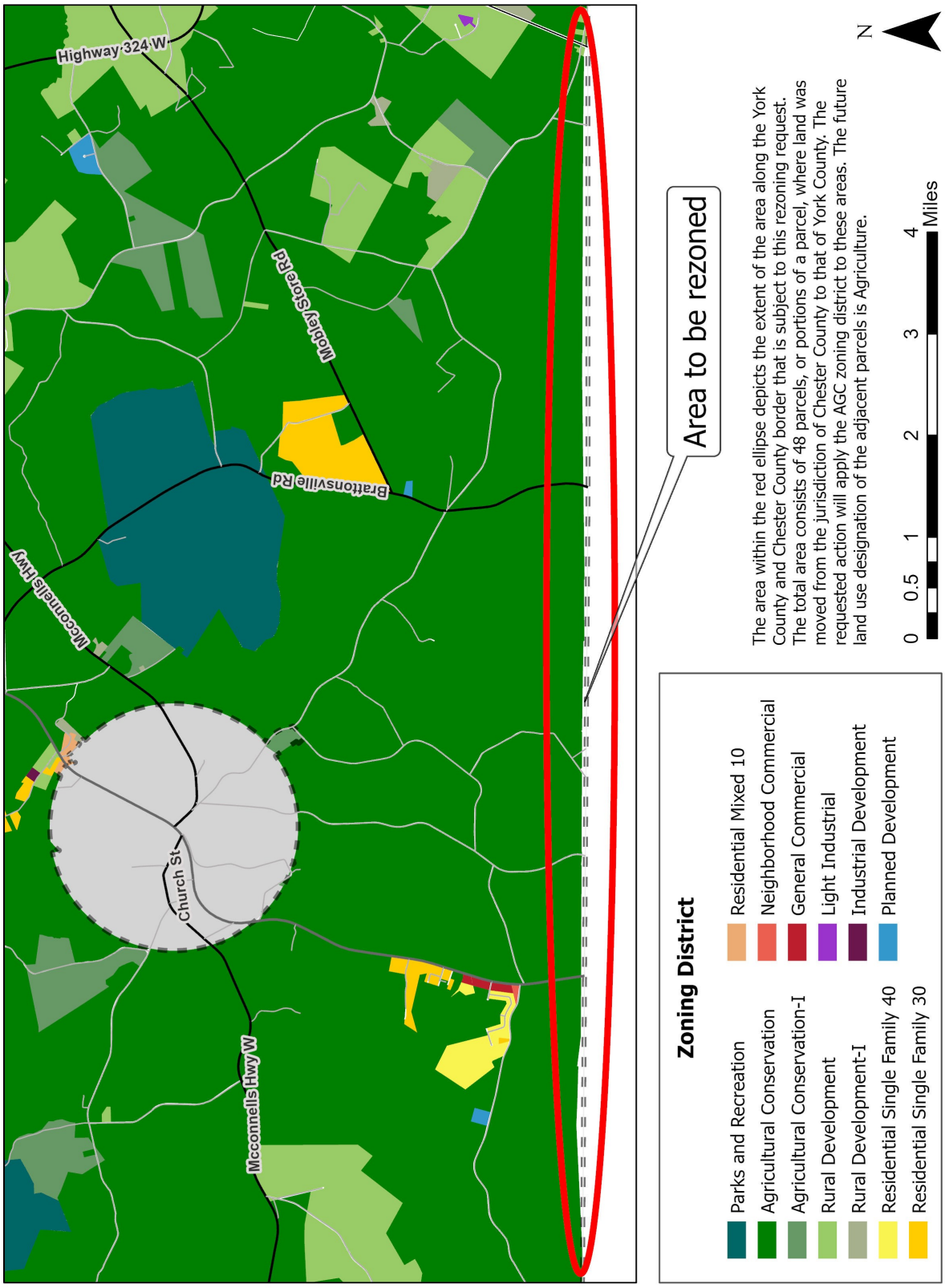
Table 1: List of Parcels to Apply AGC Zoning District

TAXMAPID	CURRENT ZONING OF SOME PORTION OF PAR-CEL	TOTAL ACRES OF PARCEL	ACRES TO AP-PLY ZON-ING	OWNER NAME
4180000007	NONE	4.83	4.83	CHAPPELL JOHN CHRISTOPHER
4180000008	NONE	0.73	0.73	CHAPPELL JOHN MICHAEL
4230000003	AGC	10.03	4.63	CHAPPELL JOHN CHRISTOPHER
4240000001	AGC	69.12	13.05	HAUSMAN MARGARET S
4240000002	AGC	59.94	31.98	DARBY FRANCIS GUY JR
4240000004	AGC	289.88	17.91	WILLIAM L ADKINS JR & SONS CON
5190000001	AGC	31.70	10.18	MILLER ROBERT ALEXANDER JR
5190000004	AGC	42.42	6.99	JAB III LLC
5190000006	AGC	36.64	9.75	JENKINS LARRY % KAREN MCGILL
5190000008	AGC	4.54	3.19	HOUSTON MARY DAVIS ETAL
5190000015	NONE	1.24	1.24	COAD JOHNNY L
5190000017	NONE	1.18	1.18	JACKSON PEARLENE PICKETT ETAL
5190000018	AGC	1.29	1.29	HINDS JACOB
5190000021	NONE	0.95	0.95	ROGERS JULIAN P IV

Note: None = newly created parcel where no portion of the parcel is within an existing zoning district

Attachment: 24-29 Staff Report (8924 : 24-29)

Exhibit A - General Subject Area



Attachment: 24-29 Staff Report (8924 : 24-29)

Exhibit B - Zoning

Agricultural Conservation

Existing Zoning Map

Attachment: 24-29 Staff Report (8924 : 24-29)

Exhibit B - Zoning

Agricultural Conservation
Rural Development
Rural Development-I

Existing Zoning Map

Attachment: 24-29 Staff Report (8924 : 24-29)

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 of this entire area along the previous southern border recommends *Agriculture.* The Future Land Use map should be amended to extend the *Agriculture* designation to the county line in this area.

B. **Whether the request is consistent with the Comprehensive Plan and Future Land Use Map.**
The request to apply the AGC aligns with the future land use map in the general vicinity of this area.

C. **Whether the allowed uses in the requested zoning district would be compatible with surrounding land uses.**
The uses allowed in the AGC zoning district 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.**
It is unlikely that that any development will be occur on the majority of these parcels

E. **Whether adequate capacity at public school facilities exists or is planned to serve the needs of the proposed development.**
It is unexpected that any development will occur as a direct result of applying zoning in the area, 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, but there are no public utilities available and all parcels utilize private wells and septic systems.

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.

Attachment: 24-29 Staff Report (8924 : 24-29)

Next Steps

The rezoning request is anticipated to follow the process below:

- Public Hearing: December 2, 2024
- County Council (First Reading): December 2, 2024
- County Council (Second Reading): December 16, 2024
- County Council (Third Reading): January 6, 2025

Planning and Development Staff Contact

Diane Dil, AICP

Planning Manager

(803) 909-7223

diane.dil@yorkcountygov.com

Attachment: 24-29 Staff Report (8924 : 24-29)

PLANNING COMMISSION

PLANNING COMMISSION TO RECEIVE AN UPDATE FROM THE FORT MILL SCHOOL DISTRICT REGARDING THE PROCESS TO UPDATE THE IMPACT FEE REPORT RELATED TO PUBLIC EDUCATION FACILITIES WITH THE FMSD.

FORT MILL SCHOOL DISTRICT

November 1, 2024

Mr. Jonathan Buono, Planning & Development Services Director
York County Planning Commissioners

Memo Re: Impact Fee Study Update

We appreciate the opportunity to meet with the Planning Commission at your November 12th meeting to share an update on the District's current impact fee collections and the new impact fee study in process.

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

Our District School Board Chair, Kristy Spears, and our Superintendent, Dr. Chuck Epps, will join me at the Nov. 12 meeting to present the District's update on current fee collections, growth projections and facility needs for the future. We will then ask to be placed on your December meeting agenda for Carson Bise, President of TischlerBise, to come and present the results of our new Comprehensive Impact Fee Study.

We are including our presentation for your review; however, if you have any additional questions or data not included that you would like us to bring and share, please let us know. Our community has been most appreciative of the taxpayer benefits we are experiencing as construction of our newest elementary school on Gold Hill Road is underway and 100% funded from impact fee collections. We look forward to sharing more details with you at your meeting.

Regards,

Leanne Lordo

Leanne Lordo, CPA
Associate Superintendent Finance & Operations/CFO

Fort Mill School District
2233 Deerfield Drive
Fort Mill, SC 29715

P: (803) 548-2527
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www.fortmillschools.org

Attachment: Memo to York County Planning Commission 11.01.24 (8925 : Impact Fee - FMSD - Update)

FMSD
FORT MILL
SCHOOL DISTRICT

Impact Fee Presentation
York County Planning Commission

November 12, 2024

Attachment: Fort Mill School District Impact Fee Presentation YC Planning Commission 11.12.24 (8925 : Impact Fee - FMSD - Update)

Our Mission

"In the tradition of excellence, Fort Mill Schools place Children First . . . Every Day by providing an innovative and rigorous education that empowers all students to achieve their greatest success."

Attachment: Fort Mill School District Impact Fee Presentation YC Planning Commission 11.12.24 (8925 : Impact Fee - FMSD - Update)

Tradition of Excellence

- Fort Mill surpasses the state and national averages in ACT, SAT and AP Exam scores
- Numerous band, athletic and academic state champions
- State and nationally recognized programs
- Multiple state and national administration and teacher awards
- Class of 2024 awarded $52.4 million in scholarships

Attachment: Fort Mill School District Impact Fee Presentation YC Planning Commission 11.12.24 (8925 : Impact Fee - FMSD - Update)

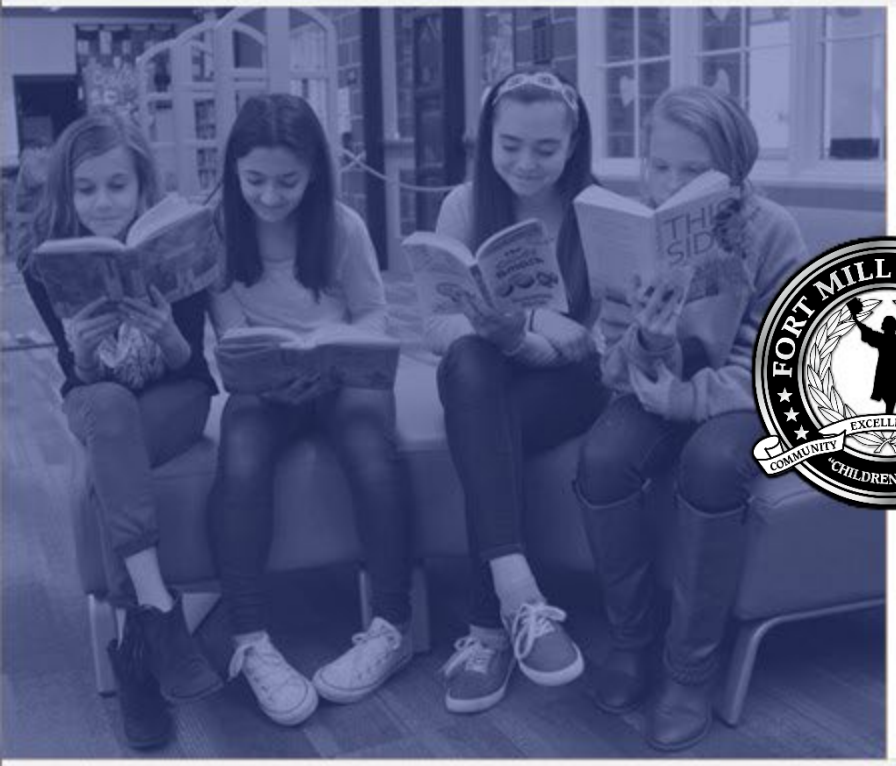
Tradition of Excellence

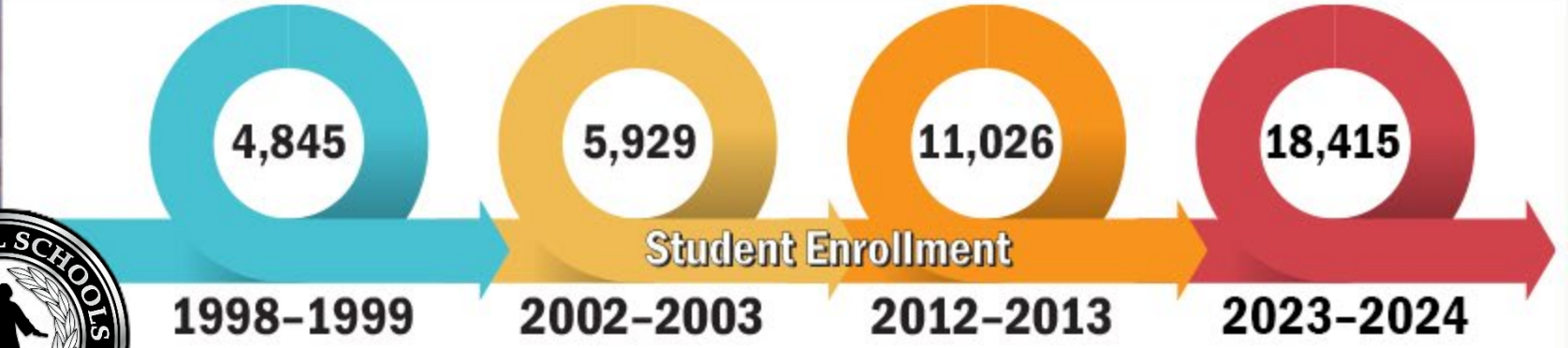
- Named #1 District in South Carolina
- Ranked #149 out of 10,561 districts nationwide.
- Rated best place to teach in York County and the Charlotte area.
- District with the best teachers in York County and the Charlotte area.

Attachment: Fort Mill School District Impact Fee Presentation YC Planning Commission 11.12.24 (8925 : Impact Fee - FMSD - Update)

Our Story

Fort Mill has experienced an average of **6%** annual growth since 2002.





Our public has approved $653.3 million in bonds to build or expand schools since 1996.

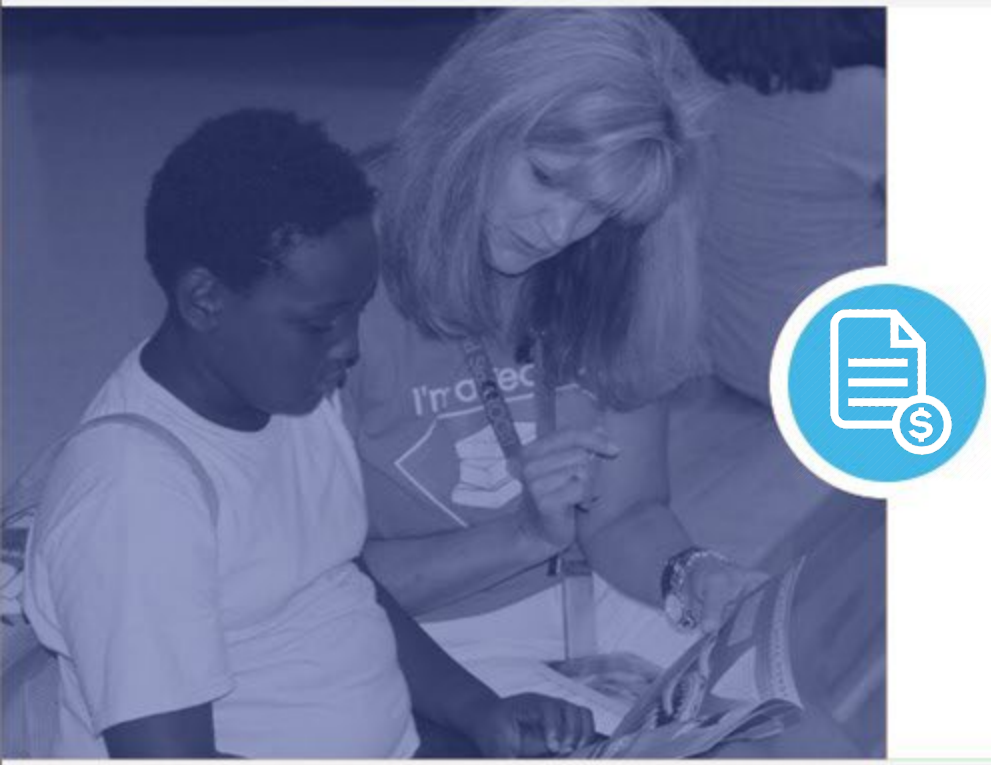
The district currently has 11 elementary schools, 6 middle schools, 3 high schools and has expanded 5 school sites since 1996

New Schools Approved for Construction:

- Elementary School #12 Opening August 2025
- Middle School #7 Opening August 2026

Attachment: Fort Mill School District Impact Fee Presentation YC Planning Commission 11.12.24 (8925 : Impact Fee - FMSD - Update)

Why an Impact Fee?



- A fee imposed on a new development to pay for all or a portion of the costs of providing public services.
- Fees are collected on new construction only.
- Designed to allow “Growth to pay for growth.”

Attachment: Fort Mill School District Impact Fee Presentation YC Planning Commission 11.12.24 (8925 : Impact Fee - FMSD - Update)

Impact Fee History

1996 Initial Impact Fee

- Fort Mill School District implemented a $2,500 impact fee (original recommended amount $5,038) prior to the state law change.

2016 Legislation Change

- The S.C. Legislature removed the block on new impact fees allowing districts and municipalities to implement a new impact fee.

2017–2018 Fee Request

- Under the new legislation the district requested a new impact fee and contracted with TischlerBise to conduct an impact fee study.

2018 Fee Implementation

- The York County Council voted to approve the district's petition to implement a new impact fee. $18,158 for single family and $12,020 per unit for multifamily.

022 Impact Fee Amended

- In December 2022 York County Council approved amendment to the district's impact fee study to include

Attachment: Fort Mill School District Impact Fee Presentation YC Planning Commission 11.12.24 (8925 : Impact Fee - FMSD - Update)

South Carolina Impact Fee Requirements

- Basic legal requirements are need, benefit, and proportionality
- Spend within 3 years of scheduled construction date
- Publish an Annual Monitoring Report
- Review and update every 5 years
- Fee changes require an updated study
- Requires an analysis of the effect on affordable housing in the district

Attachment: Fort Mill School District Impact Fee Presentation YC Planning Commission 11.12.24 (8925 : Impact Fee - FMSD - Update)

Projected Enrollment

In order to support the growing student population, the District must continue to build new facilities.

Base Year
2024–2025: 18,545

10 Year Projection
2034–2035: 23,834

Based on 10-year Facilities Needs Study

Increase of 5,289 students.

New Schools Needed:

Elementary School #12	2025-26	$67,200,000
Elementary School #13	2029-30	$76,600,000
Elementary School #14	2032-33	$83,100,000
Middle School #7	2026-27	$87,000,000
High School Expansion	2029-30	$23,600,000
High School Expansion	2031-32	$108,700,000

Attachment: Fort Mill School District Impact Fee Presentation YC Planning Commission 11.12.24 (8925 : Impact Fee - FMSD - Update)

Development Activity

2018 Impact Fee Permitting Estimates vs Actual

Source: Planning Departments Town of Fort Mill, York County, and City of Tega Cay

Single Family

* Includes mobile homes

- Town of Fort Mill 1,335 Remaining Units
- City of Tega Cay 828 Remaining Units
- York County 740 Remaining Units
- Total Number of Housing Units To Be Permitted 2,903

Actual Number of Single Family Units Permitted Since 2018 – 93%

2,712 Single Family Units

Multifamily

* Includes townhomes

- Town of Fort Mill 0 Remaining Units
- City of Tega Cay 786 Remaining Units
- York County 971 Remaining Units
- Total Number of Housing Units To Be Permitted 1,757

Actual Number of Single Family Units Permitted Since 2018 – 96%

1,679 Multi Family Units

Attachment: Fort Mill School District Impact Fee Presentation YC Planning Commission 11.12.24 (8925 : Impact Fee - FMSD - Update)

Data Points for Calculation

- Student generation rates
  - Single family
  - Multifamily
- Net capital cost per level
  - Building cost per sq. ft. per student
  - Land cost per acre per student

*Transportation and other costs can be used to determine the level of impact.

Attachment: Fort Mill School District Impact Fee Presentation YC Planning Commission 11.12.24 (8925 : Impact Fee - FMSD - Update)

Current Fee Calculation

Maximum allowable fee by law is calculated by multiplying the student generation rate .51 for single family and .34 for multifamily homes by the net capital cost.

	Single Family	Multifamily
Elementary	$7,348	$4,978
Middle	$4,791	$3,167
High	$6,019	$3,875
Maximum Allowable Fee:	**$18,158**	**$12,020**

Attachment: Fort Mill School District Impact Fee Presentation YC Planning Commission 11.12.24 (8925 : Impact Fee - FMSD - Update)

Post Fee Implementation

- Since new Impact Fee enacted in July 2018, we have collected $69,419,076.
- Permits issued for 2,712 single family homes and 1,679 multifamily homes, totaling 4,391.
- Growth has not slowed.

Attachment: Fort Mill School District Impact Fee Presentation YC Planning Commission 11.12.24 (8925 : Impact Fee - FMSD - Update)

Allowable Uses of Impact Fees

Impact Fees Can Only Be Used For

- ✓ Land purchase
- ✓ New facilities/improvements at current levels of service
- ✓ Furniture/fixtures
- ✓ Excess capacity in existing facilities

Attachment: Fort Mill School District Impact Fee Presentation YC Planning Commission 11.12.24 (8925 : Impact Fee - FMSD - Update)

FLINT HILL ELEMENTARY SCHOOL

Attachment: Fort Mill School District Impact Fee Presentation YC Planning Commission 11.12.24 (8925 : Impact Fee - FMSD - Update)

Positive Impact

Our Community has experienced many positive impacts from the current impact fee.

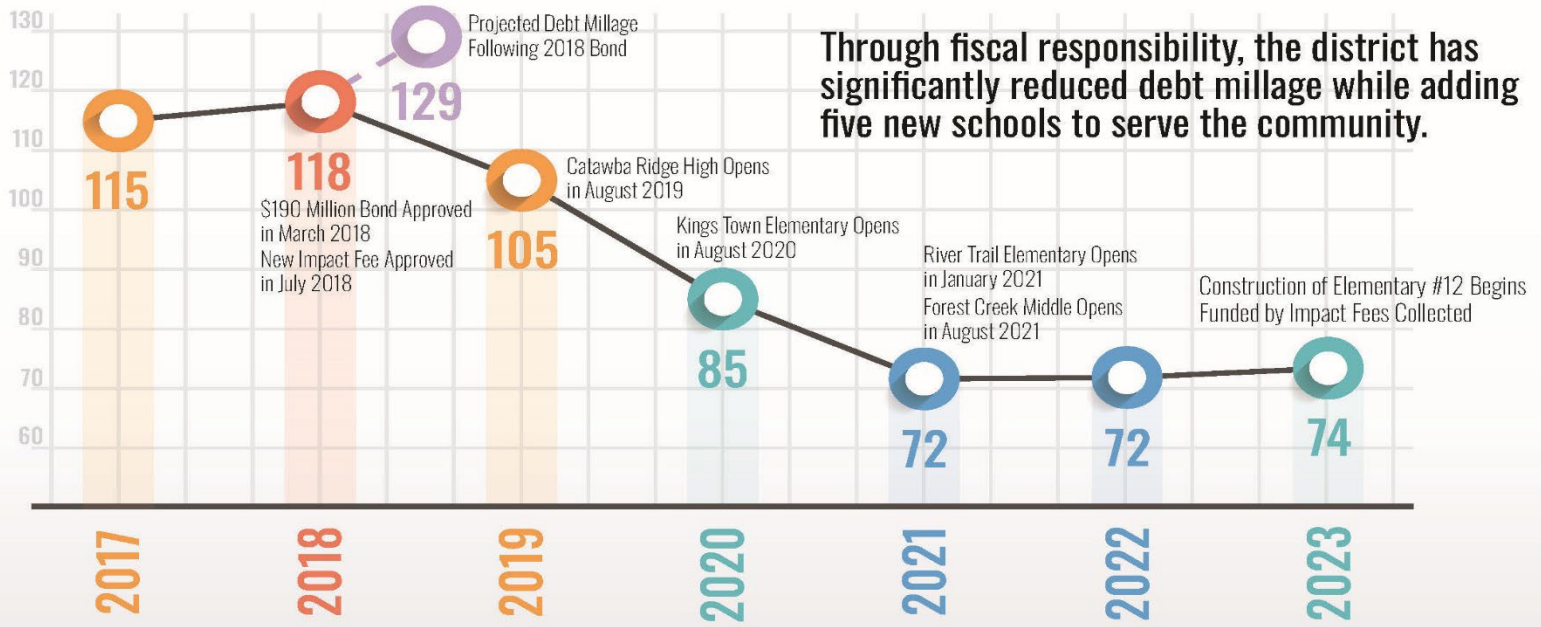
- Decrease the Burden on Current Tax Base
- Allow “Growth to Pay for Growth”
- Improved Commercial Business Climate
- Improved District Bond Rating

Positive Impact

Decrease the Burden on Current Tax Base

Debt Millage Following Last Bond Approval

FORT MILL SCHOOL DISTRICT



Through fiscal responsibility, the district has significantly reduced debt millage while adding five new schools to serve the community.

Attachment: Fort Mill School District Impact Fee Presentation YC Planning Commission 11.12.24 (8925 : Impact Fee - FMSD - Update)

FORT MILL SCHOOL DISTRICT

The Board of Trustees and District Administration appreciates your continued support in allowing collection of Impact Fees for needed school facilities!

Questions?

Attachment: Fort Mill School District Impact Fee Presentation YC Planning Commission 11.12.24 (8925 : Impact Fee - FMSD - Update)

PLANNING COMMISSION

REZONING TRACKING SHEET

Active Rezonings 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
24-35	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	21-Oct
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	Withdrawn		
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	2.50	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 Approve	4-Nov	4-Nov	18-Nov	2-Dec
24-48	4890000012	Smith	2	4.448	Paraham Road	AGC	RUD	Regional Emp Ctr	14-Oct Approve	4-Nov	4-Nov	18-Nov	2-Dec
24-49	6660000037	Bernard	5	3.0	Gill Way	ID	LI	Municipal Infill	14-Oct Approve	4-Nov	4-Nov	18-Nov	2-Dec
24-50	1940000056	Smith	3	0.68	Cedar Grove Road	RUD-I	RUD	Agriculture	14-Oct Approve	4-Nov	4-Nov	18-Nov	2-Dec
24-51	6010000029	Ward	5	1.00	Ward Drive	UD	RUD	Municipal Infill	14-Oct Approve	4-Nov	4-Nov	18-Nov	2-Dec
24-52	4640000019	Britt	2	3.02	Paraham Road N	AGC	RUD	Agriculture	12-Nov	2-Dec	2-Dec	16-Dec	6-Jan
24-53	5440000207	PPC Properties	6	0.997	Grayson Road	UD	LI	Single Family Res	12-Nov	2-Dec	2-Dec	16-Dec	6-Jan
24-54	6520000006 6520000012 6520000022	Eakin/Springland Inc and New Horizon Elect	1	2.759	Highway 160 W	RUD	GC	Single Family Res	12-Nov	2-Dec	2-Dec	16-Dec	6-Jan
24-55	6450000219	Cooper	1	15.15	Vineyard Road	RSF-40	RUD	Single Family Res	12-Nov	2-Dec	2-Dec	16-Dec	6-Jan
24-29	See staff report; 48 parcels	Planning Commission	5	292.00	Along York and Chester County border	None	AGC		12-Nov	2-Dec	2-Dec	16-Dec	6-Jan

Shaded fields indicate that the action has been completed at time of publication (November 1, 2024). If the County Council vote is to deny the rezoning request, that is the final action.

Attachment: Active Rezonings 2024 11 (8919 : Rezoning Tracking Sheet)