



YORK COUNTY
PLANNING COMMISSION
AGENDA • DECEMBER 9, 2024



Planning Commission

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

6:00 PM

Call to Order

Approval of the Agenda

Adoption of Minutes

1. Planning Commission - Planning Commission - Nov 12, 2024 6:00 PM

Public Hearing

1. Rettlynn, LLC (Rett Rutland) has filed for a waiver from the York County Land Development Code to allow for a driveway separation to be less than the required 325 feet. The subject property is a 0.76-acre parcel located in the Neighborhood Commercial (NC) district. Council District – 7, Cloninger. Case Number W24-04.

Old Business

1. 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.

New Business

1. The York County Planning Commission to receive information, and review and provide a recommendation on an Ordinance adopting a Public Education Facilities Impact Fee to be imposed on all new residential development in the Fort Mill School District No. 4 pursuant to York County Ordinance No. 2718: Impact Fee Procedures.
2. Planning Commission to consider adopting a Resolution recommending an Ordinance enabling the Public Education Facilities Impact Fee to be imposed on all new residential development in the Fort Mill No. 4 School District for adoption by the York County Council.

“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.”

3. Subdivision: Riley Cove Applicants: Weeks Development Group, Todd Doupona Tax Map Numbers: 565-00-00-014 Total Acreage: 51.32 acres Total Lots: 27 single-family lots Council District #2: Allison Love Zoning District: Rural Development - I (RUD-I)
4. Rezoning 24-56 Vivian Luann Ingram (Applicant/Owner); requesting to rezone a 2.35-acre parcel from UD to RSF-30. The subject parcel is located on Wisteria Lane, Rock Hill. The property is referenced as tax map number 692-00-00-032; Council District 5 - Cox.
5. Rezoning 24-57 Sandy Brown (Applicant/Owner); requesting to rezone a 7-acre parcel from AGC to RUD. The subject parcel is located on Willis Farm Road, Clover. The property is referenced as tax map number 257-00-00-008; Council District 3 - Adkins.
6. Rezoning 24-58 Norman Respass (Applicant) Daisy Mobley (Owner); requesting to rezone a 5.2-acre parcel from AGC to RUD. The subject parcel is located at 2861 Ogden Road, Rock Hill. The property is referenced as tax map number 529-00-00-061; Council District 4 - Roddey.
7. Rezoning 24-59 Todd Flowers (Applicant) Scott Ward (Owner); requesting to rezone a 1.47-acre parcel from RMX-20 to ID. The subject parcel is located at 5333 Charlotte Highway, Clover. The property is referenced as tax map number 561-00-00-022; Council District 2 - Love.
8. Rezoning 24-60 Lindsey Egner (Applicant) Wade Holdings, Inc (Owner); requesting to rezone a 1.67-acre parcel from GC to RI. The subject parcel is located on McConnells Highway, Rock Hill. The property is referenced as tax map number 507-00-00-041; Council District 5 - Cox.
9. Rezoning 24-61 Agnes Diblosi (Applicant/Owner); requesting to rezone two parcels that total 0.71 acres from RSF-40 to RMX-10. The subject parcels are located on Ritch Street and Old Nations Road, Fort Mill. The properties are referenced as tax map numbers 713-00-00-143; -216; Council District 7 - Cloninger.
10. Rezoning 24-62; York County Council has initiated the rezoning of 48 parcels along Sandifer Road, between Turkey Creek and Chester Highway, York, in order to remove their non-conforming status; Council District 3 - Adkins
11. Planning Commission to review and provide a recommendation to amend Chapter 155: Zoning Code to modify requirements related to the use of tractor trailer trucks on lots for agricultural production.

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12. Planning Commission to review and provide a recommendation to amend Chapter 154: Land Development Code to modify the required level of service for egress movements within the Traffic Impact Analysis.

13. Adoption of the 2025 Planning Commission Calendar

Other Business

1. Rezoning Tracking Sheet

Executive Session:

Matters for Consideration Following Executive Session

Adjournment

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



YORK COUNTY
PLANNING COMMISSION
MINUTES • NOVEMBER 12, 2024
DRAFT



Planning Commission

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

6:00 PM

Chairman, District 6 Matthew Velkovich: Present, District 1 Kate Kraxberger: Present, District 3 Aubrie Parham: Present (6:05 PM), District 4 Antonio Mickel: Present, District 5 Mike Duralia: Absent, District 7 Thomas Bach: Present, District 2 John Segura: Present, Planning Manager Diane Dil: Present, Long Range Planner Thomas Newlin: Present, Associate Planner Marion Ray: Present, Deputy Assistant Attorney Laura Dover: Present, Secretary Bonnie Marsiglia: Present.

Approval of the Agenda

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

Adoption of Minutes

The minutes from October 14, 2024 were approved with a motion by Antonio Mickel and a second by Kate Kraxberger.

1. Approval of October 14, 2024 Planning Commission Minutes

New Business

1. Subdivision: Old Hope Farm Applicants: Carole & Dunlap Cospers 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)

Marion Ray presented the preliminary plat for Old Hope Farm. Kate Kraxberger motioned to approve the request. Tom Bach seconded the motion that was approved unanimously 6/0.

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

APPROVED [Unanimous]

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

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)

Marion Ray presented the preliminary plat for Legacy Point. Matt Velkovich recused himself. Kate Kraxberger motioned to approve. Tom Bach seconded the motion that was unanimously approved 5/0.

APPROVED [Unanimous]

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

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. Parham Road, York. The property is referenced as tax map number 464-00-00-019; Council District 2 - Love.

Thomas Newlin presented the request. There was discussion regarding the surrounding properties, how the property in question is currently being used, and how it was used in the past. It was noted that the property is too small to be used for farm land and is already non conforming. There was also comment regarding larger parcels in the area wanting to follow suite and that this could be considered spot zoning.

Kate Kraxberger motioned to approve the request. John Segura seconded the motion. This motion ended in a tie vote, Aubrie Parham, Tom Bach, and Matt Velkovich voting no, and Antonio Mickel, John Segura, and Kate Kraxberger voting yes.

Another motion was made. Matt Velkovich motioned to deny the request. Aubrie Parham seconded the motion. This motion also ended in a tie vote, Aubrie, Parham, Tom Bach, and

Matt Velkovich, voting yes, in favor of denial, and Antonio Mickel, John Segura, and Kate Kraxberger voting no.

Matt Velkovich motioned to table the item until the end of the meeting. The motion was unanimously approved with a second by Antonio Mickel.

At the end of the meeting discussion on this item picked up again. The Commissioners expressed why they believed the way they did. Steven & Kimberly Britt of 700 Paraham Road were asked to the podium to speak with the Commissioners regarding property owners in the area. After some discussion and input from legal, Matt Velkovich made a motion to defer the request until the December meeting. Antonio Mickel seconded the request that was unanimously approved by all 6/0.

DEFERRED [Unanimous]

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

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.

Thomas Newlin presented the request. The Commissioners discussed the fact that the Land Use Map does not align with what is in the neighborhood of this property. Matt Velkovich motioned to approve the request. Antonio Mickel seconded the request. The motion was approved unanimously 6/0.

APPROVED [Unanimous]

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

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.

Thomas Newlin presented the request. Matt Velkovich recused himself from this item. Tom Bach motioned for approval with the staff recommended condition. Kate Kraxberger seconded the motion that was unanimously approved by all 5/0.

APPROVED [Unanimous]

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

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.

Thomas Newlin presented the request. There was discussion regarding the surrounding properties in the area. It was also noted that for the last twenty years the property has had animals regardless of the zoning. Tom Bach motioned to approve the request and it received a second by Aubrie Parham. The motion passed unanimously 6/0.

APPROVED [Unanimous]

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

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

Diane Dil presented the request. The Commissioners unanimously approved the zoning with a motion by Matt Velkovich and a second by Kate Kraxberger.

APPROVED [Unanimous]

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

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.

The Fort Mill School District presented an update on their impact fee current collections, growth projections and facility needs. Dr. Chuck Epps, Superintendent of Fort Mill Schools, introduced the Commissioners to the Fort Mill Schools. Kristy Spears, District School Board Chair, talked about growth numbers, bonds, and the history of impact fees in the school district. Leanne Lordo, Associate Superintendent Finance & Operations/CFO presented current fee collections, and how they have been used, while being mindful to keep debt down.

They are looking for Tishler Bise to have an analysis of the numbers next month. This will include construction costs and enrollment. It was noted that enrollment numbers have steadily gone up with a bit of a flat line from COVID in 2020-2021. Also, that some home school students are returning. When asked if they have looked at neighboring school districts, it was noted that building costs are about the same county to county. It is the land costs that are different. The presentation ended on the note that the demand for impact fees in the future is unknown.

2. Rezoning Tracking Sheet

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

The meeting adjourned with a motion by Kate Kraxberger and a second by John Segura at 7:36p.m.

PLANNING COMMISSION

RETTLYNN, LLC (RETT RUTLAND) HAS FILED FOR A WAIVER FROM THE YORK COUNTY LAND DEVELOPMENT CODE TO ALLOW FOR A DRIVEWAY SEPARATION TO BE LESS THAN THE REQUIRED 325 FEET. THE SUBJECT PROPERTY IS A 0.76-ACRE PARCEL LOCATED IN THE NEIGHBORHOOD COMMERCIAL (NC) DISTRICT. COUNCIL DISTRICT – 7, CLONINGER. CASE NUMBER W24-04.



York County Planning Commission

Meeting Date: December 9, 2024

PC Case No. W24-04



Location: 1482 Hwy 160 E.
Fort Mill, SC 29715
Council District 7 – Cloninger

Request: Waiver from the York County Land Development Code, to allow a driveway separation of less than the 325-foot minimum driveway separation required by ***§154.111-1, posted speed limit 45 or less and AADT ≥ 2,000 or > 50 peak hour trips.***

Tax Map Number: 737-00-00-074

Zoning District: Neighborhood Commercial (NC), Transportation Corridor Preservation Overlay

Owner: Rettlynn, LLC (C/O Rett Rutland)
1053 Oakland Ave.
Rock Hill, SC 22732

Project Description and Background

The .76-acre subject parcel is zoned NC (Neighborhood Commercial) and is within a Transportation Corridor Preservation Overlay that covers this portion of Highway 160. The site directly abuts property located within the Town of Fort Mill. The lot currently has 152 feet of road frontage and supports a roughly 2,144 square foot single-family residence that was constructed in 1973.

The applicant wishes to upfit an existing residential property for commercial use (office). Civil plans were submitted in August of this year and not approved due to the location of the driveway. The minimum driveway spacing between another driveway for this property's access to Highway 160 is 325 feet. The current and proposed driveway access location is found approximately equidistance (just over 190 feet) between the two adjacent driveways on either side of the subject lot.

A shared driveway with a neighboring property was suggested as a solution to the spacing. However, the applicant has stated that there is a 10-foot topography change between the two properties that makes a shared driveway impracticable.

Attachment: Rettlynn PC W24-04 - PC Packet (8976 : Waiver - W24-04 - Rutland)

Land Development Code Section

§154.111 NON-RESIDENTIAL AND MULTI-FAMILY DRIVEWAY ACCESS

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

Table 154.111-1: Minimum Driveway Separation Standards

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

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

Waiver Findings Analysis

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

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

Analysis: Shifting the proposed driveway to the north would create grading and drainage issues between the existing parcels.

Therefore, staff finds the proposed waiver meets this criterion.

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

Analysis: The purpose of the separation requirement is to ensure the safe and efficient movement of traffic. The driveway will have good site distance and the SCDOT will issue an encroachment permit for the driveway location. The proposed office use will generate a small number of new trips compared to most commercial driveways.

Therefore, staff finds the proposed waiver meets this criterion.

Public Notification

The following public notification actions have been taken:

- November 22, 2024: Public Hearing notification postcard sent to property owners adjacent to the subject property.
 - November 24, 2024: Planning Commission public hearing advertisement published in the local newspaper.
-

Public Feedback

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

Staff Recommendation

As staff finds that the proposed waiver request does meet both criteria for approval, staff recommends **APPROVAL** of the waiver to allow a driveway separation distance of 190 feet.

Staff

Submitted by:



Rick Abboud, AICP
Principal Planner

Approved by:



Rachel Grothe, MCRP
Zoning Administrator

GENERAL INFORMATION

APPLICANT'S NAME: Rett Rutland

EMAIL ADDRESS: rett.rutland.stz5@statefarm.com

ADDRESS: 381 Colleton Ct

NUMBER

STREET

APT/PO BOX

Rock Hill, SC 29732

CITY

STATE

ZIP CODE

PHONE: (803)985-1330

CELL

HOME

PROPERTY OWNER'S NAME: Rettlynn LLC

EMAIL ADDRESS: rett.rutland.stz5@statefarm.com

ADDRESS: 1053 Oakland Ave

NUMBER

STREET

APARTMENT/BOX NUMBER

Rock Hill, SC 29732

CITY

STATE

ZIP CODE

PHONE: (803)985-1330

CELL

HOME

Attachment: Rettlynn PC W24-04 - PC Packet (8976 : Waiver - W24-04 - Rutland)

PROPERTY INFORMATION

PROPERTY ADDRESS: 1482 Tom Hall St, Fort Mill, SC 29715

PROPERTY DIRECTIONS: Starting from the intersection of I-77 and Highway 160 in Fort Mill, head west on SC-160 W toward Fort Mill. Continue straight for

approximately 1.5 miles. Turn left onto Tom Hall Street (also SC-160 W) and continue for about 0.5 miles. The property at 1482 Tom Hall Street will be on the right-hand side.

PROPERTY CONDITIONS: Current property conditions include an existing residential home with a gravel driveway entrance and gravel/grass area for

parking. Property has trees surrounding the east and south side of the parcel. North and North-west property lines have a very steep grade.

PROPERTY TAX MAP #: 7370000074

PLAT: Please Attach to application.

LOT AREA: 0.762 ACRES

ZONING DISTRICT: NC

CURRENT USE OF PROPERTY: Residential House

PROPOSED USE OF PROPERTY: Commercial/Office (Upfit of existing house)

Is this property part of any HOA or Community Association? Yes* ☐ No ☒

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

Attachment: Rettlynn PC W24-04 - PC Packet (8976 : Waiver - W24-04 - Rutland)

RELEVANT FACTORS PERTAINING TO THE WAIVER

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

Waiver from the requirements of LDC Section 154.111 (NON-RESIDENTIAL AND MULTI-FAMILY DRIVEWAY ACCESS). The applicant requests to reduce the minimum driveway separation below the required 325' distance. The property has an existing residential driveway in the location of the proposed commercial driveway and is directly in the middle of the adjacent parcels existing driveways (One of which is a commercial driveway constructed in 2018).

Staff has denied the request based on the following:

Required separation based on the 45mph posted speed limit is 325'. If driveway separation cannot be achieved, LDC 154.111 (D) requires joint access from

adjacent parcels.

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

The applicant requests to waive the minimum 325' driveway spacing requirement and provide an approximately 190' driveway spacing from adjacent existing driveways. The applicant requests to provide a maximum of 30' driveway radius returns to allow driveway to remain in its current location and not encroach into the adjacent property.

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

A. The applicant can show that a provision of these regulations would cause unnecessary hardship because of the topographical or other conditions peculiar to the site:

[What is the special feature or uncommon situation present on the property?]

1) The parcel is only 152' wide at the Right-of-way and only has one roadway frontage. No other driveway access would be possible.

2) Connection to the adjacent commercial driveway to share driveway access would not be possible due to the existing topography and grade change on the North-West

side of the property (Approximately 10' of grade change between properties).

Attachment: Rettlynn PC W24-04 - PC Packet (8976 : Waiver - W24-04 - Rutland)

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

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

The Director may waive this requirement where the characteristics or layout of abutting properties would make development of a joint driveway access impractical.

In making this determination, the Director shall consider the following: Topographic and Likely volume and origin of incoming and outgoing traffic.

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

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

1) Aerial/Topography Exhibit

2) Proposed Site plan

3) Sight Distance and Driveway Spacing Plan

Attachment: Rettlynn PC W24-04 - PC Packet (8976 : Waiver - W24-04 - Rutland)

CERTIFICATION

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

<u>Rett Rutland</u>	<u>11/02/2024</u>
APPLICANT	DATE

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

<u>Rett Rutland</u>	<u>11/02/2024</u>
PROPERTY OWNER (S)*	DATE

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

OFFICE USE ONLY

Amount Paid: _____ Check #: _____

Cash Amount: _____

Date Received: _____

Receipt Number: _____

PC Case #: _____

Meeting Date: _____

Accepted by:

Staff Signature	Date

Attachment: Rettlynn PC W24-04 - PC Packet (8976 : Waiver - W24-04 - Rutland)

Upon completion of your Application, sign the statement below, and return it along with your application by the due date. A copy of this acknowledgment will be attached with your application for our records.

I, Rett Rutland, have signed that I am aware of the Planning Commission hearing date.

12/09/2024

(Hearing Date)

I understand that I will be asked to speak on behalf of my request and that I, or a representative will need to be in attendance. If for some reason I or a representative will not be able to attend the scheduled meeting, I must request a deferral to another date, or withdraw my application, if I do not want my application considered by the Planning Commission.

I acknowledge that failure to attend the meeting does not result in my application being automatically deferred to the next month. The Planning Commission will still hold the hearing on my request and can take any form of action, including denial.

Should my request be denied, I will not be permitted to resubmit the request to the Planning Commission for a period of one year, unless conditions have changed substantially and the Planning Commission votes unanimously to rehear the matter.

Rett Rutland

(Property owner's signature)

11.04.2024

(Date)

Rett Rutland

(Applicant's signature)

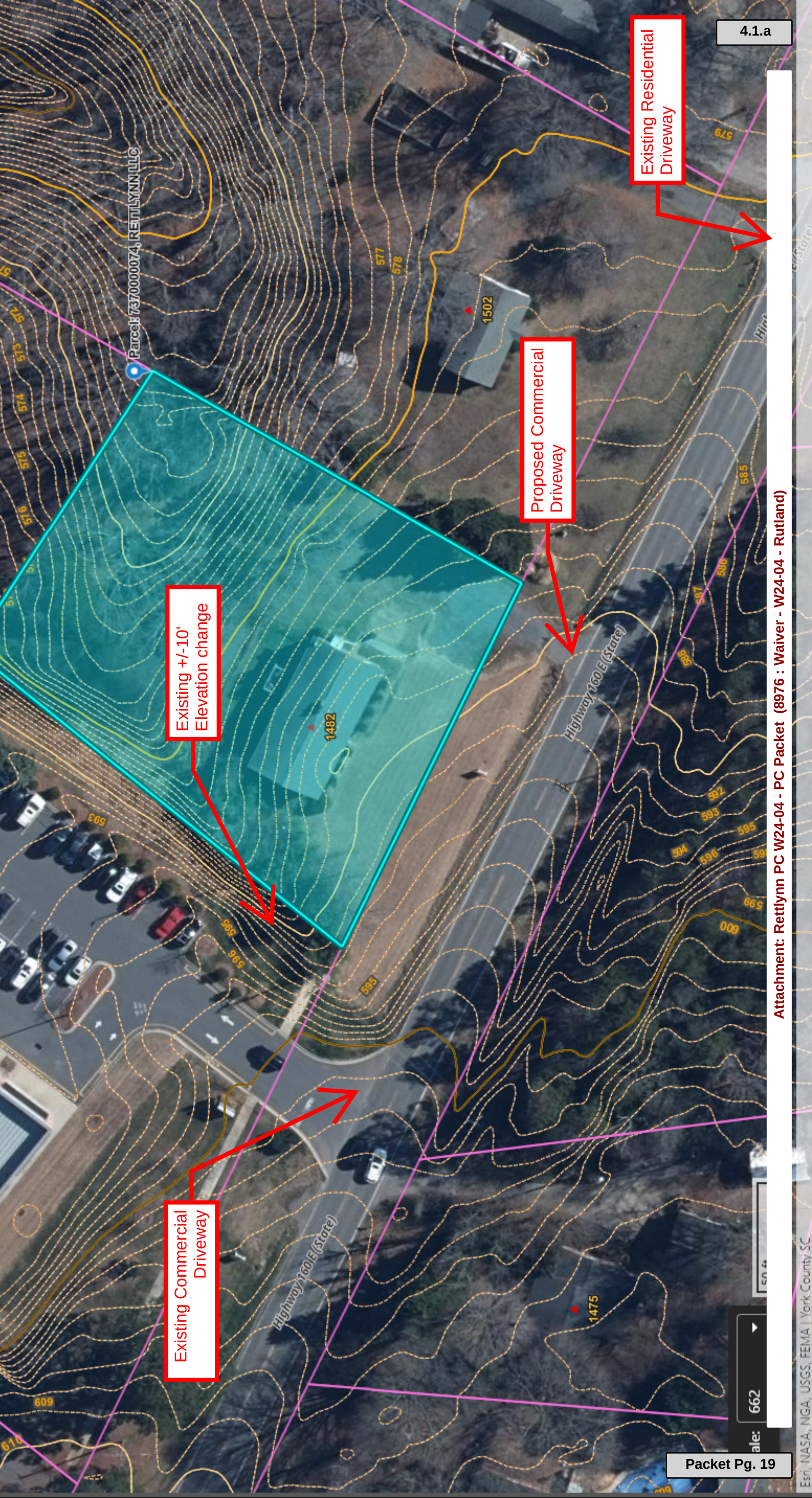
11.04.2024

(Date)

(Staff's signature)

(Date)

Attachment: Rettlynn PC W24-04 - PC Packet (8976 : Waiver - W24-04 - Rutland)

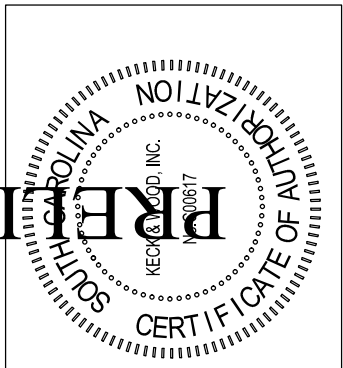


KECK+WOOD

COLLABORATION BY DESIGN

(803) 620-1300
300 TECHNOLOGY CENTER WAY, SUITE 400
ROCK HILL, SC 29730
keckwood.com

PRELIMINARY



NO.	DATE	REVISION

1482 HWY 160 OFFICE
Fort Mill, SC

Sight Distance & Driveway Separation

PRELIMINARY
NOT FOR CONSTRUCTION

Project Manager:
NUG

Drawn By:
NUG

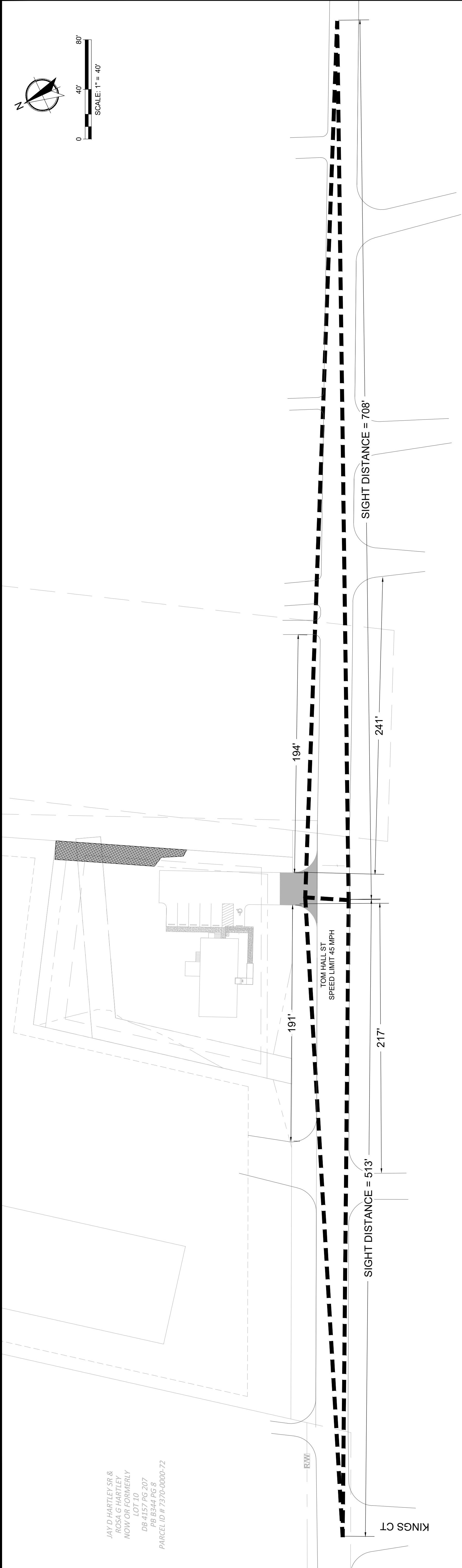
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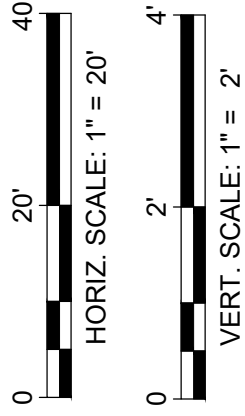
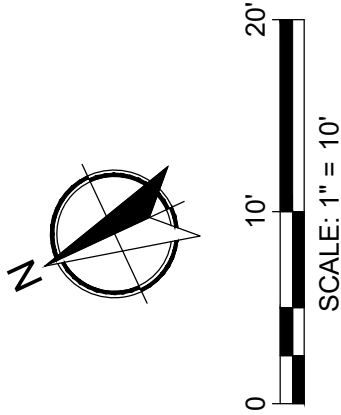
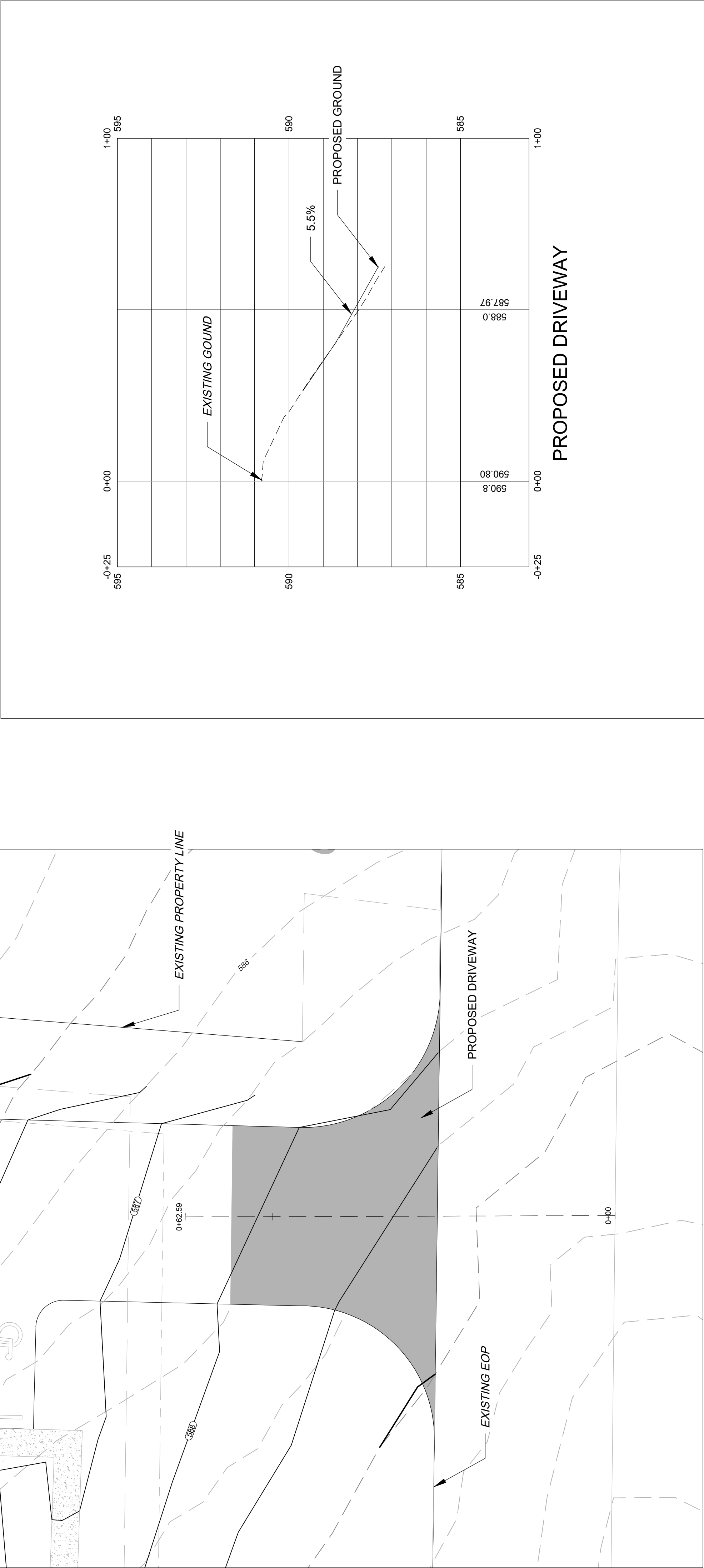
Checked By:
MDC

Project No.:
246057

Drawing No.:
L2.0



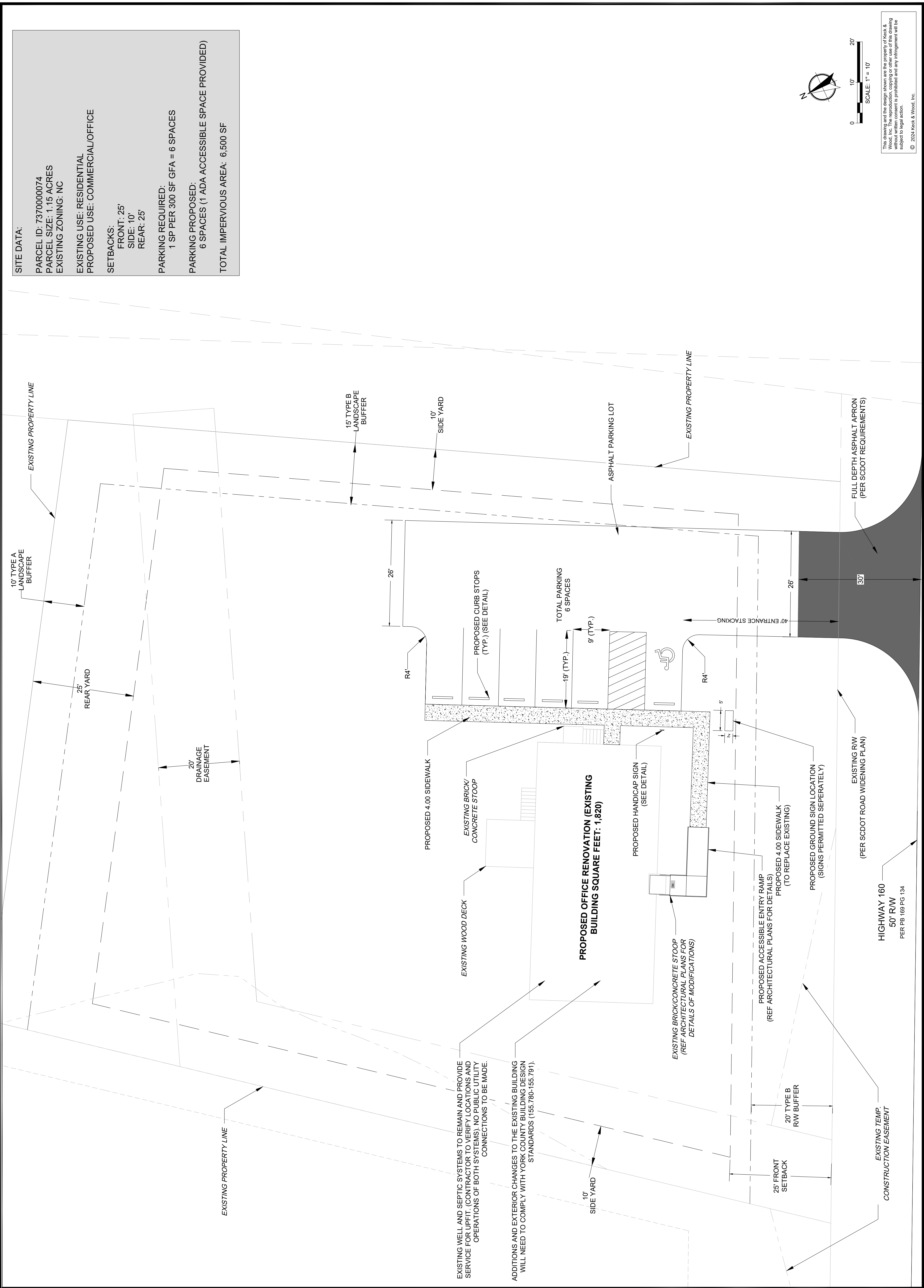
JAY D. HARTLEY SR &
ROSA G. HARTLEY
NOW OR FORMERLY
DB 4157 PG 207
PB 6344 PG 8
PARCEL ID # 7370-0000-72

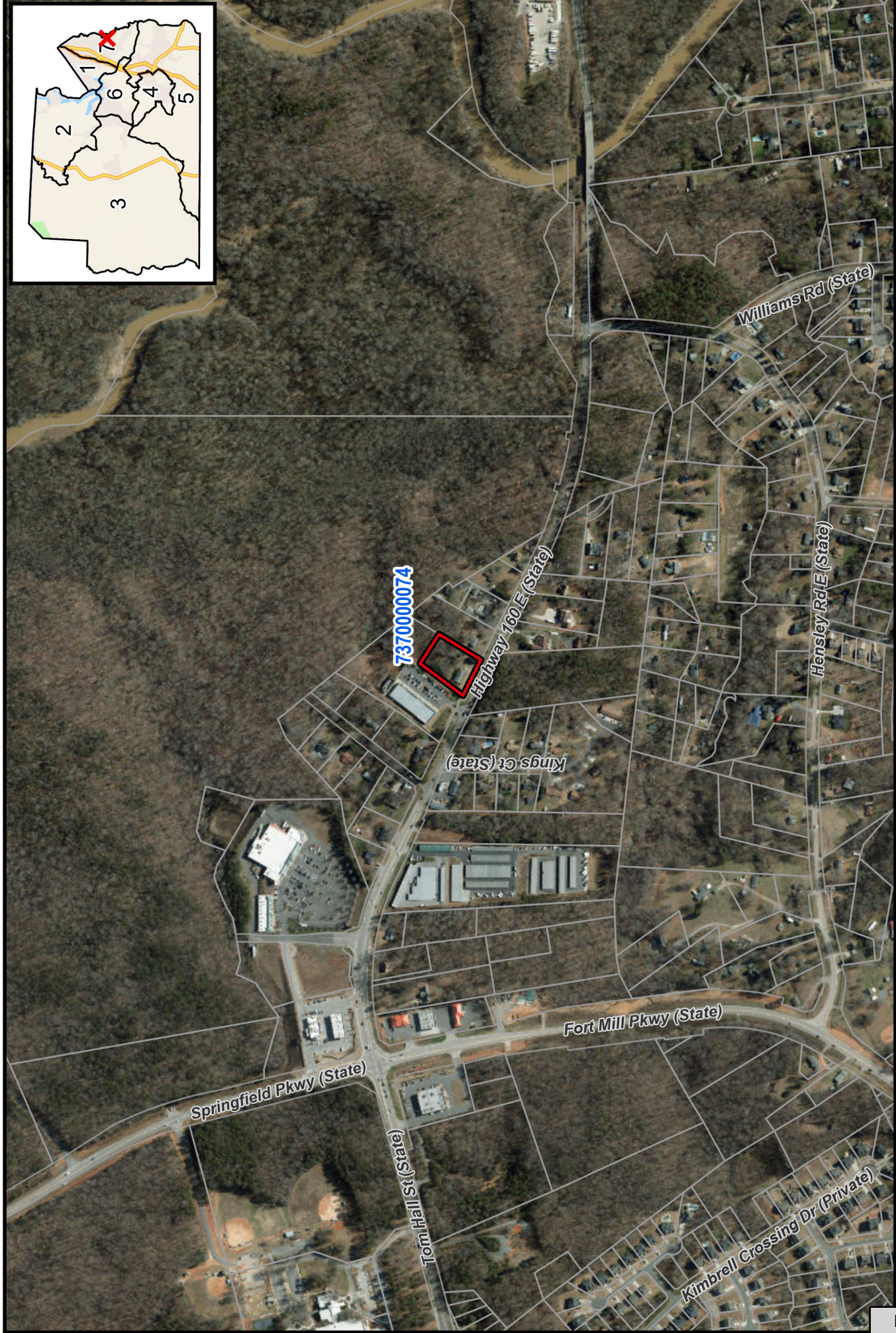
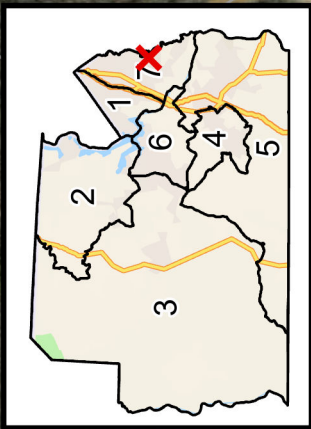


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NO.	DATE	REVISION																																					
1482 HWY 160 OFFICE Fort Mill, SC	Site and Utility Plan																																						
PRELIMINARY NOT FOR CONSTRUCTION		Project Manager: NJG		Drawn By: NJG Checked By: MDC																																			
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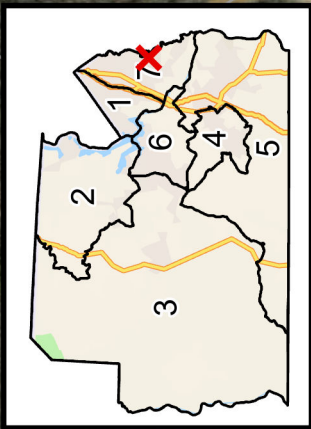
4.1.a
Printed on 11/26/2019



Vicinity Map

Applicant: Rett Rutland
Map Number: 7370000074
Waiver: Required minimum driveway separation

Attachment: Retlynn PC W24-04 - PC Packet (8976 : Waiver - W24-04 - Rutland)



Miles 0 0.13 0.25



Zoning Map

- GC - General Commercial
- NC - Neighborhood Commercial
- RMX-20 - Residential Mixed 20
- RSF-30 - Residential Single Family 30
- RSF-40 - Residential Single Family 40

Applicant: Rett Rutland
Map Number: 7370000074
Waiver: Required minimum driveway separation

Attachment: Rutland PC W24-04 - PC Packet (8976 : Waiver - W24-04 - Rutland)

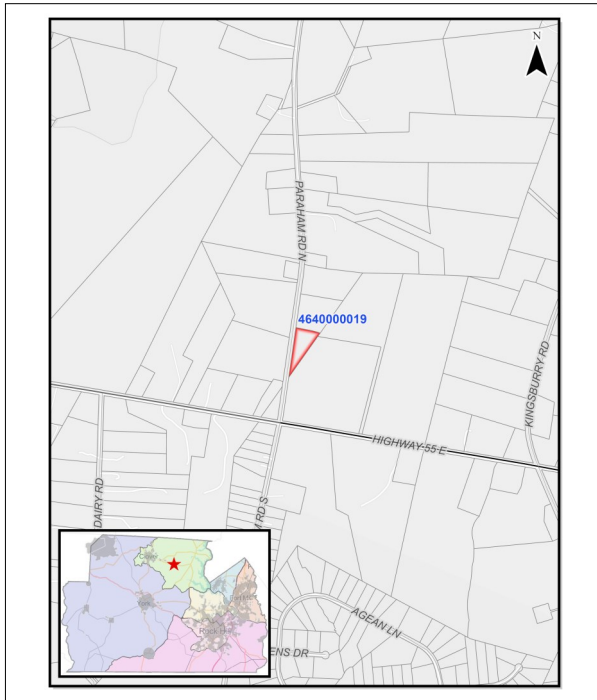
PLANNING COMMISSION

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 Kingsbury 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.

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

Exhibit A - Existing Zoning Map



Exhibit B - 2035 Land Use Plan



FINDINGS

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

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

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

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

The requested rezoning is not consistent with the land use designation of the York County 2035 Future Land Use map. This parcel is located in the center of a wedge area bounded by Kingsbury 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

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

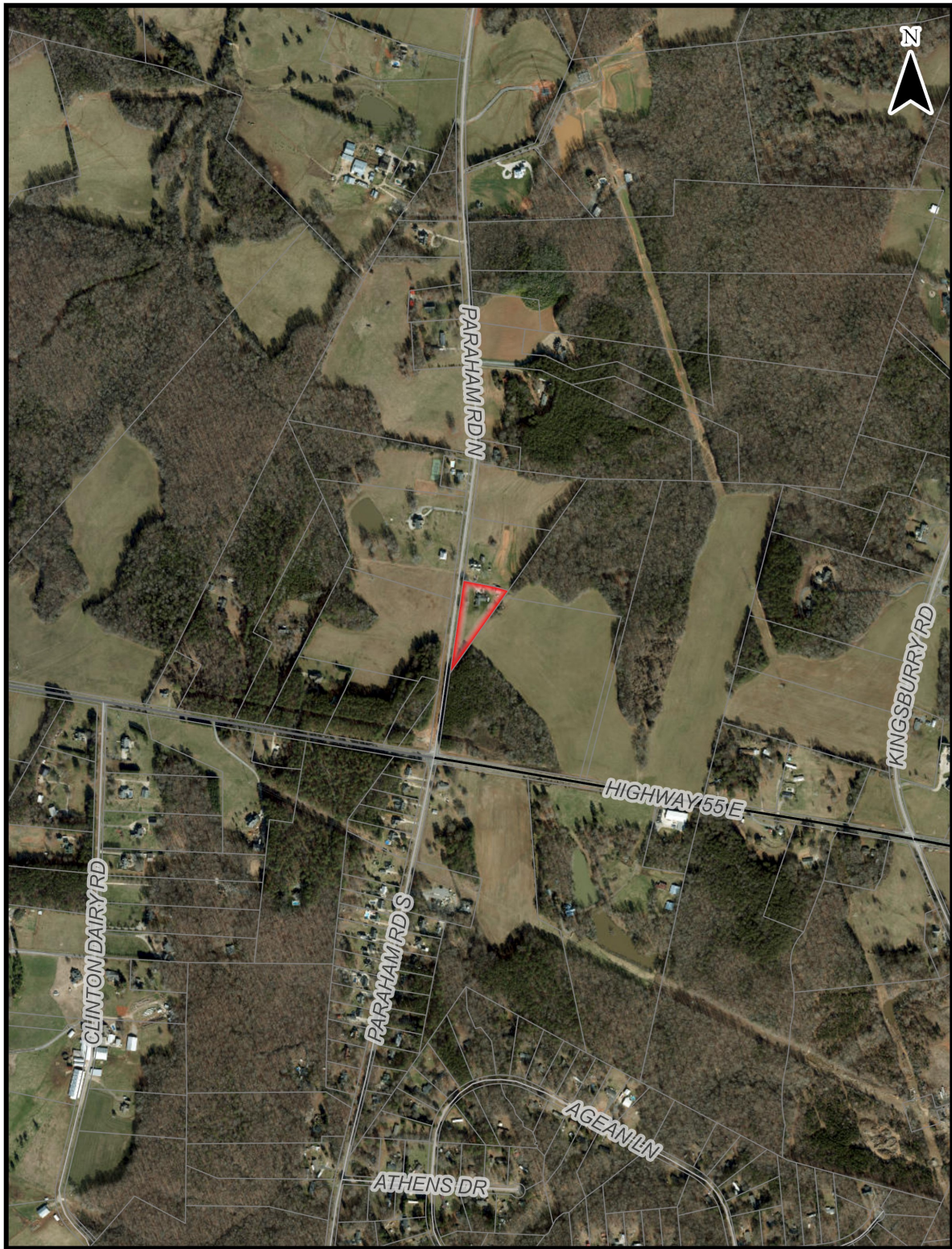
Thomas Newlin

Long Range Planner

(803) 909-7233

Thomas.Newlin@yorkcountygov.com

Exhibit C - Aerial Map

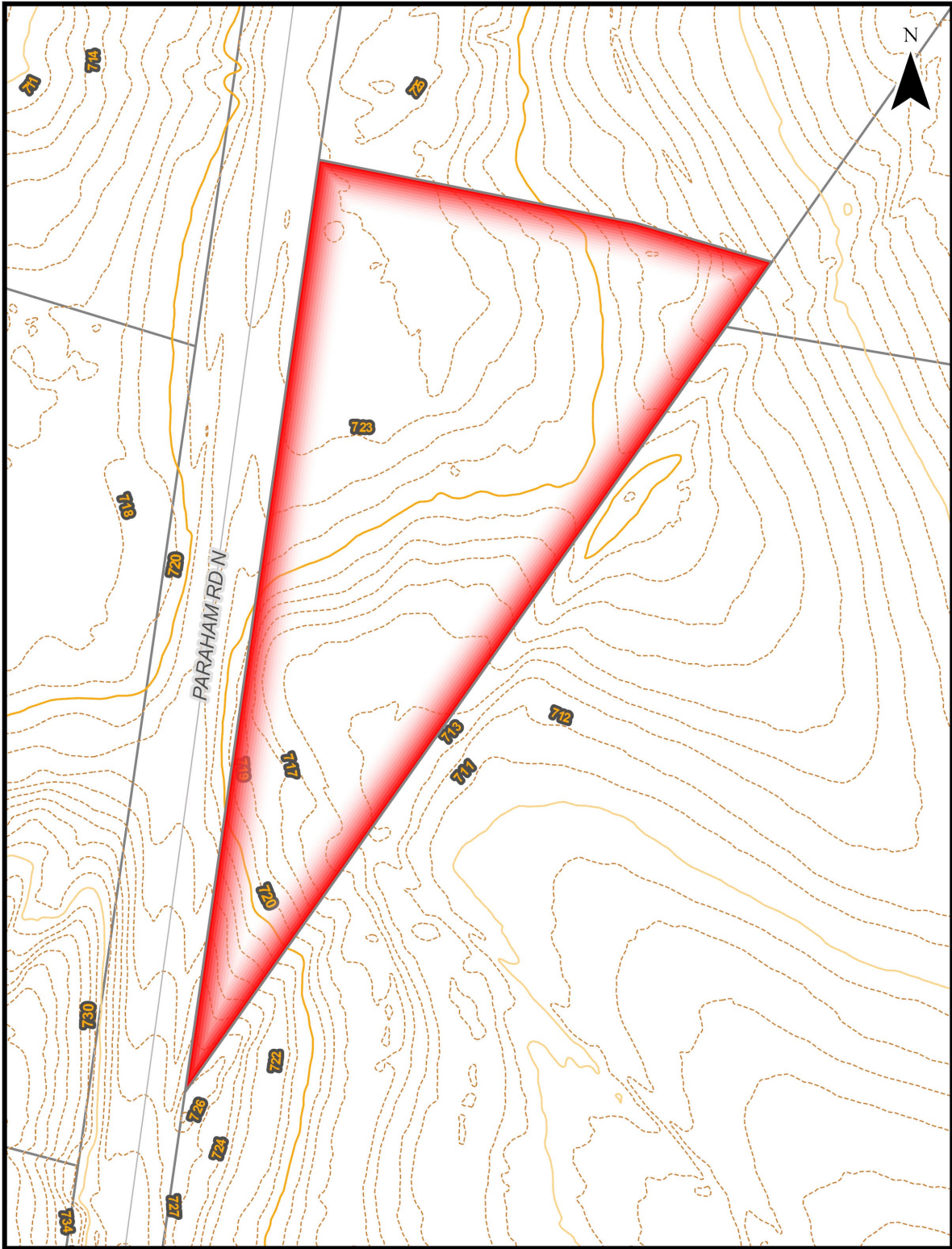


Attachment: 24-52 PC Packet (8920 : 24-52)

Exhibit D - Aerial Map—Parcel

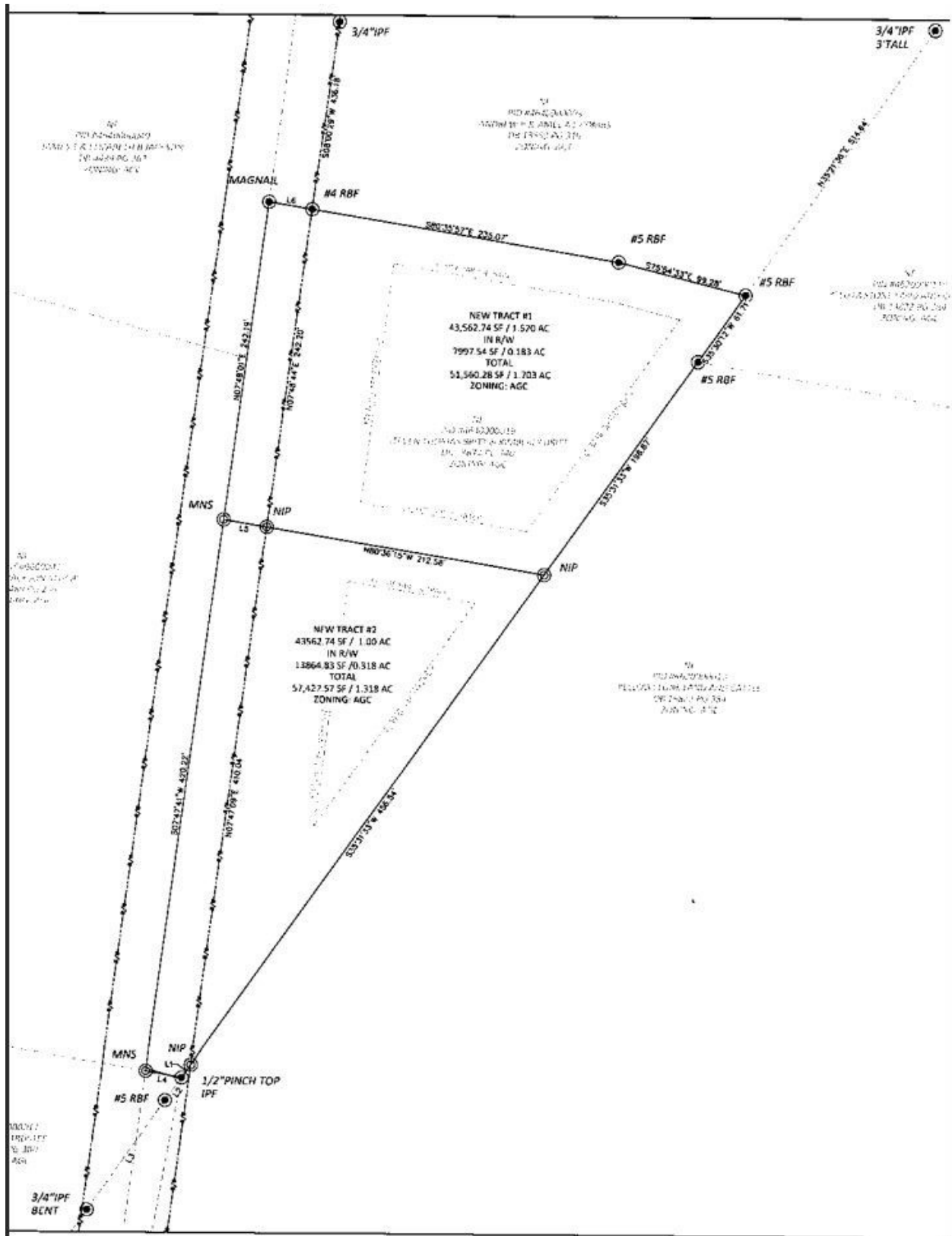
Attachment: 24-52 PC Packet (8920 : 24-52)

Exhibit E - Environmental Map



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

Exhibit F - Proposed Subdivision



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



YORK COUNTY REZONING APPLICATION

9.6.16
Reviewer

5.1.a

APPLICANT AND OWNER INFORMATION

APPLICANT NAME(S): Steven Thomas Britt

ADDRESS: 700 N. Parahan Rd

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

EMAIL ADDRESS: Bethellandscape64@gmail.com

PROPERTY OWNER NAME(S): Steven and Kimberly Britt

ADDRESS: 700 N. Parahan Rd

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

EMAIL ADDRESS: Kinsmith4824@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: AGC PROPOSED: RUD

2035 LAND USE PLAN DESIGNATION: Agricul Hvc

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 Lacke of Land
for our son to build a home on the property.

2. Are there existing structures on the site?

Yes ☐

No ☒

If yes, please describe: _____

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

Yes ☐

No ☐

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

Yes ☐

No ☐

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

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

Yes ☐

No ☒

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

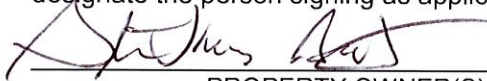
CERTIFICATION

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


 APPLICANT(S)

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. Brille 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.

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: 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.

PLANNING COMMISSION

**THE YORK COUNTY PLANNING COMMISSION TO RECEIVE INFORMATION,
AND REVIEW AND PROVIDE A RECOMMENDATION ON AN ORDINANCE
ADOPTING A PUBLIC EDUCATION FACILITIES IMPACT FEE TO BE IMPOSED
ON ALL NEW RESIDENTIAL DEVELOPMENT IN THE FORT MILL SCHOOL
DISTRICT NO. 4 PURSUANT TO YORK COUNTY ORDINANCE NO. 2718: IMPACT
FEE PROCEDURES.**

YORK COUNTY ORDINANCE _____

AN ORDINANCE ADOPTING A PUBLIC EDUCATION FACILITIES IMPACT FEE ("IMPACT FEE") TO BE IMPOSED ON ALL NEW RESIDENTIAL DEVELOPMENT IN THE FORT MILL SCHOOL DISTRICT NO. 4 PURSUANT TO YORK COUNTY ORDINANCE NO. 2718: IMPACT FEE PROCEDURES, TO ENSURE THAT PUBLIC EDUCATION FACILITIES WILL BE AVAILABLE AND ADEQUATE TO ACCOMMODATE THE NEED FOR PUBLIC EDUCATION FACILITIES EXPECTED TO BE GENERATED FROM THE SCHOOL CHILDREN IN NEW RESIDENTIAL DEVELOPMENTS IN THE SCHOOL DISTRICT, BASED ON THE DISTRICT'S LEVEL OF SERVICE STANDARDS AND CAPITAL IMPROVEMENTS PLAN; TO ASSIGN THE COSTS OF SUCH PUBLIC EDUCATION FACILITIES ON A PROPORTIONATE SHARE BASIS TO NEW RESIDENTIAL DEVELOPMENT WITH AN ESTABLISHED IMPACT FEE FOR A SINGLE FAMILY DETACHED DWELLING UNIT AT \$[AMOUNT], AND AN ESTABLISHED IMPACT FEE FOR A MULTI-FAMILY DWELLING UNIT AT \$[AMOUNT]; TO AUTHORIZE AN INTERGOVERNMENTAL AGREEMENT BETWEEN YORK COUNTY AND THE FORT MILL SCHOOL DISTRICT NO. 4, DEFINING THE RESPECTIVE RIGHTS, RESPONSIBILITIES, AND OBLIGATIONS OF THE PARTIES REGARDING THE IMPACT FEE; TO PROVIDE FOR A PUBLIC HEARING; AND TO PROVIDE FOR OTHER MATTERS RELATED THERETO.

BE IT ORDAINED AND ENACTED BY THE COUNTY COUNCIL OF YORK COUNTY, SOUTH CAROLINA:

SECTION 1. Legislative findings.

As an incident to the adoption of this ordinance, the York County Council ("Council"), as the governing body of York County, South Carolina (the "County"), has made the following legislative findings:

1.1 Council is empowered to enact ordinances for the implementation and enforcement of powers granted to Council pursuant to S.C. Code Ann. § 4-9-30 (14), and (17) and to specifically exercise such powers as authorized under the South Carolina Development Impact Fee Act, S.C. Code Ann. §§ 6-1-910, *et seq.* (the "Act").

1.2 Council finds that:

- a. The County has experienced rapid population growth and development for the past 50 years, and projections indicate that the growth will continue at a rapid rate into the future; and
- b. The County has recently experienced impacts to public facilities resulting from major, large-scale development proposals; and
- c. The County is served by four (4) school districts as follows: York School District No. 1, Clover School District No. 2, Rock Hill School District No. 3, and Fort Mill School District No. 4; and

- d. Population and growth projections for the Fort Mill School District No. 4 (“Fort Mill District” or “District”) indicate a need for a total increase of 5,221 students (1,789 elementary, 1337 middle, and 2,095 high school students) by year 2035; and
- e. The District has defined level of service standards by school type (elementary, middle, and high school), school site sizes, and minimum square feet of school buildings per student; and
- f. These level of service standards and the projected residential development and student generation rates for the District identify future public education facility needs; and
- g. The cost of public education facilities (including school buildings, equipment, and land) for the District is significant and expensive; and
- h. If bonds, backed only by property taxes are used to finance the new public education facilities (school buildings and land) needed to meet the demand generated by new residential development, they would be largely paid for by existing residents of the District, who have already paid for the public education facilities needed to serve them; and
- i. The County finds that it is fair and equitable for new residential development in the Fort Mill District to fund new public education facilities, in part, through a proportionate share public education impact fee; and
- j. Because all new residential development in the District generates a demand for public education facilities based on the same student generation rates (elementary school— .236 students per single-family detached dwelling unit and .176 students per multifamily dwelling unit; middle school— .136 students per single-family detached dwelling unit and .092 students per multifamily dwelling unit; and high school— .173 students per single-family detached dwelling unit and .116 students per multifamily dwelling unit), the public education facilities impact fee shall be imposed uniformly within the District on all new dwelling units, as established by the student generation rates, regardless of size or density; and
- k. The public education facilities impact fee shall be imposed uniformly on all new dwelling units within the District, regardless of the location of the residential development within the District; and
- l. Because non-residential development does not directly generate school children, the public education facilities impact fee shall not be imposed on such development; and
- m. The Council, having given ample consideration to the provision and financing of public education facilities and having consulted with the Fort Mill District School Board, hereby finds and declares that the establishment and adoption of a public education facility impact fee imposed on new residential development based on a proportionate share of the costs of facilities identified in a capital improvements plan for the District that is based the system improvements needed to provide public education facilities at current levels of service to accommodate new residential development is appropriate; and

n. The County is empowered and authorized to execute an intergovernmental agreement on the subject of public education facilities impact fees with the Fort Mill District regarding the implementation of the requirements of this Ordinance and defining the rights, responsibilities, and obligations of each party regarding, inter alia, the collection of the fees, their administration, distribution and application, and the defense of this Ordinance; and

o. Because the County is authorized to impose and collect public education facilities impact fees within the District, but only the District is authorized to construct public education facilities, the intergovernmental agreement shall provide for the transfer of public education facilities impact fee revenues from the County to the District; and

p. The intergovernmental agreement, this Ordinance, and Ordinance 2718: Impact Fee Procedures, ensure that the public education facilities impact fee monies collected and transferred to the District are spent for public education facilities identified in the District's capital improvement plan that are designed to serve new residential development.

1.3 In consideration of the foregoing, the Council deems it advisable to adopt this public education facilities impact fee pursuant to Ordinance 2718: Impact Fee Procedures and the intergovernmental agreement with the Fort Mill District, as hereinafter set forth.

SECTION 2. York County Code of Ordinances Amended.

The York County Code of Ordinances, SCHOOL FACILITIES, is hereby amended to add new subsections in the particulars established below relative solely to the Fort Mill District, with direction to the Code Editor to make such sequential numbering in the Code Book to conform the adopted changes to the existing text of the Code of Ordinances with new sections to apply to the Fort Mill District:

“SECTION I. ADOPTION AND IMPOSITION OF PUBLIC EDUCATION FACILITIES IMPACT FEES APPLICABLE TO FORT MILL SCHOOL DISTRICT NO. 4.

Pursuant to Ordinance No. 2718: Impact Fee Procedures, its terms, procedures, and processes, as set out in §§ 153.55 through 153.62, which are incorporated and adopted herein by reference, *mutatis mutandis*, the intergovernmental agreement between the County and the Fort Mill District, this subchapter, and other applicable provisions of the County Code, this public education facilities impact fee shall be adopted and imposed on all new residential development in the County that is located in the Fort Mill District, in accordance with **Attachment A: Fort Mill District Public Education Facilities Impact Fee Schedule**.

SECTION II. DEFINITIONS.

A. Reference to Impact Fee Procedures. Terms which are defined in Ordinance No. 2718: Impact Fee Procedures, and which are used herein shall have the meanings given in the Impact Fee Procedures, unless another meaning is plainly intended.

B. Reference to York County Code of Ordinances. Terms which are defined in the York County Code of Ordinances and which are used herein shall have the meanings given in the York County Code of Ordinances, unless another meaning is plainly intended.

C. Fort Mill School District No. 4 Impact Fees. For purposes of the Fort Mill School District No. 4 Impact Fee contemplated herein, the following words and terms shall have the meanings set forth herein, unless another meaning is clearly indicated.

D. Adopted Level of Service (LOS) Standard: Means and refers to the amount of public education facilities (buildings, equipment and land) needed to accommodate an elementary, middle, and high school student as established in School Impact Fee Study and Capital Improvement Plan prepared for the Fort Mill District by TischlerBise (dated ____, and finalized ____), which is incorporated herein by reference ("Fort Mill District CIP").

E. County: Means and refers to York County, a political subdivision of the State of South Carolina, possessing all powers available generally to counties in South Carolina.

F. County Council: Means and refers to the elected governing body of York County.

G. Dwelling Unit: Means and refers to either single-family detached or multi-family units.

H. Individual Assessment of Development Impact: A study prepared by a fee payor, calculating the cost of capital improvements for public education facilities required to serve the fee payor's proposed development, that is based on the established level of service standards, the service units and unit construction costs, and methodology with respect to developments within the Fort Mill District, as identified in the Fort Mill District CIP, which assessment shall be performed in compliance with any standards for such studies established by this Ordinance.

I. Intergovernmental Agreement: Means and refers to an agreement executed by the County and the Fort Mill District for the collection of public education facilities impact fees by the County, and the transfer of the fee revenues from the County and to the respective District, and for the expenditure of said revenues by such District for public education facilities, as herein defined, to accommodate new residential development.

J. Non-Residential Development: Means and refers to all development other than a dwelling unit.

K. Public Education Facilities: Means and refers to the buildings, necessary equipment and furnishings and land for elementary, middle, and high schools (including the planning, design, engineering, and construction of the school buildings and associated playgrounds and recreation areas, parking, lighting, landscaping, sidewalks, internal streets, access roads and driveways; the costs associated with the acquisition of land; site preparation costs; and costs associated with the construction of new, or additions to or expansions of elementary, middle, and high school buildings, all of which constitute system improvements for public education facilities).

L. Public Education Facilities Impact Fee: Means and refers to the fees imposed on new residential development on a proportionate share basis as a condition of development approval, which has been calculated to defray the costs of system improvements for the needed public education facilities identified in a capital improvements plan which is needed to accommodate new residential development, based on the level of service standard for the Fort Mill District.

M. Residential Development: Means and refers to the development of one (1) or more dwelling units.

N. **Fort Mill School Board:** Means and refers to the elected governing body of the Fort Mill District.

O. **Fort Mill District:** Means the Fort Mill School District No. 4.

P. **Student Generation Rate (SGR):** Means and refers to the number of elementary, middle and high school students generated by a typical dwelling unit within the Fort Mill District used by the Fort Mill District for planning, capital improvements programming, the development of a capital improvement plan, and the development of proportionate share public education impact fees.

SECTION III. ESTABLISHMENT OF PUBLIC EDUCATION FACILITIES IMPACT FEE SERVICE AREA AND PUBLIC EDUCATION IMPACT FEE DISTRICT.

The Public Education Facilities Impact Fee shall be imposed and calculated within the service area for the Fort Mill District. The service area and Public Education Impact Fee District for the Fort Mill District is coterminous with the Fort Mill District boundaries. Impact fees collected within the Fort Mill District shall be spent within the Fort Mill District.

SECTION IV. IMPOSITION OF PUBLIC EDUCATION FACILITIES IMPACT FEE.

A. The Public Education Facilities Impact Fee shall be imposed on all new residential development in the Fort Mill District, unless the residential development is exempted, or a waiver is granted by the County pursuant to Ordinance No. 2718: Impact Fee Procedures. If an exemption or waiver is granted, the impact fees which otherwise would have been due shall be provided by the Fort Mill District, using funds available from sources other than Public Education Impact Fees; or unless otherwise exempted.

B. Residential development shall pay the fees at the time of issuance of a building permit. Fees shall be paid to the Permit Customer Services Representative Division in the County's Planning & Development Services Division Department. A building permit for residential development shall not be issued without confirmation, in writing, from the County Customer Permit Services Representative Division that the Fort Mill District Public Education Impact Fees have been paid in accordance with this Ordinance.

SECTION V. CALCULATION OF PUBLIC EDUCATION FACILITIES IMPACT FEE.

A. The County shall calculate the applicable Public Education Facilities Impact Fees due from a proposed residential development in accordance with the procedure set forth in Ordinance 2718: Impact Fee Procedures, the applicable intergovernmental agreement, this Ordinance, and the Fort Mill District CIP. The impact fee amount for the School District is established in Attachment A: Fort Mill District Public Education Facilities Impact Fee Schedule, which is attached hereto and incorporated herein by reference.

B. The following general procedure shall be followed by the County upon receipt of an application for a building permit for new residential development:

1. Identify the number and type of dwelling units in the proposed new residential development; and

2. Multiply the number of dwelling units by the impact fee per the type of dwelling unit; and,
3. Receive payment of the calculated fee.

C. In lieu of calculating the amount(s) of impact fees by reference to Attachment A, a fee payor may request that the amount of the required impact fees be determined by reference to an Individual Assessment of Development Impact for the proposed development.

1. If a fee payor requests the use of an Individual Assessment of Development Impact, the fee payor shall be responsible for retaining a qualified professional to prepare the Individual Assessment of Development Impact that complies with the requirements of this Ordinance, at the fee payor's expense.
2. Each Individual Assessment of Development Impact shall be based on the same level of service standards and system improvement costs for capital improvements for public education facilities used in the Fort Mill District CIP and shall document the relevant methodologies and assumptions used.
3. Each Individual Assessment of Development Impact shall be submitted to the Director or a designee, and may be accepted, rejected, or accepted with modifications by the Director or a designee as the basis for calculating public education facilities impact fees. If an Individual Assessment of Development Impact is accepted or accepted with modifications by the Director or a designee as a more accurate measure of the demand for capital improvements for public education facilities created by the proposed new development than the applicable fees in Attachment A, then the impact fees due under this Ordinance shall be calculated according to such assessment.
4. The decision of the Director regarding the Individual Assessment of Development Impact shall be final. A fee payor may appeal the Director's decision pursuant to the appeal procedures identified in Ordinance 2718: Impact Fee Procedures.

SECTION VI. TRUST FUND ESTABLISHED.

The County hereby establishes a separate account within its County financial accounting structure for the Fort Mill District. All public education facilities impact fees collected by the County for Public Education Facilities Impact Fees pursuant to this ordinance shall be placed in the separate account until transferred to the School District for expenditure on public education facilities as herein defined. The impact fees shall be placed in interest-bearing account(s) and all interest earned and accruing to the account(s) shall become funds of the account(s), subject to the same limitations and restrictions on use and expenditure of funds that are applicable to Public Education Facilities Impact Fee funds.

SECTION VII. LIMITATIONS ON USE AND EXPENDITURE OF PUBLIC EDUCATION FACILITIES IMPACT FEE FUNDS.

Public Education Facilities Impact Fee funds (including all accrued interest) shall be transferred by the County to the School District in accordance with the applicable intergovernmental agreement, and then used by the School District solely and exclusively for public education facilities as defined herein.

SECTION VIII. TERMINATION.

The Impact Fee Ordinance specifically adopted for public education-related public facilities in the Fort Mill District shall be terminated upon enactment and operation of an alternative and equivalent revenue source. These sources may include, but not be limited to, a specified sales tax, gas tax, and/or a proportionally equitable mobile home property tax. This Impact Fee Ordinance shall end when sufficient fees have been collected to fund all eligible projects that are identified in the Fort Mill District CIP. Upon termination of this Ordinance, all revenue generated for specified improvements shall be retained by the County for two (2) years or until the respective School District requests a distribution of funds, whichever occurs sooner. The County shall refund any funds remaining in the Trust Fund after two years to any fee payor requesting a refund.”

SECTION 3. Public Hearing Required.

The York County Council shall conduct a public hearing after publishing a notice of the date, time and place of such hearing at least thirty (30) days in advance of such hearing before final legislative action is taken for the adoption of this ordinance

SECTION 4. Severability.

The provisions of this ordinance are hereby declared to be severable, and if any provision or section of this ordinance is declared to be unconstitutional or unenforceable by the final order of a court of competent jurisdiction, such declaration shall not affect the constitutionality, legality or enforceability of any other section or provision of this ordinance, which shall be deemed severable, valid, enforceable and effective.

SECTION 5. Liberal Construction.

The provisions of this Ordinance shall be liberally construed to effectively carry out its purposes in the interest of furthering, promoting and protecting the public health, safety, and welfare.

SECTION 6. Repeal of inconsistent sections and ordinances.

All sections of the York County Code of Ordinances and all York County Ordinances in conflict with this Ordinance and its initiation and ultimate adoption are hereby amended and reconciled as to procedure and substance to the extent of any such conflict.

SECTION 7. Effective Date.

7.1 This Ordinance shall become effective immediately upon its adoption on ____.

7.2 Complete applications for new residential building permits in Fort Mill District submitted prior to the Effective Date shall not be subject to the imposition of the Public Education Facilities Impact Fee.

7.3 Adopted this ____ day of _____, 2025.

ATTACHMENT A**FORT MILL SCHOOL DISTRICT NO. 4 PUBLIC EDUCATION IMPACT FEES
SCHEDULE:**

RESIDENTIAL USE	IMPACT FEE
Single Family	\$29,640
Multi-Family	\$20,796

School Development Impact Fee Study and Capital Improvement Plan

Prepared for:
Fort Mill School District

November 27, 2024



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School Development Impact Fee Study and Capital Improvement Plan
Fort Mill School District

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School Development Impact Fee Study and Capital Improvement Plan
Fort Mill School District

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School Development Impact Fee Study and Capital Improvement Plan
Fort Mill School District

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Attachment: TischlerBise Report Fort Mill School Impact Fees 11.27.24 (8990 : Ordinance - FMSD - Impact Fees Ordinance)

EXECUTIVE SUMMARY

Fort Mill School District, through York County, South Carolina, retained TischlerBise to prepare a Capital Improvement Plan and Development Impact Fee Study. Development impact fees are one-time payments used to construct system improvements needed to accommodate new development, and Fort Mill School District may use the development impact fees as cash payments to fund growth related capital improvements. A development impact fee represents new development's proportionate share of capital facility needs. Development impact fees have limitations and should not be regarded as the total solution for infrastructure funding needs. Rather, they are one component of a comprehensive portfolio to ensure provision of adequate public facilities needed to serve new development. In contrast to general taxes, development impact fees may not be used for operations, maintenance, replacement of infrastructure, or correcting existing deficiencies.

FORT MILL SCHOOL DISTRICT SCHOOL DEVELOPMENT IMPACT FEE OVERVIEW

Fort Mill School District has seen significant residential growth within its attendance area in recent years, and with it, increased enrollment. Based on projections provided by Catawba Regional Council of Governments and Fort Mill School District, this analysis includes continued growth during the 10-year study period. Using capital improvement plans for the next ten years, development impact fees in Fort Mill School District include capital components related to school facilities, land, and buses for elementary schools, middle schools, and high schools. The proposed development impact fees use an incremental expansion approach to determine current level-of-service standards for each capital component. This analysis calculates level-of-service standards for school facilities and land using 2024-2025 permanent capacity. The level-of-service standards are expressed as follows:

1. School Facilities: Square feet per student by school level
2. Land: Acres per student by school level

The proposed development impact fees include a credit to account for debt on existing and future school facilities and land. The body of this report includes further detail on levels of service, costs, and credits.

SOUTH CAROLINA DEVELOPMENT IMPACT FEE ACT

The State of South Carolina grants the power for cities and counties to collect development impact fees on new development pursuant to the rules and regulations set forth in the South Carolina Development Impact Fee Act (SC Code § 6-1-910 et seq.). The process to create a local development impact fee system begins with a resolution by the County Council directing the Planning Commission to conduct a development impact fee study and recommend a development impact fee ordinance for legislative action.

Generally, a governmental entity must have an adopted comprehensive plan to enact development impact fees; however, certain provisions in State law allow counties, cities, and towns that have not adopted a comprehensive plan to impose development impact fees. Those jurisdictions must prepare a capital improvement plan as well as prepare a development impact fee study that substantially complies with SC Code § 6-1-960(B).

School Development Impact Fee Study and Capital Improvement Plan
Fort Mill School District

All counties, cities, and towns are required to prepare a report that estimates the effect of development impact fees on the availability of affordable housing before imposing development impact fees on residential dwelling units. Based on the findings of the study, certain developments may be exempt from development impact fees when all or part of the project is determined to create affordable housing, and the exempt development's proportionate share of system improvements is funded through a revenue source other than development impact fees. A housing affordability analysis in support of the development impact fee study is published as a separate report.

Eligible costs may include design, acquisition, engineering, and financing attributable to those improvements recommended in the local capital improvements plan that qualify for development impact fee funding. Revenues collected by the district, county, city, or town may not be used for administrative or operating costs associated with imposing the development impact fee. All development impact fee revenues must be maintained in an interest-bearing account prior to expenditure on recommended improvements. Monies must be returned to the property owner of record for which the development impact fee was collected if they are not spent within three years of the date they are scheduled to be encumbered in the local capital improvements plan. All refunds to private land owners must include the pro rata portion of interest earned while on deposit in the development impact fee account.

Fort Mill School District is also responsible for preparing and publishing an annual report describing the amount of development impact fees collected, appropriated, and spent during the preceding year. Subsequent to adoption of a development impact fee ordinance, the York County Planning Commission will again be required to review and update the development impact fee study report, capital improvements plan, housing affordability analysis, and development impact fee ordinance. These updates must occur at least once every five years. Pursuant to State Law, Fort Mill School District will not be empowered to recommend additional projects eligible for development impact fee funding or charge higher maximum allowable development impact fees until the development impact fee study and capital improvement plan have been updated.

CONCEPTUAL DEVELOPMENT IMPACT FEE CALCULATION

In contrast to project-level improvements, development impact fees fund growth-related infrastructure that will benefit multiple development projects, or the entire jurisdiction (referred to as system improvements). The first step in the development impact fee formula is to determine an appropriate demand indicator for the particular type of infrastructure. The demand indicator measures the number of demand units for each unit of development. For example, enrollment growth is an appropriate indicator of the demand for schools, and the enrollment increase can be estimated from the average number of public school students per housing unit. The second step in the development impact fee formula is to determine infrastructure units per demand unit, typically called level-of-service (LOS) standards. In keeping with the school example, a common LOS standard is square feet per student. The third step in the development impact fee formula is to determine the cost of various infrastructure units. To complete the school example, this part of the formula establishes the cost per square foot for school facility construction.

GENERAL METHODOLOGIES

There are three general methods for calculating development impact fees. The choice of a particular method depends primarily on the timing of infrastructure construction (past, concurrent, or future) and service characteristics of the facility type being addressed. Each method has advantages and disadvantages in a particular situation, and can be used simultaneously for different cost components. Reduced to its simplest terms, the process of calculating development impact fees involves two main steps: (1) determining the cost of development-related capital improvements and (2) allocating those costs equitably to various types of development. In practice, though, the calculation of development impact fees can become quite complicated because of the many variables involved in defining the relationship between development and the need for facilities within the designated service area. The following paragraphs discuss three basic methods for calculating development impact fees and how those methods can be applied.

Cost Recovery (past improvements): The rationale for recoupment, often called cost recovery, is that new development is paying for its share of the useful life and remaining capacity of facilities already built, or land already purchased, from which new growth will benefit. This methodology is often used when there is substantial excess student capacity at a particular school level.

Incremental Expansion (concurrent improvements): The incremental expansion method documents current level-of-service (LOS) standards for each type of public facility, using both quantitative and qualitative measures. This approach ensures that there are no existing infrastructure deficiencies or surplus capacity in infrastructure. New development is only paying its proportionate share for growth-related infrastructure. Revenue will be used to expand or provide additional facilities, as needed, to accommodate new development. An incremental expansion cost method is best suited for public facilities that will be expanded in regular increment to keep pace with development, and is the methodology used for this school development impact fee calculation.

Plan-Based (future improvements): The plan-based method allocates costs for a specified set of improvements to a specified amount of development. Improvements are typically identified in a long-range facility plan and development potential is identified by a land use plan. There are two options for determining the cost per demand unit: (1) total cost of a public facility can be divided by total demand units (average cost), or (2) the growth-share of the public facility cost can be divided by the net increase in demand units over the planning timeframe (marginal cost).

CREDITS

Regardless of the methodology, a consideration of credits is integral to the development of a legally defensible development impact fee. There are two types of credits with specific characteristics, both of which should be addressed in development impact fee studies and ordinances. (1) A revenue credit might be necessary if there is a double payment situation where other revenues contribute to the capital costs of infrastructure to be funded by development impact fees. The analysis integrates this type of credit into the development impact fee calculation, thus reducing the development impact fee. (2) A site-specific credit or developer reimbursement might be necessary for dedication of land or construction of system improvements funded by development impact fees. This type of credit is addressed in the administration and implementation of the development impact fee program.

MAXIMUM ALLOWABLE DEVELOPMENT IMPACT FEE SCHEDULE

As documented in this report, Fort Mill School District has complied with the South Carolina Development Impact Fee Act and applicable legal precedents. Development impact fees are proportionate and reasonably related to capital improvement demands of new development. Specific costs have been identified using local data and current dollars. This report documents the formulas and input variables used to calculate the proposed school development impact fees, and the development impact fee methodologies identify the extent to which new development is entitled to various types of credits to avoid potential double payment of growth-related capital costs.

School development impact fees are applied only to residential development and are assessed per housing unit, reflecting the proportionate demand by type of unit. The amounts shown are “maximum allowable” amounts based on the methodologies, levels of service, and costs for the capital improvements identified herein. The fees represent the highest amount feasible for each type of applicable development, which represent new development’s fair share of the school capital costs detailed in this report. Fort Mill School District, through York County, can adopt amounts that are lower than the maximum amounts shown; however, a reduction in fee revenue will necessitate an increase in other revenues, a decrease in planned capital expenditures, and/or a decrease in the level of service.

Shown below, Figure 1 provides the maximum allowable development impact fees for residential development in the Fort Mill School District. The maximum allowable development impact fee is \$29,640 for a single-family unit and \$20,796 for a multi-family unit.

Figure 1: Maximum Allowable School Development Impact Fees

Development Impact Fees per Housing Unit			
Housing Unit Type	Maximum Fees	Current Fees	Increase / (Decrease)
Single Family	\$29,640	\$18,158	\$11,482
Multi-Family	\$20,796	\$12,020	\$8,776

A note on rounding: Calculations throughout this report are based on an analysis conducted using Excel software. Most results are discussed in the report using one, two, and three decimal places, which represent rounded figures. However, the analysis itself uses figures carried to their ultimate decimal places; therefore, the sums and products generated in the analysis may not equal the sums or products if the reader replicates the calculation with the factors shown in the report (due to the rounding of figures shown, not in the analysis).

STUDENT GENERATION RATES AND PROJECTED ENROLLMENT

New residential development will generate demand for additional school capacity. To determine the level of this demand, the analysis uses student generation rates as the service unit for the school development impact fees. The term “student generation rate” refers to the number of non-charter, public school students per housing unit within Fort Mill School District. Public school students are a subset of school-aged children which includes students in private schools and home-schooled children. Student generation rates are important demographic factors that help account for variations in demand for school facilities by housing unit type.

EXISTING ENROLLMENT

TischlerBise calculates student generation rates for Fort Mill School District using 2024-25 enrollment data prepared by Dr. Holden and 2024 housing unit estimates provided by Catawba Regional Council of Governments. Based on these estimates, 2024-25 enrollment includes 7,971 elementary school students, 4,520 middle school students, and 5,741 high school students for a total of 18,232 students. Existing residential development located in the Fort Mill School District includes 35,860 housing units. Shown below in Figure 2, the analysis includes enrollment and housing unit estimates based on housing unit type. Single-family units include single-family detached homes and mobile homes, and multi-family units include townhomes and apartments.

Figure 2: Fort Mill School District Students by Housing Unit Type

Fort Mill School District Students by Housing Unit Type			
School Level	Single Family*	Multi-Family**	Total
Elementary (K-5)	6,507	1,464	7,971
Middle (6-8)	3,758	762	4,520
High (9-12)	4,772	969	5,741
Total	15,037	3,195	18,232

Housing Units by Type			
Description	Single Family*	Multi-Family**	Total
Housing Units	27,541	8,319	35,860

Source: 2024-25 enrollment data prepared by Dr. Holden. 2024 housing unit estimates from Catawba Regional Council of Governments.

*Includes mobile homes

**Includes townhomes

STUDENT GENERATION RATES

Section 6-1-960(B)(4) of the South Carolina Development Impact Fee Act requires:

“a definitive table establishing the specific service unit for each category of system improvements and an equivalency or conversion table establishing the ratio of a service unit to various types of land uses, including residential, commercial, agricultural, and industrial, as appropriate.”

TischlerBise calculates student generation rates using the current enrollment and housing unit estimates shown in Figure 2. To estimate the number of students per housing unit by school level, the analysis divides the number of students by school level in each type of housing unit by the total number of housing units in the Fort Mill School District. As shown in Figure 3, a single-family unit generates 0.236 elementary school students, 0.136 middle school students, and 0.173 high school students for a total of 0.545 public school students per single-family unit. A multi-family unit generates 0.176 elementary school students, 0.092 middle school students, and 0.116 high school students for a total of 0.384 public school students per multi-family unit.

Figure 3: Fort Mill School District Student Generation Rates

Fort Mill School District Students per Housing Unit			
School Level	Single Family*	Multi-Family**	Total
Elementary (K-5)	0.236	0.176	0.222
Middle (6-8)	0.136	0.092	0.126
High (9-12)	0.173	0.116	0.160
Total	0.545	0.384	0.508

Source: TischlerBise calculation

*Includes mobile homes

**Includes townhomes

School Development Impact Fee Study and Capital Improvement Plan
Fort Mill School District

PROJECTED ENROLLMENT

Section 6-1-960(B)(6) of the South Carolina Development Impact Fee Act requires:

“the total number of service units necessitated by and attributable to new development within the service area, based on the land use assumptions and calculated in accordance with generally accepted engineering or planning criteria.”

Fort Mill School District uses enrollment projections provided by Dr. Holden. As shown in Figure 4, enrollment in the 2024-25 school year includes 18,232 students, and Dr. Holden’s projections include 23,453 students in the 2034-35 school year. The analysis requires enrollment projections beyond 10 years to determine debt service credits (discussed later in this report), so TischlerBise uses the 2034-35 growth rate to project enrollment in years 11 through 20. Using this approach, projected enrollment growth includes 5,221 students during the next 10 years and 12,489 students during the next 20 years.

Figure 4: Fort Mill School District Projected Enrollment

Projected Enrollment					
Projection Year	School Year	Elementary (K-5)	Middle (6-8)	High (9-12)	Total Enrollment
Base	2024-25	7,971	4,520	5,741	18,232
1	2025-26	8,170	4,612	5,928	18,710
2	2026-27	8,299	4,716	6,121	19,136
3	2027-28	8,439	4,826	6,324	19,589
4	2028-29	8,583	4,936	6,530	20,049
5	2029-30	8,739	5,058	6,732	20,529
6	2030-31	8,930	5,204	6,929	21,063
7	2031-32	9,131	5,358	7,142	21,631
8	2032-33	9,334	5,525	7,367	22,226
9	2033-34	9,541	5,689	7,600	22,830
10	2034-35	9,760	5,857	7,836	23,453
11	2035-36	9,984	6,030	8,079	24,093
12	2036-37	10,213	6,208	8,330	24,751
13	2037-38	10,447	6,391	8,589	25,427
14	2038-39	10,687	6,580	8,856	26,123
15	2039-40	10,932	6,774	9,131	26,837
16	2040-41	11,183	6,974	9,415	27,572
17	2041-42	11,440	7,180	9,707	28,327
18	2042-43	11,703	7,392	10,008	29,103
19	2043-44	11,972	7,610	10,319	29,901
20	2044-45	12,247	7,835	10,639	30,721
10-Yr Increase*		1,789	1,337	2,095	5,221
20-Yr Increase**		4,276	3,315	4,898	12,489

*Enrollment projections prepared by Dr. Holden

**TischlerBise projections based on Dr. Holden 2034-35 enrollment growth

CAPITAL IMPROVEMENT PLAN

OVERVIEW OF CURRENT SCHOOL FUNDING ARRANGEMENTS

Section 6-1-960(B)(8) of the South Carolina Development Impact Fee Act requires:

“identification of all sources and levels of funding available to the governmental entity for the financing of the system improvements.”

Fort Mill School District is responsible for 100 percent of the funding to construct new school capacity. Historically, the District has funded new school construction through the issuance of bonds, backed by property tax revenue. South Carolina’s state constitution allows government entities to issue bonds to fund capital projects (construction of new schools and improvements to existing schools).

SERVICE AREA

TischlerBise recommends a single development impact fee service area based on the Fort Mill School District attendance zone. As new development generates demand for additional school capacity, Fort Mill School District will review and adjust attendance zones for the entire district. This method of districtwide attendance zone review ensures all students receive a high quality of education at the current level of service standards.

PLANNED CAPACITY PROJECTS

Section 6-1-960(B)(9) of the South Carolina Development Impact Fee Act requires:

“a schedule setting forth estimated dates for commencing and completing construction of all improvements identified in the capital improvements plan.”

Shown below, Figure 5 lists eligible growth-related capacity projects from the 2024 Long-Range Facility Needs Plan. Elementary School #12 is currently under construction and Fort Mill School District used development impact fees to fund 100 percent of construction costs. Middle School #7 is part of the 2024 bond referendum, and construction will begin during the 2025-26 school year. Fort Mill School District will fund construction of the remaining school capacity projects with a mix of development impact fees and future bond funds.

Figure 5: Fort Mill School District Planned Capacity Projects

Description	School Level	Proposed Construction	Proposed Occupancy	Cost	Capacity
Elementary School #12	Elementary	2024-25	2025-26	\$67,165,836	1,200
Elementary School #13	Elementary	2028-29	2029-30	\$83,360,809	1,200
Middle School #7	Middle	2025-26	2026-27	\$86,593,990	1,200
High School Addition	High	2028-29	2029-30	\$21,573,340	400
High School Addition	High	2030-31	2031-32	\$102,363,196	1,200
Total				\$361,057,171	5,200

Source: Fort Mill School District, 2024 Long-Range Facility Needs Plan

LEVEL-OF-SERVICE STANDARDS

Section 6-1-960(B)(1) of the South Carolina Development Impact Fee Act requires:

“a general description of all existing facilities and their existing deficiencies, within the service area or areas of the governmental entity, a reasonable estimate of all costs, and a plan to develop the funding resources, including existing sources of revenues, related to curing existing deficiencies including, but not limited to, the upgrading, updating, improving, expanding, or replacing of these facilities to meet existing needs and usage.”

Section 6-1-960(B)(2) of the South Carolina Development Impact Fee Act requires:

“an analysis of total capacity, the level of current usage, and commitments for usage of capacity of existing public facilities, which must be prepared by a qualified professional using generally accepted principles and professional standards.”

Elementary Schools – Incremental Expansion

Figure 6 includes the current inventory and levels of service for elementary schools. For the 2024-25 school year, Fort Mill School District provides 1,210,666 square feet of elementary school facilities, 300.85 acres of land, and permanent capacity to serve 10,400 elementary school students. The existing level of service is 116.41 square feet of elementary school facilities (1,210,666 square feet / 10,400 student capacity) and 0.0289 acres (300.85 acres / 10,400 student capacity) per permanent student station. Current elementary school capacity utilization is 77 percent (7,971 students / 10,400 capacity), so there are no existing deficiencies. The analysis uses current capacity to calculate level-of-service standards to ensure new development is charged for the same level of service provided to existing development.

Figure 6: Fort Mill School District Elementary Schools

Elementary School	Square Feet	Acres	2024-25 Enrollment	Permanent Capacity	Utilization
Doby's Bridge	120,000	24.80	797	1,000	80%
Fort Mill	92,000	18.36	665	900	74%
Gold Hill	107,336	28.12	817	900	91%
Kings Town	132,165	39.22	809	1,000	81%
Orchard Park	92,000	19.12	553	900	61%
Pleasant Knoll	101,500	21.14	775	900	86%
River Trail	132,165	34.18	707	1,000	71%
Riverview	120,000	36.40	610	1,000	61%
Springfield	92,000	25.80	801	900	89%
Sugar Creek	101,500	27.61	725	900	81%
Tega Cay	120,000	26.10	712	1,000	71%
Total	1,210,666	300.85	7,971	10,400	77%

Level-of-Service (LOS) Standards		
LOS per Student	Square Feet	Acres
Current Enrollment	151.88	0.0377
Current Capacity	116.41	0.0289

Source: Fort Mill School District, October 2024-25 Enrollment

Middle Schools – Incremental Expansion

Shown below, Figure 7 includes the current inventory and levels of service for middle schools. For the 2024-25 school year, Fort Mill School District provides 808,166 square feet of middle school facilities, 229.27 acres of land, and permanent capacity to serve 5,600 middle school students. The existing level of service is 144.32 square feet of middle school facilities (808,166 square feet / 5,600 student capacity) and 0.0409 acres (229.27 acres / 5,600 student capacity) per permanent student station. Current middle school capacity utilization is 81 percent (4,520 students / 5,600 capacity), so there are no existing deficiencies. The analysis uses current capacity to calculate level-of-service standards to ensure new development is charged for the same level of service provided to existing development.

Figure 7: Fort Mill School District Middle Schools

Middle School	Square Feet	Acres	2024-25 Enrollment	Permanent Capacity	Utilization
Banks Trail	125,850	31.60	636	900	71%
Forest Creek	155,316	51.43	758	1,000	76%
Fort Mill	125,000	27.54	620	900	69%
Gold Hill	125,000	42.18	877	900	97%
Pleasant Knoll	155,000	37.82	920	1,000	92%
Springfield	122,000	38.70	709	900	79%
Total	808,166	229.27	4,520	5,600	81%

Level-of-Service (LOS) Standards		
LOS per Student	Square Feet	Acres
Current Enrollment	178.80	0.0507
Current Capacity	144.32	0.0409

Source: Fort Mill School District, October 2024-25 Enrollment

School Development Impact Fee Study and Capital Improvement Plan
Fort Mill School District

High Schools – Incremental Expansion

Figure 8 includes the current inventory and levels of service for high schools. For the 2024-25 school year, Fort Mill School District provides 1,195,770 square feet of high school facilities, 272.40 acres of land, and permanent capacity to serve 7,200 high school students. The existing level of service is 166.08 square feet of high school facilities (1,195,770 square feet / 7,200 student capacity) and 0.0378 acres (272.40 acres / 7,200 student capacity) per permanent student station. Current high school capacity utilization is 80 percent (5,741 students / 7,200 capacity), so there are no existing deficiencies.

Figure 8: Existing Fort Mill School District High Schools

High School	Square Feet	Acres	2024-25 Enrollment	Permanent Capacity	Utilization
Catawba Ridge	412,000	87.00	1,702	2,400	71%
Fort Mill	418,279	109.00	2,117	2,400	88%
Nation Ford	365,491	76.40	1,922	2,400	80%
Total	1,195,770	272.40	5,741	7,200	80%

Level-of-Service (LOS) Standards		
LOS per Student	Square Feet	Acres
Current Enrollment	208.29	0.0474
Current Capacity	166.08	0.0378

Source: Fort Mill School District, October 2024-25 Enrollment

Fort Mill School District plans to construct 215,000 square feet of high school facilities within the next 10 years, and these facilities will include permanent capacity to serve 1,600 students. As shown above, Fort Mill School District currently provides 166.08 square feet of high school facilities and 0.0378 acres per permanent student station. The planned high school facilities will include 134.38 square feet per permanent student station (215,000 square feet / 1,600 student capacity). Since the future level of service is less than the existing level of service, the analysis uses planned capacity to calculate impact fees related to high school facilities. Since Fort Mill School District currently owns land needed for the planned high school facilities, high school impact fees do not include land. The analysis uses planned capacity to calculate level-of-service standards to ensure new development is not charged for a higher level of service than provided to existing development.

Figure 9: Future Fort Mill School District High Schools

Future High School	Square Feet	Acres	2024-25 Enrollment	Permanent Capacity	Utilization
Planned Addition	40,000	N/A	N/A	400	N/A
Planned Addition	175,000	N/A	N/A	1,200	N/A
Total	215,000	N/A	N/A	1,600	N/A

Planned Capacity	134.38	0.0000
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Source: Fort Mill School District, 2024 Long-Range Facility Needs Plan

School Development Impact Fee Study and Capital Improvement Plan
Fort Mill School District

FUTURE CAPACITY PROJECTION

Section 6-1-960(B)(5) of the South Carolina Development Impact Fee Act requires:

“a description of all system improvements and their costs necessitated by and attributable to new development in the service area, based on the approved land use assumptions, to provide a level of service not to exceed the level of service currently existing in the community or service area, unless a different or higher level of service is required by law, court order, or safety consideration.”

Section 6-1-960(B)(7) of the South Carolina Development Impact Fee Act requires:

“the projected demand for system improvements required by new service units projected over a reasonable period of time not to exceed twenty years.”

Fort Mill School District currently provides permanent capacity to serve 23,200 students. By school level, this includes capacity to serve 10,400 elementary school students, 5,600 middle school students, and 7,200 high school students. Based on 2024-2025 enrollment, permanent capacity utilization is 77 percent for elementary schools, 81 percent for middle schools, and 80 percent for high schools.

Elementary School Capacity Utilization

As student enrollment increases, new development will demand additional elementary school capacity. Fort Mill School District plans to construct permanent capacity to serve 2,400 students during the next 10 years (Elementary School #12 is currently under construction and will serve 1,200 students). Based on projected enrollment, 2034-35 elementary school capacity utilization will be approximately 76 percent of permanent capacity. Without additional capacity, 2034-35 elementary school capacity utilization will increase to 94 percent of permanent capacity.

Figure 10: Projected Elementary School Capacity Utilization

Elementary School				
School Year	Enrollment	New Capacity*	Total Capacity*	Utilization
2024-25	7,971	0	10,400	77%
2025-26	8,170	1,200	11,600	70%
2026-27	8,299	0	11,600	72%
2027-28	8,439	0	11,600	73%
2028-29	8,583	0	11,600	74%
2029-30	8,739	1,200	12,800	68%
2030-31	8,930	0	12,800	70%
2031-32	9,131	0	12,800	71%
2032-33	9,334	0	12,800	73%
2033-34	9,541	0	12,800	75%
2034-35	9,760	0	12,800	76%
10-Yr Increase	1,789	2,400	2,400	0%
Utilization Without New Capacity				94%

*Based on construction plans provided by Fort Mill School District

School Development Impact Fee Study and Capital Improvement Plan
Fort Mill School District

Middle School Capacity Utilization

As student enrollment increases, new development will demand additional middle school capacity. Fort Mill School District plans to construct permanent capacity to serve 1,200 students during the next 10 years. Based on projected enrollment, 2034-35 middle school capacity utilization will increase to 86 percent of permanent capacity. Without additional capacity, 2034-35 middle school capacity utilization will increase to 105 percent of permanent capacity.

Figure 11: Projected Middle School Capacity Utilization

Middle School				
School Year	Enrollment	New Capacity*	Total Capacity*	Utilization
2024-25	4,520	0	5,600	81%
2025-26	4,612	0	5,600	82%
2026-27	4,716	1,200	6,800	69%
2027-28	4,826	0	6,800	71%
2028-29	4,936	0	6,800	73%
2029-30	5,058	0	6,800	74%
2030-31	5,204	0	6,800	77%
2031-32	5,358	0	6,800	79%
2032-33	5,525	0	6,800	81%
2033-34	5,689	0	6,800	84%
2034-35	5,857	0	6,800	86%
10-Yr Change	1,337	1,200	1,200	5%
Utilization Without New Capacity				105%

*Based on construction plans provided by Fort Mill School District

School Development Impact Fee Study and Capital Improvement Plan
Fort Mill School District

High School Capacity Utilization

As student enrollment increases, new development will demand additional high school capacity. Fort Mill School District plans to construct permanent capacity to serve 1,600 students during the next 10 years. Based on projected enrollment, 2034-35 high school capacity utilization will increase to 89 percent of permanent capacity. Without additional capacity, 2034-35 high school capacity utilization will increase to 109 percent of permanent capacity.

Figure 12: Projected High School Capacity Utilization

High School				
School Year	Enrollment	New Capacity*	Total Capacity*	Utilization
2024-25	5,741	0	7,200	80%
2025-26	5,928	0	7,200	82%
2026-27	6,121	0	7,200	85%
2027-28	6,324	0	7,200	88%
2028-29	6,530	0	7,200	91%
2029-30	6,732	400	7,600	89%
2030-31	6,929	0	7,600	91%
2031-32	7,142	1,200	8,800	81%
2032-33	7,367	0	8,800	84%
2033-34	7,600	0	8,800	86%
2034-35	7,836	0	8,800	89%
10-Yr Change	2,095	1,600	1,600	9%
Utilization Without New Capacity				109%

*Based on construction plans provided by Fort Mill School District

SCHOOL DEVELOPMENT IMPACT FEE CALCULATION

METHODOLOGY

The development impact fee methodology uses public school student generation rates, level-of-service standards, and local costs. This analysis recommends development impact fees at the elementary school, middle school, and high school levels. The development impact fees use an incremental expansion approach, which documents the current level of service for public facilities using both quantitative and qualitative measures. The intent is to use development impact fee revenue to expand or provide additional facilities, as needed to accommodate new development, based on the current level of service and cost to provide capital improvements. The fees include costs for school facilities and land for all school levels. Finally, the fees include credits for future principal payments on existing and future debt.

SERVICE AREA

TischlerBise recommends a single development impact fee service area based on the Fort Mill School District attendance zone. Although each school has an attendance zone, capacity needs exist throughout the district, and Fort Mill School District can adjust attendance zones to better utilize facility capacity.

SCHOOL FACILITY COST FACTORS

Section 6-1-930(B)(2) of the South Carolina Development Impact Fee Act requires:

“The amount of the development impact fee must be based on actual improvement costs or reasonable estimates of the costs, supported by sound engineering studies.”

Fort Mill School District is responsible for 100 percent of new school construction costs. Shown below, Figure 13 includes eligible growth-related capacity projects from the 2024 Long-Range Facility Needs Plan. Based on these costs, the analysis uses \$521 per square foot for future elementary school construction, \$442 per square foot for future middle school construction, and \$576 per square foot for future high school construction. These construction costs are based on estimated construction costs calculated by the construction management and engineering firm assisting Fort Mill School District with the 2024 Long-Range Facility Needs Plan. The firm employs registered architects, professional engineers, certified professional cost estimators, among other professionals involved in large-scale construction projects.

Figure 13: School Facility Cost Factors

Description	School Level	Proposed Occupancy	Cost	Square Feet	Cost per Square Foot
Elementary School #12	Elementary	2025-26	\$67,165,836	144,500	\$465
Elementary School #13	Elementary	2029-30	\$83,360,809	144,500	\$577
Middle School #7	Middle	2026-27	\$86,593,990	196,000	\$442
High School Addition	High	2029-30	\$21,573,340	40,000	\$539
High School Addition	High	2031-32	\$102,363,196	175,000	\$585
Total			\$361,057,171	700,000	\$516
Elementary School			\$150,526,645	289,000	\$521
Middle School			\$86,593,990	196,000	\$442
High School			\$123,936,536	215,000	\$576

Source: Fort Mill School District, 2024 Long-Range Facility Needs Plan

School Development Impact Fee Study and Capital Improvement Plan
Fort Mill School District

LAND COST FACTORS

Fort Mill School District anticipates the need to purchase land for future school sites to accommodate capital needs from new residential development. District staff provided acreage and sales price data for recent land purchases equal to 85.75 acres at a cost of \$16,020,050. As shown below, the weighted average of these recent sales is \$186,823 per acre, and this is a reasonable proxy for future land costs. The cost per acre assumption is reflective of actual land purchases and may be on the conservative side. If the study identified anticipated land purchases, it would likely reduce the district's negotiating leverage and result in an even greater cost per acre assumption.

Figure 14: Land Cost Factors

Description	Year	Cost	Acres	Cost per Acre
Hipp Property	2022	\$8,006,250	45.75	\$175,000
New Land Purchase	2024	\$8,013,800	40.00	\$200,345
Total		\$16,020,050	85.75	\$186,823

Source: Fort Mill School District

CREDITS/OFFSETS

Section 6-1-990(A) of the South Carolina Development Impact Fee Act requires:

“(A) The impact fee imposed upon a fee payor may not exceed a proportionate share of the costs incurred by the governmental entity in providing system improvements to serve the new development. The proportionate share is the cost attributable to the development after the governmental entity reduces the amount to be imposed by the following factors:

- (1) appropriate credit, offset, or contribution of money, dedication of land, or construction of system improvements; and*
- (2) all other sources of funding the system improvements including funds obtained from economic development incentives or grants secured which are not required to be repaid.”*

School Development Impact Fee Study and Capital Improvement Plan
Fort Mill School District

Existing Debt Principal

Fort Mill School District debt-financed recent school capacity expansions, so the analysis includes a credit for future principal payments on existing debt. A credit is necessary since new residential units will pay the development impact fee and will also contribute to future principal payments on the remaining debt through property taxes. A credit is not necessary for future interest payments because the analysis excludes interest costs from the development impact fee calculation.

As shown in Figure 15, principal payments related to outstanding debt equal \$533,211,500. Since residential development represents 64.5 percent of Fort Mill School District's assessed base, the analysis includes 64.5 percent of future principal payments to calculate eligible principal payments. To calculate the annual principal payment per student, the analysis divides eligible principal payments by projected student enrollment. For example, in the 2024-2025 school year, \$32,252,258 eligible principal payments divided by 18,232 students equals \$1,769 per student. To account for the time value of money, the analysis calculates the net present value of future principal payments per student using a discount rate of 3.65 percent (the weighted average interest rate of outstanding debt). The net present value of eligible principal payments related to existing debt is \$13,117 per student. The analysis deducts this amount from the gross capital cost per student to calculate the net capital cost per student.

Figure 15: Credit for Existing Debt Principal

School Year	Total Principal Payments	Eligible Principal Payments*	Projected Enrollment	Payment per Student
2024-2025	\$50,003,500	\$32,252,258	18,232	\$1,769
2025-2026	\$77,604,000	\$50,054,580	18,710	\$2,675
2026-2027	\$34,829,000	\$22,464,705	19,136	\$1,174
2027-2028	\$32,995,000	\$21,281,775	19,589	\$1,086
2028-2029	\$34,365,000	\$22,165,425	20,049	\$1,106
2029-2030	\$35,720,000	\$23,039,400	20,529	\$1,122
2030-2031	\$36,920,000	\$23,813,400	21,063	\$1,131
2031-2032	\$33,155,000	\$21,384,975	21,631	\$989
2032-2033	\$34,215,000	\$22,068,675	22,226	\$993
2033-2034	\$25,085,000	\$16,179,825	22,830	\$709
2034-2035	\$25,835,000	\$16,663,575	23,453	\$711
2035-2036	\$26,655,000	\$17,192,475	24,093	\$714
2036-2037	\$27,575,000	\$17,785,875	24,751	\$719
2037-2038	\$28,595,000	\$18,443,775	25,427	\$725
2038-2039	\$29,660,000	\$19,130,700	26,123	\$732
Total	\$533,211,500	\$343,921,418		\$16,354
Discount Rate (Weighted Average All Debt)				3.65%
Credit per Student (Net Present Value)				\$13,117

Source: Fort Mill School District

*Represents 64.5% residential share of Fort Mill School District assessed base

School Development Impact Fee Study and Capital Improvement Plan
Fort Mill School District

Future Debt Principal

The analysis includes a credit for future debt principal payments. As shown below in Figure 16, the 2024 Long-Range Facility Needs Plan includes growth-related capital costs for school facilities and land equal to \$396,648,371. After deducting the current impact fee fund balance of \$71,353,862 and the 2024 Bond Referendum funding of \$40,000,000 from the growth-related capital cost, the funding gap related to planned school facilities and land acquisition is \$285,294,509.

Figure 16: Planned School Facility and Land Acquisition Costs

Planned School Facility and Land Acquisition Costs			
Funding Source	School Facility	Land	Total
Impact Fee Fund Balance (11/24)	\$71,353,862	\$0	\$71,353,862
2024 Bond Referendum (Issued)	\$40,000,000	\$0	\$40,000,000
Funding Gap	\$249,703,309	\$35,591,200	\$285,294,509
Total*	\$361,057,171	\$35,591,200	\$396,648,371

*Fort Mill School District, 2024 Long-Range Facility Needs Plan

Fort Mill School District will fund the remaining capital costs of \$285,294,509 with a mix of future development impact fee revenue and future bond funds. TischlerBise projects future development impact fee revenue by multiplying the proposed development impact fees (prior to the future debt credit) by projected housing units during the next 10 years. According to Catawba Regional Council of Governments estimates, proposed residential development during the next 10 years includes an additional 1,947 single-family units and 2,230 multi-family units. This projection does not include age-restricted units.

According to Fort Mill School District staff, recent residential development trends equal 90 percent of Catawba Regional Council of Governments estimates. This analysis uses a conservative approach and projects future development impact fee revenue based on 90 percent of proposed residential development during the next 10 years (1,752 single-family units and 2,007 multi-family units). Based on these assumptions, TischlerBise projects development impact fee revenue (prior to the future debt credit) of \$99,717,518 during the next 10 years; therefore, Fort Mill School District needs to issue future debt equal to \$185,576,991 (\$285,294,509 funding gap - \$99,717,518 development impact fee revenue).

Figure 17: Future Bond Funds

Funding Source	Total
Funding Gap	\$285,294,509
Projected Impact Fee Revenue	\$99,717,518
Future Bond Funds	\$185,576,991

School Development Impact Fee Study and Capital Improvement Plan
Fort Mill School District

A credit is necessary since new residential units will pay the development impact fee and will also contribute to principal payments on future debt through property taxes. A credit is not necessary for future interest payments because the analysis excludes interest costs from the development impact fee calculation. As shown in Figure 18, principal payments related to future debt equal \$185,576,991. Since residential development represents 64.5 percent of Fort Mill School District's assessed base, the analysis includes 64.5 percent of future principal payments to calculate eligible principal payments. To calculate the annual principal payment per student, the analysis divides annual eligible principal payments by projected student enrollment. For example, in the 2025-2026 school year, the \$5,984,858 eligible principal payment divided by 18,710 students equals \$320 per student. To account for the time value of money, the analysis calculates the net present value of future principal payments per student using a discount rate of 4.25 percent (the weighted average interest rate of debt issued in 2024). The net present value of eligible principal payments related to future debt is \$3,500 per student. The analysis deducts this amount from the gross capital cost per student to calculate the net capital cost per student.

Figure 18: Credit for Future Debt Principal

School Year	Total Principal Payment	Eligible Principal Payment*	Projected Enrollment	Payment per Student
2024-2025	\$0	\$0	18,232	\$0
2025-2026	\$9,278,850	\$5,984,858	18,710	\$320
2026-2027	\$9,278,850	\$5,984,858	19,136	\$313
2027-2028	\$9,278,850	\$5,984,858	19,589	\$306
2028-2029	\$9,278,850	\$5,984,858	20,049	\$299
2029-2030	\$9,278,850	\$5,984,858	20,529	\$292
2030-2031	\$9,278,850	\$5,984,858	21,063	\$284
2031-2032	\$9,278,850	\$5,984,858	21,631	\$277
2032-2033	\$9,278,850	\$5,984,858	22,226	\$269
2033-2034	\$9,278,850	\$5,984,858	22,830	\$262
2034-2035	\$9,278,850	\$5,984,858	23,453	\$255
2035-2036	\$9,278,850	\$5,984,858	24,093	\$248
2036-2037	\$9,278,850	\$5,984,858	24,751	\$242
2037-2038	\$9,278,850	\$5,984,858	25,427	\$235
2038-2039	\$9,278,850	\$5,984,858	26,123	\$229
2039-2040	\$9,278,850	\$5,984,858	26,837	\$223
2040-2041	\$9,278,850	\$5,984,858	27,572	\$217
2041-2042	\$9,278,850	\$5,984,858	28,327	\$211
2042-2043	\$9,278,850	\$5,984,858	29,103	\$206
2043-2044	\$9,278,850	\$5,984,858	29,901	\$200
2044-2045	\$9,278,850	\$5,984,858	30,721	\$195
Total	\$185,576,991	\$119,697,159		\$5,082
Discount Rate (Weighted Average 2024 Debt)				4.25%
Credit per Student (Net Present Value)				\$3,500

Source: Fort Mill School District

*Represents 64.5% residential share of Fort Mill School District assessed base

School Development Impact Fee Study and Capital Improvement Plan
Fort Mill School District

SCHOOL DEVELOPMENT IMPACT FEE INPUT VARIABLES

Figure 19 includes factors used to derive school development impact fees for Fort Mill School District. Development impact fees for schools are based on student generation rates (i.e., public school students per housing unit) and are only assessed on residential development. Level-of-service standards are based on capital costs per student for school facilities and land described in the previous sections.

The gross capital cost per student is the sum of capital costs related to school facilities and land. For example, the elementary school calculation is as follows: \$60,633 (school facilities) + \$5,404 (land) = \$66,037 gross capital cost per elementary school student.

The net capital cost per student is the sum of the gross capital cost per student and the proposed credits per student. Continuing with the elementary school example, the calculation is as follows: \$66,037 (gross capital cost per student) - \$13,117 (existing debt principal) - \$3,500 (future debt principal) = \$49,420 net capital cost per elementary school student. The analysis uses the same approach for middle school and high school students.

Figure 19: School Development Impact Fee Input Variables

Level-of-Service (LOS) Standards			
Fee Component	Elementary	Middle	High
School Facility			
Square Feet per Student	116.41	144.32	134.38
Cost per Square Foot	\$521	\$442	\$576
School Facility Cost per Student	\$60,633	\$63,759	\$77,460
Land			
Acres per Student	0.0289	0.0409	0.0000
Land Cost per Acre	\$186,823	\$186,823	\$186,823
Land Cost per Student	\$5,404	\$7,649	\$0

Capital Cost per Student			
Fee Component	Elementary	Middle	High
School Facility Cost	\$60,633	\$63,759	\$77,460
Land Cost	\$5,404	\$7,649	\$0
Gross Capital Cost per Student	\$66,037	\$71,408	\$77,460
Credit: Existing Debt Principal	(\$13,117)	(\$13,117)	(\$13,117)
Credit: Future Debt Principal	(\$3,500)	(\$3,500)	(\$3,500)
Net Capital Cost per Student	\$49,420	\$54,791	\$60,843

Shown below, Figure 20 includes Fort Mill School District student generation rates by housing unit type.

Figure 20: Fort Mill School District Student Generation Rates

Fort Mill School District Students per Housing Unit				
Housing Unit Type	Elementary	Middle	High	Total
Single Family	0.236	0.136	0.173	0.545
Multi-Family	0.176	0.092	0.116	0.384

MAXIMUM ALLOWABLE SCHOOL DEVELOPMENT IMPACT FEES

Figure 21 shows the schedule of maximum allowable development impact fees for Fort Mill School District. The maximum allowable development impact fees are calculated by multiplying the net capital cost per student shown in Figure 19 by the student generation rates shown in Figure 20.

The maximum allowable development impact fee for a single-family unit is \$29,640. The elementary school portion of \$11,663 is calculated by multiplying the net capital cost of \$49,420 per elementary school student by the student generation rate of 0.236 elementary school students per single-family unit. The middle school portion of \$7,452 is calculated by multiplying the net capital cost of \$54,791 per middle school student by the student generation rate of 0.136 middle school students per single-family unit. Finally, the high school portion of \$10,526 is calculated by multiplying the net capital cost of \$60,843 per high school student by the student generation rate of 0.173 high school students per single-family unit.

The maximum allowable development impact fee for a multi-family unit is \$20,796. The elementary school portion of \$8,698 is calculated by multiplying the net capital cost of \$49,420 per elementary school student by the student generation rate of 0.176 elementary school students per multi-family unit. The middle school portion of \$5,041 is calculated by multiplying the net capital cost of \$54,791 per middle school student by the student generation rate of 0.092 middle school students per multi-family unit. Finally, the high school portion of \$7,058 is calculated by multiplying the net capital cost of \$60,843 per high school student by the student generation rate of 0.116 high school students per multi-family unit.

Figure 21: Maximum Allowable School Development Impact Fees

Development Impact Fees per Housing Unit						
Housing Unit Type	Elementary	Middle	High	Maximum Fees	Current Fees	Increase / (Decrease)
Single Family	\$11,663	\$7,452	\$10,526	\$29,640	\$18,158	\$11,482
Multi-Family	\$8,698	\$5,041	\$7,058	\$20,796	\$12,020	\$8,776

APPENDIX A: HOUSING AFFORDABILITY ANALYSIS

Section 6-1-930(A)(2) of the South Carolina Development Impact Fee Act requires:

“Before imposing a development impact fee on residential units, a governmental entity shall prepare a report which estimates the effect of recovering capital costs through impact fees on the availability of affordable housing within the political jurisdiction of the governmental entity.”

Affordable housing is defined in South Carolina Development Impact Fee Act as housing to families whose incomes do not exceed 80 percent of the median income for the service area or areas within the jurisdiction of the governmental entity. The Act does not mention a preferred methodology to examine the households whose income does not exceed 80 percent of the median income. Therefore, the analysis uses the Department of Housing and Urban Development (HUD) criteria that housing costs should not exceed 30 percent of household income. The cost of housing is “moderately burdensome” if the cost burden exceeds 30 percent and “severely burdensome” if the cost burden exceeds 50 percent.

In accordance with South Carolina Development Impact Fee Act, this chapter estimates the effects of imposing the maximum allowable development impact fees on the affordability of housing in the Fort Mill School District. The analysis examines the cost burden of the maximum allowable development impact fee on a monthly mortgage. It is important to point out the effect of the development impact fee on a monthly mortgage is the same regardless of housing price and/or amount financed. Next, the maximum allowable development impact fee will be included in the cost burden analysis to identify the effect the proposed development impact fees will have on affordable housing within the Fort Mill School District.

Maximum Supportable Development Impact Fees

The development impact fees found in Figure A1 represent the maximum allowable fee for each type of housing unit, and this represents new development’s fair share of capital facility costs. York County may adopt development impact fees at levels less than the maximum allowable amounts. However, a reduction in school development impact fee revenue will necessitate an increase in other revenues, a decrease in planned capital expenditures, and/or a decrease in levels of service. The housing affordability analysis will assume a conservative condition for assessing the effect of the development impact fee on affordable housing in Fort Mill School District (i.e., the maximum allowable development impact fee). Adoption of the development impact fees at less than the maximum allowable amount will improve the results presented in this chapter.

Figure A1: Maximum Allowable School Development Impact Fees

Development Impact Fees per Housing Unit				
Housing Unit Type	Elementary	Middle	High	Maximum Fees
Single Family	\$11,663	\$7,452	\$10,526	\$29,640
Multi-Family	\$8,698	\$5,041	\$7,058	\$20,796

School Development Impact Fee Study and Capital Improvement Plan
Fort Mill School District

Impact on Monthly Mortgage

The South Carolina Development Impact Fee Act requires preparation of a report that estimates the effect of imposing development impact fees on housing affordability in the jurisdiction. As shown in Figure A2, TischlerBise calculated the effect of the maximum allowable development impact fee on a monthly mortgage at different interest rates. For example, the proposed single-family development impact fee of \$29,640 increases a mortgage with an interest rate of 2.5 percent by \$117.12 per month. For a mortgage with an interest rate of 8.0 percent, the cost is \$217.49 per month.

Figure A2: Impact on Home Ownership

Monthly Payment Calculation							
Single-Family Unit	Scenario 1	Scenario 2	Scenario 3	Scenario 4	Scenario 5	Scenario 6	Scenario 7
Maximum Allowable Fee	\$29,640	\$29,640	\$29,640	\$29,640	\$29,640	\$29,640	\$29,640
Loan Term (Years)	30	30	30	30	30	30	30
Interest Rate (Annual)	2.50%	3.00%	4.00%	5.00%	6.00%	7.00%	8.00%
Monthly Cost	\$117.12	\$124.97	\$141.51	\$159.12	\$177.71	\$197.20	\$217.49

PLANNING COMMISSION

**PLANNING COMMISSION TO CONSIDER ADOPTING A RESOLUTION
RECOMMENDING AN ORDINANCE ENABLING THE PUBLIC EDUCATION
FACILITIES IMPACT FEE TO BE IMPOSED ON ALL NEW RESIDENTIAL
DEVELOPMENT IN THE FORT MILL NO. 4 SCHOOL DISTRICT FOR ADOPTION
BY THE YORK COUNTY COUNCIL.**

STATE OF SOUTH CAROLINA)
)
 COUNTY OF YORK)

A RESOLUTION OF THE YORK COUNTY PLANNING COMMISSION
 RECOMMENDING AN ORDINANCE ENABLING THE PUBLIC EDUCATION
 FACILITIES IMPACT FEE TO BE IMPOSED ON ALL NEW RESIDENTIAL
 DEVELOPMENT IN THE FORT MILL NO. 4 SCHOOL DISTRICT FOR ADOPTION BY
 THE YORK COUNTY COUNCIL

Whereas, the York County Council amended the procedures, calculation, collection, expenditure and administration of "Impact Fees on New Development" in the York County Code by Ordinance (2718) on July 16, 2018; and

Whereas, the York County Council adopted the Public Education Facilities Impact Fee Ordinance (2818) on July 16, 2018, which imposed an impact fee on new residential development within the Fort Mill No. 4 School District pursuant to the processes outlined in Ordinance 2718; and

Whereas, the Fort Mill No. 4 School District ("FMSD") has requested the York County Council adopt an ordinance in order to impose an impact fee on new residential development within the FMSD; and

Whereas, the York County Planning Commission, pursuant to South Carolina state statutes, South Carolina Development Impact Fee Act (S.C. Code Ann. Section 6-1-910, *et seq.*) and the South Carolina Local Government Comprehensive Planning Enabling Act of 1994 (S.C. Code Ann. Section 6-29-1, *et seq.*) has the authority to study and recommend the implementation of development impact fees; and

Whereas, the York County Planning Commission has received the "School Impact Fee Study and Capital Improvement Plan" ("Study") dated November 27, 2024 prepared by TischlerBise, Inc., reviewed the Study's findings and conclusions, and determined the Study meets the requirements of the South Carolina Development Impact Fee Act; and

Whereas, the York County Planning Commission has reviewed the proposed ordinance establishing a Public Education Facilities Impact Fee in the FMSD; and

Whereas, the York County Planning Commission has determined the imposition of an impact fee at per dwelling unit assessments of \$29,640 for a single family detached dwelling unit and \$20,796 per multi-family dwelling unit is supported and justified based on the information provided in the Study, and supporting commentary provided by FMSD and TischlerBise.

Now, therefore be it resolved by the York County Planning Commission that, having met the requirements of Chapter I (General Provisions) and Chapter 9 (South Carolina Local

Government Comprehensive Planning Enabling Act of 1994) of Title 6 (Local Government - Provisions Applicable to Special Purpose Districts and Other Political Subdivisions) of the South Carolina Code of Laws, that the ordinance establishing and imposing the Public Education Facilities Impact Fee on all new residential development in the Fort Mill No. 4 School District and the capital improvements plan incorporated therein, as presented, is hereby recommended to the York County Council for adoption.

This resolution adopted this 9th day of December, 2024.

YORK COUNTY PLANNING COMMISSION

By: _____
Matthew Velkovich, Chairman

Attest: _____
Jonathan Buono, Planning & Development Services Director

Attachment: PC Resolution (8979 : Impact Fee - FMSD - Resolution)

PLANNING COMMISSION

**SUBDIVISION: RILEY COVE APPLICANTS: WEEKS DEVELOPMENT GROUP,
TODD DOUPONA TAX MAP NUMBERS: 565-00-00-014 TOTAL ACREAGE: 51.32
ACRES TOTAL LOTS: 27 SINGLE-FAMILY LOTS COUNCIL DISTRICT #2:
ALLISON LOVE ZONING DISTRICT: RURAL DEVELOPMENT - I (RUD-I)**



**Planning Commission
Staff Report
Preliminary Plat – Riley Cove
December 9, 2024**



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

PROJECT DATA:

Property Owner:	Candler & Elizabeth Harper, Trustees
Applicant:	Weeks Development Group; Todd Doupona
Application Type:	Preliminary Plat, Single-Family Residential Subdivision
Tax Map Numbers:	565-00-00-014
Location:	Highway 274, between intersection of Pole Branch Road and NC state line
Council District:	District 2, Allison Love
Zoning:	Rural Development I (RUD -I); Lake Wylie Zoning Overlay District (LWZOD)
Project Consistency:	Consistent with the RUD-I and LWZOD zoning districts
Comprehensive Plan:	Rural Residential
Project Consistency:	Consistent with the Comprehensive Plan
Land Use:	-existing: Vacant
	-proposed: Single-family residential
	-in area: Single-family residential, vacant
Land Area:	51.32 acres
Lots Proposed:	27
Lot Dimensions:	Regular
Planning Staff:	Marion Ray, MPA

BACKGROUND AND PROJECT DESCRIPTION

The applicant is requesting approval of a preliminary plat for Riley Cove subdivision. This subdivision includes 27 proposed single-family lots, each lot will be at least one-acre in size, and located on two new proposed roads – Weeks Avenue and Finnegan Way. The proposed density is .53 units per acre and the tree save area of the site is 10.26 acres, which represents 20-percent of the existing trees on the parcel.

The site is currently one parcel with an area of 51.32 acres, and is located on the western side of Highway 274 north of the intersection of Pole Branch Road and south of the North Carolina state line. Directly south is the Mill Creek Falls subdivision and the western and northern parcel lines are bounded by large agricultural use lots. The southern and western borders follow the middle line of two wet weather stream beds.

ANALYSIS

Zoning Ordinance

§155.028

The Rural Development District I (RUD-I) is intended to protect and preserve the rural character of development areas by supporting limited growth in areas where development pressure is increasing, but public water and sewer are not available. The designation 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-I 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 fields, pastures, or forests. These areas are serviced by a sparse road network and private well and septic systems. 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 minimum one-acre single family residential lots.

ACCESS AND CIRCULATION

The proposed lots will be accessed from Highway 274 by Weeks Avenue, a proposed 1,835-foot-long public road. Finnegan Way, a 1,081-foot-long road intersections Weeks Avenue twice and stubs out to the vacant parcel to the west. 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 the RUD-I zoning designation of the project.

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-I site standards.

- 2. The proposed land use and density complies with the zoning district requirements:**
Single-family residential is an allowed use. The RUD-I zoning district has a maximum residential density of one dwelling unit per acre, the development has a density of .53 residential units per acre.
- 3. Impacts to the transportation network, as identified in the Traffic Impact Analysis, have been**

adequately mitigated:

A TIA was not required for this project.

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

The development is accessed from Highway 274, maintained by the SCDOT. Finnegan Way stubs out to the western side of the project for future connectivity. Sidewalks are not required within the development due to the RUD-I zoning designation 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

INDEX OF SHEETS			
SHEET NO.	SHEET NAME	ORIGINAL DATE	REVISED DATE
COVER	PRELIMINARY PLAT (COVER SHEET)	05/21/2024	11/21/2024
INDEX	PRELIMINARY PLAT (INDEX SHEET)	05/21/2024	11/21/2024
1 OF 3	PRELIMINARY PLAT (SHEET 1 OF 3)	05/21/2024	11/21/2024
2 OF 3	PRELIMINARY PLAT (SHEET 2 OF 3)	05/21/2024	11/21/2024
3 OF 3	PRELIMINARY PLAT (SHEET 3 OF 3)	05/21/2024	11/21/2024

GENERAL NOTES:

- Preliminary Plat is subject to minor revisions during the design process as may be required.
- See Sheets 1-3 for detailed lot dimensions.
- All utilities are to be located exclusively inside road rights-of-way (unless otherwise noted).
- All proposed lots on existing streets will be accessed from the new street(s).
- 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 nonacceptance of roadways into the York County road maintenance system and denial of the subdivision construction plan and final plat approval.
- Applicant to install central mail kiosks for this community. Locations shown on Preliminary Plat are conceptual and subject to final approval from USPS. Location, number of kiosks, and parking to be provided at applicant's expense on the proposed street.
- Water lines and hydrants will be public and maintained by York County Water and Sewer Department.
- Electric service to the site shall be provided by York Electric Cooperative, Inc.
- Natural gas service to the site shall be provided by York County Natural Gas Authority.
- Telephone and Cable TV service shall be provided by Comporium Communications.
- Stopping sight distance shall be measured from a height of the eye of three feet and six inches to an object with a height of six inches. Distances shall be measured above the centerline of the street.
- Proposed locations of water lines shown on Preliminary Plat are preliminary and have not been designed. Design and details of water systems shall be provided during construction document phase.
- Road grading and road profiles to be provided during construction document phase.
- Site grading, cut, and fill to be determined during construction document phase.
- Detailed landscape planting plans, outlining landscaping, and buffer plantings, to be provided during construction document phase.
- Construction plans for water and storm systems to be provided during construction document phase.
- Location and Size of Potential Stormwater Management Areas are conceptual and preliminary and still need to be determined. The exact size and location of these areas will be determined during construction document phase.
- All proposed water quality BMPs will have a recorded BMP easement and access easement.
- Street signs: Sign plan to be provided during construction document phase. Signs will be paid for prior to construction plan approval. Applicant will coordinate with York County Public Works Department to have the signs installed before the final roadway inspection. The use of decorative poles requires a request to use and an agreement between York County and the applicant.
- This subdivision is subject to all of the applicable requirements of the York County Tree Ordinance.
- The existing condition of the entire property is classified as wooded.
- The proposed buildings are to be used for residential housing.
- The applicant currently does not elect to choose an incentive reduction of the Tree Ordinance.
- Any retaining wall that exceeds 4' in height, as measured from the bottom of the footing to the top of the finished grade, shall be designed and constructed by the applicant. Third-Party approval letter shall be submitted as final inspection prior to CO.
- Continued access to all existing properties on the existing roads must be provided at all times during construction.
- The developer or property owner has confirmed through a title search and a review of the historic survey if abandoned cemeteries exist on the property.
- Roads are to be proposed for acceptance into the York County roadway system.
- Individual lot irrigation systems will not be permitted to be installed within the road right-of-ways.
- The developer, individual lot owner, or their representatives shall not pipe or fill in roadside ditches nor discharge lot or road drainage systems into roadside ditches, enclosed road drainage systems, or road right-of-way or road submittal 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.
- Signage monumentation details, including sizing and locations, will be determined upon the submittal of Construction Documents. Monumentation and signage to be permitted separately.
- The developer 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.
- A stream and wetlands delineation, USACOE determination and any USACOE permits will be required for any proposed disturbance within or adjacent to any jurisdictional areas prior to plan approval.
- Per York County Code of Ordinances § 152.053, a Notice of Termination request with corresponding form shall be submitted to York County Planning and Development Services once construction is complete. Any required as-built construction drawings must be approved prior to the Notice of Termination being approved. (See NPDES CDP Sect. 5.1 for more information).
- The responsibility for maintaining all temporary and permanent erosion and sediment control measures and stormwater facilities, including easements, after site and disturbing activity is completed shall lie with the property owner. The property owner shall be responsible for the maintenance of all stormwater facilities, including the 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 right-of-way or easements accepted for maintenance by York County.
- For development 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.
- The site is considered to be a Larger Common Plan (LCP) or is a part of a Larger Common Plan of Development, as defined by York County Ordinance and SDP/EC regulations. Stormwater detention and development within this larger common plan shall be required for land disturbance during the development of any and all lots within this larger common plan.
 - Stormwater quantity or detention measures shall be implemented where two (2) or more acres are disturbed or are planned to be disturbed.
 - Stormwater water quality measures shall be implemented where five (5) or more acres in this LCP are disturbed or are planned to be disturbed.
 - All permanent stormwater management facilities and Best Management Practices (BMPs) shall require a Covenant for Permanent Stormwater System Maintenance and Responsibility form to be recorded with the York County Registrar of Deeds. This agreement shall constitute a covenant running with the land, and shall be binding upon the Responsible Parties, heirs, administrators, executors, assigns and any other successors in interest. The provisions of this agreement must also identify a source of funding to support future required maintenance and upkeep activities, and an entity responsible for general upkeep, maintenance and repair.
 - 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.
 - All permanent BMPs to be implemented to meet these requirements will need to be approved prior to any disturbance being permitted.
 - All associated permits, plans, fees, etc. must be executed prior to the disturbance of any land associated with this plan and/or building permit.

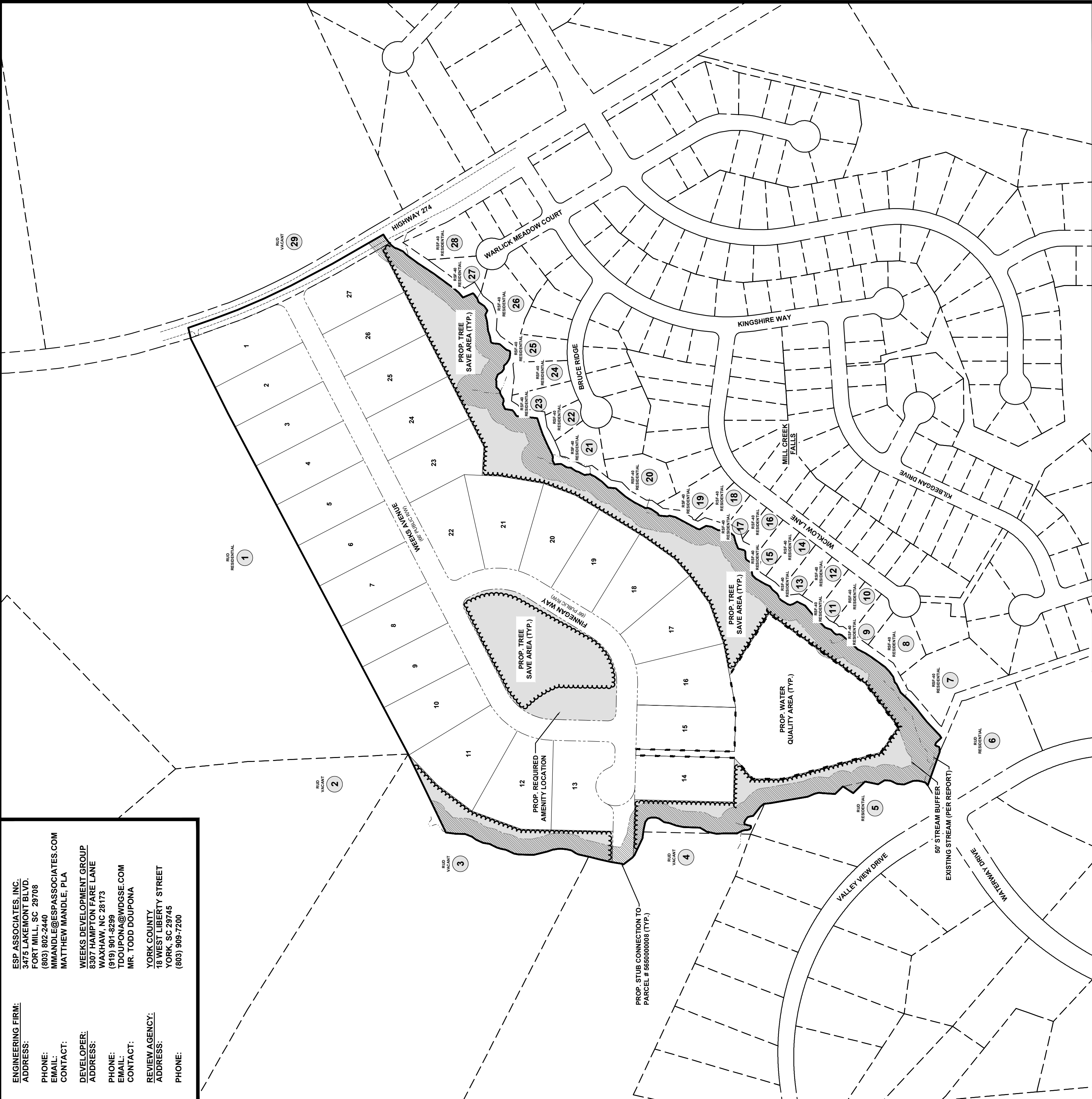
Riley Cove Preliminary Plat

Located In:
York County, South Carolina

ENGINEERING FIRM:
ADDRESS:
ESP ASSOCIATES, INC.
3475 LAKEMONT BLVD.
FORT MILL, SC 29708
WWW.ESPASSOCIATES.COM
PHONE: (803) 802-2440 (SC)
CONTACT: MANDI @ESPASSOCIATES.COM
MATTHEW MANDLE, P.E.

DEVELOPER:
ADDRESS:
WEEKS DEVELOPMENT GROUP
5307 HAMPTON FARE LANE
FORT MILL, SC 29707
PHONE: (815) 981-8299
CONTACT: TDDUPONA@WGSGE.COM
MR. TODD DOUNONA

REVIEW AGENCY:
ADDRESS:
YORK COUNTY
18 WEST LIBERTY STREET
YORK, SC 29745
(803) 909-7200
PHONE:



UTILITY PROVIDERS:
WATER: York County Water and Sewer Department
SEPTIC: _____
ELECTRICITY: York Electric Cooperative
NATURAL GAS: York County Natural Gas
TELEPHONE/CABLE TV: Comporium Communications

ROAD NAMES AND LENGTHS:
WEEKS AVENUE (66' PUBLIC R/W) +/- 1,834.58 LF
FINNEGAN WAY (66' PUBLIC R/W) +/- 1,080.62 LF
TOTAL LENGTH OF PROPOSED ROADS: +/- 2,915.20 LF

LOT STANDARDS:
MIN. LOT WIDTH: 100 FT.
MIN. LOT AREA: 43,560 SQ. FT.
FRONT SETBACK: 50 FT.
SIDE SETBACK: 10 FT.
REAR SETBACK: 25 FT.

ESP Associates, Inc.
P.O. Box 7030
Charlotte, NC 28241
3475 Lakemont Blvd.
Fort Mill, SC 29708
803-802-2440 (SC)

YORK COUNTY, SOUTH CAROLINA
378-C

STATE OF SOUTH CAROLINA
REGISTERED PROFESSIONAL ENGINEER
No. 1127

DEVELOPMENT DATA:

TAX PARCELS: 5650000014
TOTAL ACREAGE: +/- 51.32 ACRES (PER SURVEY)
LOCATION: YORK COUNTY, SOUTH CAROLINA
FIRE DISTRICT: BE-1
SCHOOL DISTRICT: CLOVER - YORK 2
COUNCIL DISTRICT: DISTRICT 2
COMPREHENSIVE PLAN: RURAL RESIDENTIAL
ZONING: RUD-1 (RURAL DEVELOPMENT - 1)
OVERLAY DISTRICT: LAKE WYLYE OVERLAY
TOTAL POTENTIAL LOTS: +/- 27 LOTS
PROPOSED DENSITY: +/- 0.53 DU/AC
LAND USE: VACANT SINGLE FAMILY RESIDENTIAL
EXISTING: VACANT
PROPOSED: SINGLE FAMILY RESIDENTIAL
TREE SAVE: +/- 10.26 ACRES (20% OF EXISTING CANOPY +/- 51.30 ACRES)**
REQUIRED: +/- 10.26 ACRES (20% OF EXISTING CANOPY)
PROPOSED: +/- 10.26 ACRES (20% OF EXISTING CANOPY)
**NOTE: TREE SAVE CALCULATION BASED ON EXISTING SITE TREE CANOPY (+/- 51.30 ACRES).

GENERAL NOTES:
1. Boundary information obtained from "A Boundary Survey of #945 Highway 274 Tract B" provided by Atlas Surveying, Inc., dated 02/22/2024 and York County GIS data and should be verified for accuracy.
2. Stream/Wetlands information is based on preliminary information obtained from "Aquatic Resource Sketch Map" provided by Atlas Environmental dated 02/02/2024 and York County GIS data. For purposes of preparation of this Preliminary Plat, any potential wetland areas and stream features depicted on the plan are considered to be preliminary in nature and approximate in location.
3. Floodplain information obtained from FEMA FIRM Panel 45091C0090E effective date of study 09/26/2008.

PROPERTY OWNERS			
1	OWNER	PIN	ZONING
1	ELIZABETH HAMPER TRUSTEES	565000614	RUD-1

ADJACENT PROPERTY OWNERS			
REF. NUMBER	OWNER	PIN	ZONING
1	M & L INVESTMENT PROPERTIES LLC	565000012	RUD
2	YOUNG ENAHELMUS SUSAN YOUNG CO TRUSTEES	565000017	RUD
3	YOUNG GREGORY EDWARD YOUNG LISA ANN	565000010	RUD
4	YOUNG ENAHELMUS SUSAN YOUNG CO TRUSTEES	565000008	RUD
5	LEASURE JOHN M LEASURE PATRICIA	565000125	RUD
6	MUCCHIGROSS CATHERINE	565000126	RUD
7	MILL CREEK FALLS PROPERTY OWNERS ASSOCIATION INC	565010223	RSF-40
8	SANFORD PHILIP P	565010122	RSF-40
9	SPENARD HANNAH MARIE ROBINSON M THRY GRAHAM	565010253	RSF-40
10	HANSON MICHAEL JOHN HANSON SHAMON LOUISE	565011154	RSF-40
11	NIELSEN CHRISTOPHER ANGELES NIELSEN ALLISON M	565010255	RSF-40
12	GREELY DAVID GREELY JAMES SCHAPP	565010156	RSF-40
13	LUCY AFFERTY A LORRY BIRDI	565010157	RSF-40
14	MICHELL CARRA M WITCHELL THOMAS	565010158	RSF-40
15	BEAULIEU CHAD BEAULIEU MICHELE	565010159	RSF-40
16	COSTELLO JASON COSTELLO HILERY	565010160	RSF-40
17	MAEY MICHAEL JOSEPH MAEY SHENELLE MARIE	565010161	RSF-40
18	CAMPBELL LUDY CAMPBELL AARON	565010162	RSF-40
19	WALZ KEVIN F	565010163	RSF-40
20	MILL CREEK FALLS PROPERTY OWNERS ASSOCIATION INC	565010224	RSF-40
21	GRAD ADAM GRAD LAUREN	565010174	RSF-40
22	ROWLEY SCOTT	565010175	RSF-40
23	STUDNEY CHARLES B STUDNEY LORI A	565010177	RSF-40
24	PERRY FRANK PERRY DEBORAH	565010178	RSF-40
25	MERRITT MICHAEL D MERRITT MISTY JO	565010179	RSF-40
26	SMITH MARTHA J SMITH JOANNA	565010184	RSF-40
27	RAFIN PETER C RAFIN NICOLE P	565010185	RSF-40
28	FRUENOT TAYNN M	565010186	RSF-40
29	GLENIGRIS LLC	565000165	RUD

Know what's below.
Call before you dig.

GRAPHIC SCALE

(IN FEET)

1 INCH = 200 FT.

WEEKS DEVELOPMENT GROUP			
PRELIMINARY PLAT (COVER SHEET)			
RILEY COVE			
YORK COUNTY, SOUTH CAROLINA			

COVER

SHEET:

PROJECT NUMBER: 23-0125

DESIGNED BY: JH

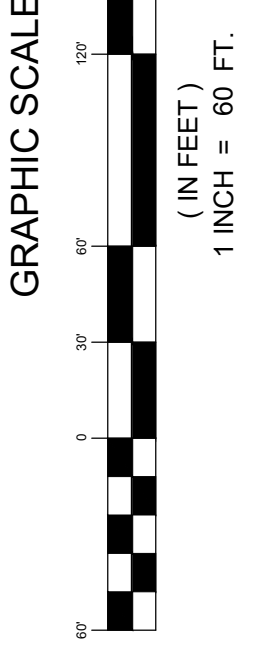
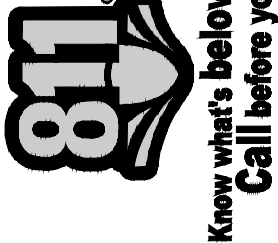
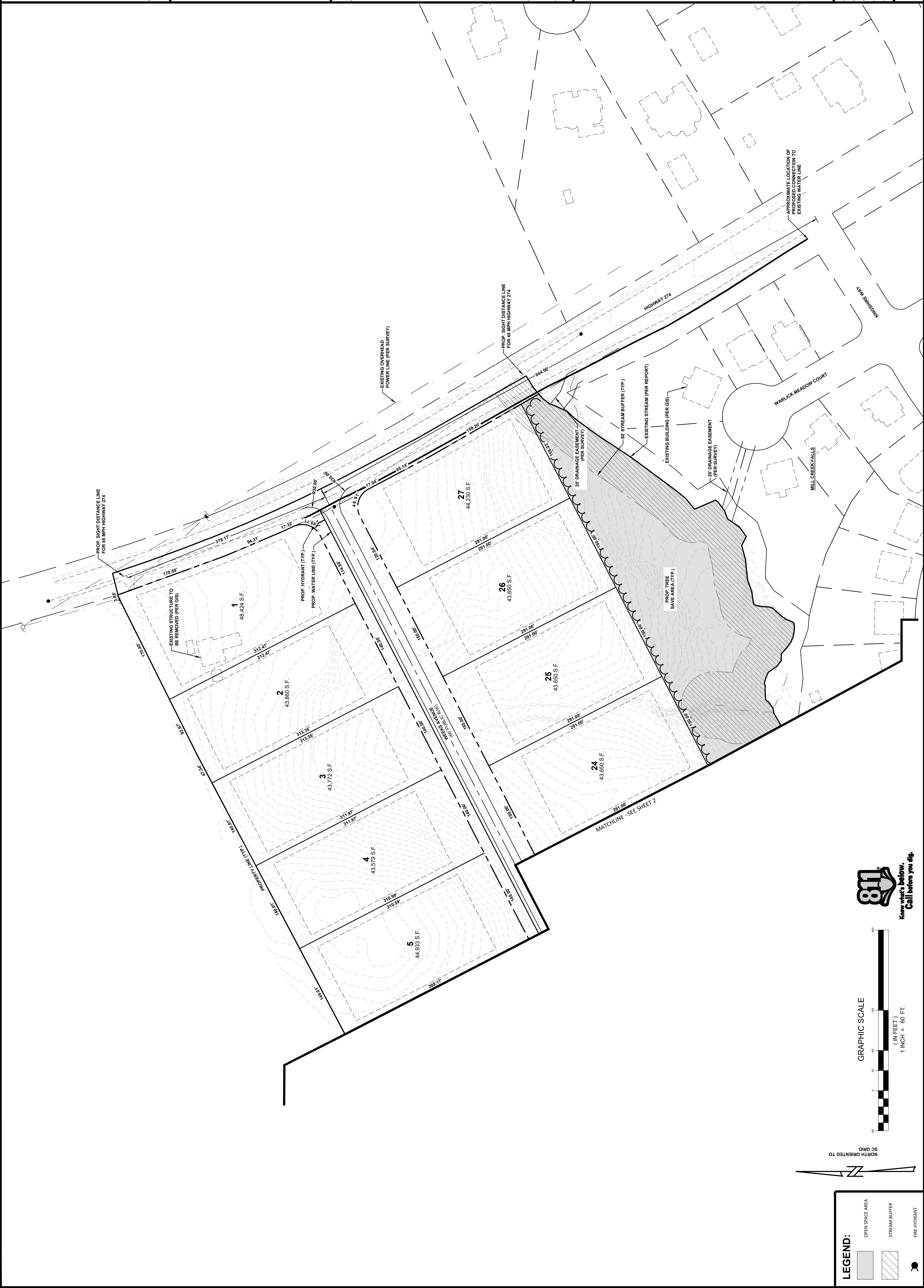
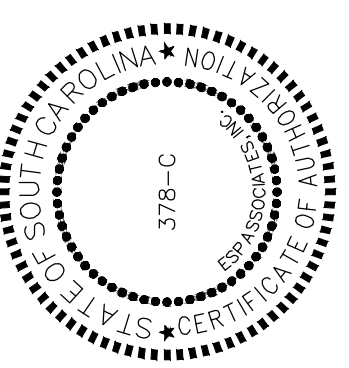
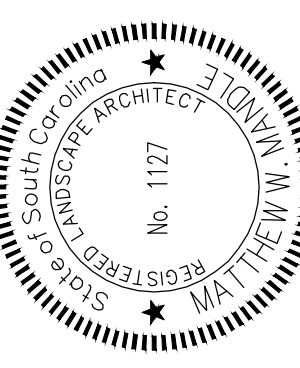
DRAWN BY: JH

ORIGINAL DATE: 05/01/2024

PROJECT INFORMATION

PROJECT MANAGER: MM

NO.	DATE	REVISION
1	08/16/2024	REVISED PER YORK COUNTY STAFF COMMENTS
2	11/14/2024	REVISED PER YORK COUNTY STAFF COMMENTS
3	11/21/2024	REVISED PER YORK COUNTY STAFF COMMENTS
BY		
CP		
CP		
EL		



NORTH ORIENTED TO SC GRID

LEGEND:



OPEN SPACE AREA

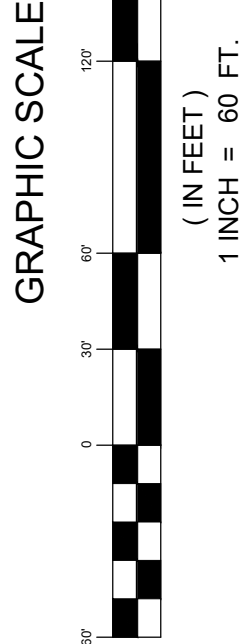


STREAM BUFFER



FIRE HYDRANT

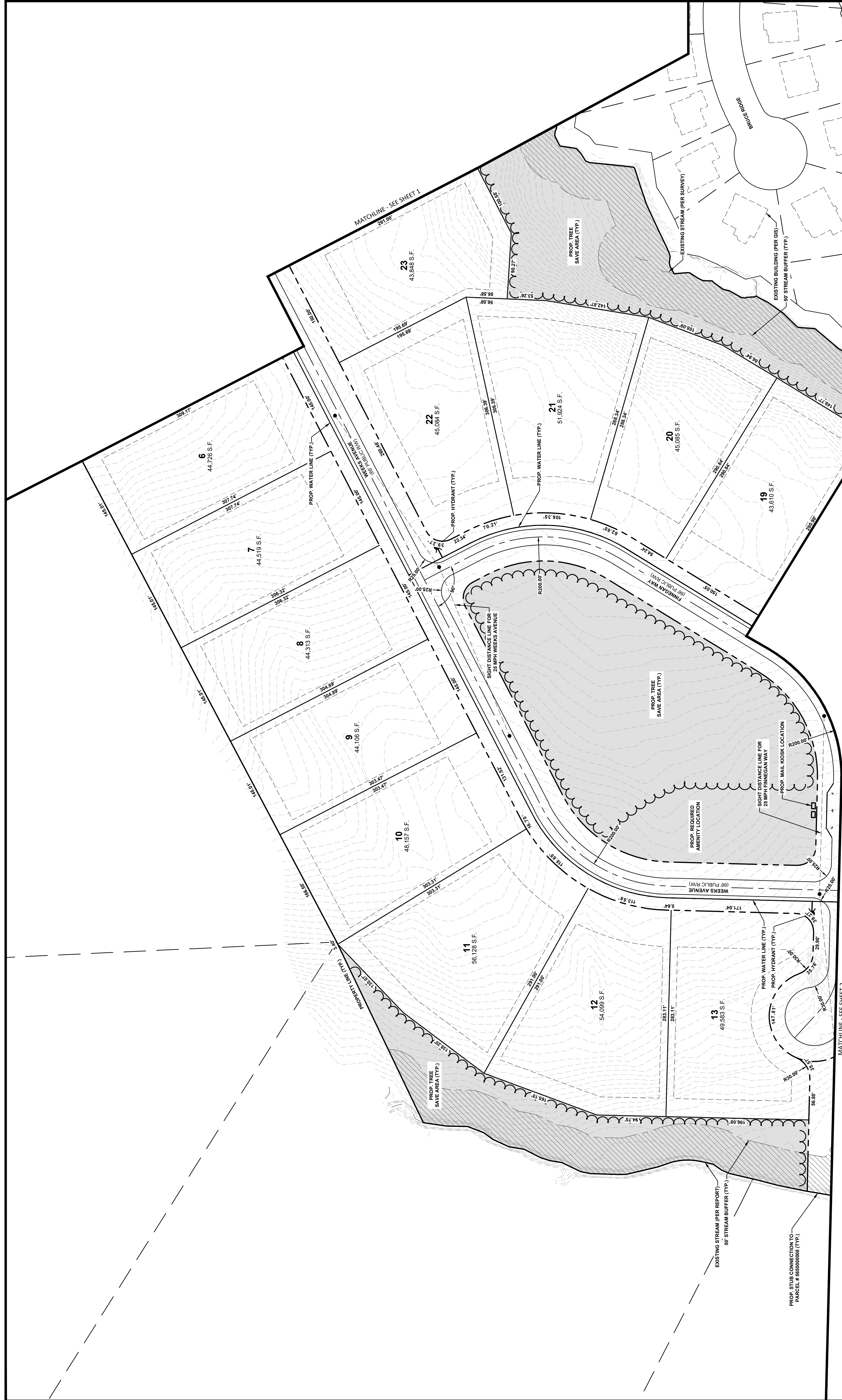
Know what's below.
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LEGEND:

- OPEN SPACE AREA
- STREAM BUFFER
- FIRE HYDRANT

MATCHLINE - SEE SHEET 3

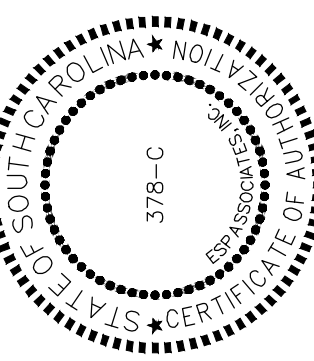
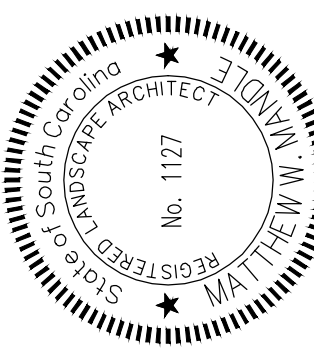


PRELIMINARY PLAT (SHEET 2 OF 3)

RILEY COVE

WEEKS DEVELOPMENT GROUP
YORK COUNTY, SOUTH CAROLINA

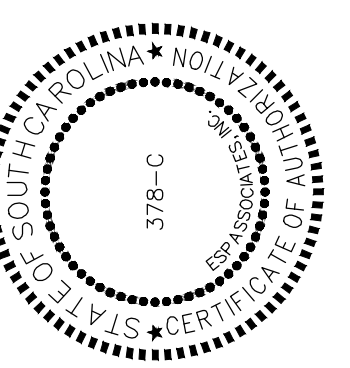
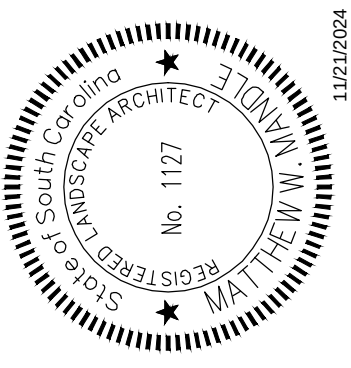
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2	11/14/2024	REVISED PER YORK COUNTY STAFF COMMENTS
3	11/21/2024	REVISED PER YORK COUNTY STAFF COMMENTS
BY		
CP		
CP		
EL		



PROJECT INFORMATION			
PROJECT MANAGER:	MM	DESIGNED BY:	JH
DRAWN BY:	JH	PROJECT NUMBER:	23-01525
ORIGINAL DATE:	05/01/2024		

WEEKS DEVELOPMENT GROUP		RILEY COVE	
YORK COUNTY, SOUTH CAROLINA		PRELIMINARY PLAT (SHEET 3 OF 3)	

NO.	DATE	REVISION
1	08/16/2024	REVISED PER YORK COUNTY STAFF COMMENTS
2	11/14/2024	REVISED PER YORK COUNTY STAFF COMMENTS
3	11/21/2024	REVISED PER YORK COUNTY STAFF COMMENTS
BY		
CP		
CP		
EL		



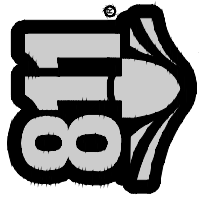
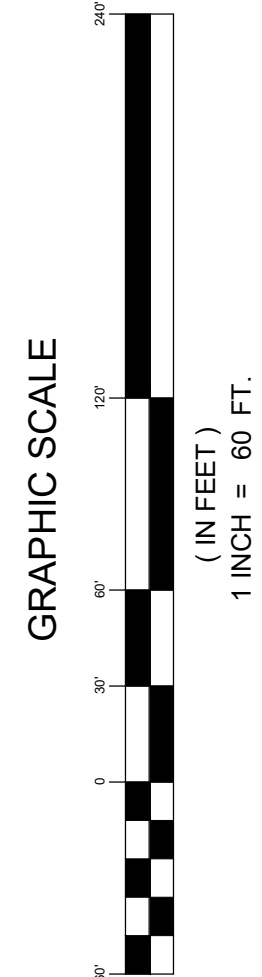
ESP Associates, Inc.
P.O. Box 7030
Charlotte, NC 28241
3475 Lakemont Blvd.
Fort Mill, SC 29708
803-802-2440 (SC)
704-583-4949 (NC)
www.espsociates.com

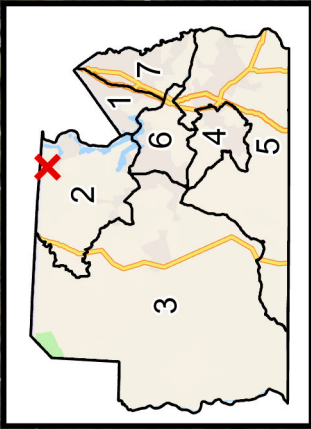
LEGEND:

OPEN SPACE AREA

STREAM BUFFER

FIRE HYDRANT





Miles 0 0.13 0.25



Vicinity Map

Applicant: Weeks Development Group; Todd Doupona
Request: Preliminary Plat
Division Name: Riley Cove

Attachment: Riley Cove PC Packet (8975 : Preliminary Plat - Riley Cove)

6.3.a

Printed on 11/27/12
part 1



- RUD - Rural Development
- RUD-1 - Rural Development I
- RMX-10 - Residential Mixed 10
- RSF-30 - Residential Single Family 30
- RSF-40 - Residential Single Family 40

Vicinity Map

6.3.a
Finalized on 11/27/12
part 1

Attachment: Riley Cove PC Packet (8975 : Preliminary Plat - Riley Cove)

Applicant: Weeks Development Group; Todd Doupona
Request: Preliminary Plat
Division Name: Riley Cove

PLANNING COMMISSION

REZONING 24-56 VIVIAN LUANN INGRAM (APPLICANT/OWNER); REQUESTING TO REZONE A 2.35-ACRE PARCEL FROM UD TO RSF-30. THE SUBJECT PARCEL IS LOCATED ON WISTERIA LANE, ROCK HILL. THE PROPERTY IS REFERENCED AS TAX MAP NUMBER 692-00-00-032; COUNCIL DISTRICT 5 - COX.



Planning Commission December 9, 2024

Case: 24-56
Staff Report



REQUEST SUMMARY

Applicant: Vivian Luann Ingram

Property Owner: Vivian Luann Ingram

Tax Map Number: 692-00-00-032

Address: Wisteria Lane, Rock Hill

Council District: 5—Cox

Requested Action: Rezone +/- 2.35 acres from UD to RSF-30

Staff Planner: Thomas Newlin

Staff Recommendation: Approval

PROJECT DESCRIPTION

The applicant is requesting to rezone a 2.35-acre parcel from Urban Development (UD) to Residential Single Family-30 (RSF-30). The purpose of the request is to subdivide the property into two residential lots, one a 0.821-acre lot at the intersection of Lesslie Highway and Wisteria Lane, and the second, a 1.529-acre lot with access on Wisteria Lane.

CONSISTENCY WITH THE COMPREHENSIVE PLAN

The subject parcel is designated with the *Neighborhood Residential* future land use in the *York Forward 2035 Comprehensive Plan*. The designation is described as places comprised of a mix of housing types and residential lot sizes located in close-proximity to neighborhood-serving uses at intersections along a major street, where appropriate.

The rezoning request is inconsistent with the Future Land Use Map and *York Forward 2035 Comprehensive Plan*. The *Neighborhood Residential* future land use designation it intended to align with the scale and character of RMX-20 or RMX-10 zones. However, the current and intended residential use of the property is consistent in scale and character with the surrounding lots present in the area. This rezoning will also remove another parcel from the legacy UD district.

Attachment: 24-56 PC Packet (8977 : 24-56)

Staff Analysis

PROPERTY DESCRIPTION

The 2.35-acre subject parcel has a single family residence and storage building on the premises. The western portion being subdivided is vacant, with ample tree cover. Many of the dwellings in the area are of the same size and character, though the lot is slightly larger than the other residential lots in the surrounding area.

Table 1: Property Context

PROXIMITY	CURRENT LAND USE	CURRENT ZONING	2035 LAND USE PLAN RECOMMENDATION
NORTH	Commercial/Residential	UD	Neighborhood Residential
SOUTH	Residential	RSF-40,RMX-20	Single Family Residential
EAST	Commercial/Residential	UD	Single Family Residential
WEST	Residential	RMX-20	Neighborhood Residential

ZONING AND LAND USE HISTORY

- ♦ July 22 1986: Subject parcel was originally zoned UD.
- ♦ September 5, 2008: Recorded current plat of parcel TM# 692-32 (PB 6912, PG 45).
- ♦ August 11, 2022: Recorded current deed of parcel TM# 692-32 (DB 20343, PG 178).

REZONING REQUEST

The applicant is requesting to rezone approximately 2.35 acres from UD to RSF-30

- ♦ *Current Zoning District: Urban Development (UD). This district was designed to permit maximum use flexibility in response to existing conditions and characteristics at the adoption of zoning, with the goal of minimizing land use conflicts. However, over the years, this flexibility has resulted in the opposite, creating a lack of compatibility of new development with the existing local character.*
- ♦ *Proposed Zoning District: Residential Single Family (RSF-30). This district accommodates detached single-family residential uses and compatible institutional and non-residential land uses on lots generally with a minimum area of 30,000 square feet, is designed to preserve and protect the character of existing large-lot subdivisions in suburban areas, and is intended to encourage residential development that complements the character of existing large-lot residential subdivisions*

Table 2: Zoning District Comparison

	ZONING DISTRICT: UD	ZONING DISTRICT: RSF-30
MINIMUM LOT SIZE	None	30,000 SF
PERMITTED LAND USES	Retail, warehouse, distribution, light machinery	Residential

Exhibit A - Existing Zoning Map

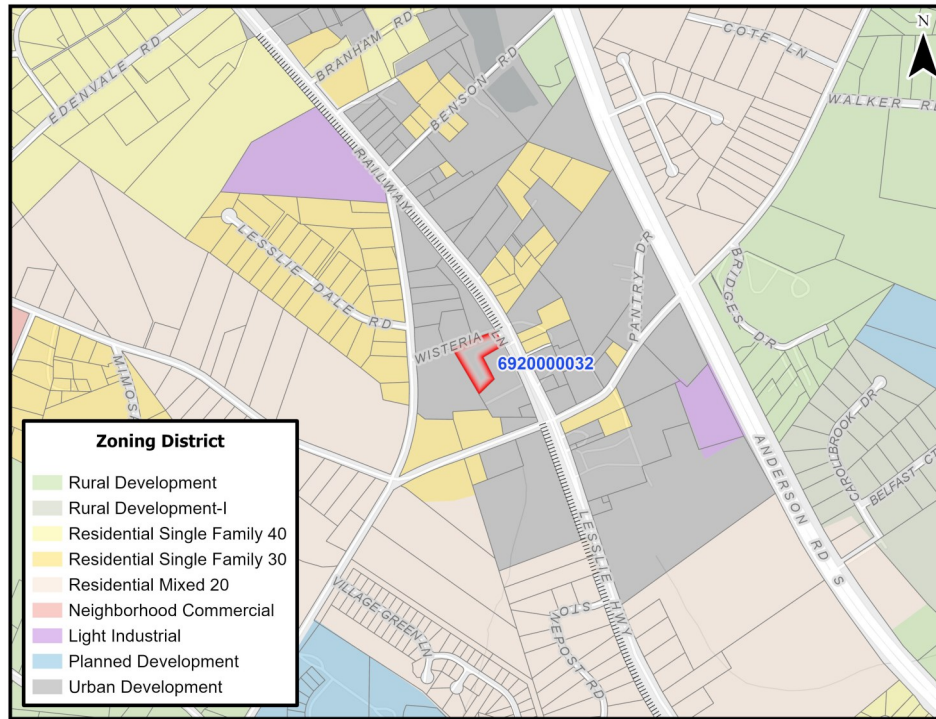
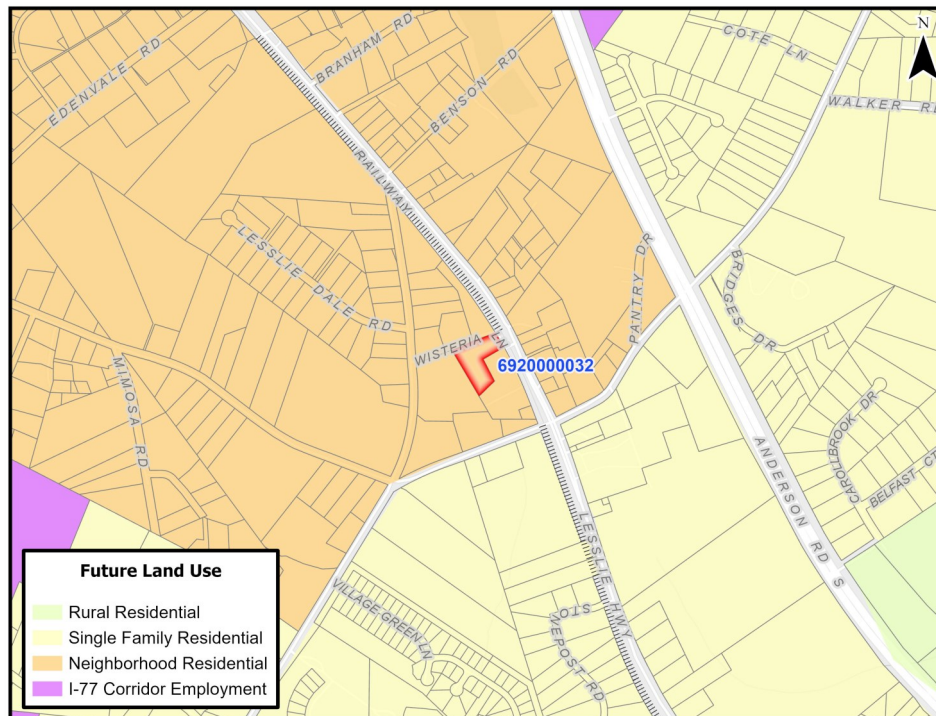


Exhibit B - 2035 Land Use Plan



FINDINGS

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

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

The subject parcel is designated with the *Neighborhood Residential* future land use in the *York Forward 2035* Comprehensive Plan. The designation is described as places comprised of a mix of housing types and residential lot sizes located in close-proximity to neighborhood-serving uses at intersections along a major street, where appropriate.

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

The rezoning request is inconsistent with the Future Land Use Map and *York Forward 2035* Comprehensive Plan. The *Neighborhood Residential* future land use designation it intended to align with the scale and character of RMX-20 or RMX-10 zones. However, the current and intended residential use of the property is consistent in scale and character with the surrounding lots present in the area. This rezoning will also remove another parcel from the legacy UD district.

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

The allowed uses of the proposed zoning district are compatible with the surrounding area.

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

The subject parcel is slightly larger than other surrounding residential parcels, the subdivision will bring the property further into scale with the existing and intended future land uses of the area.

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

The applicant intends to build one new home, therefore there will be minimal impact on the public school facilities.

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

The property is not located within the City of Rock Hill's water or sewer service area, and uses public water and private septic.

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

The parcel to be rezoned has frontage on Wisteria Lane, which is maintained by York County. Wisteria Lane is designed as a local roadway, and there is currently no count data available. Wisteria Lane is a gravel roadway with no posted speed limit. It intersects with Lesslie Highway and Schoolside Drive. Lesslie Highway is designated as a minor arterial roadway with an average daily volume of 6,000 trips per day. Schoolside Drive is designated as a major collector roadway with an average daily volume of 2,000 trips per day.

The applicant proposes to subdivide the parcel to create an additional space for a single-family dwelling. The proposed development is not expected to generate enough traffic to negatively impact the current transportation network.

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

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

NEXT STEPS

The rezoning request is anticipated to follow the process below:

- ◆ Public Hearing: January 6, 2025
- ◆ County Council (First Reading): January 6, 2025
- ◆ County Council (Second Reading): January 21, 2025
- ◆ County Council (Third Reading): February 3, 2025

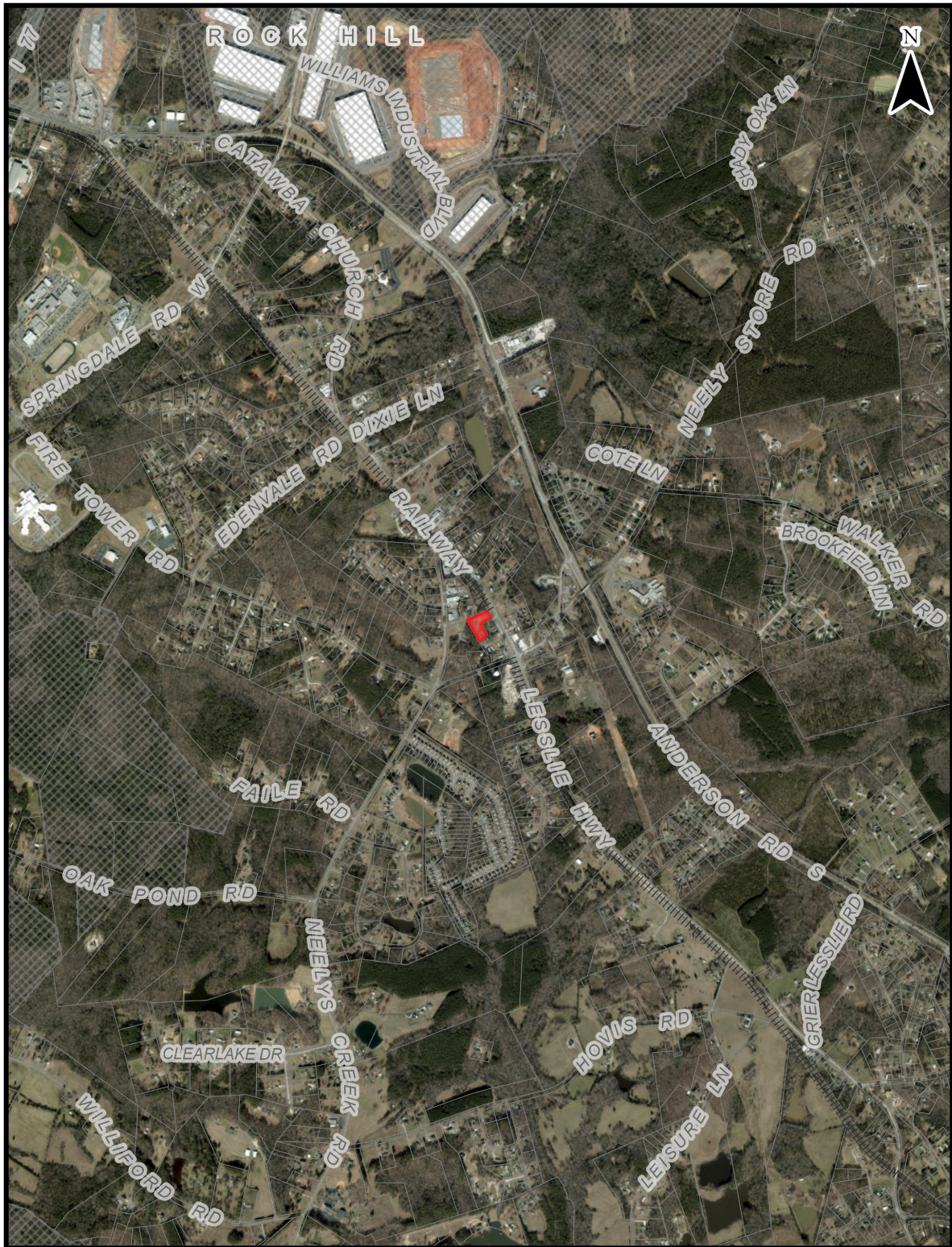
PLANNING AND DEVELOPMENT STAFF CONTACT

Thomas Newlin

Long Range Planner

(803) 909-7233

Thomas.Newlin@yorkcountygov.com

Exhibit D - Aerial Map

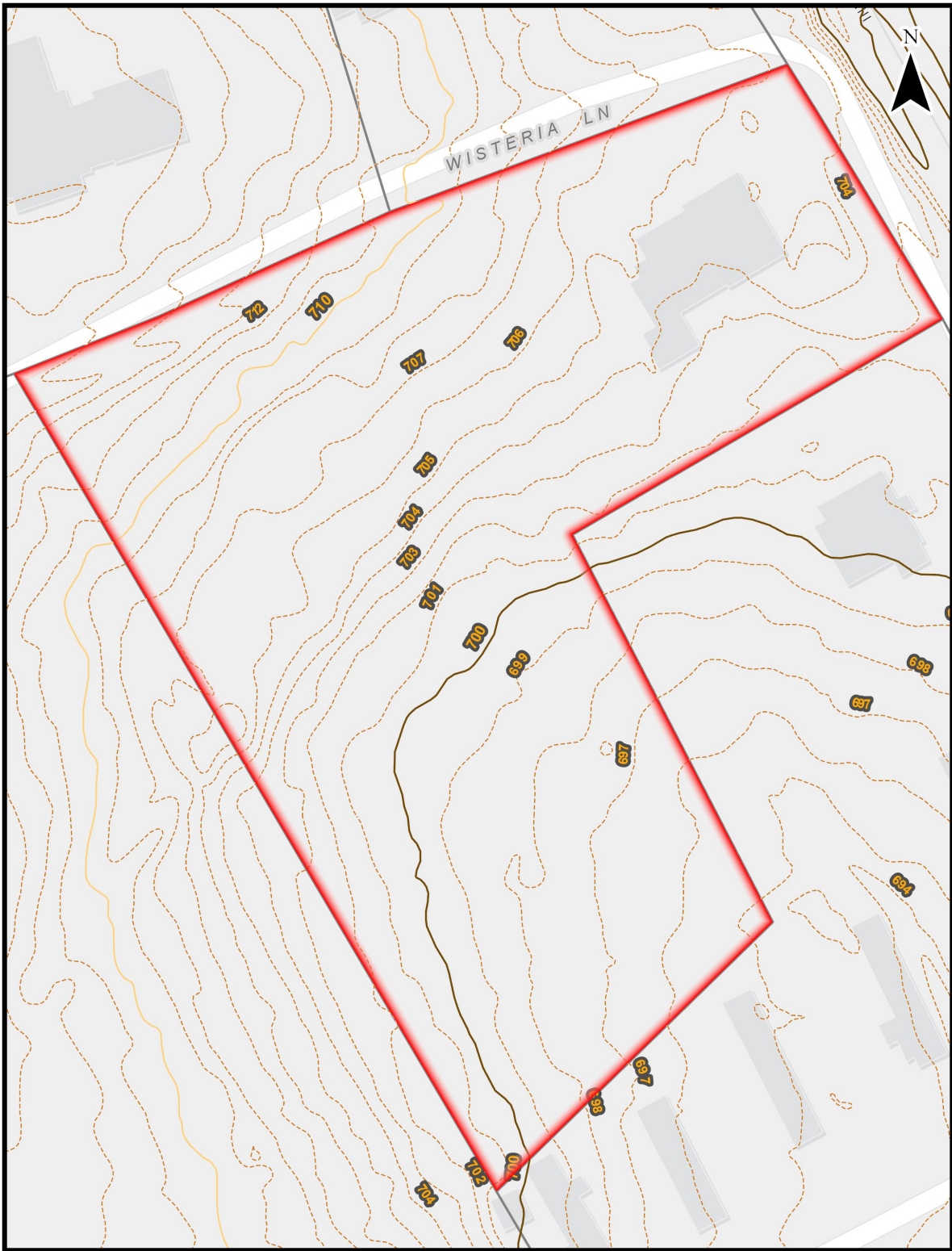
Attachment: 24-56 PC Packet (8977 : 24-56)

Exhibit E - Aerial Map—Parcel



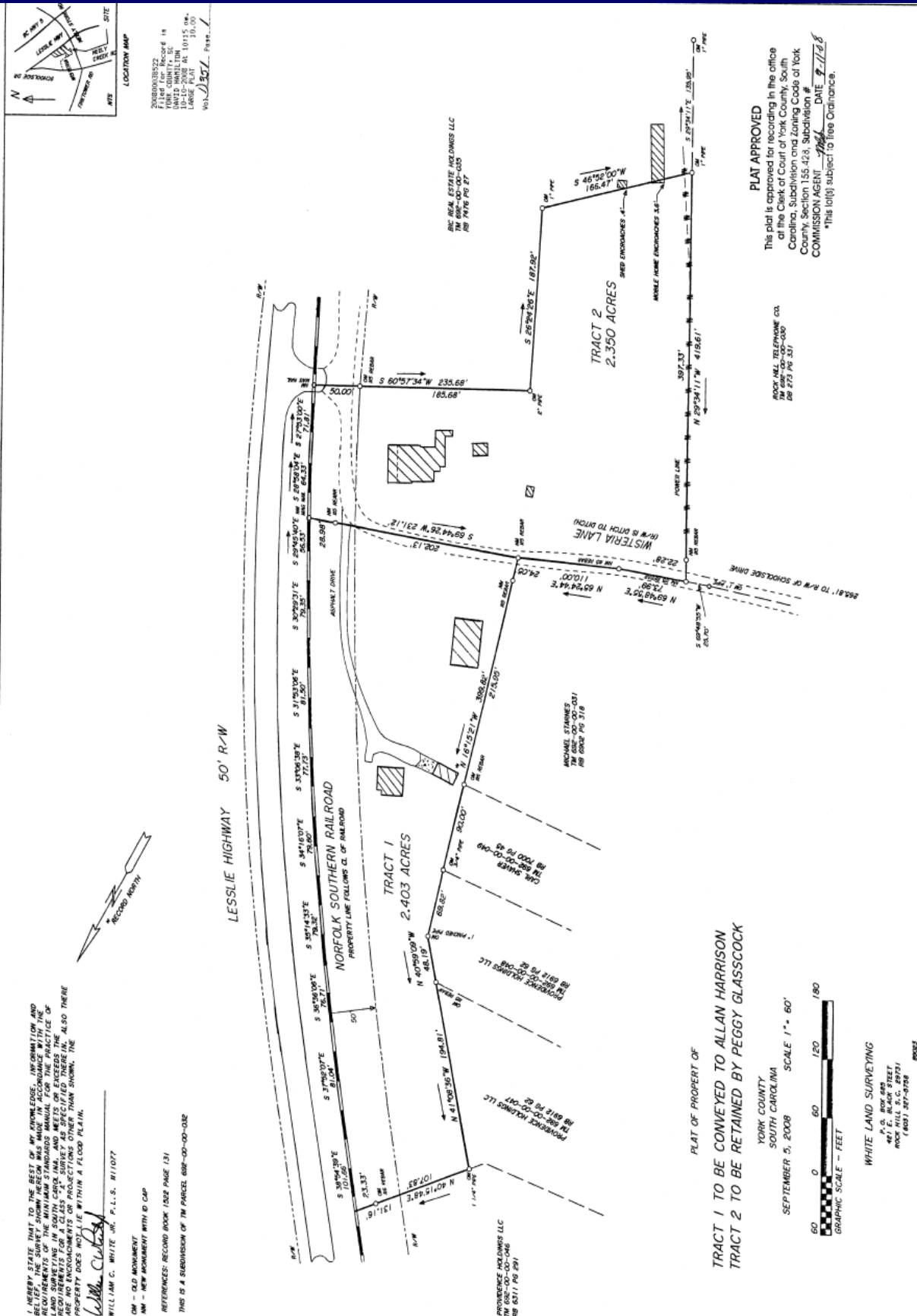
Attachment: 24-56 PC Packet (8977 : 24-56)

Exhibit F - Environmental Map



Attachment: 24-56 PC Packet (8977 : 24-56)

Exhibit G - Plat





~~DRAFT~~

6.4.a

YORK COUNTY REZONING APPLICATION

APPLICANT AND OWNER INFORMATION

APPLICANT NAME(S): VIVIAN LUANN INGRAM
ADDRESS: 159 WISTERIA LANE; RH, 29130
PHONE: 803) 477-0264 803) 524-4820
WORK HOME MOBILE
EMAIL ADDRESS: neeleyelizabethningram@gmail.com
PROPERTY OWNER NAME(S): VIVIAN LUANN INGRAM
ADDRESS: 159 WISTERIA LANE; RH 29730
PHONE: 803) 477-0264 803) 524-4820
WORK HOME MOBILE
EMAIL ADDRESS: neeleyelizabethningram@gmail.com

PROPERTY INFORMATION

PROPERTY ADDRESS: 159 WISTERIA LANE; RH; 29730
PROPERTY TAX MAP #(s): 692-00 00-032
LAND AREA (ACRES) TOTAL: 2.350 AREA TO BE REZONED: 2.350
ZONING CURRENT: UD PROPOSED: RSF-30
2035 LAND USE PLAN DESIGNATION: NEIGHBORHOOD CENTER
CURRENT USE OF PROPERTY: RESIDENTIAL ~~CENTER~~
PROPOSED USE OF PROPERTY: RESIDENTIAL
TOTAL AREA OF PROPOSED BUILDINGS (COMMERCIAL): 0
TOTAL # OF DWELLING UNITS (RESIDENTIAL): 1
UTILITY PROVIDERS WATER: ? city SEWER: PRIVATE SEPTIC
SCHOOL DISTRICT: 3 COUNTY COUNCIL DISTRICT: 5

Attachment: 24-56 PC Packet (8977 : 24-56)

SUPPLEMENTAL QUESTIONS

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

TO REZONE TO RESIDENTIAL USE. PROPOSED PROJECT
IS TO SUBDIVIDE LOT AND COND ESTABLISH A NEW
RESIDENCE ON NEWLY CREATED VACANT LOT (SEE PLAT)

2. Are there existing structures on the site?

Yes ☒No ☐

If yes, please describe: RESIDENCE; STORAGE BUILDING;

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.

Vivian Luann Ingram
 (APPLICANT(S))

10/22/2024
 DATE

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

Vivian Luann Ingram
 PROPERTY OWNER(S)

10/22/2024
 DATE

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

Vivian Luann Ingram
 (APPLICANT(S))

10/22/2024
 DATE

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

REZONING APPLICATION CHECKLIST

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

☐ Pre-application meeting (optional)

☒ Application fee - None VD

☒ Plat or recent survey (if no recorded plat)

☒ Deed

☒ Preliminary site plan (include the following items as applicable) (Proposed Subdivis)

- 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: 10/28/24 RECEIPT #: _____

APPLICATION RECEIVED BY: Diane Dil

APPLICATION REVIEWED BY: Diane Dil

Attachment: 24-56 PC Packet (8977 : 24-56)

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

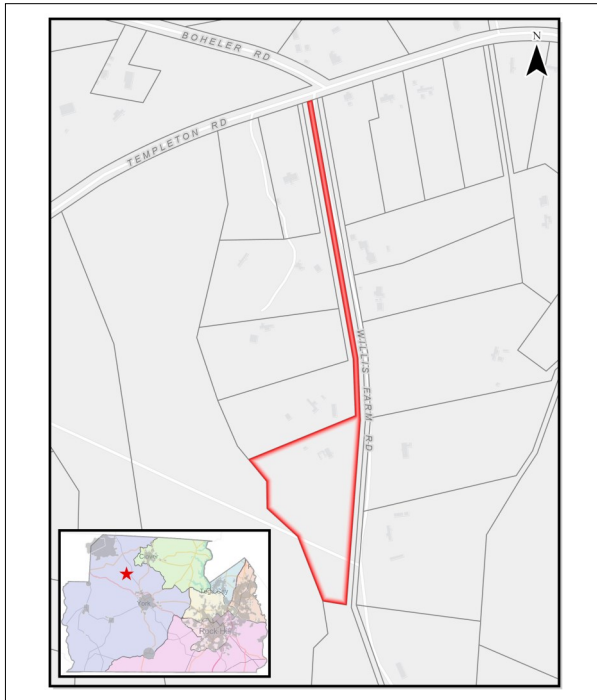
PLANNING COMMISSION

REZONING 24-57 SANDY BROWN (APPLICANT/OWNER); REQUESTING TO REZONE A 7-ACRE PARCEL FROM AGC TO RUD. THE SUBJECT PARCEL IS LOCATED ON WILLIS FARM ROAD, CLOVER. THE PROPERTY IS REFERENCED AS TAX MAP NUMBER 257-00-00-008; COUNCIL DISTRICT 3 - ADKINS.



Planning Commission December 9, 2024

Case: 24-57
Staff Report



REQUEST SUMMARY

Applicant: Sandy Brown

Property Owner: Sandy Brown

Tax Map Number: 257-00-00-008

Address: Willis Farm Rd, Clover

Council District: 3—Adkins

Requested Action: Rezone +/- 7 acres from AGC to RUD

Staff Planner: Thomas Newlin

Staff Recommendation: Deny

PROJECT DESCRIPTION

The applicant is requesting to rezone a 7-acre parcel from Agricultural Conservation (AGC) to Residential Development (RUD) to subdivide the land in order to build another dwelling unit on the southern portion of the parcel. The final recombination plat has not been determined, but would likely result in parcels between three and four acres each.

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. The proposed subdivided lot would be much smaller in scale than all other nearby lots in the surrounding Willis Springs Farm development. There is only one parcel in this area zoned RUD. At 4.68 acres, this parcel is less than the required 5-acre minimum lot size, but is more similar in scale to the neighboring residential AGC lots; unlike any variation of possible subdivisions of the subject parcel. This request could be considered spot zoning.

Any further rezoning to RUD in this area should be preceded by a Future Land Use map amendment to plan for a transition to Rural Residential.

Attachment: 24-57 PC Packet (8980 : 24-57)

Staff Analysis

PROPERTY DESCRIPTION

The 7-acre flag lot has a double-wide family residence and pool. Aside from the single dwelling the lot is mostly vacant with dense tree cover. A stream comprises the western boundary of the parcel, and it is intersected by powerlines across its southern end. It is part of the Willis Springs Farms development, composed of other large rural residential flag lots of similar dimensions, scale, and character. Within the development, this lot is set second-farthest back from Templeton Rd; the “flagpole” portion of the lot is 30 feet wide (below the 50-foot minimum) and extends 330 feet (above the 300-foot maximum). There however is access from the “flag” of the lot onto the privately maintained Willis Farms Rd.

Table 1: Property Context

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

ZONING AND LAND USE HISTORY

- ♦ July 22 1986: Subject parcel was originally zoned AGC.
- ♦ May 15, 1986: Recorded current plat of parcel TM# 257-08 (PB 81, PG 109).
- ♦ December 12, 2001: Recorded current deed of parcel TM# 257-08 (DB 4082, PG 266).

REZONING REQUEST

The applicant is requesting to rezone approximately 7 acres from AGC to RUD

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

Table 2: Zoning District Comparison

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

Exhibit A - Existing Zoning Map

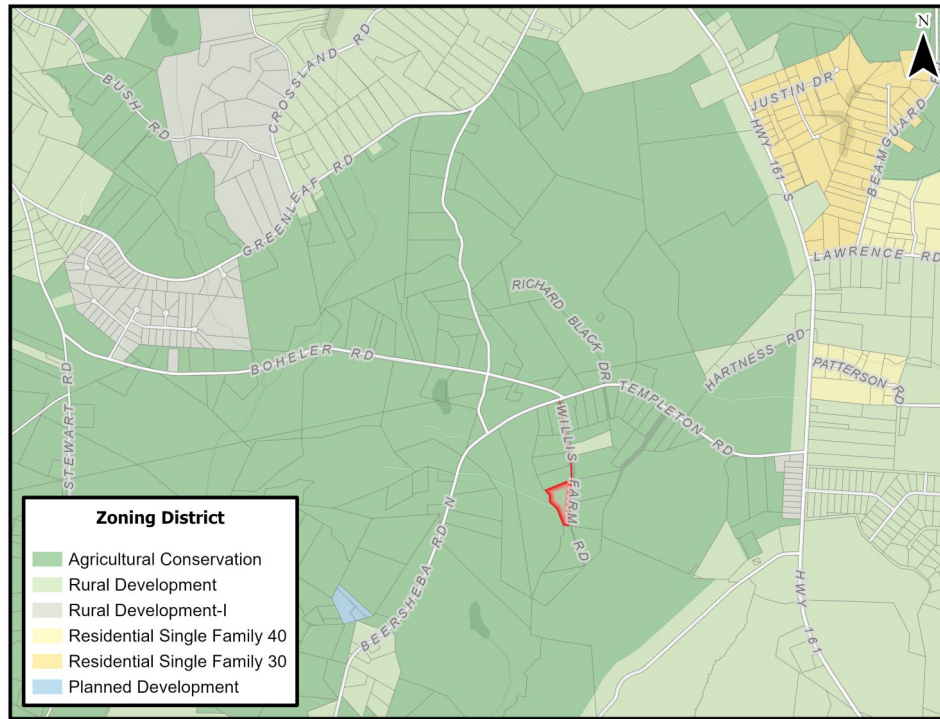
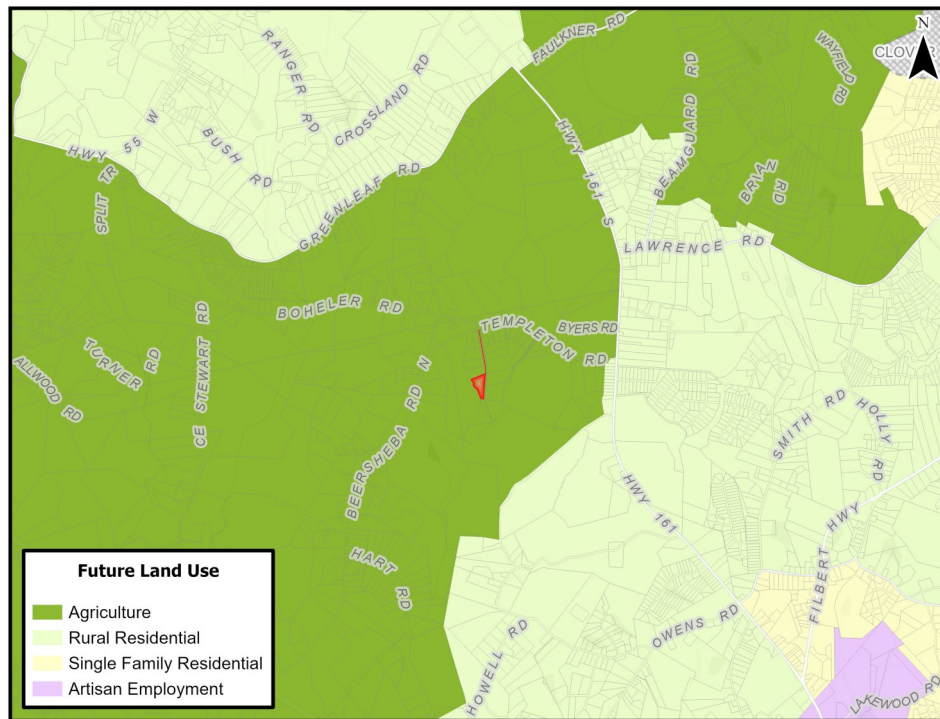


Exhibit B - 2035 Land Use Plan



FINDINGS

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

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

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

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

The requested rezoning is not consistent with the land use designation of the York County 2035 Future Land Use map. The proposed subdivided lot would be much smaller in scale than all other nearby lots in the surrounding Willis Springs Farm development. There is only one parcel in this area zoned RUD. At 4.68 acres, this parcel is less than the required 5-acre minimum lot size, but is more similar in scale to the neighboring residential AGC lots; unlike any variation of possible subdivisions of the subject parcel.

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 on large lots, as well as agricultural 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 the development is not compatible with the surrounding land uses. The majority of parcels within the Willis Springs Farm development, and its surroundings, are greater than any possible subdivision of the 7 acres.

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

The applicant intends to build one new home, therefore there will be minimal impact on the public school facilities.

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

The property is located within any York County utility service area, but utilizes 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 is accessed at Willis Farm Road, which is privately maintained. Willis Farm Road is currently a gravel roadway that intersects with Templeton Road. Templeton Road is designated as a local collector roadway, and there is currently no count data available.

Templeton Road is currently a paved, two-lane roadway with a posted speed limit of 45 mph.

The applicant proposes subdividing the parcel to build a single-family dwelling. The proposed development is not expected to generate enough traffic to negatively impact the current transportation network.

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

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

NEXT STEPS

The rezoning request is anticipated to follow the process below:

- ♦ Public Hearing: January 6, 2025
- ♦ County Council (First Reading): January 6, 2025
- ♦ County Council (Second Reading): January 21, 2025
- ♦ County Council (Third Reading): February 3, 2025

PLANNING AND DEVELOPMENT STAFF CONTACT

Thomas Newlin

Long Range Planner

(803) 909-7233

Thomas.Newlin@yorkcountygov.com

Exhibit D - Aerial Map

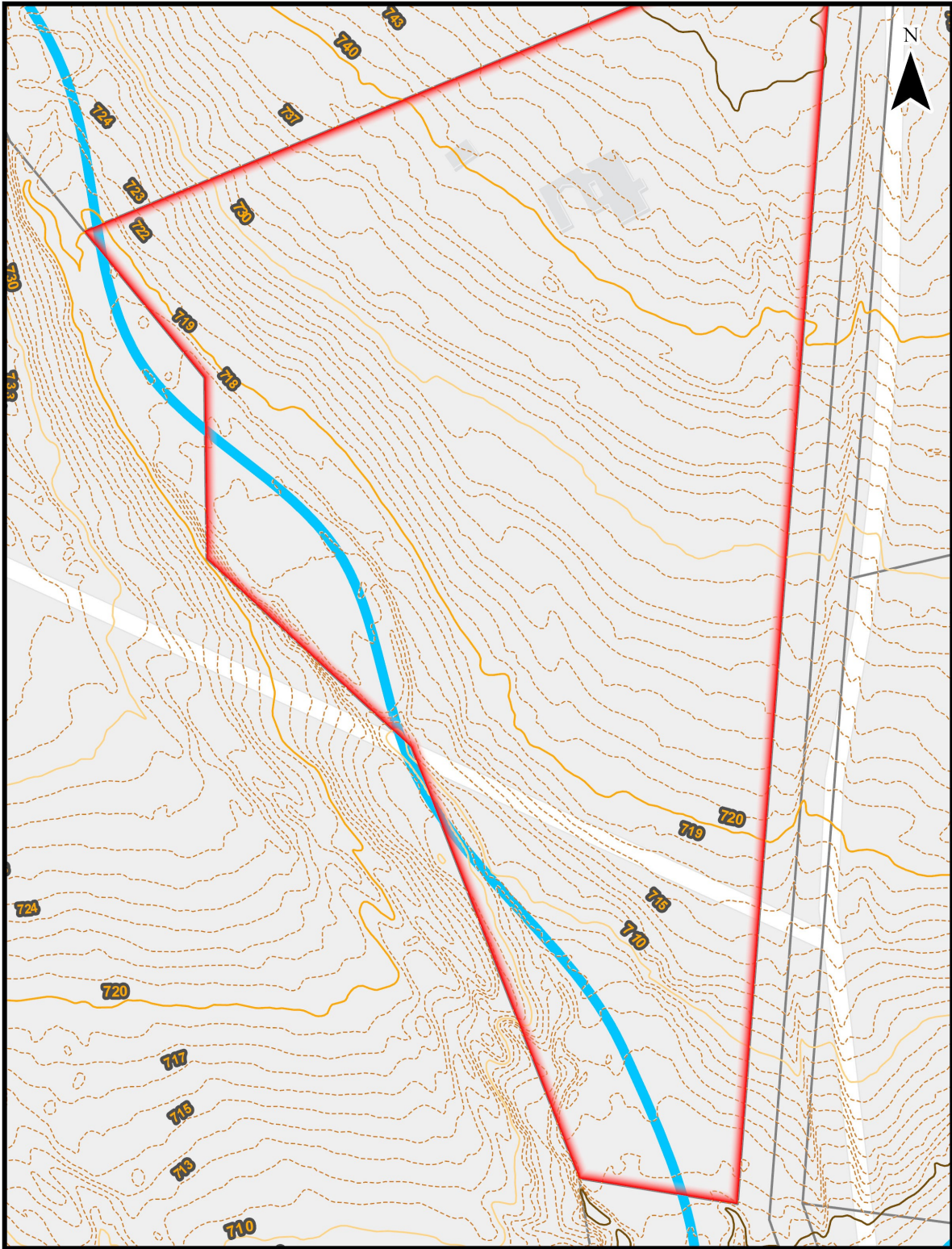


Attachment: 24-57 PC Packet (8980 : 24-57)

Exhibit E - Aerial Map—Parcel



Attachment: 24-57 PC Packet (8980 : 24-57)

Exhibit F - Environmental Map

Attachment: 24-57 PC Packet (8980 : 24-57)

SUPPLEMENTAL QUESTIONS

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

Own double wide 4.7 acres of land. Trying to rezone
whatever acre needed for my daughter to build a
stick build home on. - AGC to RUD

2. Are there existing structures on the site?

Yes ☒

No ☐

If yes, please describe: double wide

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.

Sandy Brown
 APPLICANT(S)

10/14/24

DATE

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

Sandy Brown
 PROPERTY OWNER(S)

10/14/24

DATE

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

Sandy Brown
 APPLICANT(S)

10/14/24

DATE

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

REZONING APPLICATION CHECKLIST

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

- ☐ **Pre-application meeting (optional)**
- ☐ **Application fee** \$850
- ☐ **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: 850 CHECK #: _____ CASH AMOUNT: _____

DATE RECEIVED: _____ RECEIPT #: _____

APPLICATION RECEIVED BY: Diane DiI

APPLICATION REVIEWED BY: Diane DiI

Attachment: 24-57 PC Packet (8980 : 24-57)

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

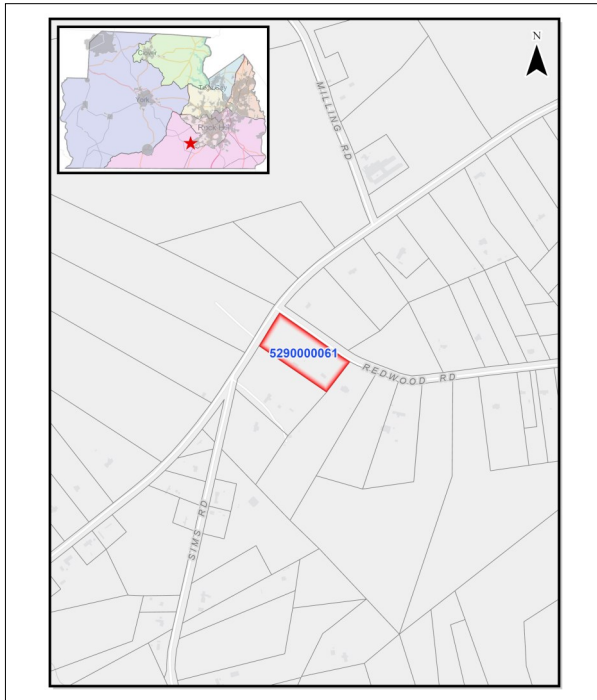
PLANNING COMMISSION

**REZONING 24-58 NORMAN RESPASS (APPLICANT) DAISY MOBLEY (OWNER);
REQUESTING TO REZONE A 5.2-ACRE PARCEL FROM AGC TO RUD. THE
SUBJECT PARCEL IS LOCATED AT 2861 OGDEN ROAD, ROCK HILL. THE
PROPERTY IS REFERENCED AS TAX MAP NUMBER 529-00-00-061; COUNCIL
DISTRICT 4 - RODDEY.**



Planning Commission December 9, 2024

Case: 24-58
Staff Report



REQUEST SUMMARY

Applicant: Norman Respass

Property Owner: Daisy Mobley

Tax Map Number: 529-00-00-061

Address: 2861 Ogden Rd, Fort Mill

Council District: 4—Roddey

Requested Action: Rezone +/- 5.2 acres from AGC to RUD

Staff Planner: Thomas Newlin

Staff Recommendation: Approve

PROJECT DESCRIPTION

The applicant is requesting to rezone a 5.2-acre parcel from Agricultural Conservation (AGC) to Rural Development (RUD). The purpose of the request is to subdivide the property into a 4-acre and a 1-acre lot, with the intention of creating a separate lot for each of the existing dwelling units.

CONSISTENCY WITH THE COMPREHENSIVE PLAN

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

The requested rezoning is consistent with the *York Forward 2035 Comprehensive Plan* and Future Land Use Map. The *Rural Residential* future land use designation aligns with the proposed RUD zoning district. There are parcels of similar size and character zoned RUD nearby along Redwood Rd. The subject parcel currently is just over the 5-acre minimum required to conform to the existing AGC district, but the current land use and character is better described by the proposed RUD designation.

Attachment: 24-58 PC Packet (8981 : 24-58)

Staff Analysis

PROPERTY DESCRIPTION

The 5.2-acre subject parcel has two mobile homes and a shed on the premises. One home is central to the lot, the second is along the southeastern property line. It is a corner lot at the intersection of Ogden Rd and Redwood Rd, with substantial tree cover along its boundary. It is part of the Watson Estates subdivision, which is composed of properties of the same scale and land use.

Table 1: Property Context

PROXIMITY	CURRENT LAND USE	CURRENT ZONING	2035 LAND USE PLAN RECOMMENDATION
NORTH	Vacant	AGC	Rural Residential, Agriculture
SOUTH	Rural Residential	AGC	Rural Residential
EAST	Rural Residential	AGC	Rural Residential, City of Rock Hill
WEST	Vacant/Rural Residential	AGC	Rural Residential, Agriculture

ZONING AND LAND USE HISTORY

- ◆ July 22 1986: Subject parcel was originally zoned AGC.
- ◆ March 7, 1990: Recorded current plat of parcel TM# 529-61 (PB 104, PG 149).
- ◆ March 25, 2024: Recorded current deed of parcel TM# 529-61 (DB 14138, PG 307).

REZONING REQUEST

The applicant is requesting to rezone approximately 5.2 acres from AGC to RUD

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

Table 2: Zoning District Comparison

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

Exhibit A - Existing Zoning Map

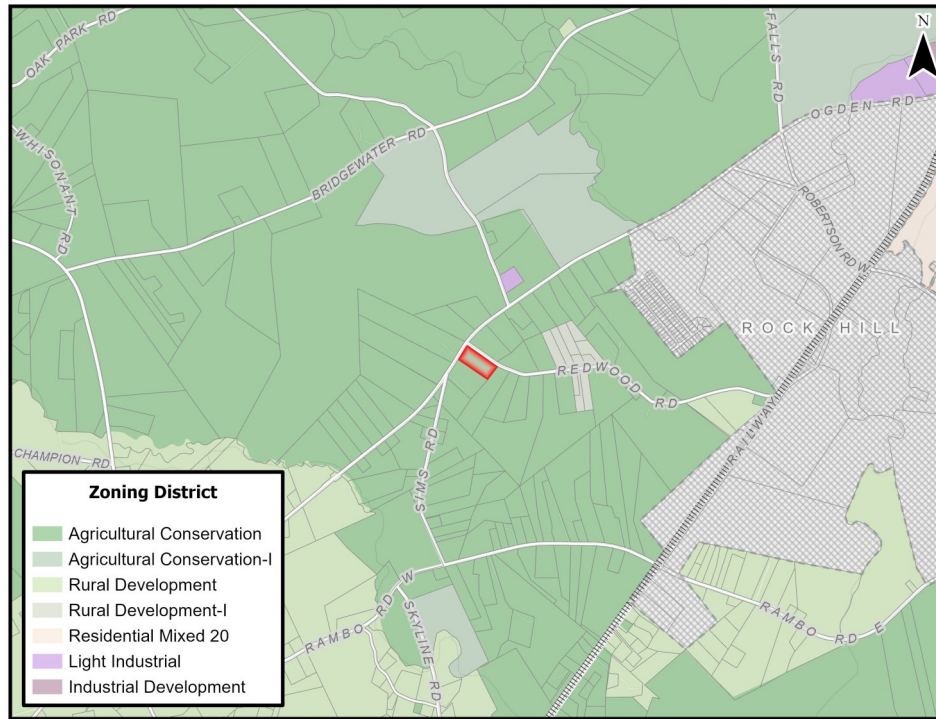
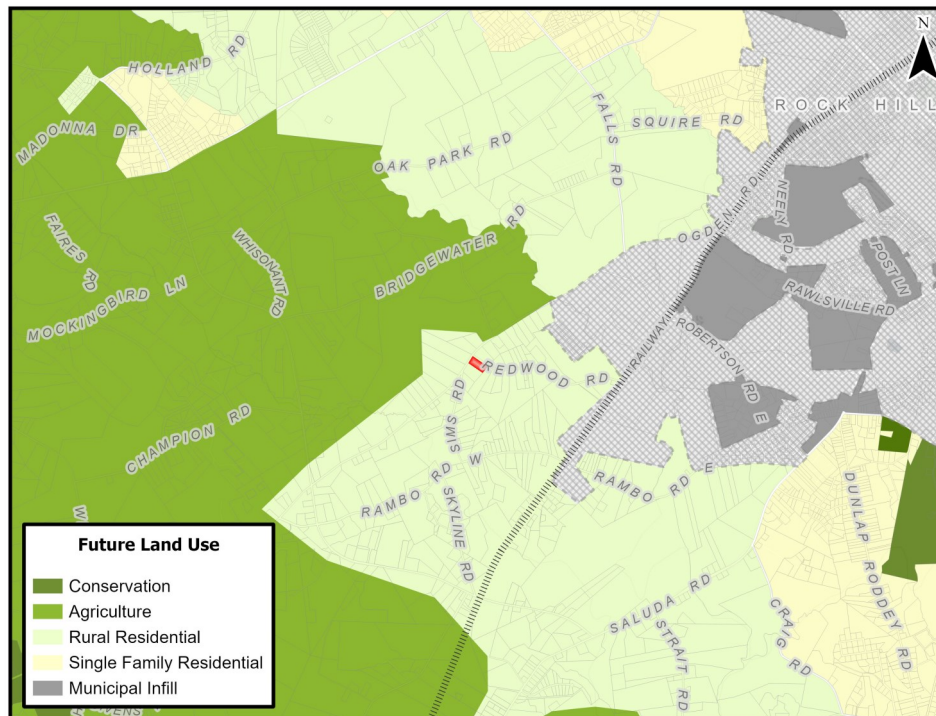


Exhibit B - 2035 Land Use Plan



FINDINGS

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

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

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

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

The requested rezoning is consistent with the *York Forward 2035* Comprehensive Plan and Future Land Use Map. The *Rural Residential* future land use designation aligns with the proposed RUD zoning district. There are parcels of similar size and character zoned RUD nearby along Redwood Rd. The subject parcel currently is just over the 5-acre minimum required to conform to the existing AGC district, but the current land use and character is better described by the proposed RUD designation.

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 and mobile homes.

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 the Rock Hill Water service district, but utilizes 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 Ogden Road, which is maintained by SCDOT as S-101. Ogden Road is designated as a minor arterial roadway with an average daily volume of 1,700 trips per day. Ogden is currently a paved, two-lane roadway with a posted speed limit of 35 mph. The parcel also has frontage on Redwood Road, which is maintained by York County.

Redwood Road is designated as a local collector roadway, and there is currently no count data available. Redwood is a narrow, paved roadway, and there is no posted speed limit.

The applicant proposes to subdivide the parcel to create a separate lot for each of the existing dwelling units. There will be no change to the current transportation network.

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

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

NEXT STEPS

The rezoning request is anticipated to follow the process below:

- ◆ Public Hearing: January 6, 2025
- ◆ County Council (First Reading): January 6, 2025
- ◆ County Council (Second Reading): January 21, 2025
- ◆ County Council (Third Reading): February 3, 2025

PLANNING AND DEVELOPMENT STAFF CONTACT

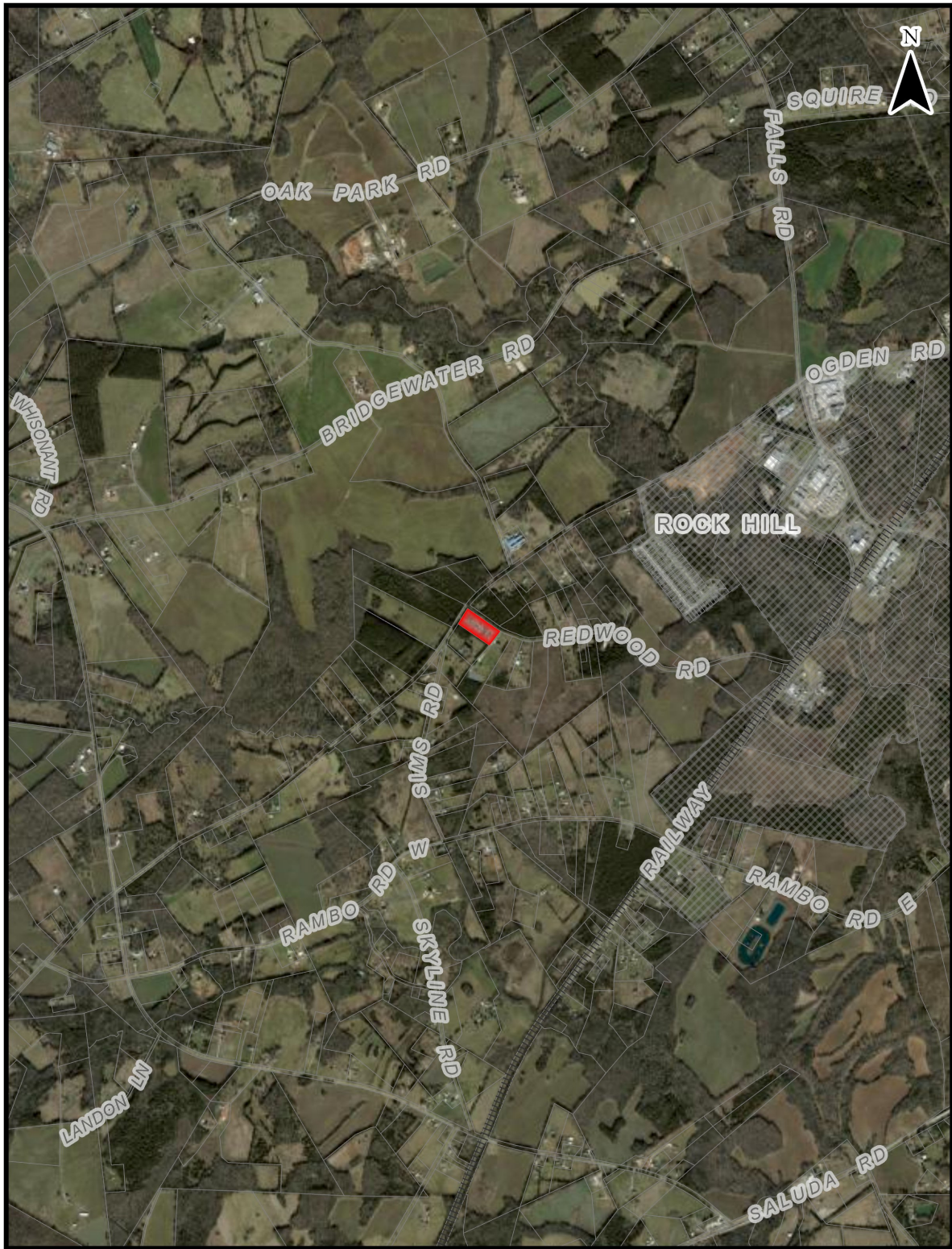
Thomas Newlin

Long Range Planner

(803) 909-7233

Thomas.Newlin@yorkcountygov.com

Exhibit C - Aerial Map



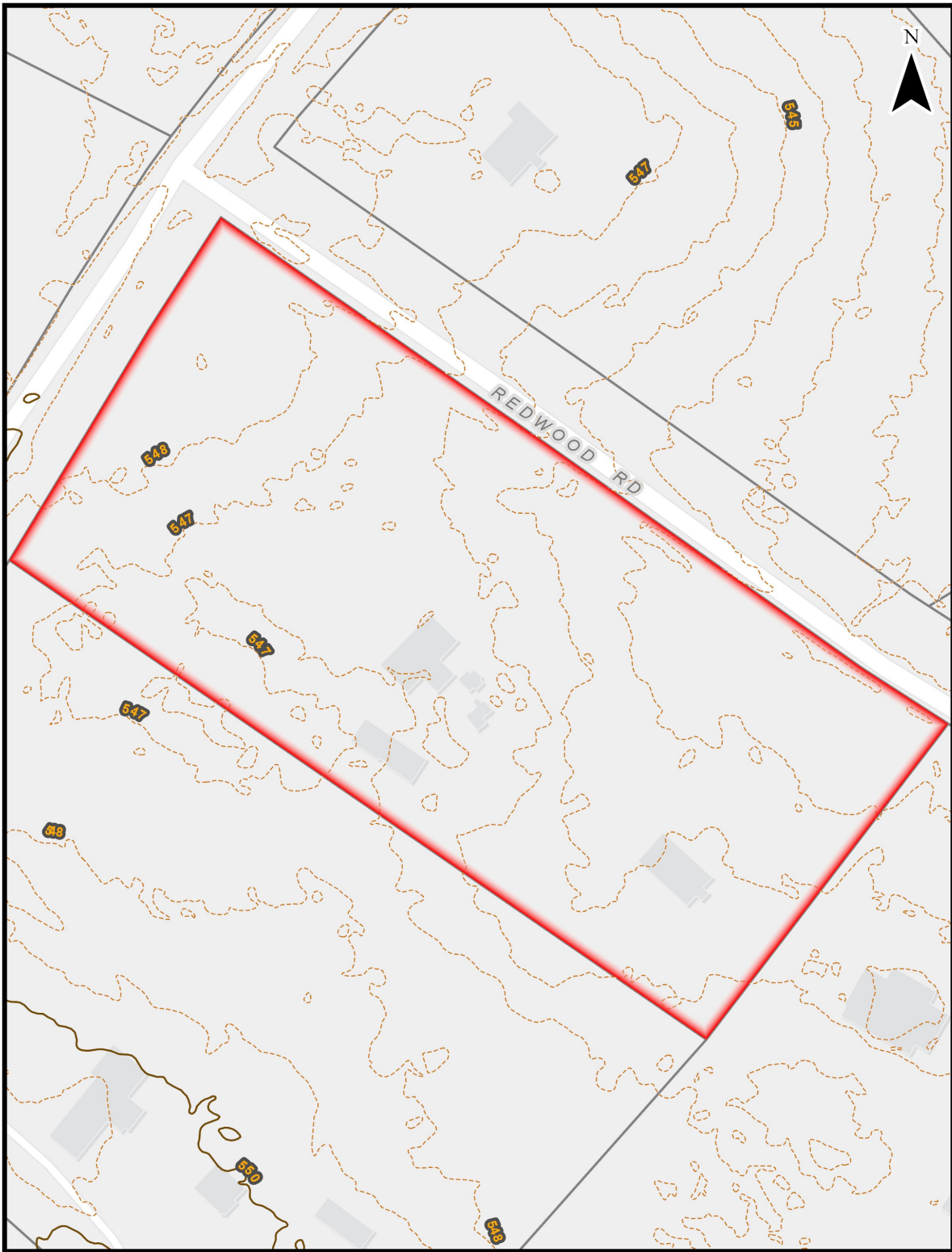
Attachment: 24-58 PC Packet (8981 : 24-58)

Exhibit D - Aerial Map—Parcel



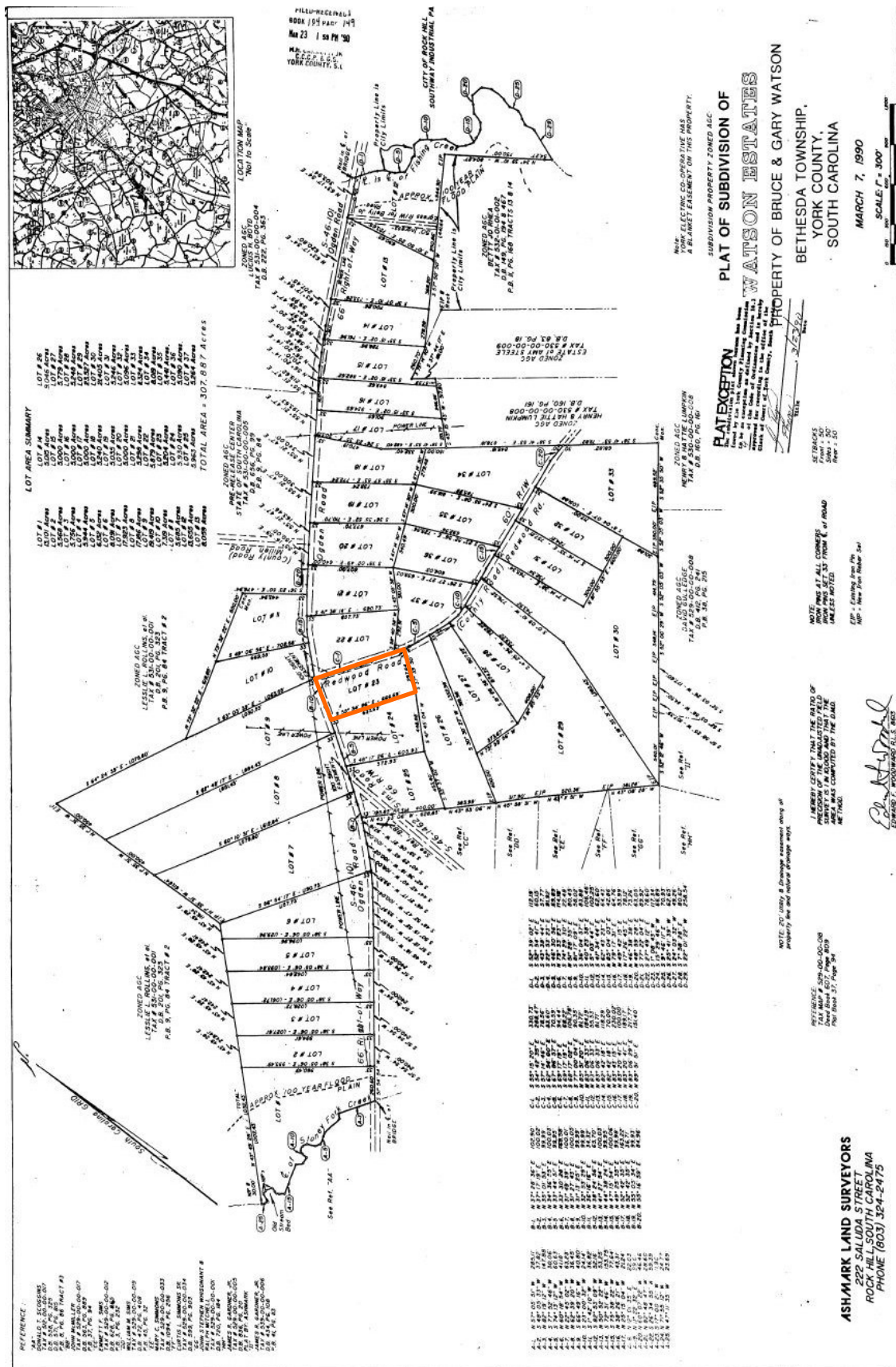
Attachment: 24-58 PC Packet (8981 : 24-58)

Exhibit E - Environmental Map



Attachment: 24-58 PC Packet (8981 : 24-58)

Exhibit F - Plat



SUPPLEMENTAL QUESTIONS

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

In giving my sister ZACC - subdivide
property

2. Are there existing structures on the site?

Yes ☒ No ☐

If yes, please describe: Mobile Home

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

Yes ☒ No ☐

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

Yes ☐ No ☒

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

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

Yes ☐ No ☒

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

CERTIFICATION

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

Darius Mobley See attachment
APPLICANT(S)

10-30-2024
DATE

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

Daisy M Mobley-Darius Mobley
PROPERTY OWNER(S)

10-30-2024
DATE

Ayana T Castro

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.

Ayana T Castro
APPLICANT(S)

10-30-2024
DATE

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

Ezra C Parker
My Commission expires 6-6-2029

REZONING APPLICATION CHECKLIST

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

- ☒ Pre-application meeting (optional)
- ☒ Application fee \$750
- ☐ 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: 750.00 CHECK #: _____ CASH AMOUNT: _____
 DATE RECEIVED: 11-6-24 RECEIPT #: _____
 APPLICATION RECEIVED BY: Diane Dil
 APPLICATION REVIEWED BY: Diane Dil.

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

Tax Map Number: _____

CERTIFICATION

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

NORMAN RESPASS
 PRINT NAME(S)

Norman Respass 11-6-24
 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.

 PRINT NAME(S)

 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: 24-58 PC Packet (8981 : 24-58)

Tax Map Number: _____

CERTIFICATION

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

NORMAN RESPASS
 PRINT NAME(S)

Norman Respass 11-6-24
 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.

 PRINT NAME(S)

 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: 24-58 PC Packet (8981 : 24-58)

PLANNING COMMISSION

**REZONING 24-59 TODD FLOWERS (APPLICANT) SCOTT WARD (OWNER);
REQUESTING TO REZONE A 1.47-ACRE PARCEL FROM RMX-20 TO ID. THE
SUBJECT PARCEL IS LOCATED AT 5333 CHARLOTTE HIGHWAY, CLOVER. THE
PROPERTY IS REFERENCED AS TAX MAP NUMBER 561-00-00-022; COUNCIL
DISTRICT 2 - LOVE.**



Planning Commission December 9, 2024

Case: 24-59
Staff Report



REQUEST SUMMARY

Applicant: Todd Flowers

Property Owner: Scott Ward

Tax Map Number: 561-00-00-022

Address: 5333 Charlotte Hwy, Clover

Council District: 2—Love

Requested Action: Rezone +/- 1.47 acres from RMX-20 to ID

Staff Planner: Thomas Newlin

Staff Recommendation: Deny

PROJECT DESCRIPTION

The applicant is requesting to rezone a 1.47-acre parcel from Residential Mixed 20 (RMX-20) to Industrial Development (ID). The purpose of the request is to construct a marine staging area to service Lake Wylie. This marine staging area would include a boat ramp, bulkhead, and rip rap where the property meets the shore.

CONSISTENCY WITH THE COMPREHENSIVE PLAN

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

The 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 RMX-20 zoning designation. The intent of the current zoning and FLU designations is to prohibit uses that are more appropriate in an industrial setting, such as dock, boat, and construction operations, so as to not disrupt the current and potential residences nearby. The *Neighborhood Residential* designation does allow for some non-residential uses, but this property does not include the two necessary criteria: it is not located at a major intersection, and the proposed uses do not serve the neighborhood. There is no precedent for industrial uses in the surrounding area and could be considered spot zoning.

Staff Analysis

PROPERTY DESCRIPTION

The 1.47-acre subject parcel has two structures on the premises: a dwelling unit and auxiliary storage building. It is located along a small access road that branches from Charlotte Highway near the bridge that crosses Crowders Creek. The southern portion of the lot is on the lakeside of Lake Wylie. Most of the parcels immediately neighboring it are vacant and heavily wooded, but to the north are apartments and general commercial operations.

Table 1: Property Context

PROXIMITY	CURRENT LAND USE	CURRENT ZONING	2035 LAND USE PLAN RECOMMENDATION
NORTH	Residential/Vacant	RMX-20, PD	Neighborhood Residential
SOUTH	Residential	RUD, RMX-20	Neighborhood Residential
EAST	Residential	RMX-20	Neighborhood Residential
WEST	Residential/Vacant	RMX-20	Neighborhood Residential

ZONING AND LAND USE HISTORY

- ◆ June 3, 1977: Recorded current plat of parcel TM# 561-22 (PB 52, PG 122).
- ◆ July 22 1986: Subject parcel was originally zoned RMX-20.
- ◆ December 18, 1996: Recorded current deed of parcel TM# 561-22 (DB 1719, PG 138).

REZONING REQUEST

The applicant is requesting to rezone approximately 1.47 acres from RMX-20 to ID

- ◆ *Current Zoning District: Residential Mixed 20 (RMX-20). This district is designed to allow a diversity of housing types at variable densities based on residential land use, on lots generally with a minimum area of 20,000 square feet, is applied principally to undeveloped parcels where housing type and density flexibility will complement the character of existing residential neighborhoods, and where public water and sewer is readily available.*
- ◆ *Proposed Zoning District: Industrial Development (ID). This district is intended to accommodate the most intensive industrial land uses, which may include mining, waste management, and heavy manufacturing. Uses allowed in this district typically are not compatible with other, non-industrial land uses and therefore are intended to be separated and buffered from adjacent development.*

Table 2: Zoning District Comparison

	ZONING DISTRICT: RMX-20	ZONING DISTRICT: ID
MINIMUM LOT SIZE	20,000 SF	None
PERMITTED LAND USES	Single family detached, duplex,	Warehouse, distribution, light

Exhibit A - Existing Zoning Map

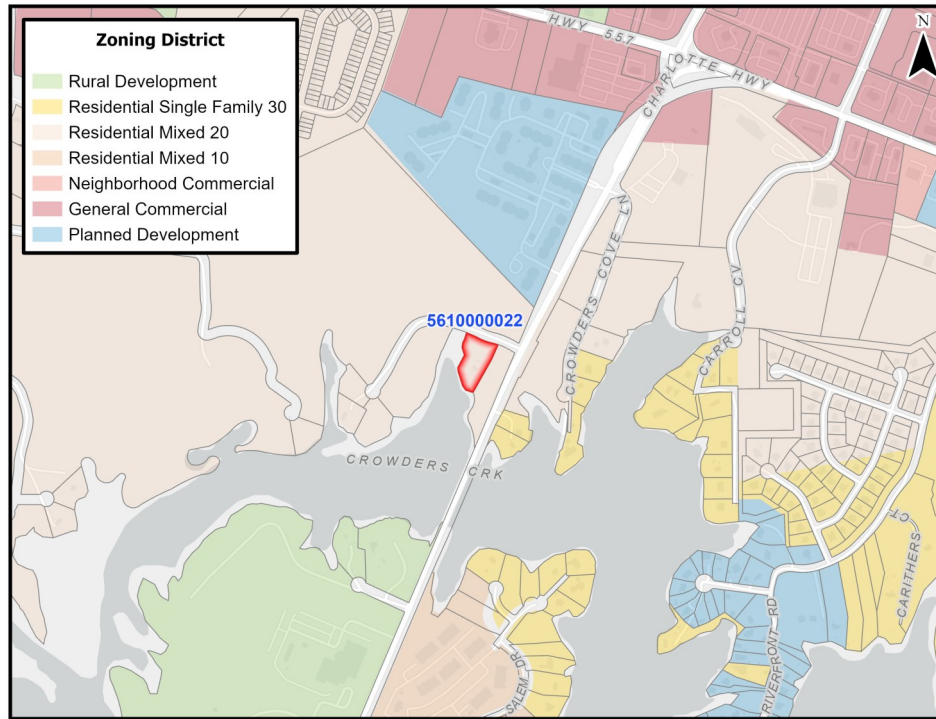
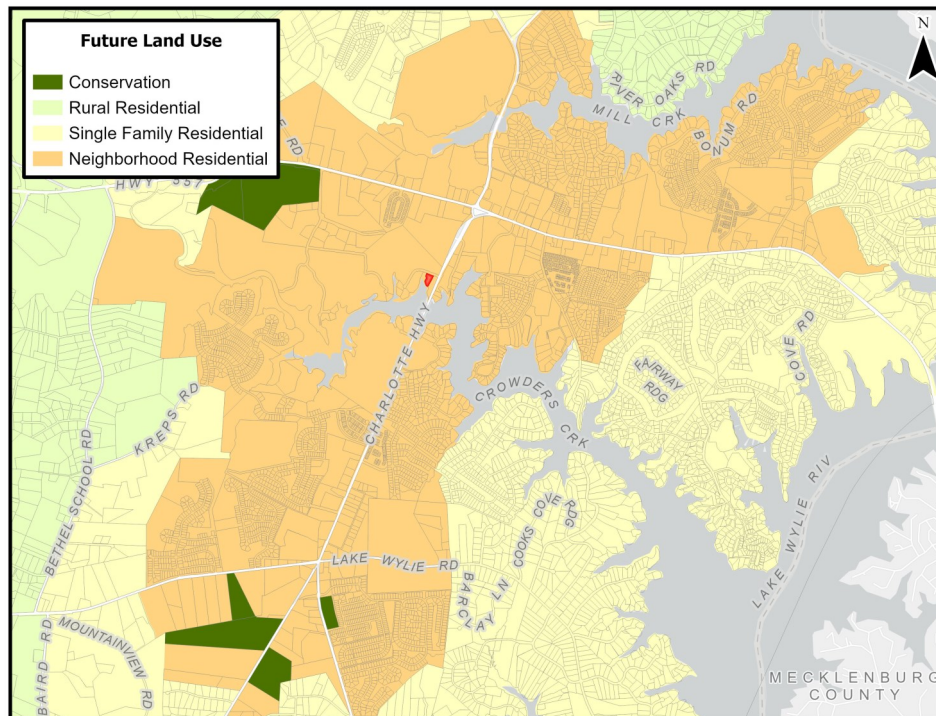


Exhibit B - 2035 Land Use Plan



FINDINGS

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

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

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

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

The 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 RMX-20 zoning designation. The intent of the current zoning and the FLU designation is to prohibit uses that are more appropriate in an industrial setting, such as dock operations, boat operations, and construction services, so as to not disrupt the current and potential residences in the surrounding area. There is no precedent for this type of land use in the area, and 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 incompatible with the surrounding area. The intention of residential districts, such as RMX-20, is to prevent residences from being affected by properties with uses that generate noise, odors, dust, light, and other impacts. The requested rezoning permits boat, dock, truck, and light machine operation in an area where these operations are not expected.

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

The current scale of the proposed development is not compatible with the surrounding land uses and intended future land uses. As shown on the site plan, (see Exhibit G), this parcel is planned to have access through Meriway Pointe, a new residential neighborhood of 399 homes that is currently under development.

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

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

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

The property is located within York County's utility service area, but utilizes 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 currently has access directly onto Charlotte Highway, which is maintained by SCDOT as S-49. Charlotte Highway is designated as a principal arterial roadway with an average daily volume of 33,500 trips per day. Charlotte Highway is a four-lane roadway with a posted speed limit of 45 mph.

The development is proposing a marine staging area. The proposed development will need to complete a TIA preliminary site evaluation to determine if a traffic study is warranted.

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

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

NEXT STEPS

The rezoning request is anticipated to follow the process below:

- | | |
|------------------------------------|------------------|
| ♦ Public Hearing: | January 6, 2025 |
| ♦ County Council (First Reading): | January 6, 2025 |
| ♦ County Council (Second Reading): | January 21, 2025 |
| ♦ County Council (Third Reading): | February 3, 2025 |

PLANNING AND DEVELOPMENT STAFF CONTACT

Thomas Newlin

Long Range Planner

(803) 909-7233

Thomas.Newlin@yorkcountygov.com

Exhibit C - Aerial Map

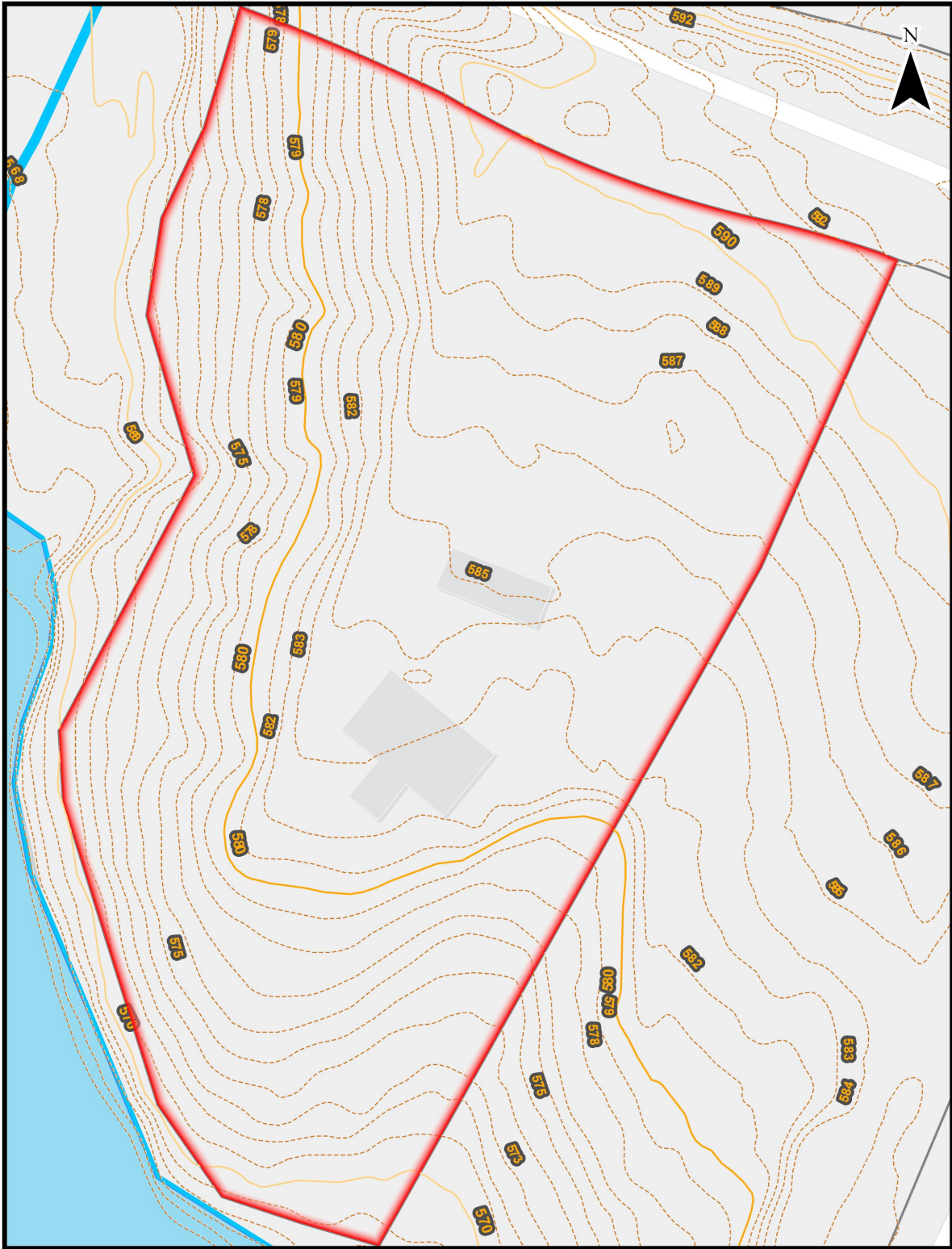


Attachment: 24-59 PC Packet (8982 : 24-59)

Exhibit D - Aerial Map—Parcel

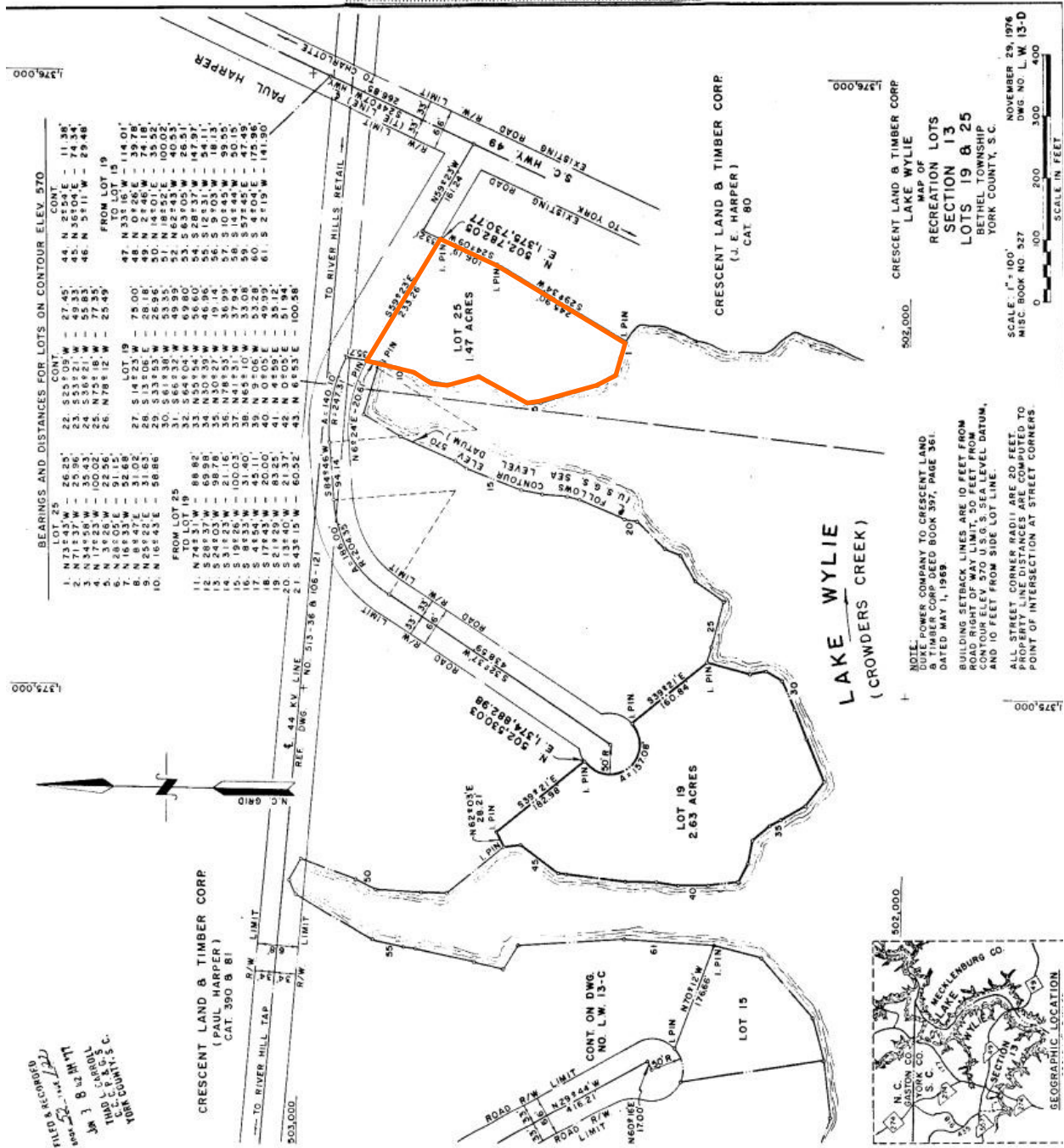
Attachment: 24-59 PC Packet (8982 : 24-59)

Exhibit E - Environmental Map



Attachment: 24-59 PC Packet (8982 : 24-59)

Exhibit F - Plat

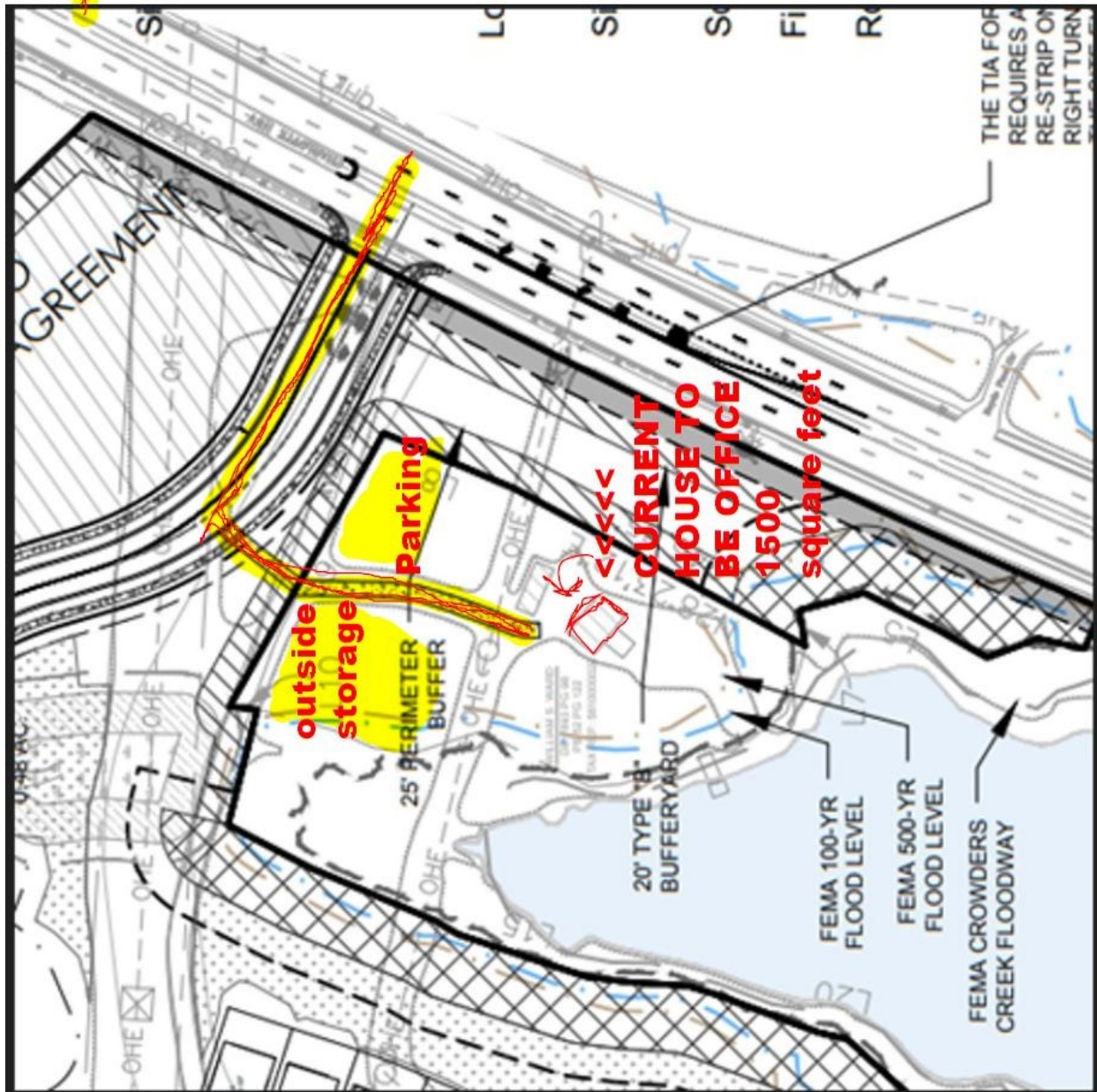


Attachment: 24-59 PC Packet (8982 : 24-59)

Exhibit G - Site Plan

SITE PLAN

Yellow shows entry into property
With red lines





YORK COUNTY REZONING APPLICATION

APPLICANT AND OWNER INFORMATION

APPLICANT NAME(S): Todd Flowers
 ADDRESS: 19012 Kailua Circle Tega Cay SC 29708
 PHONE: 803-431-9584
 WORK HOME MOBILE
 EMAIL ADDRESS: todd@lwdcllc.com

PROPERTY OWNER NAME(S): Scott Ward
 ADDRESS: 5933 NATOMA RD LAKE WYLIE SC 29710
 PHONE: 704-582-3505
 WORK HOME MOBILE
 EMAIL ADDRESS: wsward@hotmail.com

PROPERTY INFORMATION

PROPERTY ADDRESS: 5333 Charlotte Hwy Clover SC 29710
 PROPERTY TAX MAP #(s): 5610000022
 LAND AREA (ACRES) TOTAL: 1.47 AREA TO BE REZONED: 1.47
 ZONING CURRENT: RMX-20 PROPOSED: ID
 2035 LAND USE PLAN DESIGNATION: Neighborhood residential
 CURRENT USE OF PROPERTY: zoned RMX-20-Residential
 PROPOSED USE OF PROPERTY: CONSTRUCTION SERVICES.
 TOTAL AREA OF PROPOSED BUILDINGS (COMMERCIAL): 1500 sq feet-Current House
 TOTAL # OF DWELLING UNITS (RESIDENTIAL): 0
 UTILITY PROVIDERS WATER: Well SEWER: Septic
 SCHOOL DISTRICT: 2LKW COUNTY COUNCIL DISTRICT: 2

Attachment: 24-59 PC Packet (8982 : 24-59)

SUPPLEMENTAL QUESTIONS

1. Please describe the purpose of the rezoning request and the project that is being proposed. Lake Wylie sorely needs a Marine Staging area . Lake Norman has 3 Marine staging areas Lake Wylie has NONE-. We would be able to provide cost effective Dredging to Lake Wylie, Lake Norman will do 50 Dredging permits a year. Lake Wylie has had 4 in the last 20 years. This will help keep Lake Wylie property values up promote a better tax based for the entire lake. Crowders Creek 20 years ago used to be a very good ski cove/usable Now it is all but gone as a usable portion of the lake. This is happening in all areas of lake Pictures of Crowders from Jan 2007 to Jan 2024. In next 5 years the cove we be Land not Lake

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

If yes, please describe: Storage shed and Small House

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

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

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

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

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

CERTIFICATION

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

Tom Flower

APPLICANT(S)

9/17/24

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.

Will Scott Ward

PROPERTY OWNER(S)

9-17-24

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.

Tom Flower

APPLICANT(S)

9/17/24

DATE

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

REZONING APPLICATION CHECKLIST

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

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

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

OFFICE USE ONLY

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

DATE RECEIVED: _____ RECEIPT #: _____

APPLICATION RECEIVED BY: _____

APPLICATION REVIEWED BY: _____

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.



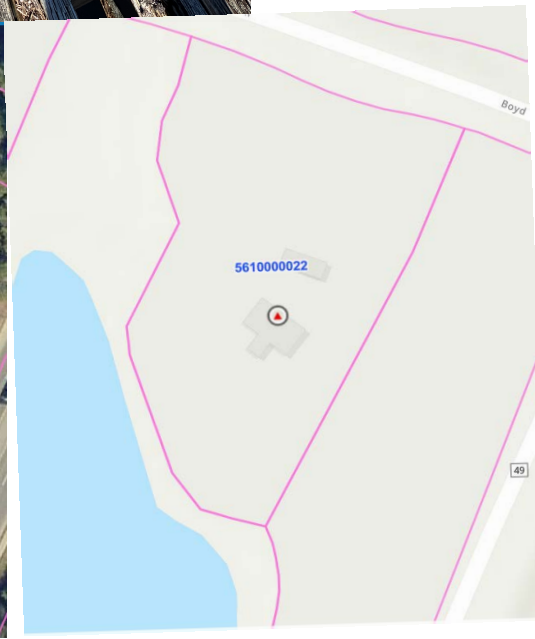
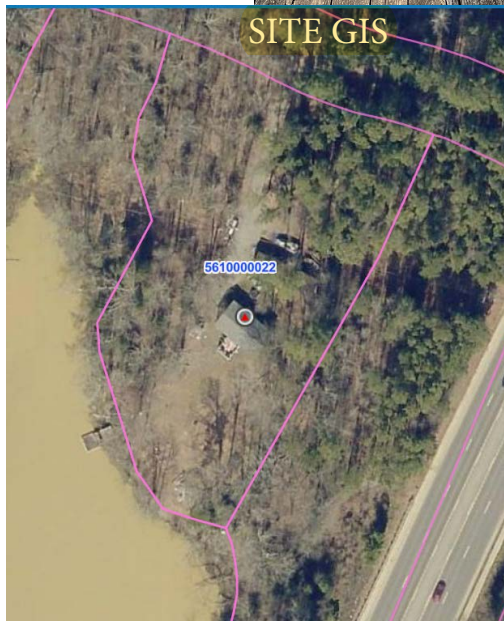
6.7.a

Attachment: 24-59 PC Packet (8982 : 24-59)
Crowders Cove Ln (Private)

Current entry to property



6.7.a



Attachment: 24-59 PC Packet (8982 : 24-59)

PLANNING COMMISSION

REZONING 24-60 LINDSEY EGNER (APPLICANT) WADE HOLDINGS, INC (OWNER); REQUESTING TO REZONE A 1.67-ACRE PARCEL FROM GC TO RI. THE SUBJECT PARCEL IS LOCATED ON MCCONNELLS HIGHWAY, ROCK HILL. THE PROPERTY IS REFERENCED AS TAX MAP NUMBER 507-00-00-041; COUNCIL DISTRICT 5 - COX.



Planning Commission December 9, 2024

Case: 24-60
Staff Report



REQUEST SUMMARY

Applicant: Lindsey Egner

Property Owner: Wade Holdings, LLC

Tax Map Number: 507-00-00-041

Address: McConnells Hwy, Rock Hill

Council District: 5—Cox

Requested Action: Rezone +/- 1.67 acres from GC to RI

Staff Planner: Thomas Newlin

Staff Recommendation: Approve

PROJECT DESCRIPTION

The applicant is requesting to rezone the 1.67-acre parcel from General Commercial (GC) to Rural Industrial (RI). The purpose of this request is to redevelop the site and allow the establishment of a power washing company. This use is classified as "Trade Services" within the Zoning Ordinance's table of uses.

CONSISTENCY WITH THE COMPREHENSIVE PLAN

The subject parcel is designated within a *Rural Center* node. These nodes are typically places in a form of a cluster of small-scale civic and/or commercial buildings located at the intersection of major or minor roads in the rural areas of York County. Residents from the surrounding rural communities rely on rural centers to provide basic goods and services through convenience stores, gas stations, and the post office.

It is also designated with 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.

The rezoning request is consistent with the *York Forward* 2035 Comprehensive Plan and Future Land Use map. The land uses in the proposed RI district meet the criteria that make it characteristic of a *Rural Center* node: it is located at the intersection of McConnells Highway and Highway 324, and it provides services pertinent to the surrounding single family residential community and agriculture land uses.

Staff Analysis

PROPERTY DESCRIPTION

The 1.67-acre subject parcel possesses a single building with an incorporated garage, with driveway and parking lot access to both McConnells Highway and Highway 324. The lots that share the intersection are commercial in nature, and there is a tree line between the subject property and surrounding low-density single family dwellings it services.

Table 1: Property Context

PROXIMITY	CURRENT LAND USE	CURRENT ZONING	2035 LAND USE PLAN RECOMMENDATION
NORTH	Residential	RSF-40	Single Family Res/RC Node
SOUTH	Commercial, Agricultural	GC, AGC	Agriculture/RC Node
EAST	Commercial, Residential	GC, RSF-40	Single Family Res/RC Node
WEST	Residential	RSF-40	Single Family Res/RC Node

ZONING AND LAND USE HISTORY

- ◆ December 4, 1975: Recorded current plat of parcel TM# 507-41 (PB 48, PG 149)
- ◆ July 22 1986: Subject parcel was originally zoned GC.
- ◆ November 23, 2022: Recorded current deed of parcel TM# 507-41 (DB 20514, PG 357).

REZONING REQUEST

The applicant is requesting to rezone approximately 1.67 acres from GC to RI.

- ◆ *Current Zoning District: 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.*
- ◆ *Proposed Zoning District: RI. This district accommodates, in areas outside the USB, industrial uses that are compatible with rural character, do not require urban services, and typically require large land areas and separation from residential uses or where the primary activities typically occur outdoors. 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: GC	ZONING DISTRICT: RI
MINIMUM LOT SIZE	None	None
PERMITTED LAND USES	Large-scale retail sales and services	Agriculture support, light industrial, warehouses

Exhibit A - Existing Zoning Map

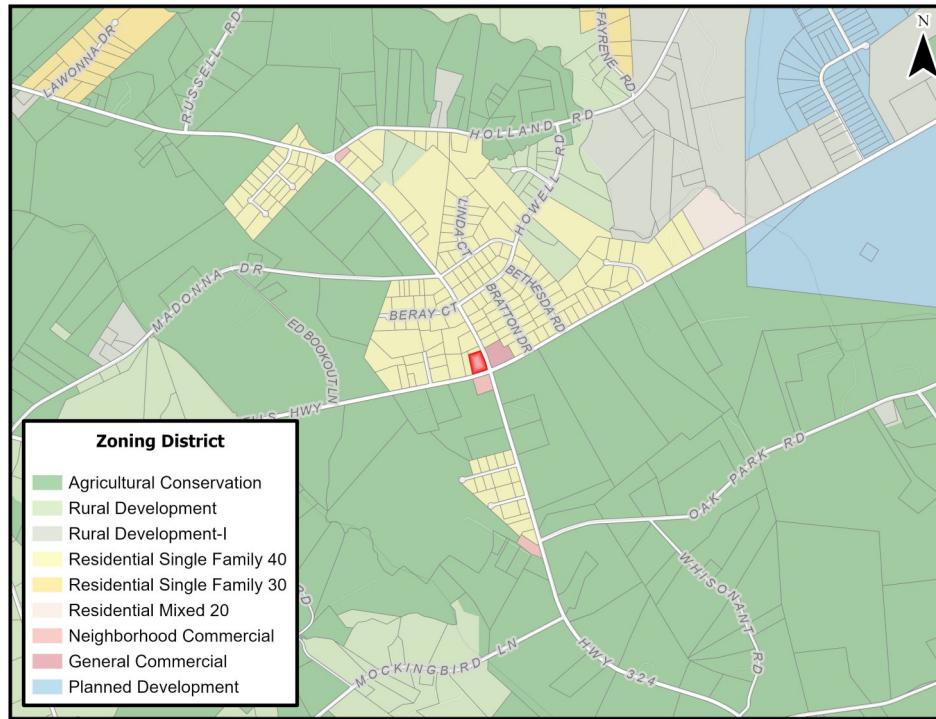
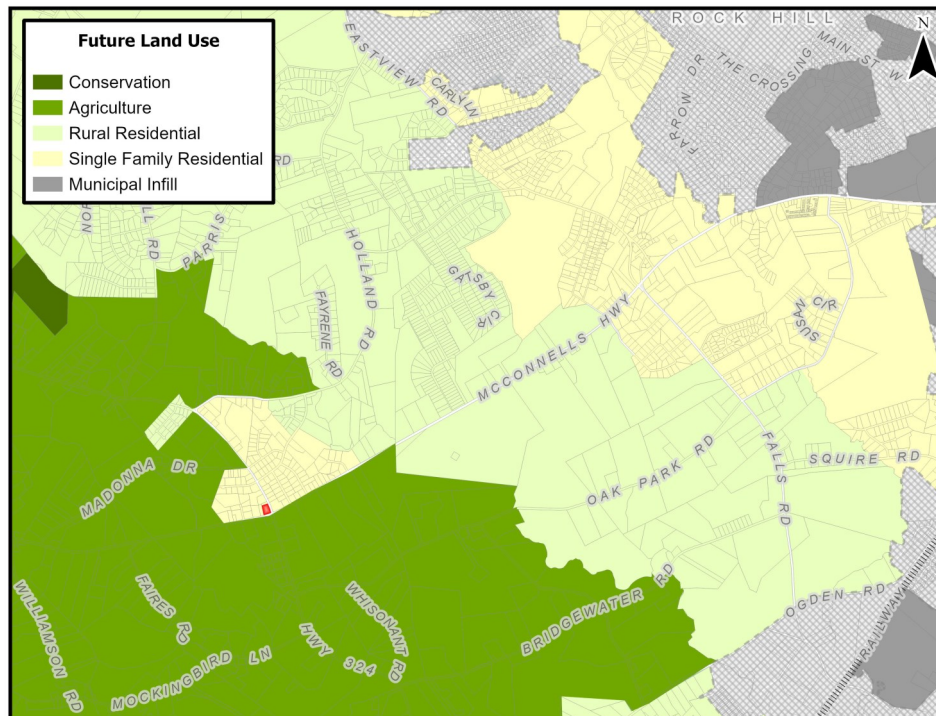


Exhibit B - 2035 Land Use Plan



FINDINGS

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

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

The subject parcel is designated within a *Rural Center* node. These nodes are typically places in a form of a cluster of small-scale civic and/or commercial buildings located at the intersection of major or minor roads in the rural areas of York County. Residents from the surrounding rural communities rely on rural centers to provide basic goods and services through convenience stores, gas stations, and the post office.

It is also designated with 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.

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

The rezoning request is consistent with the York Forward 2035 Comprehensive Plan and Future Land Use map. The land uses in the proposed RI district meet the criteria that make it characteristic of a Rural Center node: it is located at the intersection of McConnells Highway and Highway 324, and it provides services pertinent to the surrounding single family residential community and agriculture uses.

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 property is located at the major intersection of two highways, McConnells and 324. The other properties across the intersection are similar in use and character, serving 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.

The parcel's smaller size will limit the scale of the proposed development. Located adjacent to an arterial road, all future buildings will include design requirements that include types of materials, glazing, roof form, and others.

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

The request is to rezone to a district that does not permit residential uses. 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 Rock Hill's Water service area, but utilizes 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 McConnell's Highway and Highway 324, both of which are maintained by SCDOT as S-322 and S-324. McConnell's Highway is designated as a minor arterial roadway with an average daily volume of 6,100 trips per day. McConnell's Highway is a paved two-lane roadway with a posted speed limit of 55 mph. Highway 324 is designated as a minor arterial roadway with an average daily volume of 2,400 trips per day. Highway 324 is a paved, two-lane roadway with a posted speed limit of 55 mph.

The applicant is proposing to redevelop the site for a power washing company. A TIA preliminary site evaluation form will need to be completed to determine if a traffic study is warranted for this change in use.

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: January 6, 2025
- ◆ County Council (First Reading): January 6, 2025
- ◆ County Council (Second Reading): January 21, 2025
- ◆ County Council (Third Reading): February 3, 2025

PLANNING AND DEVELOPMENT STAFF CONTACT

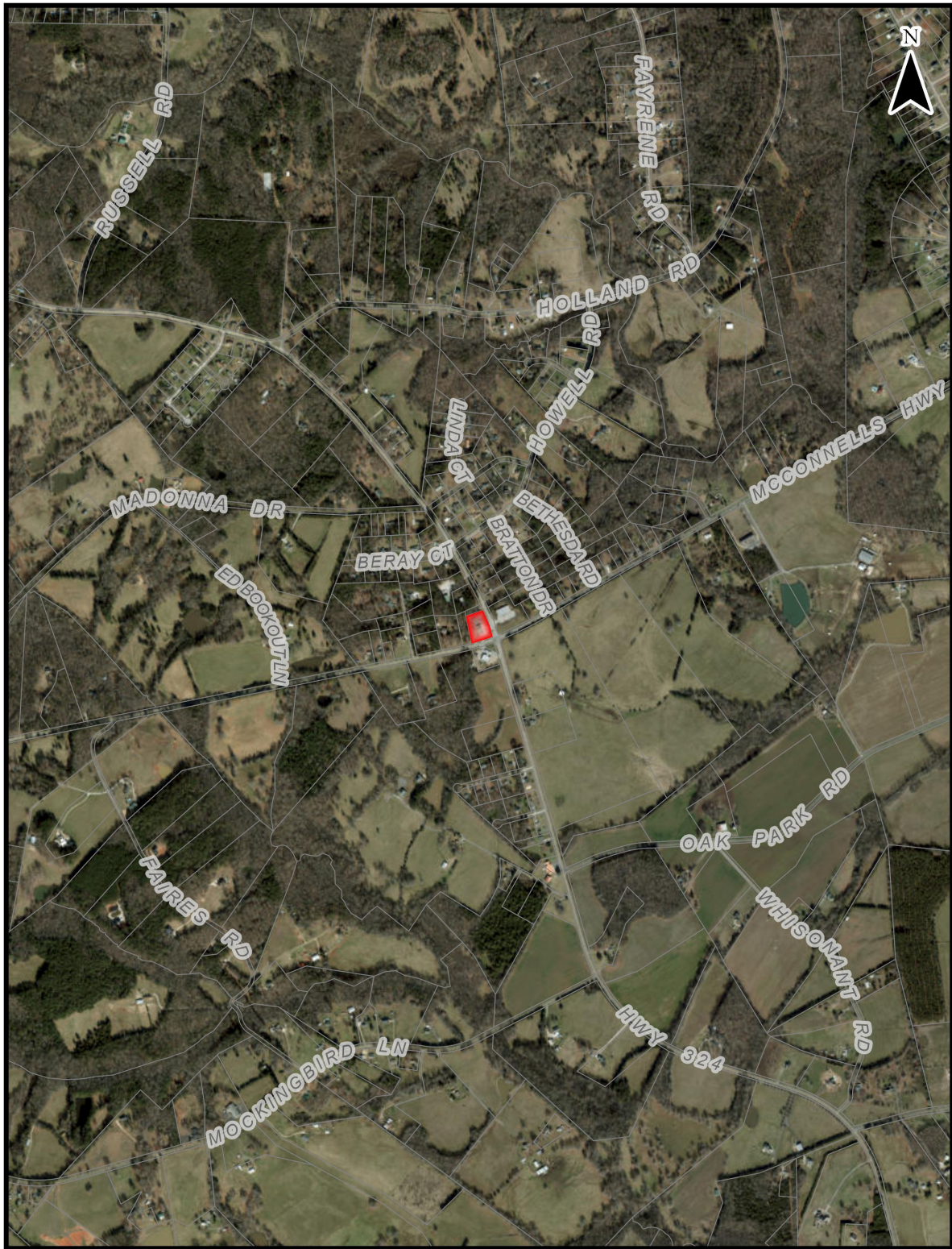
Thomas Newlin

Long Range Planner

(803) 909-7233

Thomas.Newlin@yorkcountygov.com

Exhibit C - Aerial Map



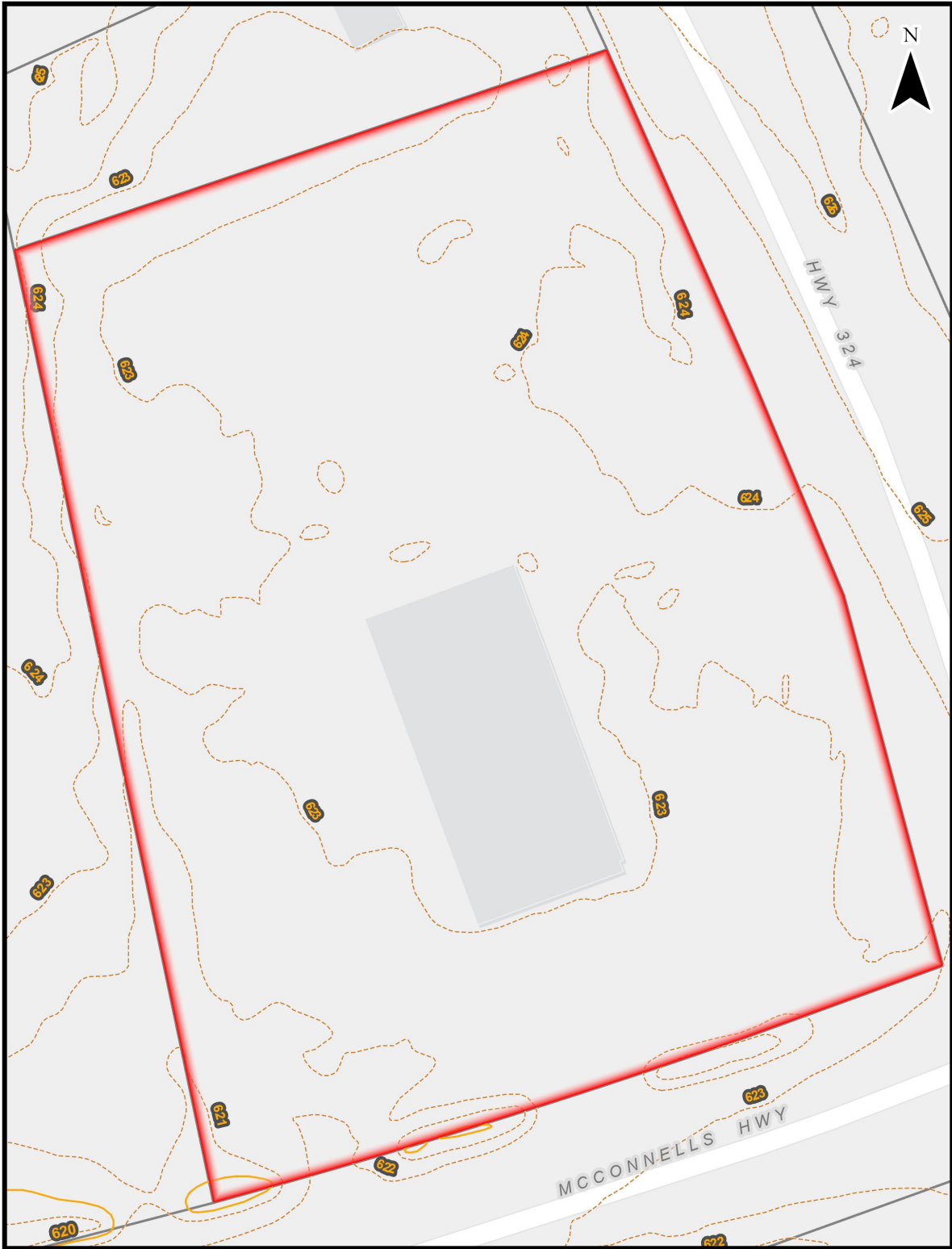
Attachment: 24-60 PC Packet (8983 : 24-60)

Exhibit D - Aerial Map—Parcel



Attachment: 24-60 PC Packet (8983 : 24-60)

Exhibit E - Environmental Map



Attachment: 24-60 PC Packet (8983 : 24-60)

Exhibit G - Site Plan



Attachment: 24-60 PC Packet (8983 : 24-60)

SUPPLEMENTAL QUESTIONS

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

Carolina Power Washing is proposing to turn the 5,000 sqft vacant building into an office/warehouse to store our equipment. The current building has been abandoned for years, we are looking to revitalize the property.

Carolina Power Washing is proposing to rezone the property from GC to RI so we can run our business operations from this location. The front 1,000 sqft of the building will be turned into an office, and the back of the building will be used as a warehouse to store trucks and equipment.

2. Are there existing structures on the site?

Yes ☒No ☐

5,000 square foot metal building

If yes, please describe:

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

Yes ☒No ☐

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

Yes ☐No ☒

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

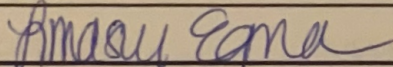
3. Does this request propose to utilize public water and sewer?

Yes ☐No ☒

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

CERTIFICATION

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

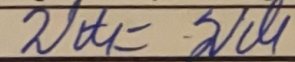


APPLICANT(S)

10/31/2024

DATE

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

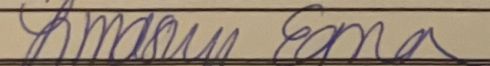


PROPERTY OWNER(S)

11/1/24

DATE

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



APPLICANT(S)

10/31/2024

DATE

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

REZONING APPLICATION CHECKLIST

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

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

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

OFFICE USE ONLY

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

DATE RECEIVED: _____ RECEIPT #: _____

APPLICATION RECEIVED BY: _____

APPLICATION REVIEWED BY: _____

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

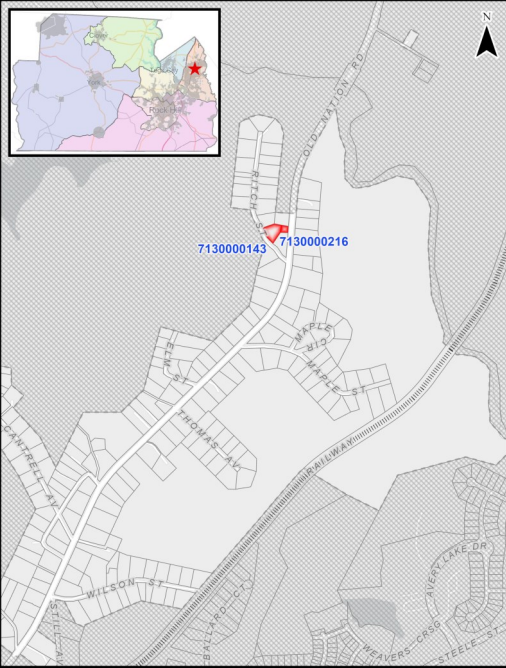
PLANNING COMMISSION

REZONING 24-61 AGNES DIBLOSI (APPLICANT/OWNER); REQUESTING TO REZONE TWO PARCELS THAT TOTAL 0.71 ACRES FROM RSF-40 TO RMX-10. THE SUBJECT PARCELS ARE LOCATED ON RITCH STREET AND OLD NATIONS ROAD, FORT MILL. THE PROPERTIES ARE REFERENCED AS TAX MAP NUMBERS 713-00-00-143; -216; COUNCIL DISTRICT 7 - CLONINGER.



Planning Commission December 9, 2024

Case: 24-61
Staff Report



REQUEST SUMMARY

Applicant: Agnes Diblosi

Property Owner: Agnes Diblosi

Tax Map Number: 713-00-00-143; -216

Address: Ritch St, Fort Mill

Council District: 7—Cloninger

Requested Action: Rezone +/- 0.71 acres from RSF-40 to RMX-10

Staff Planner: Thomas Newlin

Staff Recommendation: Deny

PROJECT DESCRIPTION

The applicant is requesting to rezone two parcels totaling 0.71-acres from Residential Single Family 40 (RSF-40) to Residential Mixed 10 (RMX-10). The purpose of the request is to combine and re-subdivide the subject property into two parcels, 0.405 (17,641 SF) and 0.305 (13,285 SF) acres each. A second dwelling would then be built on the newly created parcel.

CONSISTENCY WITH THE COMPREHENSIVE PLAN

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

The Town of Fort Mill's future land use map recommends *Residential - Low Density* for this area. This designation intends to restrict the density and intensity of development in the area, to promote neighborhoods of detached single-family dwellings that are semi-rural or suburban in character.

The rezoning request is not consistent with the *York Forward 2035* Comprehensive Plan or Future Land Use map. The RMX-10 district would also allow duplex, triplex, and quadplex style dwelling units, which are residential types not found in the area, or anticipated by the Town's future land use map. Every parcel within this *Municipal Infill* zone is RSF-40, and therefore this rezoning could be considered spot zoning.

Staff Analysis

PROPERTY DESCRIPTION

The subject parcels are 0.61 acres and 0.10 acres in area. The 0.61 acre lot has a home, shed, and gravel driveway with access to Ritch St., while the 0.10 acre lot is used as a backyard space of the larger parcel. The surrounding properties in the unincorporated county space are of the same scale and use of the larger lot, however the 0.10-acre lot is considered an outlier. The lot has been historically vacant and was purchased by the current owner in 2022.

Table 1: Property Context

PROXIMITY	CURRENT LAND USE	CURRENT ZONING	2035 LAND USE PLAN RECOMMENDATION
NORTH	Residential	RSF-40	Municipal Infill
SOUTH	Residential	RSF-40	Municipal Infill
EAST	Residential	RSF-40	Municipal Infill
WEST	Residential/Greenway	RSF-40/FM	Municipal Infill

ZONING AND LAND USE HISTORY

- ◆ July 22 1986: Subject parcel was originally zoned RSF-40.
- ◆ October 9, 2015: Recorded current deed of parcel TM# 713-143 (DB 15205, PG 179).
- ◆ September 9, 2022: Recorded current deed of parcel TM# 713-216 (DB 20410, PG 367).
- ◆ September 20, 2022: Recorded current plat of both parcels (PB 170, PG 12).

REZONING REQUEST

The applicant is requesting to rezone approximately 0.71 acres from RSF-40 to RMX-10

- ◆ *Current Zoning District: Residential Single Family 40 (RSF-40). This district accommodates detached single-family residential uses and compatible institutional and non-residential land uses on lots generally with a minimum area of 40,000 square feet, is designed to preserve and protect the character of existing large-lot residential subdivisions in areas transitioning from rural to suburban development patterns, and is intended to encourage residential development that complements the character of large-lot residential subdivisions.*
- ◆ *Proposed Zoning District: Residential Mixed 10 (RMX-10). This district is designed to allow a diversity of housing types at variable, moderate densities based on residential land use, on lots generally with a minimum area of 10,000 square feet, is applied principally to undeveloped parcels where housing type and density flexibility will complement existing residential*

Table 2: Zoning District Comparison

	ZONING DISTRICT: RSF-40	ZONING DISTRICT: RMX-10
MINIMUM LOT SIZE	40,000 SF	10,000 SF
PERMITTED LAND USES	Residential, single family detached	Residential single family detached, duplex, triplex, quadplex

Exhibit A - Existing Zoning Map

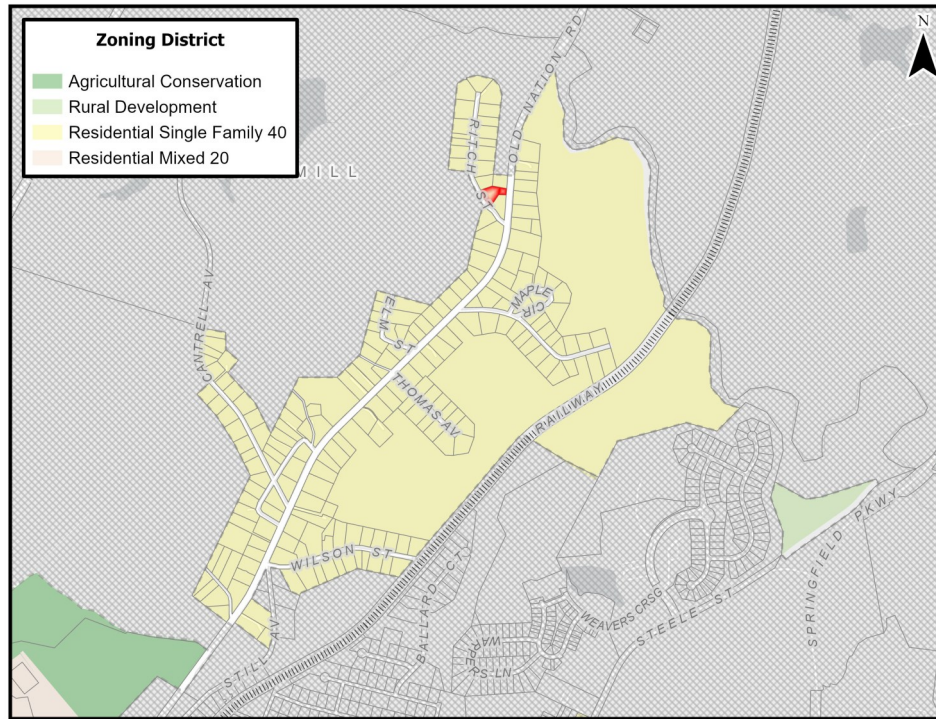
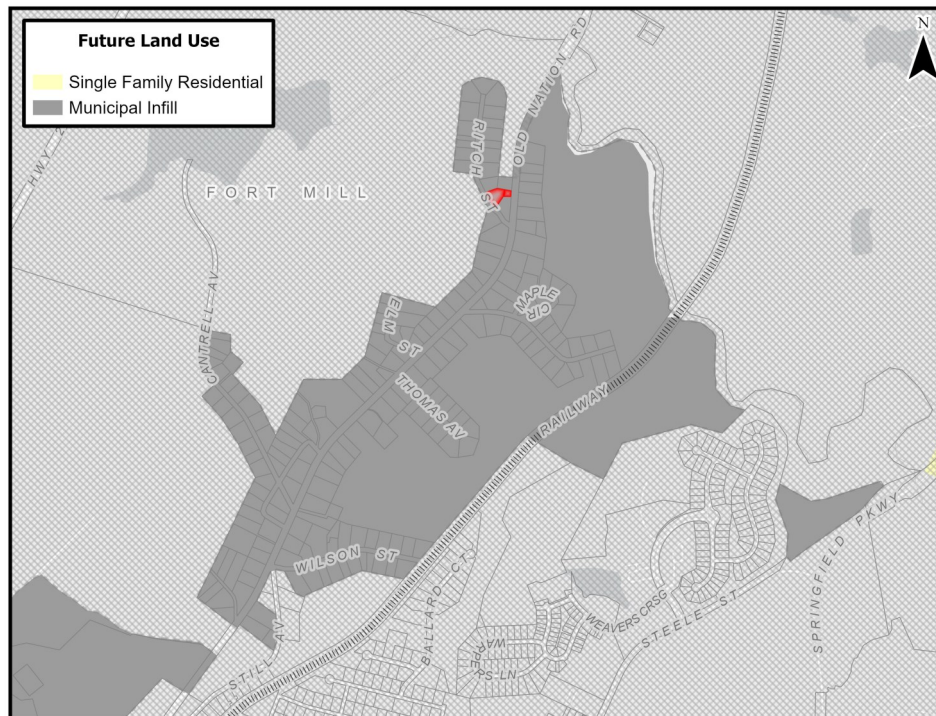


Exhibit B - 2035 Land Use Plan



FINDINGS

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

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

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

The Town of Fort Mill's future land use map recommends Residential - Low Density for this area. This designation intends to restrict the density and intensity of development in the area, to promote neighborhoods of detached single-family dwellings that are semi-rural or suburban in character.

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

The rezoning request is not consistent with the York Forward 2035 Comprehensive Plan or Future Land Use map as the proposed district does not align with the character of a low density area. Every parcel within this *Municipal Infill* zone is RSF-40, and therefore this rezoning could be considered spot zoning.

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

While the residential uses of the proposed zoning district are compatible with the surrounding area, the RMX-10 district would also allow duplex, triplex, and quadplex style dwelling units, which are residential types not found in the area, or anticipated by the Town's future land use map.

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

The size of the proposed development is would not be compatible to the scale of the surrounding area. Most lots are an acre in size to accommodate the 40,000 sf minimal requirement for the RSF-40 designation. While there are some parcels that are slightly under the required minimum lot size, the proposed lots will be decisively smaller than this, at 0.40 and 0.30 acres each.

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

The applicant intends to build one new dwelling, so the impact on public school facilities is minimal.

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

The property is located within the Fort Mill Water service area and 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 Old Nation Road and Ritch Street, both of which are maintained by SCDOT as S-21 and S-556. Old Nation Road is designated as a minor arterial roadway with an average daily volume of 1,950 trips per day. Old Nation Road is currently a paved two-lane road with a posted speed limit of 45 mph. Ritch Street is designated as a local roadway, and there is currently no count data available. Ritch Street is currently a paved roadway, and there is no posted speed limit.

The applicant proposes to construct one new single-family dwelling. The proposed development is not expected to generate enough traffic to negatively impact the current transportation network.

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

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

NEXT STEPS

The rezoning request is anticipated to follow the process below:

- | | |
|------------------------------------|------------------|
| ♦ Public Hearing: | January 6, 2025 |
| ♦ County Council (First Reading): | January 6, 2025 |
| ♦ County Council (Second Reading): | January 21, 2025 |
| ♦ County Council (Third Reading): | February 3, 2025 |

PLANNING AND DEVELOPMENT STAFF CONTACT

Thomas Newlin

Long Range Planner

(803) 909-7233

Thomas.Newlin@yorkcountygov.com

Exhibit C - Aerial Map



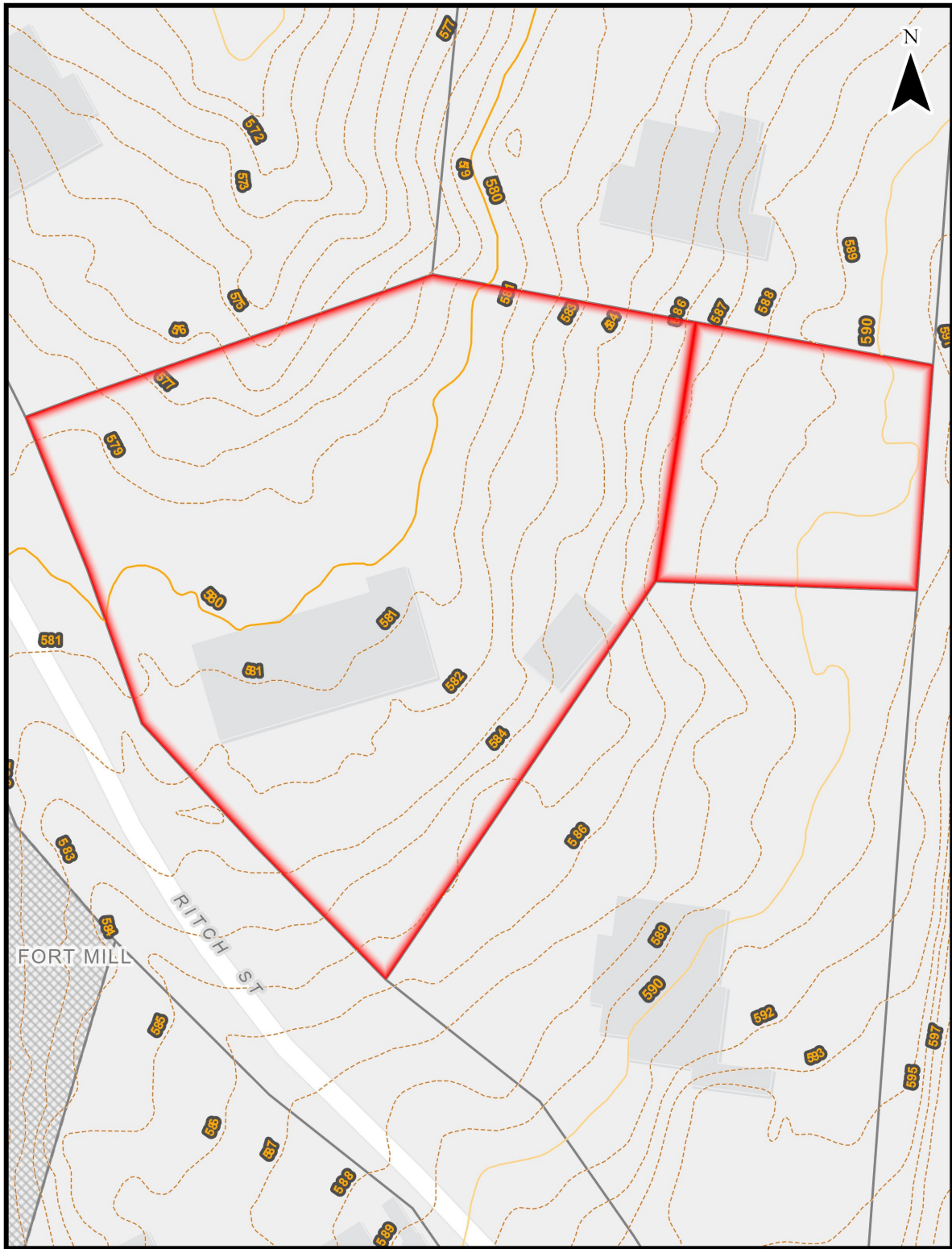
Attachment: 24-61 PC Packet (8984 : 24-61)

Exhibit D - Aerial Map—Parcel



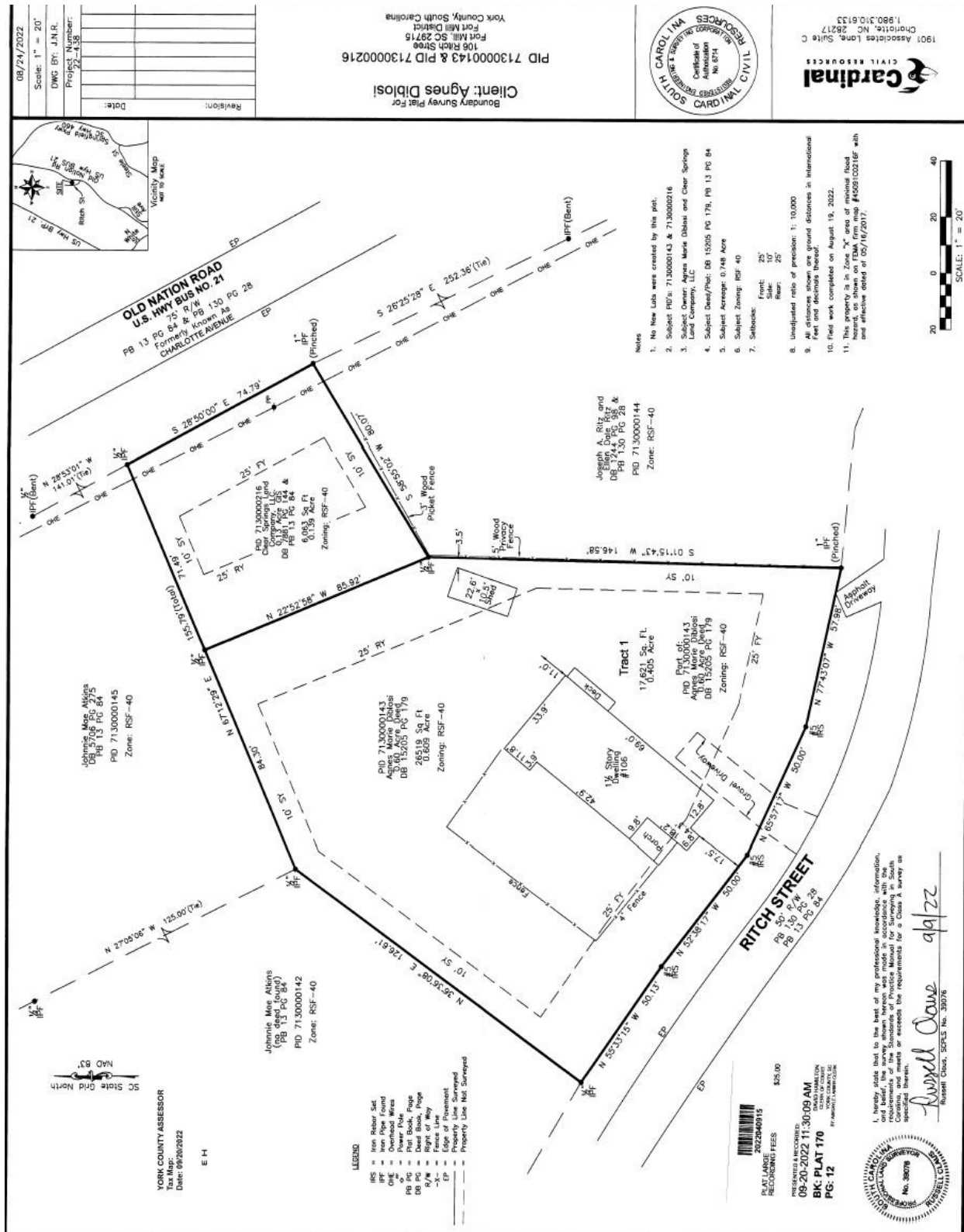
Attachment: 24-61 PC Packet (8984 : 24-61)

Exhibit E - Environmental Map



Attachment: 24-61 PC Packet (8984 : 24-61)

Exhibit F - Plat





YORK COUNTY REZONING APPLICATION

APPLICANT AND OWNER INFORMATION

APPLICANT NAME(S): Agnes Diblosi

ADDRESS: 106 RITCH STREET FORT MILL SC 29715

PHONE: 732 991 7267 732 991-7267
WORK HOME MOBILE

EMAIL ADDRESS: AGDIBLOSI @ AOL.COM

PROPERTY OWNER NAME(S): Agnes Diblosi

ADDRESS: 106 RITCH ST. FORT MILL SC 29715

PHONE: 732 991 7267
WORK HOME MOBILE

EMAIL ADDRESS: AGDIBLOSI @ AOL.COM

PROPERTY INFORMATION

PROPERTY ADDRESS: 106 RITCH STREET & 1641 OLD NATION ROAD

PROPERTY TAX MAP #(s): RITCH ST. (7130000143); OLD NATION (71300002)

LAND AREA (ACRES) TOTAL: .405 AREA TO BE REZONED: .405

ZONING CURRENT: RSF-40 PROPOSED: RMX10

2035 LAND USE PLAN DESIGNATION: RESIDENTIAL HOME

CURRENT USE OF PROPERTY: NONE / BACK YARD

PROPOSED USE OF PROPERTY: HOME

TOTAL AREA OF PROPOSED BUILDINGS (COMMERCIAL): 0

TOTAL # OF DWELLING UNITS (RESIDENTIAL): 1.5

UTILITY PROVIDERS WATER: FORT MILL SEWER: TOWN OF FORT MILL

SCHOOL DISTRICT: FORT MILL COUNTY COUNCIL DISTRICT: YORK

Attachment: 24-61 PC Packet (8984 : 24-61)

SUPPLEMENTAL QUESTIONS

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

TO ALLOW FOR SEWER LINE TO REACH CONNECTION
POINT & STAY ON SAME PROPERTY & GIVE MORE
SPACE BETWEEN HOUSES.

2. Are there existing structures on the site?

Yes ☐

No ☒

If yes, please describe: _____

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

Yes ☐

No ☒

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

Yes ☐

No ☒

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

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

Yes ☒

No ☐

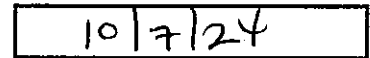
If yes, municipal utility providers may require signed annexation agreements as a condition of providing services. Please contact your municipal service provider prior to submitting your application.

CERTIFICATION

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

 _____

APPLICANT(S)

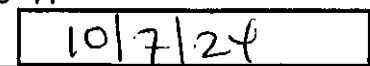
 10/7/24

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)

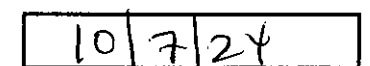
 10/7/24

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)

 10/7/24

DATE

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

PLANNING COMMISSION

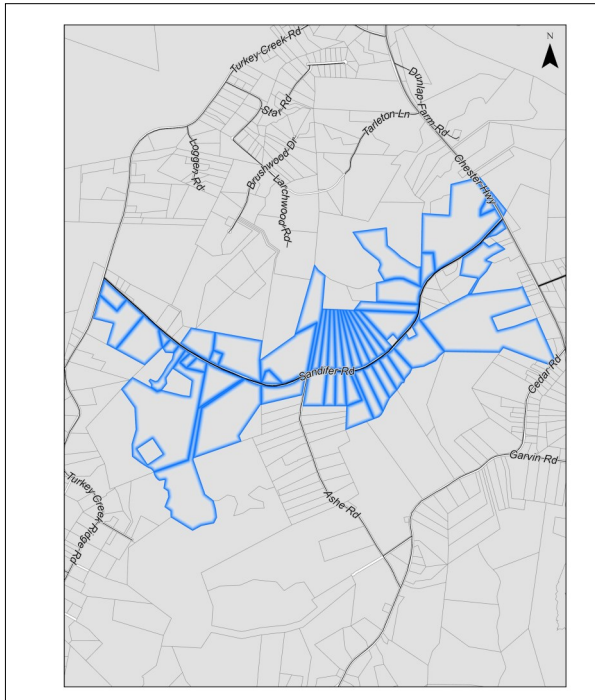
**REZONING 24-62; YORK COUNTY COUNCIL HAS INITIATED THE REZONING OF
48 PARCELS ALONG SANDIFER ROAD, BETWEEN TURKEY CREEK AND
CHESTER HIGHWAY, YORK, IN ORDER TO REMOVE THEIR NON-
CONFORMING STATUS; COUNCIL DISTRICT 3 - ADKINS**



Planning Commission

December 9, 2024

Case: 24-62
Staff Report



REQUEST SUMMARY

Applicant: York County Council

Property Owners: See Table 1

Tax Map Number: See Table 1

Location: Sandifer Road, between Turkey Creek Road and Chester Highway

Council District: 3–Adkins

Requested Action: Rezone 48 parcels from AGC, RUD, and RSF-40 to AGC-I or RUD-I

Staff Planner: Diane Dil, AICP

Staff Recommendation: Approval

PROJECT DESCRIPTION

On November 18, 2024 County Council voted to initiate a rezoning, pursuant to the York County Code of Ordinances Section 155.1137(A)(1), to rezone 48 split-zoned parcels along Sandifer Road as listed in Table 1, from the Agriculture Conservation (AGC), Rural Development (RUD), and Residential Single-Family 40 (RSF-40) districts into a single, appropriate zoning district.

According to residents of the area, when zoning was established in the late 1980s there was a desire to prohibit the placement of manufactured homes along the front of the parcels. To achieve this goal, the parcels along Sandifer Road and others throughout the County were given two different zoning districts. The RC-I zoning district (present day RSF-40) was assigned 300' from the center line of the road into each parcel. The remainder of the parcel was zoned AGC. Since the RC-I zoning district did not allow manufactured homes (and still does not), this action pushed this dwelling type back into the AGC zoned area. The AGC-I zoning district—which was primarily as an alternative to AGC that did not allow for manufactured homes—had not been established at the time zoning was initiated in York County.

Staff recommends that the vast majority of the parcels in this request be rezoned to AGC-I. However, there are a few parcels that are less than five acres, therefore staff recommends that these parcels be rezoned to RUD-I. It should be noted that the AGC zoning district allows two dwellings units on a single parcel, as well as manufactured homes, which are both prohibited in AGC-I. There are a few parcels that have these types of uses, and they would be considered legal non-conforming. This action will not have any effect on the manner in which the properties are currently used. However, it will remove the existing split-zoned status, allowing future recombination plats, and the application of appropriate use, dimensional, and development standards for any future land improvements or expansions.

To adhere to York County Code of Ordinances Section 155.1138(B)(1), when the County Council or

Planning Commission initiates a rezoning, owners of the effected properties must be notified by written notice by registered or certified mail with return receipt requested. This notice will be mailed at least 21 days prior to the Council meeting at which the public hearing of the rezoning will be considered. During this 21 day period property owners are encouraged to call with questions, concerns, or preferences regarding their property during this process.

Property Summary

The table below details the 48 parcels that are proposed to be rezoned to remove the parcel's split-zoned status.

Table 1: Rezoning Parcels		
TAX MAP #	CURRENT ZONING DISTRICT	PROPOSED ZONING DISTRICT
3010000004	AGC/RUD	AGC-I
3010000006	AGC/RSF-40	AGC-I
3010000016	AGC/RUD	RUD-I (2.0 acres)
3010000038	AGC/RSF-40	RUD-I (1.74 acres)
3010000039	AGC/RSF-40	RUD-I (2.56 acres)
3010000044	AGC/RUD	AGC-I
3010000045	AGC/RUD	AGC-I
3010000047	AGC/RSF-40	AGC-I
3020000002	AGC/RSF-40	AGC-I
3020000003	AGC/RSF-40	AGC-I
3020000006	AGC/RSF-40	RUD-I (2.46 acres)
3020000007	AGC/RSF-40	AGC-I
3020000008	AGC/RSF-40	RUD-I (1.74 acres)
3020000009	AGC/RSF-40	AGC-I
3020000010	AGC/RSF-40	AGC-I
3020000013	AGC/RSF-40	AGC-I
3020000015	AGC/RSF-40	AGC-I
3020000016	AGC/RSF-40	AGC-I
3020000018	AGC/RSF-40	AGC-I
3020000019	AGC/RSF-40	AGC-I
3020000021	AGC/RSF-40	AGC-I
3020000022	AGC/RSF-40	AGC-I

Property Summary

The table below is a continuation of the 48 parcels that are proposed to be rezoned to remove the parcel's split-zoned status.

Table 1: Rezoning Parcels		
TAX MAP #	CURRENT ZONING DISTRICT	PROPOSED ZONING DISTRICT
3020000040	AGC/RSF-40	AGC-I
3020000041	AGC/RSF-40	AGC-1
3020000042	AGC/RSF-40	AGC-I
3020000043	AGC/RSF-40	AGC-I
3020000044	AGC/RSF-40	AGC-I
3020000045	AGC/RSF-40	AGC-I
3020000046	AGC/RSF-40	AGC-I
3020000047	AGC/RSF-40	AGC-I
3020000048	AGC/RSF-40	AGC-I
3020000049	AGC/RSF-40	AGC-I
3020000050	AGC/RSF-40	AGC-I
3020000051	AGC/RSF-40	AGC-I
3020000052	AGC/RSF-40	AGC-I
3020000053	AGC/RSF-40	AGC-I
3020000054	AGC/RSF-40	AGC-I
3020000055	AGC/RSF-40	AGC-I
3020000057	AGC/RSF-40	AGC-I
3040000030	AGC/RSF-40	AGC-I
3370000051	AGC/RSF-40	AGC-I
3390000016	AGC/RSF-40	AGC-I
3390000017	AGC/RSF-40	AGC-I
3390000020	AGC/RSF-40	AGC-I
3390000021	AGC/RSF-40	AGC-I
3390000022	AGC/RSF-40	RUD-I (2.06 acres)
3390000035	AGC/RSF-40	AGC-I
3390000045	AGC/RSF-40	AGC-I

Exhibit A - Zoning — All Parcels

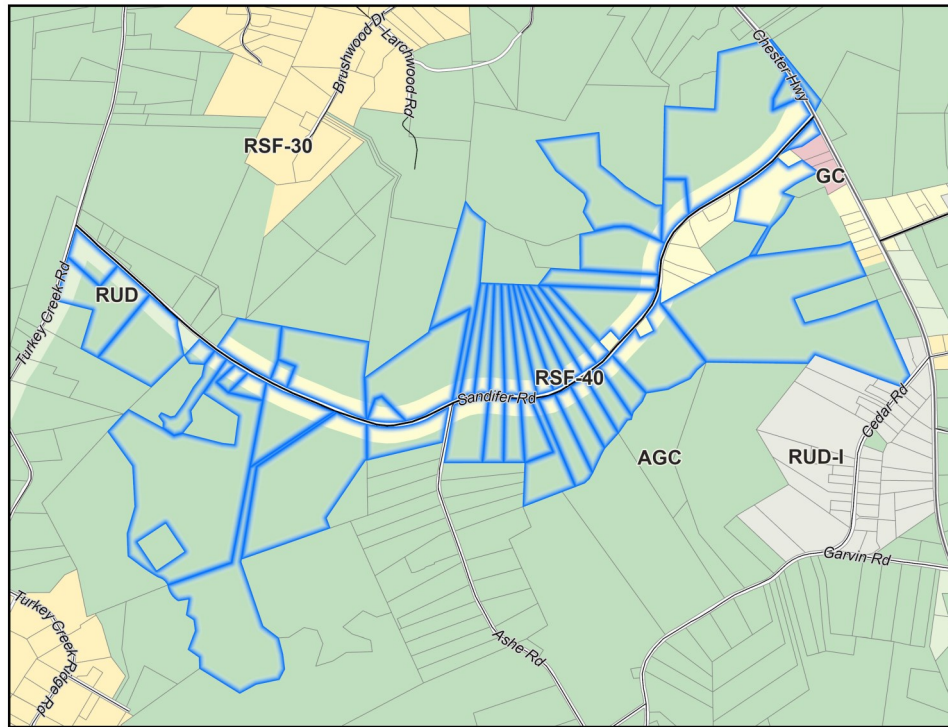


Exhibit B — Future Land Use — All Parcels



Exhibit C - Zoning — West Side



Exhibit D — Future Land Use — Central

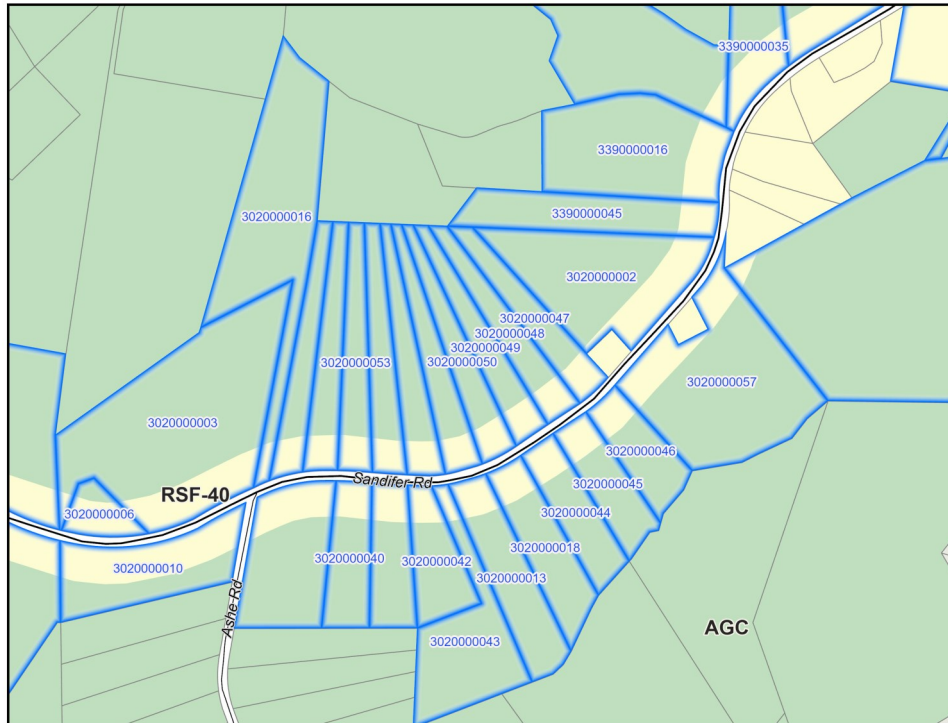
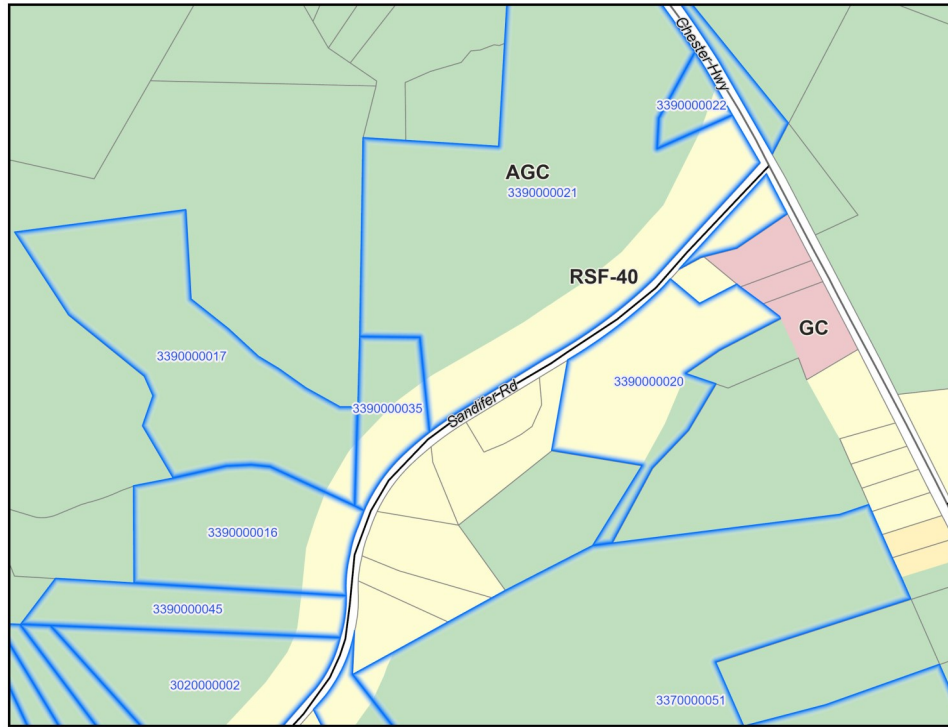


Exhibit E - Zoning — East Side

Attachment: 24-62 Staff Report Revised (8985 : 24-62)

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.

For this area, the Future Land Use Map recommends the *Agriculture* future land use in the *York Forward 2035 Comprehensive Plan*. The designation is described as places where the predominant existing land uses are farmlands and timberlands, complemented by very-low density residential development, cottage industries, ag-supportive commercial, and agri-tourism operations. Rural commercial and industrial operations are located away from residential communities, and are often at intersections of rural roads.

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

The majority of the parcels will be consistent with the Comprehensive Plan. However, based on their lot size, six parcels were recommended to go to the RUD-I zoning district, which would not be consistent with the *Agriculture* designation. However, since the purpose of the rezoning is to remove the split-zoned status that was created when zoning was implemented in the 1980s, conforming to the Comprehensive Plan is a secondary consideration.

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

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

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

There is no proposed development and there will be no change in the scale with the surrounding land uses.

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

The number of residential units will not change, therefore there will be no additional impact on the public school facilities. Removing the RSF-40 zoning area may reduce the number of lots that could potentially be created and therefore prevent potential future encroachment on public school capacity.

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 service area but utilize 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.

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.

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: | January 6, 2025 |
| ♦ County Council (First Reading): | January 6, 2025 |
| ♦ County Council (Second Reading): | January 21, 2025 |
| ♦ County Council (Third Reading): | February 3, 2025 |

PLANNING AND DEVELOPMENT STAFF CONTACT

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PLANNING COMMISSION

**PLANNING COMMISSION TO REVIEW AND PROVIDE A RECOMMENDATION TO
AMEND CHAPTER 155: ZONING CODE TO MODIFY REQUIREMENTS RELATED
TO THE USE OF TRACTOR TRAILER TRUCKS ON LOTS FOR AGRICULTURAL
PRODUCTION.**



ZONING CODE TEXT AMENDMENT TRACTOR TRAILER USE IN AGRICULTURE



Staff Report

Planning Commission Meeting:

Monday, December 9, 2024

County Council First Reading:

Monday, January 6, 2025

Background

At the York County Council meeting of August 19, the subject of use/storage of tractor trailers in the AGC (Agricultural Conservation) District was referred to the Planning and Zoning Committee. This was the result of an enforcement case opened by a complaint about a number of tractor trailers stored on the property. As the trailers were used by the property owner to store agricultural crops, this issue is multifaceted. Shipping vehicles, and their relationship with agricultural operations, are not always directly addressed in zoning codes. The subject was addressed by the Planning and Zoning Committee at their meeting on October 23, 2024, where it was moved to create a provision for the storage of tractor trailers on active farms used in bona fide agricultural operations when they are owned, leased, or rented by the property owner or tenant.

Current Regulation

§ 155.898 PARKING AND STORAGE OF VEHICLES IN THE AGRICULTURAL, RESIDENTIAL, AND URBAN DEVELOPMENT DISTRICTS.

(A) **Applicability.** Except as provided in § 155.898(E), below, this Section applies to lots in the AGC, AGC-I, RUD, RUD-I, RSF-40, RSF-30, RMX-20, RMX-10, RMX-6, and UD zoning districts.

(B) Outside Parking and Storage of One Unlicensed Automobile, Truck, or Trailer.

(1) The outside parking and storage of one unlicensed automobile, truck, or trailer of any kind is permitted on lots with an existing residential dwelling, if:

- (a) The vehicle is stored in the rear yard at least 25 feet from the rear property line and 10 feet from the side property lines; and
- (b) The storage of any additional unlicensed vehicles occurs within completely enclosed and roofed structures (garages).

(2) On lots less than five acres in size, the vehicle shall be parked on a paved surface.

(3) The outside parking and storage of unlicensed automobiles, trucks, or trailers of any kind is prohibited on vacant lots.

(D) **Trucks and Farm Equipment.** Trucks and other farm equipment may be stored outdoors on lots used for agricultural production if the vehicles and equipment are essential to and in active use for farming operations.

(E) **Tractor-Trailer Trucks and Containers.**

(1) This Paragraph (E) applies to lots in the AGC, AGC-I, RUD, RUD-I, RSF-40, RSF-30, and UD districts that are at least one acre in size.

(2) One tractor trailer truck and associated trailer/travel container may be parked on a lot with an existing residential dwelling, if the tractor trailer truck and associated trailer/travel container are:

- (a) Listed in the ownership of the property owner or tenant;
- (b) Stored within completely enclosed and roofed structures; and
- (c) Parked in the rear yard at least 25 feet from the rear property line and at least 10 feet from the side property lines.

(3) Exclusively parking a trailer/travel container without a tractor trailer truck is prohibited.

(4) The parking of a tractor trailer truck and associated trailer/travel container of any kind on vacant lots is prohibited.

Proposed Amendment

After reviewing our code and that of several others pertaining to the use of tractor trailers in agricultural operations, a report was presented to the Planning and Zoning Committee that suggested storage of tractor trailers on farms could be accommodated in code with safeguards such as; use in bona fide agricultural operations and the truck/equipment be owned by the landowner or tenant. These safeguards are meant to ensure that large, rural lots are not leased just to store trucks in agricultural districts, operating as trucking operations or parking lots. Preventing these uses from materializing will help preserve the agricultural areas of the associated zoning districts.

Other potential standards reviewed dealt with screening, setbacks, minimum lot acreage, and maximum amounts. The Planning and Zoning Committee moved unanimously to forward the development of a proposed amendment to adopt the safeguards and forego other standards.

The proposed amendment details the use of tractor trailers as farm equipment with the safeguards incorporated.

Jurisdictional Comparison Class

The table below compares how the parking and storage of commercial vehicles are regulated in “like” (large South Carolina counties) and “local” jurisdictions. Regulations regarding the specific use of tractor trailers in agriculture is not found in many zoning chapters. Alternatively, the storage of these vehicles might be part of a nuisance code or other motor vehicle regulations. Many of the examples are in specific reference to lots with dwellings where no particular regulations are found relating the active use of ‘farm equipment’. Staff has not found that the storage of tractor trailers in York County for agricultural purposes is extensive and wouldn’t expect a great deal of expansion of the use with a change in regulation.

JURISDICTION		REGULATION NOTES
YORK COUNTY		One in AGC, AGC-1, RUD, RUD-1, RSF-40, RSF-30, & UD
LIKE	Anderson County	One Commercial vehicle
	Berkeley County	Ag production and essential to operations
	Charleston County	exempt
	Greenville County	Three commercial vehicles
	Horry County	-
	Lexington County	screened
	Richland County	setbacks
	Spartanburg County	setbacks
LOCAL	Charlotte/Mecklenburg	Some farms exempt
	Clover	-
	Fort Mill	one as accessory
	Gaston County	One on acre or more, by occupant
	Lancaster County	screened
	Rock Hill	setbacks
	Tega Cay	-
	York	No storing of goods for sale

Staff Recommendation

The storage of tractor trailers used in agriculture is not extensive or expected to grow greatly in York County. It is reasonable to make allowance for the use on bona fide agricultural operations.

Staff recommends adoption of the draft text amendment included in this report.

§ 155.1109(A) - Planning Commission Review and Recommendation

- (1) The Planning Commission shall review all proposals to amend this Chapter and prepare a report of recommendations.

- (2) The Planning Commission will have 30 days within which to submit its report. If the Planning Commission fails to submit a report to County Council within the 30-day period, it will be deemed to approve the requested amendment.
- (3) In making its report of recommendations, the Planning Commission will consider the following factors:

- (a) The relationship of the proposed text amendment to the Comprehensive Plan and Future Land Use Map;

Staff comment: The proposed text amendment furthers agricultural activities described as a future land use while helping to strengthen York County's agricultural industry as found in goal ED-1.4 of the Comprehensive Plan.

- (b) The relationship of the proposed text amendment to other relevant plans adopted by the County;

Staff comment: The proposed text amendment has not been found to be in conflict with other county plans. It furthers the Strategic Plan *Grow Responsibly* goal, Strategy 1(a), by managing land use codes to adopt to growth and change and Strategy 1(f), by making the County code user-friendly while providing solutions to identified issues. Additionally, the proposed amendment supports the *Grow Economic Opportunities* goal, Strategy 3(e), by identifying an ordinance favorable to agricultural uses.

- (c) Whether the proposed text amendment is consistent with best practices for community planning and design; and

Staff comment: The proposed text amendment has little guidance with regards to documented best practices, but is similar to that of some other jurisdictions.

- (d) Whether public necessity, safety, or general welfare justifies the text amendment.

Staff comment: The proposed amendment is not contrary to safety and general welfare of the public.

Draft Text Amendment

§ 155.898 PARKING AND STORAGE OF VEHICLES IN THE AGRICULTURAL, RESIDENTIAL, AND URBAN DEVELOPMENT DISTRICTS.

D) Trucks and Farm Equipment. Trucks, including tractor trailer trucks, associated trailer/travel containers, and other farm equipment, may be stored outdoors on lots used for agricultural production, ~~if the vehicles and equipment are essential to and in active use for farming operation.~~ when:

(1) The vehicles and equipment are essential to and in active use for bona fide farming operations; and

(2) The vehicles and equipment are owned, leased, or rented to the owner or tenant of the agricultural property on which it is located.

Contributing Staff



Rick Abboud, AICP
Principle Planner

Approved by:



Jonathan Buono, AICP
Planning & Development Services Director

PLANNING COMMISSION

**PLANNING COMMISSION TO REVIEW AND PROVIDE A RECOMMENDATION TO
AMEND CHAPTER 154: LAND DEVELOPMENT CODE TO MODIFY THE
REQUIRED LEVEL OF SERVICE FOR EGRESS MOVEMENTS WITHIN THE
TRAFFIC IMPACT ANALYSIS.**



ZONING CODE TEXT AMENDMENT

TIA – LOS - Egress Movements



Staff Report

Planning Commission Meeting:

Monday, December 9, 2024

County Council First Reading:

Monday, January 6, 2025

Background

The Planning and Zoning Committee of Council met on Wednesday October 23. Amongst the topics discussed was the Land Development Code's section of the Traffic Improvement Analysis (TIA) as it relates to the required minimum Level of Service (LOS) for egress movements. The issues identified were: that the LOS section is a little unclear and could benefit from a simple restructuring, and a consideration of comments from traffic engineers that the County's standard for egress movement is too high and out of alignment with other jurisdictions throughout the region.

Current Regulation

§ 154.365 APPROVAL CRITERIA.

(A) Traffic Service Standards. The standards for traffic service that shall be used to evaluate the findings of traffic impact analyses are:

(1) Level of Service. For minor streets, a level-of-service (LOS) "C" or better shall be maintained. On major streets, a LOS "D" or better shall be maintained. Level of service will be measured for segments and intersections using Institute of Traffic Engineers (ITE) standards for LOS calculation. Where the existing LOS is below these standards, the traffic impact analysis shall identify those improvements required to ensure that development related traffic demands result in no net reduction in LOS, and identify additional improvements needed to raise the level of service to the standards on the applicable street to the adopted LOS standard.

The table below shows the number of seconds delay each vehicle is permitted within each LOS.

Signalized and Unsignalized Intersection LOS Criteria			
Signalized Intersections		Unsignalized Intersections	
Level of Service	Control Delay per Vehicle (sec/veh)	Level of Service	Average Control Delay (sec/veh)
A	<10	A	0 to 10

Text Amendment: TIA – LOS Egress Movements

B	> 10 to < 20	B	>10 to < 15
C	>20 to < 35	C	>15 to < 25
D	>35 to < 55	D	>25 to < 35
E	>55 to < 80	E	>35 to < 50
F	> 80	F	> 50

Proposed Amendment

The proposed amendment can be broken into two discussion areas: providing clarity for design professionals and offering some limited relief for vehicle movements leaving a site.

1. Clarity – Consider restructuring the section by separating the street classification from the larger paragraph, making the code easier to read and allowing for quick identification of the appropriate LOS.
2. Relief – For new developments, consider reducing the LOS for site egress movements from “D” to “E”
 - a. It’s difficult for trips leaving a site onto major roads to maintain a LOS D given the typical traffic volumes in the region during peak hours
 - b. The delay is internal to the development (not on the main thoroughfare) and the traveler’s tolerance to delayed movements would determine if they would visit the site
3. Relief - For existing developments, consider reducing the LOS for site egress from “D” to “F”, if the increased delay is not more than 25%
 - a. This would allow for some relief when a new business is established within an existing commercial development that has one or more vacant outparcels
 - b. Limited to a maximum 25% increase in the amount of delay
 - c. Above that threshold, the new development would need to mitigate its impact according to the TIA requirements

Text Amendment: TIA – LOS Egress Movements



Figure 1. Vacant properties on Hwy 160

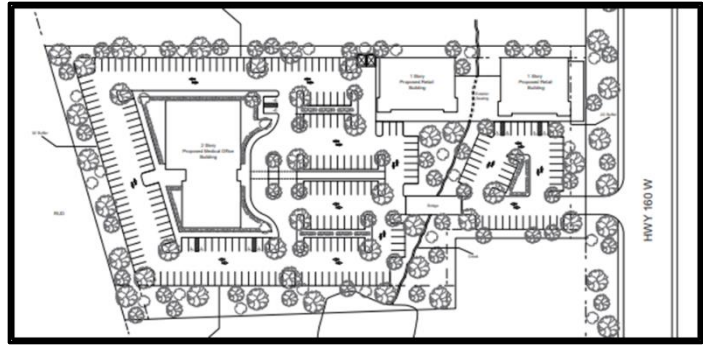


Figure 2. Sketch plan of commercial development on Hwy 160

The figures above depict a vacant parcel along Highway 160 and a possible non-residential development that could utilize this vacant space. This is an example of a project that would benefit from a slight reduction in the required minimum LOS for patrons leaving the site during peak hours, especially those make a left-turn movement.

Jurisdictional Comparison Class

The table below compares how egress movements within a TIA are regulated in “like” (large South Carolina counties) and “local” jurisdictions. The different jurisdictions range from no formal TIA process to a more structured process very similar to York County, with the majority landing in the middle of this spectrum. Several of the 16 jurisdictions have no discussion of LOS, some mention LOS, but don’t provide a maximum threshold, and still others establish a LOS maximum within their ordinance. None of the other jurisdictions reviewed established a different criterion specifically for egress movements. Berkeley County, which also requires LOS D, does allow for LOS E for non-signalized roadway intersections. Also, Charlotte-Mecklenburg established a maximum delay increase of 25% as one of the criteria that would trigger mitigation.

JURISDICTION		REGULATION NOTES
	YORK COUNTY	Establishes LOS; no distinction made for egress movements
LIKE	Anderson County	Limited TIA section; no discussion of level of service
	Berkeley County	Requires LOS D, but allows LOS E for non-signalized public roadway intersections, approaches, and movements; no specific mention of egress movement
	Charleston County	No discussion of required LOS
	Greenville County	LOS discussed, but no threshold established; no specific egress discussion
	Horry County	Unable to locate land development ordinance; limited mention in zoning ordinance
	Lexington County	No discussion of required LOS
	Richland County	Defines LOS in LDM; but does not establish a required LOS

Text Amendment: TIA – LOS Egress Movements

	Spartanburg County	Limited TIA section; no discussion of level of service
LOCAL	Charlotte/Mecklenburg	Establishes minimum LOS; requires mitigation if LOS F or 25% increased delay; no specific discussion of egress
	Clover	No formal TIA process
	Fort Mill	Same LOS as required by YC; no specific discussion of egress
	Gaston County	LOS discussed, but no threshold established; no specific egress discussion
	Lancaster County	Same LOS as required by YC; no specific discussion of egress
	Rock Hill	Limited discussion of LOS; no specific discussion of egress
	Tega Cay	Same LOS as required by YC; minimal discussion of egress movements, no relief from standard LOS
	York	No formal TIA process within ordinances

Staff Recommendation

Allowing the slightly higher LOS for egress movements for new or expanding projects would allow the development of some parcels, primarily located along roadways with higher congestion during peak travel times. Otherwise, these parcels, whose proposed land use is likely to be consistent with the surrounding area, could remain undeveloped or underdeveloped for the value of the land.

Staff recommends adoption of the draft text amendment included in this report.

§ 155.1109(A) - Planning Commission Review and Recommendation

- (1) The Planning Commission shall review all proposals to amend this Chapter and prepare a report of recommendations.
- (2) The Planning Commission will have 30 days within which to submit its report. If the Planning Commission fails to submit a report to County Council within the 30-day period, it will be deemed to approve the requested amendment.
- (3) In making its report of recommendations, the Planning Commission will consider the following factors:

- (a) The relationship of the proposed text amendment to the Comprehensive Plan and Future Land Use Map;

Staff comment: This slight relief in LOS supports the Land Use Element's goal to direct growth to areas within the Urban Service Boundary, to areas that have existing infrastructure, and areas within close proximity to designated centers. This is generally where new development would be most challenged by existing peak hour congestion, which could limit the construction of infill projects.

- (b) The relationship of the proposed text amendment to other relevant plans adopted by the County;

Staff comment: The proposed amendment implements initiatives 1a and 1f of the County’s Strategic Plan goal to “Grow Responsibly.” The focus of this strategy is to “provide clear, consistent, and responsive services to residents and stakeholders that proactively identifies and communicates land development issues and solutions.” This amendment adapts to growth and change by providing a modest relief for stakeholders. Restructuring this section of the land development code helps to simplify the language making it more user-friendly for transportation engineers.

- (c) Whether the proposed text amendment is consistent with best practices for community planning and design; and

Staff comment: Best practices of community planning includes utilizing regulatory tools, such as the slight relief in the LOS, to help implement the goals of the Comprehensive Plan. While the jurisdictional comparison does not demonstrate that other communities allow the slight relief for the egress movements within their existing land use codes, the absence does not directly correlate that these communities are not experiencing similar challenges. The jurisdictional review did highlight the fact that our TIA regulations are much more specific than many of our peers. This difference further supports the importance of providing some relief for a specific movement through a code amendment.

- (d) Whether public necessity, safety, or general welfare justifies the text amendment.

Staff comment: The amendment contributes to the general welfare of the County, since a modest reduction of LOS will allow development to occur that may not have previously, while still providing a sufficient backstop to maintain a safe and efficient transportation network. The fluidity of the regional traffic network will be unaltered by the amendment, as the allowance for additional delay will affect only internal site users waiting to gain access to the main thoroughfare.

Draft Text Amendment

§ 154.365 APPROVAL CRITERIA.

(A) **Traffic Service Standards.** The standards for traffic service that shall be used to evaluate the findings of traffic impact analyses are:

(1) *Level of Service.* ~~For minor streets, a level of service (LOS) “C” or better shall be maintained. On major streets, a LOS “D” or better shall be maintained.~~ Level of service will be measured for segments and intersections using Institute of Traffic Engineers (ITE) standards for LOS calculation. Where the existing LOS is below these standards, the traffic impact analysis shall identify those improvements required to ensure that development related traffic demands result in no net reduction in LOS, and identify

Text Amendment: TIA – LOS Egress Movements

additional improvements needed to raise the level of service to the standards on the applicable segment or intersection ~~street~~ to the adopted LOS standard.

(a) LOS "C" or better shall be maintained on minor streets, and intersections of minor streets.

(b) LOS "D" or better shall be maintained on major streets, and intersections that include a major street.

(c) LOS "E" or better shall be maintained at all development egress points. For existing egress points that are not failing, LOS "F" may be accepted, if the new development results in a delay of no more than 25%.

Contributing Staff



Diane Dil, AICP
Planning Manager



Christopher Stephens
Transportation Planner

Approved by:



Jonathan Buono, AICP
Planning & Development Services Director

PLANNING COMMISSION

ADOPTION OF THE 2025 PLANNING COMMISSION CALENDAR



YORK COUNTY GOVERNMENT

Planning & Development Services
(803) 909-7200

Planning Commission 2025 Calendar of Meeting Dates

Monday, January 13, 2025

Monday, February 10, 2025

Monday, March 10, 2025

Monday, April 14, 2025

Monday, May 12, 2025

Monday, June 9, 2025

Monday, July 14, 2025

Monday, August 11, 2025

Monday, September 8, 2025

Monday, October 13, 2025

Monday, November 10, 2025

Monday, December 8, 2025

Attachment: 2025 Planning Commission Meeting Dates (8986 : Adoption of 2025 Calendar)

**PLANNING COMMISSION
REZONING TRACKING SHEET**

Active Rezoning Cases													
Case	Tax Map ID	Applicant / Owner	Council District	Acres	Street	Current Zoning(s)	Proposed Zoning(s)	Comprehensive Plan Designation	Planning Commission	Public Hearing	County Council 1st Reading	County Council 2nd Reading	County Council 3rd Reading
24-40	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
24-44	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 Deferred	6-Jan	6-Jan	21-Jan	3-Feb
24-53	5440000207	PPC Properties	6	0.997	Grayson Road	UD	LI	Single Family Res	12-Nov Approve	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 Approve	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 Approve	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 Approve	2-Dec	2-Dec	16-Dec	6-Jan
24-56	6920000032	Ingram	5	2.35	Wisteria Lane	UD	RSF-30	Neighborhood Res	9-Dec	6-Jan	6-Jan	21-Jan	3-Feb
24-57	2570000008	Brown	3	7.00	Willis Farm Road	AGC	RUD	Agriculture	9-Dec	6-Jan	6-Jan	21-Jan	3-Feb
24-58	5290000061	Respass	4	5.20	Odgen Road	AGC	RUD	Rural Residential	9-Dec	6-Jan	6-Jan	21-Jan	3-Feb
24-59	5610000022	Flowers	2	1.47	Charlotte Hwy	RMX-20	ID	Neighborhood Res	9-Dec	6-Jan	6-Jan	21-Jan	3-Feb
24-60	5070000041	Egner	5	1.67	McConnells Hwy	GC	RI	Single Family Res/ Rural Center	9-Dec	6-Jan	6-Jan	21-Jan	3-Feb

24-61	7130000143 7130000216	Diblosi	7	0.71	Ritch/Old Nation	RSF-40	RMX-10	Municipal infill	9-Dec	6-Jan	6-Jan	21-Jan	3-Feb
24-62	See staff report; 48 parcels	York County Council	3		Sandifer Road	AGC/RUD/ RSF-40	AGC-I/ RUD-I	Agriculture	9-Dec	6-Jan	6-Jan	21-Jan	3-Feb

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