



YORK COUNTY
PLANNING COMMISSION
AGENDA • MARCH 10, 2025



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 - Feb 10, 2025 6:00 PM
2. Planning Commission - Special Called Meeting - Feb 17, 2025 6:00 PM

New Business

1. Rezoning 25-04 - Thomas Lee McClellan (Applicant) Thomas and Anna McClellan (Owner); requesting to rezone a 2.13-acre parcel from NC to RSF-30. The subject parcel is located on McConnells Highway, Rock Hill. The property is referenced as tax map number 535-00-00-153; Council District 4 - Roddey.
2. Rezoning 25-05 - Julio Moreno and Jean Wyland (Applicants/Owners); requesting to rezone a 0.185-acre portion of each parcel from RUD to RSF-40 and from RSF-40 to RUD. The subject parcels are located on Holbrook Road and Hamlin Road in Fort Mill. The properties are referenced as tax map numbers 739-00-00-155 and 741-00-00-080; Council District 7 - Cloninger.
3. Rezoning 25-06 - Fitch Irick SC LLC (Applicant) Denver Vaults LLC (Owner); requesting to rezone a 3.73-acre parcel from GC to RMX-6. The subject parcel is located on Lake Vista Boulevard in Fort Mill. The property is referenced as tax map number 650-00-00-676; Council District 1 - Audette.
4. Rezoning 25-07 - Profile Homes (Applicant) Lake Wylie Enterprises (Owner); requesting to rezone a 9.84-acre parcel from GC to RMX-6. The subject parcel is located on Highway 557, Clover. The property is referenced as tax map number 563-00-00-021; Council District 2 - Litten.

Other Business

1. Rezoning Tracking Sheet

“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.”

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 • FEBRUARY 10, 2025
DRAFT



Planning Commission

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

6:00 PM

Chairman Matthew Velkovich: Present, District 4 Antonio Mickel: Present, District 1 Kate Kraxberger: Present, District 2 John Segura: Present, District 3 Aubrie Parham: Present, District 5 Mike Duralia: Absent, District 7 Thomas Bach: Present, Long Range Planner Thomas Newlin: Present, Principal Planner Richard Abboud: 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 Kate Kraxberger and a second by Tom Bach.

Adoption of Minutes

1. Approval of January 13, 2025 Planning Commission Minutes

The minutes from January 13, 2025 were unanimously approved with a motion by Tom Bach and a second by Antonio Mickel.

ACCEPTED [Unanimous]

MOVANT: Thomas Bach

SECOND: Antonio Mickel

New Business

1. Rezoning 25-01 - Oz Custom Built Homes Inc (Applicant/Owner); requesting to rezone three parcels totaling 7.46 acres from RSF-40 to RMX-10. The subject parcels are located on Lurecliff Place, Fort Mill. The properties are referenced as tax map numbers 718-00-00-009, -062, -073; Council District 1 - Audette.

Thomas Newlin presented the request. Matt Velkovich recused himself. Kate Kraxberger motioned to deny the request. Tom Bach seconded the motion that was passed unanimously 5/0.

Minutes Acceptance: Minutes of Feb 10, 2025 6:00 PM (Adoption of Minutes)

DENIED [Unanimous]

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

2. Rezoning 25-02 JCI Homes LLC (Applicant/Owner); requesting to rezone a 1.01-acre parcel from RMX-10 to OI. The subject parcel is located at 1850 Dobys Bridge Road, Fort Mill. The property is referenced as tax map number 738-00-00-042; Council District 7 - Cloninger.

Thomas Newlin presented the request. Matt Velkovich recused himself. Tom Bach motioned to approve the request. John Segura seconded the motion that was passed unanimously 6/0.

APPROVED [Unanimous]

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

3. Rezoning 25-03; York County Council has initiated the rezoning of 6 parcels within 3 multifamily communities from OI or RMX-20 to the newly created RMX-6 zoning district, thus removing their nonconforming status.

Thomas Newlin presented the request. Matt Velkovich motioned to approve the request. Kate Kraxberger seconded the motion that was passed unanimously 6/0.

APPROVED [Unanimous]

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

4. Planning Commission to review and provide a recommendation to amend Chapter 154: Land Development Code to revise the definition of a minor subdivision.

Rick Abboud presented the ordinance revision. October 21, 2019 was the date minor subdivisions were added to the code. Antonio Mickel motioned to approve. Matt Velkovich seconded the motion that was passed unanimously 6/0.

APPROVED [Unanimous]

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

5. Planning Commission to review and provide a recommendation to amend Chapter 155: Zoning Code to revise the nonconforming section as it relates to nonconforming lots, nonconforming residential uses, and nonconforming nonresidential uses.

Rick Abboud presented the ordinance revision. Matt Velkovich motioned to approve. Kate Kraxberger seconded the motion. They discussed the percentage of change on the residential lots, and on nonconforming nonresidential triggers. The motion passed unanimously 6/0.

APPROVED [Unanimous]

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

Other Business

1. Rezoning Tracking Sheet

Executive Session

Matters for Consideration Following Executive Session

Adjournment

The meeting adjourned at 6:46 p.m. with a motion by John Segura and a second by Antonio Mickel.



YORK COUNTY
PLANNING COMMISSION
MINUTES • FEBRUARY 17, 2025
DRAFT



Special Called Meeting

York County Office Complex
Large Conference Room, Suite 1200
Rock Hill, SC 29732

6:00 PM

Chairman Matthew Velkovich: Present, District 4 Antonio Mickel: Present, District 1 Kate Kraxberger: Present, District 2 John Segura: Present, District 3 Aubrie Parham: Present, District 5 Mike Duralia: Present, District 7 Thomas Bach: Present, Planning Manager Diane Dil: 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 Kate Kraxberger and a second by John Segura.

Public Hearing

1. Brian Buchanan has filed for a waiver from the York County Land Development Code to remove the internal access requirement for a major subdivision. The subject property is a 2-acre parcel located in the Rural Development (RUD) district. Council District – 3, Adkins. Case Number W25-01.

The public hearing opened with a motion by Matt Velkovich and a second by Tom Bach. Marion Ray presented the request for Mr. Buchanan. The applicant did not have anything to add. The public hearing was closed with a motion by Matt Velkovich and a second by Antonio Mickel.

Kate Kraxberger motioned to approved the waiver request. Antonio Mickel seconded the motion that was unanimously approved 7/0.

APPROVED [Unanimous]

MOVANT: Kate Kraxberger

SECOND: Antonio Mickel

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

New Business

1. Subdivision: Buchanan - Ranger Road Applicants: Brian & Dorothy Buchanan Tax Map Number: 180-00-00-015 Total Acreage: 221.84 acres Total Lots: 2 single-family lots Council District #3: Tommy Adkins Zoning District: Rural Development (RUD)

Minutes Acceptance: Minutes of Feb 17, 2025 6:00 PM (Adoption of Minutes)

Marion Ray presented the Preliminary Plat findings. Tom Bach motioned to approved the request. Aubrie Parham seconded the motion that was unanimously approved 7/0.

APPROVED [Unanimous]

MOVANT: Thomas Bach

SECOND: Aubrie Parham

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

Rural Zoning Project - status update

Diane Dil presented the Rural Zoning Project process. She also recommended for the Planning Commissioners to watch the County Council update.

Executive Session

Matters for Consideration Following Executive Session

Adjournment

The meeting adjourned at 6:18 p.m. with a motion by Antonio Mickel and a second by John Segura.

PLANNING COMMISSION

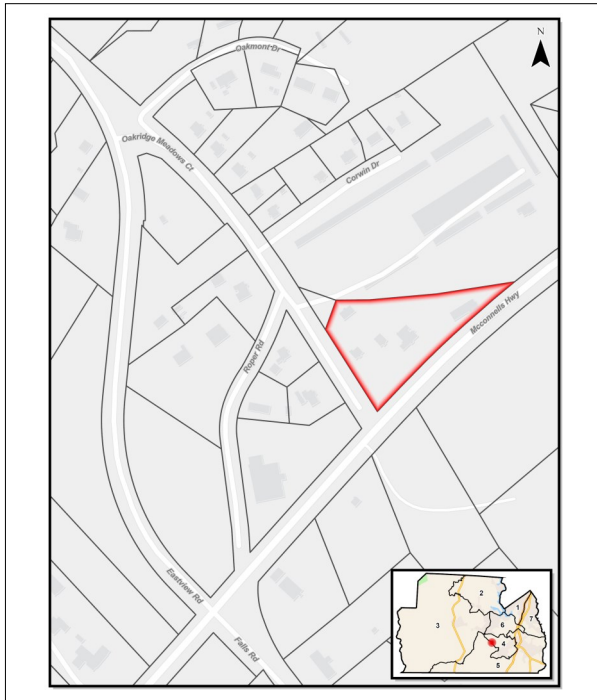
REZONING 25-04 - THOMAS LEE MCCLELLAN (APPLICANT) THOMAS AND ANNA MCCLELLAN (OWNER); REQUESTING TO REZONE A 2.13-ACRE PARCEL FROM NC TO RSF-30. THE SUBJECT PARCEL IS LOCATED ON MCCONNELLS HIGHWAY, ROCK HILL. THE PROPERTY IS REFERENCED AS TAX MAP NUMBER 535-00-00-153; COUNCIL DISTRICT 4 - RODDEY.



Planning Commission

March 10, 2025

Case: 25-04
Staff Report



REQUEST SUMMARY

Applicant: Thomas Lee McClellan

Property Owner: Thomas Lee & Anna D. McClellan

Tax Map Number: 535-00-00-153

Address: 1612, 2053, 2049 McConnells Hwy, Rock Hill

Council District: 4—Roddey

Requested Action: Rezone 2.13 acres from NC to RSF-30.

Staff Planner: Thomas Newlin

Staff Recommendation: Approve

PROJECT DESCRIPTION

The applicant is requesting to rezone a 2.13-acre parcel from *Neighborhood Commercial* (NC) to *Residential Single Family 30* (RSF-30) in order to create two separate parcels for the existing homes.

CONSISTENCY WITH THE COMPREHENSIVE PLAN

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

The subject parcel is also within a *Rural Center* node. This designation describes clusters 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.

The rezoning request is consistent with the Future Land Use Map and *York Forward 2035 Comprehensive Plan*. The proposed RSF-30 zone aligns with the underlying *Single Family Residential* designation. While this property is also within a *Rural Center* node that would instead suggest commercial or civic land uses, Oakridge Meadow Ct and McConnells Hwy no longer connect to form an intersection necessary to support them.

Staff Analysis

PROPERTY DESCRIPTION

The 2.13-acre subject parcel has four structures on the lot: two dwellings, a detached garage, and a shed. This lot has access to McConnells Hwy as well as Oakridge Meadows Court. Oakridge Meadows Ct. no longer connects with McConnells Hwy as it was closed during the realignment of Eastview Road with Falls Road.

Table 1: Property Context			
PROXIMITY	CURRENT LAND USE	CURRENT ZONING	2035 LAND USE PLAN RECOMMENDATION
NORTH	Commercial/ Residential	GC, RMX-10, RSF-30	Rural Center, Single Family Residential
SOUTH	Residential	NC, RMX-20	Rural Center, Single Family Residential
EAST	Vacant	RMX-20, AGC-I	Rural Center, Single Family Residential
WEST	Commercial/ Residential	NC, RSF-40	Rural Center, Single Family Residential

ZONING AND LAND USE HISTORY

- ♦ July 22, 1986: Subject parcel was originally zoned NC.
- ♦ April 3, 2023: Recorded current deed of subject parcel TM# 535-153 (RB 20687, PG 210)

REZONING REQUEST

The applicant is requesting to rezone approximately 2.13 acres from NC to RSF-30.

- ♦ *Current Zoning District: Neighborhood Commercial (NC). This district is designed to provide residential areas with small-scale commercial services, professional offices, and convenience uses, and is intended to principally serve residential neighborhoods located within the Urban Services Boundary. The maximum gross floor area of any building, except grocery stores, in Neighborhood Commercial is 15,000 square feet.*
- ♦ *Proposed Zoning District: Residential Single-Family 30 (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, 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: NC	ZONING DISTRICT: RSF-30
MINIMUM LOT SIZE	None	30,000 SF
PERMITTED LAND USES	Neighborhood scale retail, sales, and services	Detached single family residential

Exhibit A - Existing Zoning Map

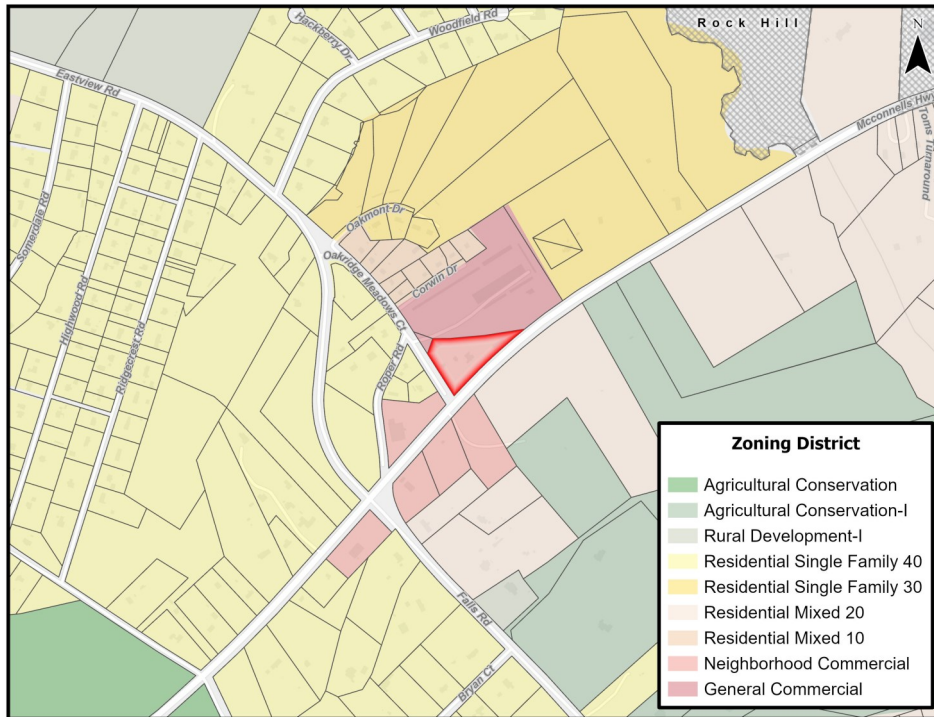
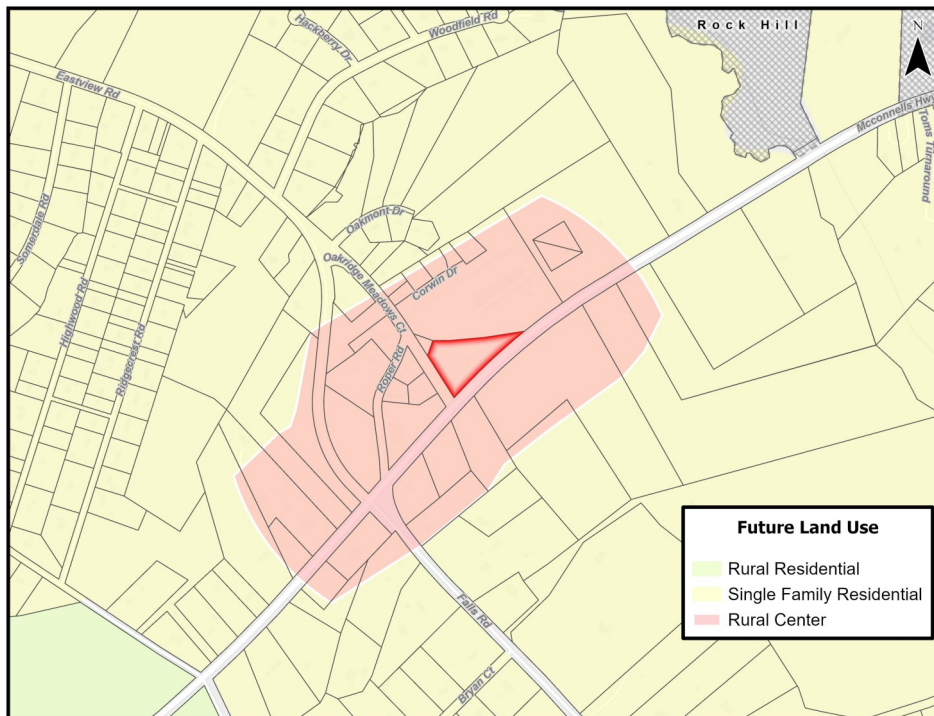


Exhibit B - 2035 Land Use Plan



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

The subject parcel is also within a *Rural Center* node. This designation describes clusters 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.

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

The rezoning request is consistent with the Future Land Use Map and *York Forward 2035* Comprehensive Plan. The proposed RSF-30 zone aligns with the underlaying *Single Family Residential* designation. While this property is also within a *Rural Center* node that would instead suggest commercial or civic land uses, Oakrdige Meadow Ct and McConnells Hwy no longer connect to form an intersection necessary to support those 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 land uses. The majority of the surrounding parcels aside from those at the major intersection of McConnells Hwy and Falls Rd are detached single family residences.

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

Even after the proposed division of the subject property, the new lots will be compatible with the scale of the surrounding residences.

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 to build any new residences, therefore there will be no impact on 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 in the City of Rock Hill's utility service area, but 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 McConnells Highway and Oakridge Meadows Court. McConnells Highway is maintained by SCDOT as S-322 and has an average daily volume of 9,500 trips per day. McConnells Highway is designated as a minor arterial roadway and is currently a paved two-lane roadway with a posted speed limit of 45 mph. Oakridge Meadows Court is maintained by York County as a local roadway, and no count data is available. It is currently a narrow, paved roadway with no posted speed limit.

The applicant does not propose any changes in the use or the number of dwellings, so there will be no expected change in the number of trips generated by the development.

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: April 7, 2025
- ◆ County Council (First Reading): April 7, 2025
- ◆ County Council (Second Reading): April 21, 2025
- ◆ County Council (Third Reading): May 5, 2025

PLANNING AND DEVELOPMENT STAFF CONTACT

Thomas Newlin

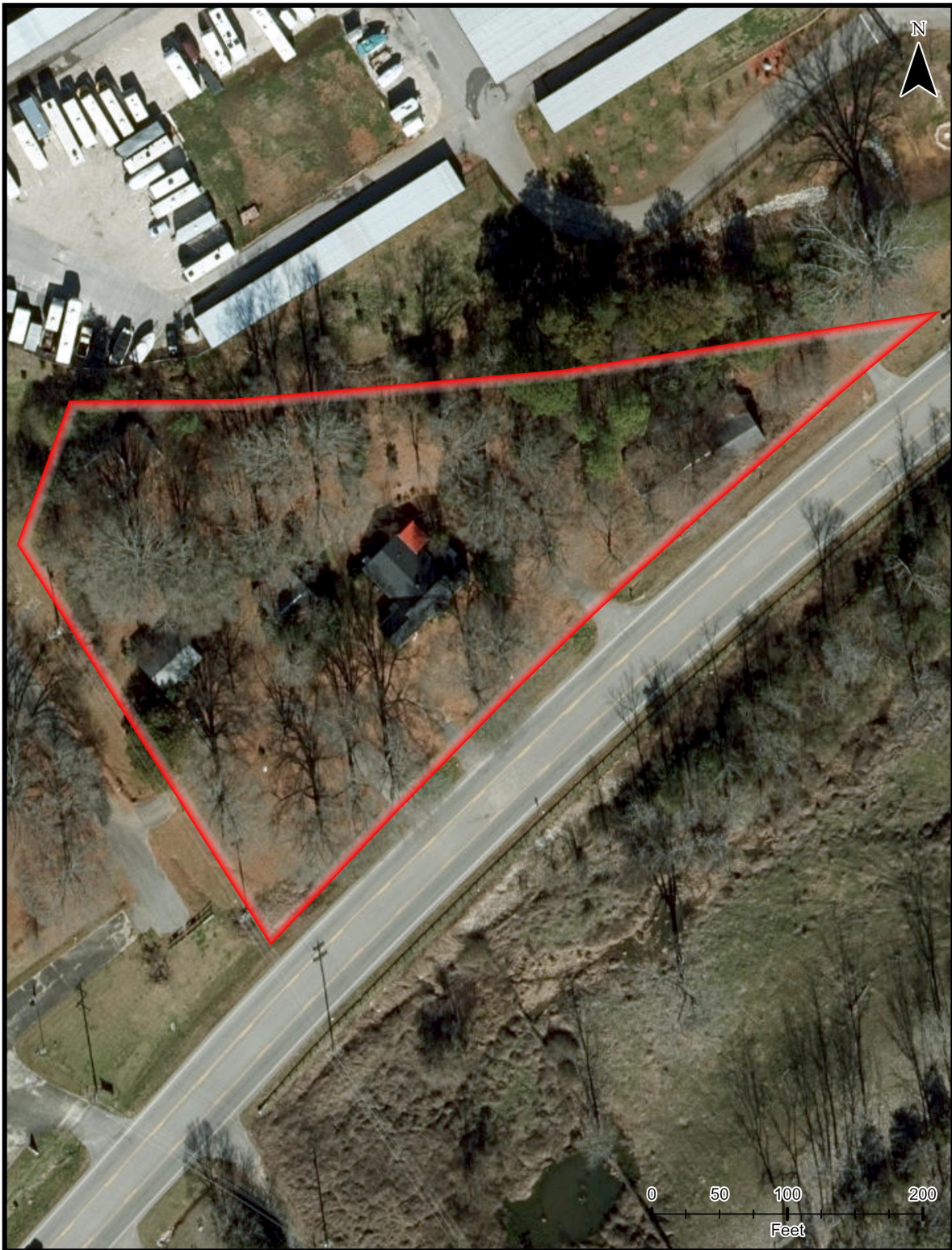
Long Range Planner

(803) 909-7233

Thomas.Newlin@yorkcountygov.com

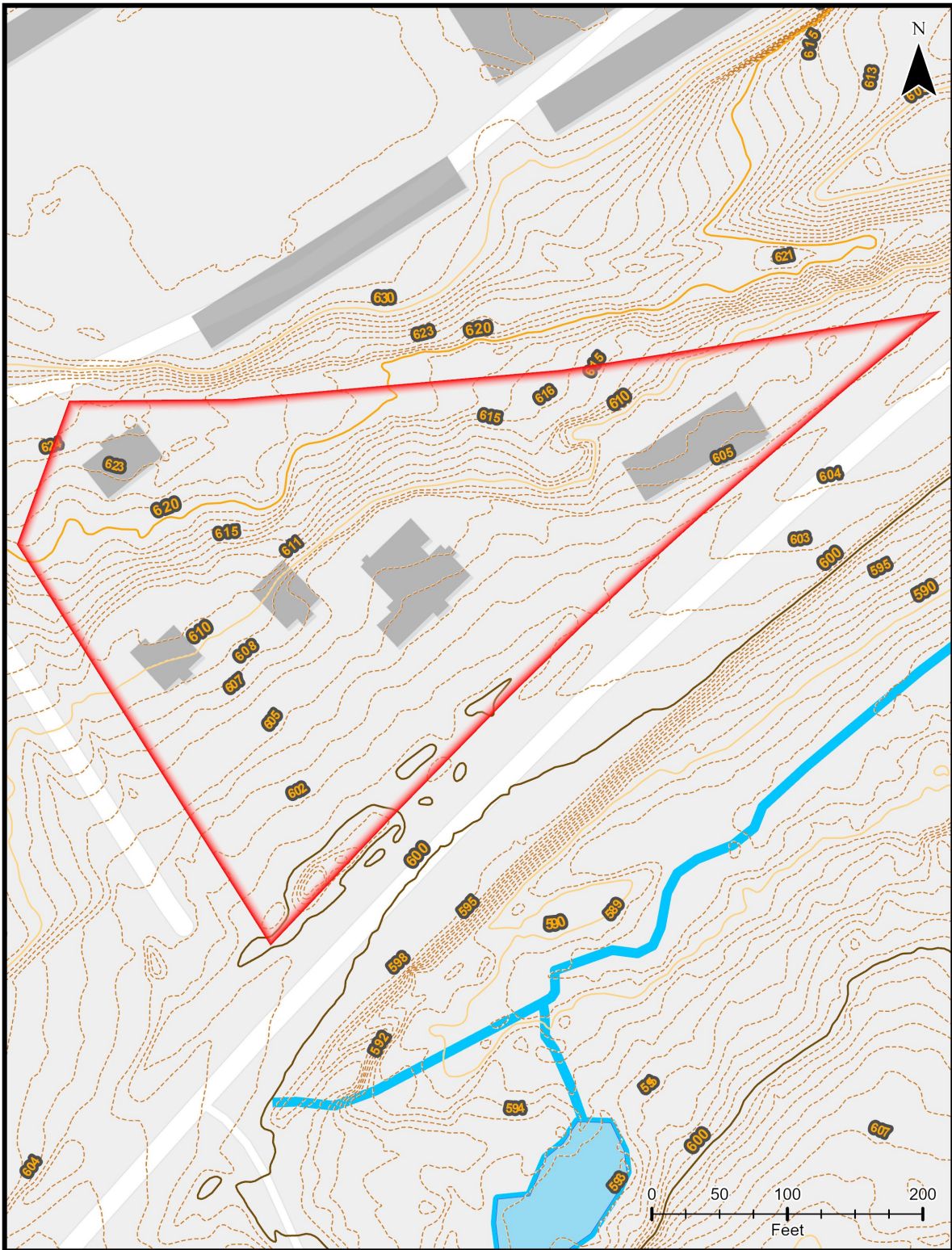
Exhibit C - Aerial Map

Attachment: 25-04 PC Packet (9163 : 25-04)

Exhibit D - Aerial Map—Parcel

Attachment: 25-04 PC Packet (9163 : 25-04)

Exhibit E - Environmental Map



Attachment: 25-04 PC Packet (9163 : 25-04)

SUPPLEMENTAL QUESTIONS

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

There is 2 Dwellings on Property "Residential"
+ Always will be. Project is to just ~~be~~ rezone to
Residential and sale one of the homes.

2. Are there existing structures on the site?

Yes ☒ No ☐

If yes, please describe: 2 dwellings + one detached Garage

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.

T.L.F. McEllan 1/31/25
 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.

T.L.F. McEllan + Anna D McEllan 1/31/25
 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.

T.L.F. McEllan 1/31/25
 APPLICANT(S) DATE

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

REZONING APPLICATION CHECKLIST

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

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

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

OFFICE USE ONLY

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

DATE RECEIVED: _____ RECEIPT #: _____

APPLICATION RECEIVED BY: _____

APPLICATION REVIEWED BY: _____

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

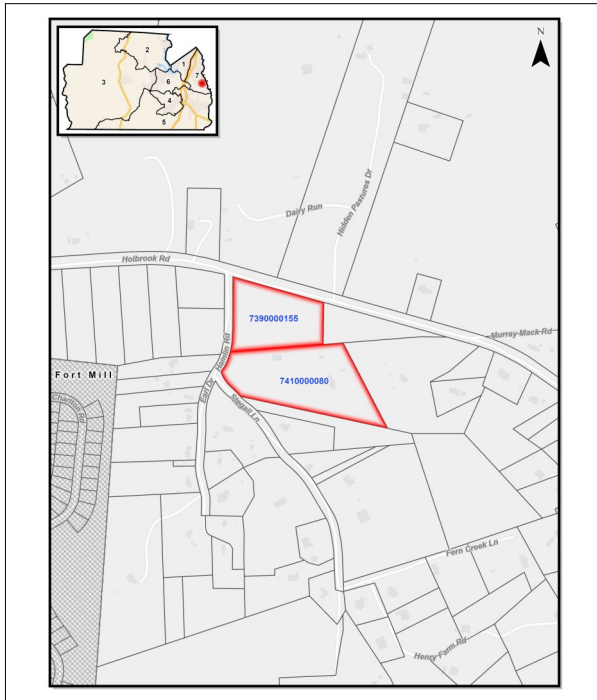
**REZONING 25-05 - JULIO MORENO AND JEAN WYLAND
(APPLICANTS/OWNERS); REQUESTING TO REZONE A 0.185-ACRE PORTION OF
EACH PARCEL FROM RUD TO RSF-40 AND FROM RSF-40 TO RUD. THE SUBJECT
PARCELS ARE LOCATED ON HOLBROOK ROAD AND HAMLIN ROAD IN FORT
MILL. THE PROPERTIES ARE REFERENCED AS TAX MAP NUMBERS 739-00-00-
155 AND 741-00-00-080; COUNCIL DISTRICT 7 - CLONINGER.**



Planning Commission

March 10, 2025

Case: 25-05
Staff Report



REQUEST SUMMARY

Applicant: Julio Moreno, Jean Wyland

Property Owner: Julio Moreno, Jean Wyland

Tax Map Number: 7390000155, 7410000080

Address: Holbrook Track 2, Fort Mill; 1762 Stegall Ln, Fort Mill

Council District: 7—Cloninger

Requested Action: Rezone 8,000 SF from RSF-40 to RUD; Rezone 8,000 SF from RUD to RSF-40.

Staff Planner: Thomas Newlin

Staff Recommendation: Approve

PROJECT DESCRIPTION

The applicants are requesting to rezone roughly 8,000 SF of each property to exchange portions of their respective lots to the other to resolve an encroachment along their shared border.

CONSISTENCY WITH THE COMPREHENSIVE PLAN

The subject parcels are designated with the *Neighborhood Residential* future land use in the *York Forward 2035 Comprehensive Plan*. This 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. Commercial, office, and civic uses may be clustered along major streets and are complementary in appearance to the surrounding neighborhoods.

The *York Forward 2035 Comprehensive plan* has no bearing on this request as the scope of the request is to simply transfer land with different zoning districts between the two properties to rectify an encroachment. The total land area zoned both RSF-40 and the RUD will remain unchanged, and the intended uses of the properties will remain unchanged.

Attachment: 25-05 PC Packet (9164 : 25-05)

Staff Analysis

PROPERTY DESCRIPTION

The northernmost subject parcel (TM#739-155) is at the intersection of Holbrook and Hamlin Rd is currently vacant aside from the encroaching fence at its southern border. The second subject parcel (TM#741-080) has four structures, one being a dwelling.

Table 1: Property Context			
PROXIMITY	CURRENT LAND USE	CURRENT ZONING	2035 LAND USE PLAN RECOMMENDATION
NORTH	Residential, Vacant	RUD	Single Family Residential
SOUTH	Residential	RSF-40	Neighborhood Residential
EAST	Residential	RUD, RSF-40	Single Family Residential, Neighborhood Residential
WEST	Residential, Vacant	RUD, RSF-40	Single Family Residential, Neighborhood Residential

ZONING AND LAND USE HISTORY

- ◆ April 21, 1977: Recorded current plat of subject parcel TM# 741-080 (PB 51, PG 242).
- ◆ July 22, 1986: Parcel TM# 741-080 originally zoned RSF-40; TM# 739-155 originally zoned RUD.
- ◆ June 24, 1994: Recorded current deed of subject parcel TM# 741-080 (DB 1036, PG 295)
- ◆ July 5, 2024: Recorded current plat of subject parcel TM# 739-155 (PB 172, PG 439)
- ◆ September 23, 2024: Recorded current deed of subject parcel TM# 739-155 (DB 21524, PG 375)

REZONING REQUEST

The applicant is requesting to rezone approximately .185 acres from RSF-40 to RUD, and RUD to RSF-40.

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

Table 2: Zoning District Comparison		
	ZONING DISTRICT: RSF-40	ZONING DISTRICT: RUD
MINIMUM LOT SIZE	40,000 SF	1 Acre
PERMITTED LAND USES	Single family detached, duplex, triplex, quadplex	Residential, agriculture

Exhibit A - Existing Zoning Map

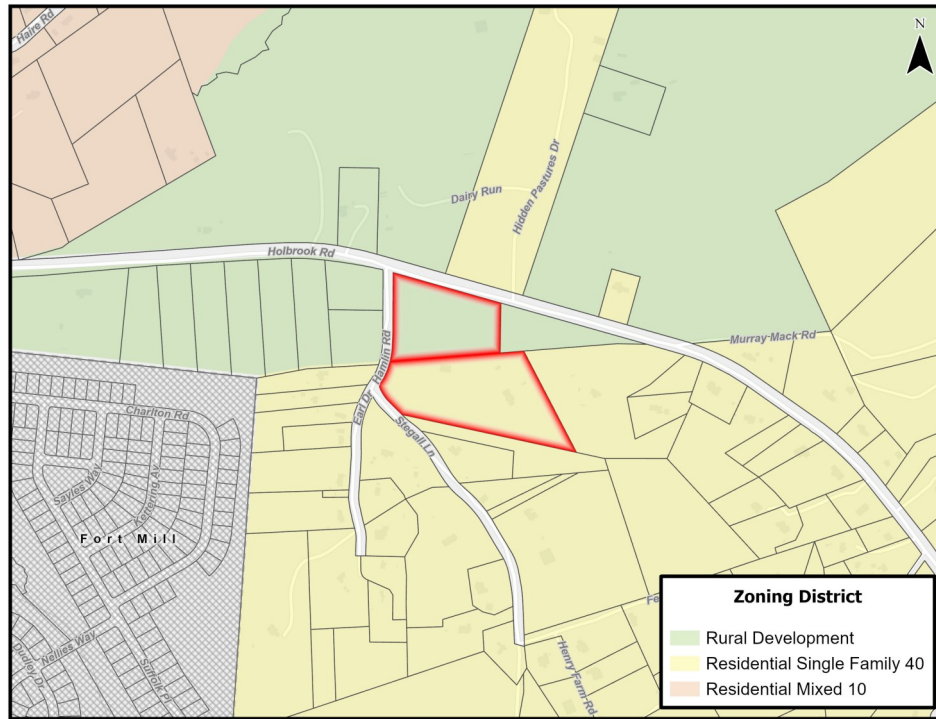


Exhibit B - 2035 Land Use Plan

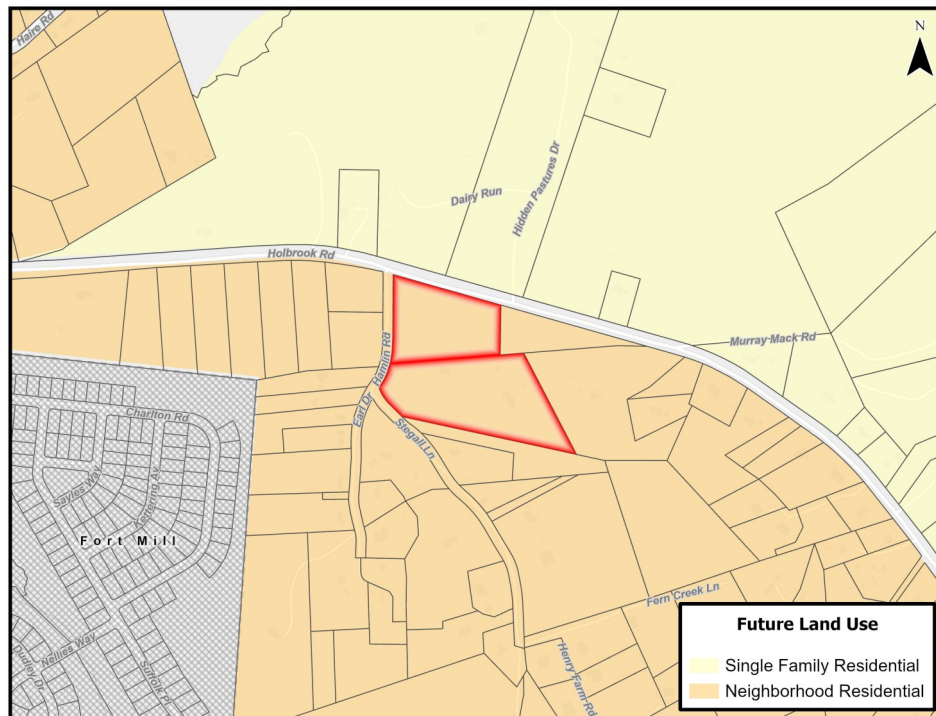
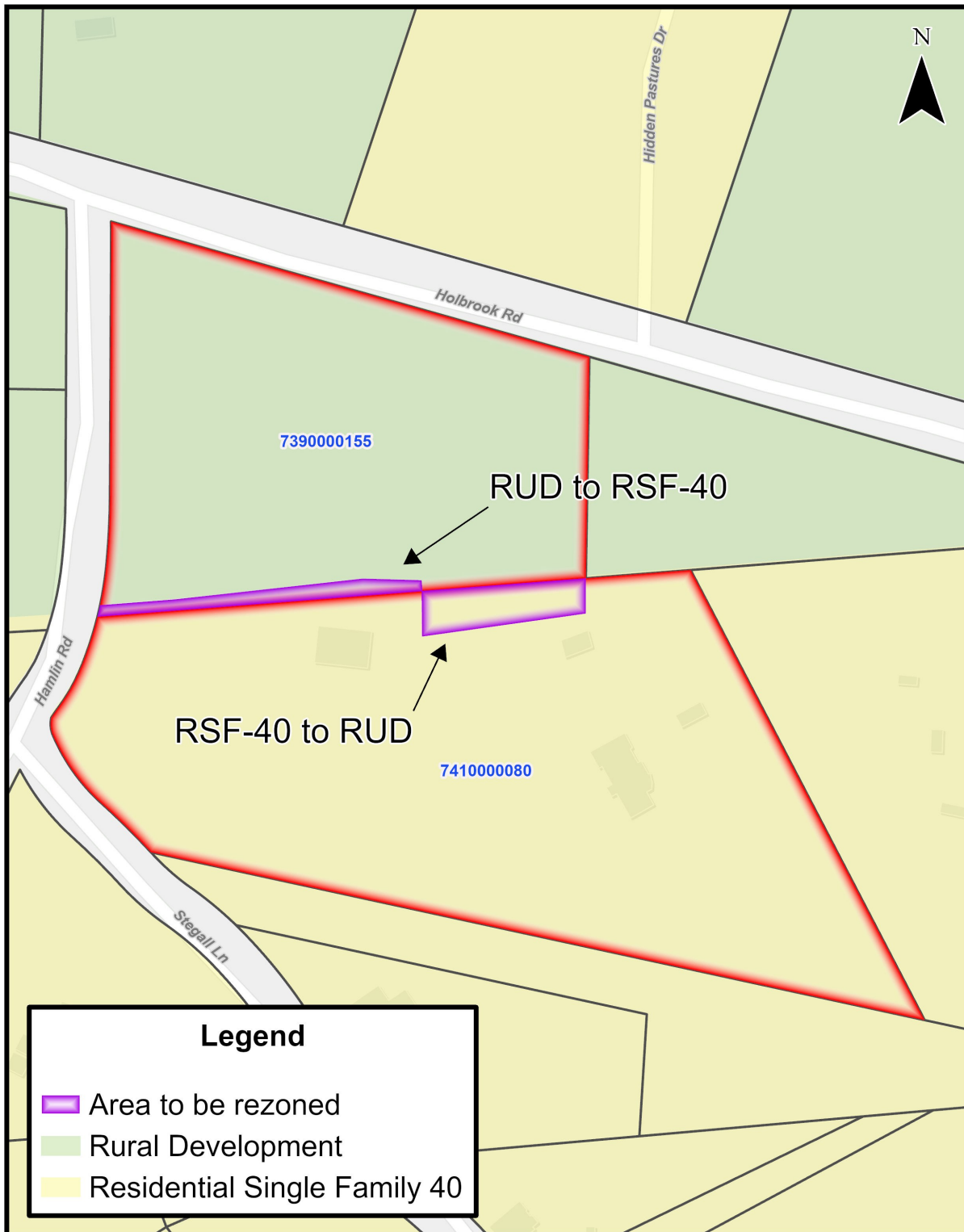


Exhibit C - Rezoning Area

FINDINGS

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

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

The subject parcels are designated with the *Neighborhood Residential* future land use in the *York Forward 2035* Comprehensive Plan. This 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 on 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.

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

The *York Forward 2035* Comprehensive plan has no bearing on this request as the scope of the request is to simply transfer land with different zoning districts between the two properties to rectify an encroachment. The total land area zoned both RSF-40 and the RUD will remain unchanged, and the intended uses of the properties will remain unchanged.

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 land uses. The land uses of the subject properties will not change, and the proposed recombination will correct an encroachment.

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

The scale of the proposed development is currently compatible with the surrounding and intended future land uses, and will not change as a result of this request.

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 to build any residences, therefore there will be no impact on 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 in the Town of Fort Mill's utility service area, but will continue to use private well and septic.

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

The parcels to be rezoned have frontage on Holbrook Road, Hamlin Road, and Stegall Lane. Holbrook Road and Hamlin Road are both maintained by SCDOT, and there is currently no count data available. Holbrook Road is designated as a major collector roadway and is currently a paved two-lane roadway with a posted speed limit of 40 mph. Hamlin Road is designated as a local roadway and is currently a narrow-paved roadway in poor condition with no posted speed limit. Stegall Lane is currently maintained by York County and there is no

count data available. Stegall Lane is designated as a local roadway and is currently a narrow-paved roadway with no posted speed limit.

The applicant is not proposing any new development at this time, therefore there will be no change to the existing transportation network.

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

Staff recommends the following condition as part of the rezoning:

1. The property must be subdivided so that no more than one zoning district is applied to a parcel. An approved plat encompassing the portion of property TM#739-155 zoned RUD, and another encompassing the portion of property TM# 741-080 zoned RSF-40 shall be recorded with the York County Register of Deeds within 90 days of the rezoning approval.

NEXT STEPS

The rezoning request is anticipated to follow the process below:

- | | |
|------------------------------------|----------------|
| ♦ Public Hearing: | April 7, 2025 |
| ♦ County Council (First Reading): | April 7, 2025 |
| ♦ County Council (Second Reading): | April 21, 2025 |
| ♦ County Council (Third Reading): | May 5, 2025 |

PLANNING AND DEVELOPMENT STAFF CONTACT

Thomas Newlin

Long Range Planner

(803) 909-7233

Thomas.Newlin@yorkcountygov.com

Attachment: 25-05 PC Packet (9164 : 25-05)

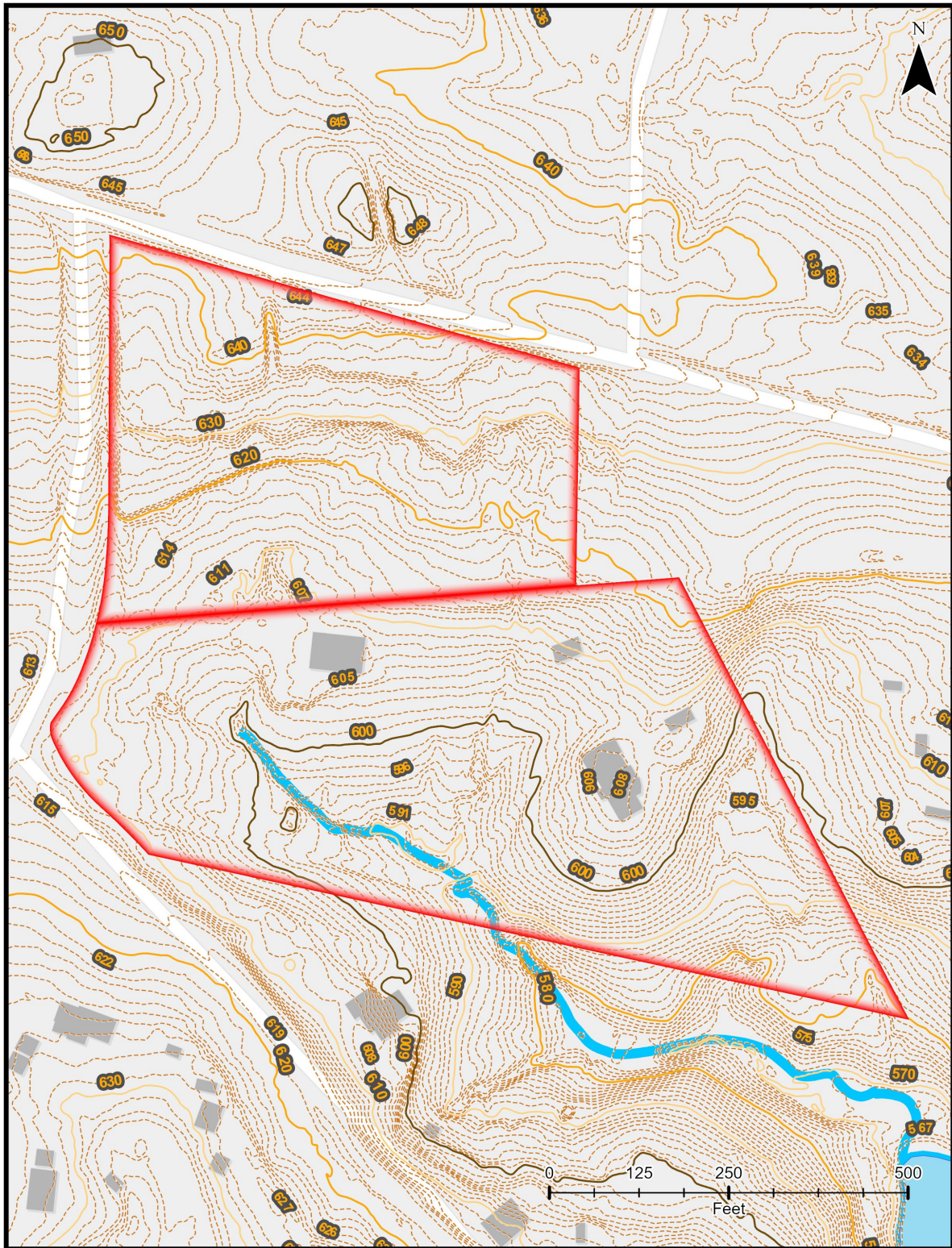
Exhibit D - Aerial Map

Attachment: 25-05 PC Packet (9164 : 25-05)

Exhibit E - Aerial Map—Parcel

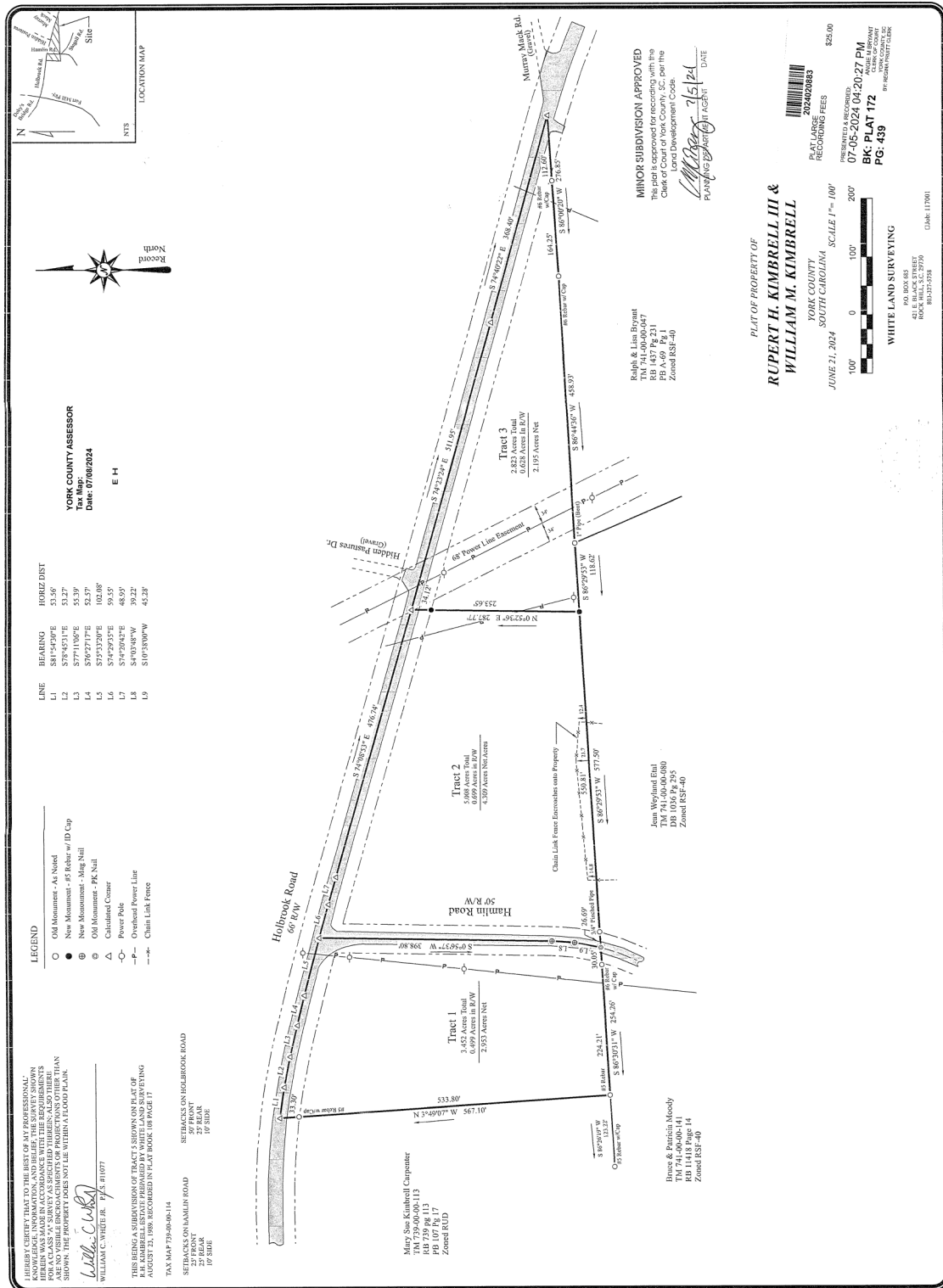
Attachment: 25-05 PC Packet (9164 : 25-05)

Exhibit F - Environmental Map



Attachment: 25-05 PC Packet (9164 : 25-05)

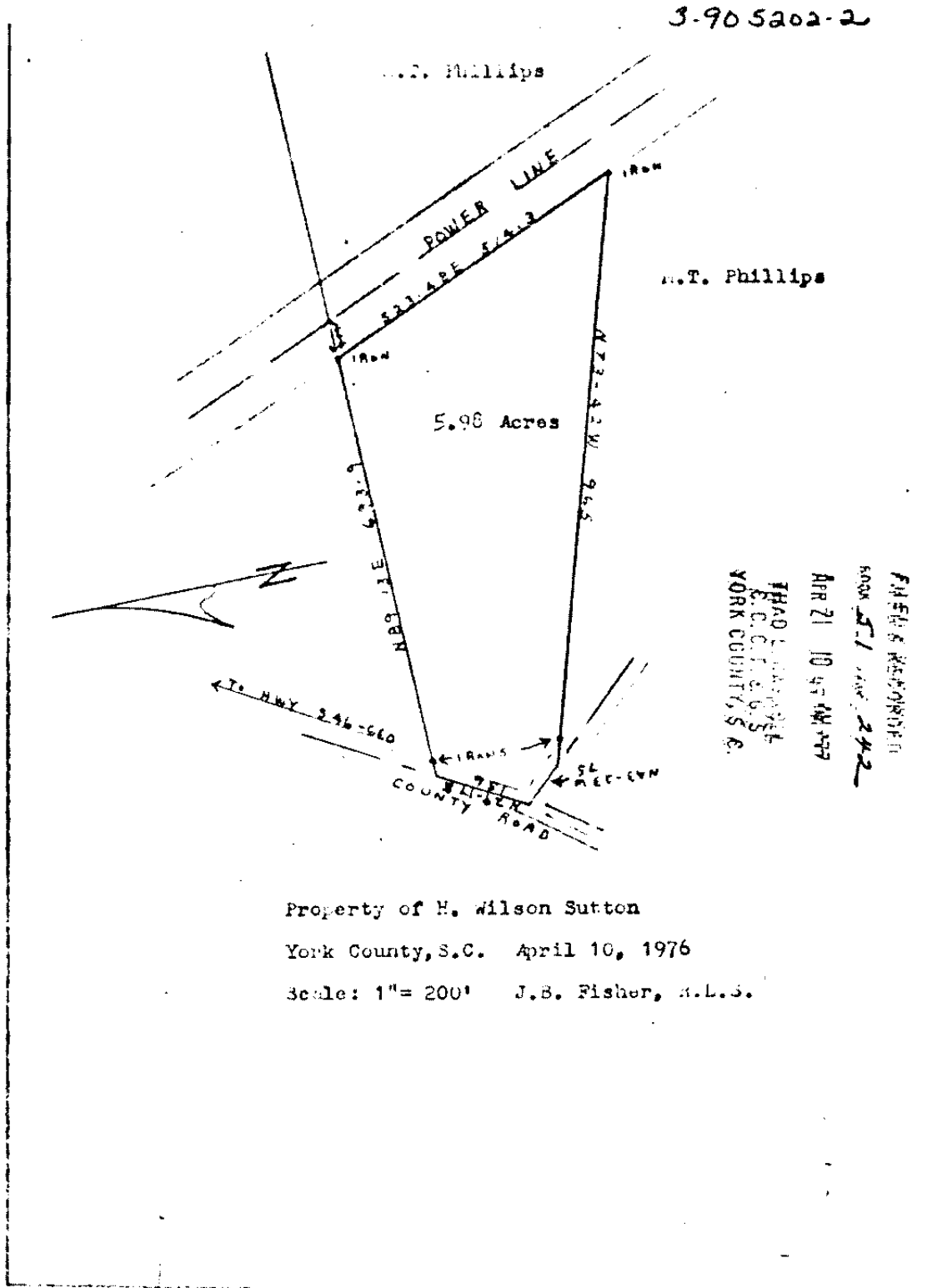
Exhibit G - Plat



PLAT BK 172 PG 439

Attachment: 25-05 PC Packet (9164 : 25-05)

Exhibit H - Plat



Book 51 Page 242

Attachment: 25-05 PC Packet (9164 : 25-05)

SUPPLEMENTAL QUESTIONS

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

SWAP OF LAND RUD ZONE 0.120AC TO BE REZON RSF-40 AND TRANSFER TO JEAN WAYLAND, RSF-40 ZONE 0.120AC TO BE REZON RUD AND TRANSFER TO JULIO MORENO

2. Are there existing structures on the site?

Yes ☒

No ☐

If yes, please describe: ON JEAN WAYLAND PROPERTY IS A FENCE AND SHOP STRUCTURE

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.

Julio Moreno — Jean Wayland
 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.

Julio Moreno — Jean Wayland
 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.

Julio Moreno — Jean Wayland
 APPLICANT(S) DATE

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

REZONING APPLICATION CHECKLIST

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

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

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

OFFICE USE ONLY

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

DATE RECEIVED: _____ RECEIPT #: _____

APPLICATION RECEIVED BY: Diane Dil

APPLICATION REVIEWED BY: Diane Dil

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

PLANNING COMMISSION

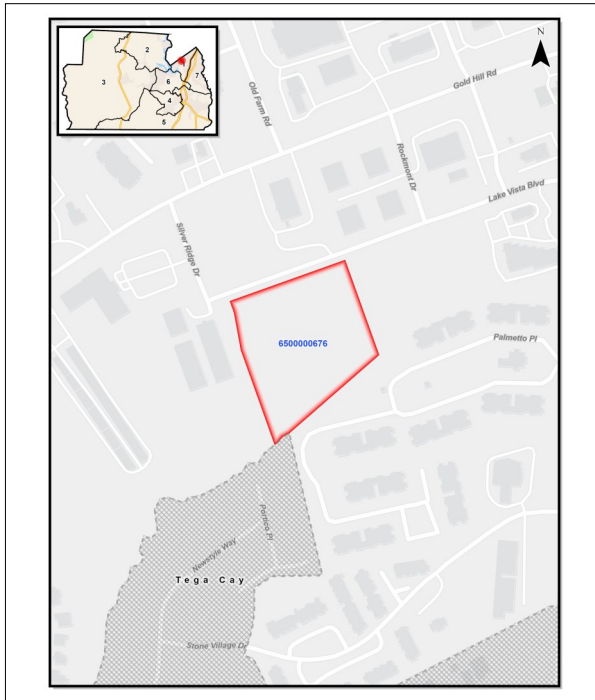
REZONING 25-06 - FITCH IRICK SC LLC (APPLICANT) DENVER VAULTS LLC (OWNER); REQUESTING TO REZONE A 3.73-ACRE PARCEL FROM GC TO RMX-6. THE SUBJECT PARCEL IS LOCATED ON LAKE VISTA BOULEVARD IN FORT MILL. THE PROPERTY IS REFERENCED AS TAX MAP NUMBER 650-00-00-676; COUNCIL DISTRICT 1 - AUDETTE.



Planning Commission

March 10, 2025

Case: 25-06
Staff Report



REQUEST SUMMARY

Applicant: Fitch Irick SC LLC

Property Owner: Denver Vaults LLC

Tax Map Number: 650-00-00-676

Address: 5077 Lake Vista Blvd, Fort Mill

Council District: 1—Audette

Requested Action: Rezone 3.73 acres from GC to RMX-6.

Staff Planner: Thomas Newlin

Staff Recommendation: Approve

PROJECT DESCRIPTION

The applicant is requesting to rezone a 3.73-acre parcel from *General Commercial* (GC) to *Residential Mixed 6* (RMX-6) to build a multifamily community development.

CONSISTENCY WITH THE COMPREHENSIVE PLAN

The subject parcel is located within a *Community Center* node in the *York Forward 2035* Comprehensive Plan, which describes places where a broad array of commercial and service establishments attract patrons from around the region. Multi-story mixed-use buildings comprise residential and office space above street-level shops and restaurants in a walkable atmosphere. These centers are strategically located and accommodate all modes of transportation, including transit.

The subject parcel is also in an underlying *Single Family Residential* designation. This describes places comprised primarily of single-family detached homes on large lots in residential subdivisions that exhibit a rural or suburban character. Small-scale office and civic uses are located at major street intersections or adjacent to similar uses and are designed to blend in with the residential character of the area.

The rezoning request is consistent with the Future Land Use Map and *York Forward 2035* Comprehensive Plan. The proposed RMX-6 zone allows for the development of a residential community similar in scale and character to the neighboring apartments, condominiums, and townhomes already present. The proposed development is near commercial, office, and civic uses, which will facilitate the walkable environment expected within a *Community Center* node.

Staff Analysis

PROPERTY DESCRIPTION

The 3.73-acre subject parcel is currently vacant with ample tree cover. It is southwest of the major Gold Hill Rd and Highway 160 intersection off of Lake Vista Blvd, predominantly surrounded by places of business along the major roads as well as other multifamily residences.

Table 1: Property Context			
PROXIMITY	CURRENT LAND USE	CURRENT ZONING	2035 LAND USE PLAN RECOMMENDATION
NORTH	Commercial/Residential	GC, RMX-6	Community Center, Neighborhood Residential
SOUTH	Residential	RMX-6	Community Center, Neighborhood Residential, Single Family Residential
EAST	Commercial/Residential	GC, RMX-6	Community Center, Neighborhood Residential
WEST	Commercial	GC, RMX-20	Community Center, Neighborhood Residential, Single Family Residential

ZONING AND LAND USE HISTORY

- ◆ July 22, 1986: Subject parcel was originally zoned GC.
- ◆ December 31, 2013: Recorded current plat of subject parcel TM# 650-676 (PB E230, PG 1)
- ◆ October 21, 2020: Recorded current deed of subject parcel TM# 650-676 (DB 18678, PG 394)

REZONING REQUEST

The applicant is requesting to rezone approximately 3.73 acres from GC to RMX-6.

- ◆ *Current Zoning District: General Commercial (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: Residential Mixed 6 (RMX-6). This district is designed to allow a diversity of housing types, including multifamily buildings, at variable, moderate densities based on residential land use, on lots generally with a minimum area of 6,000 square feet, is applied to parcels where development or redevelopment into higher density residential uses will not adversely impact existing residential neighborhoods, and where compatibility and connectivity to existing or proposed commercial development can be achieved.*

Table 2: Zoning District Comparison		
	ZONING DISTRICT: GC	ZONING DISTRICT: RMX-6
MINIMUM LOT SIZE	None	6,000 SF
PERMITTED LAND USES	Large-scale retail sales and services	Residential

Exhibit A - Existing Zoning Map

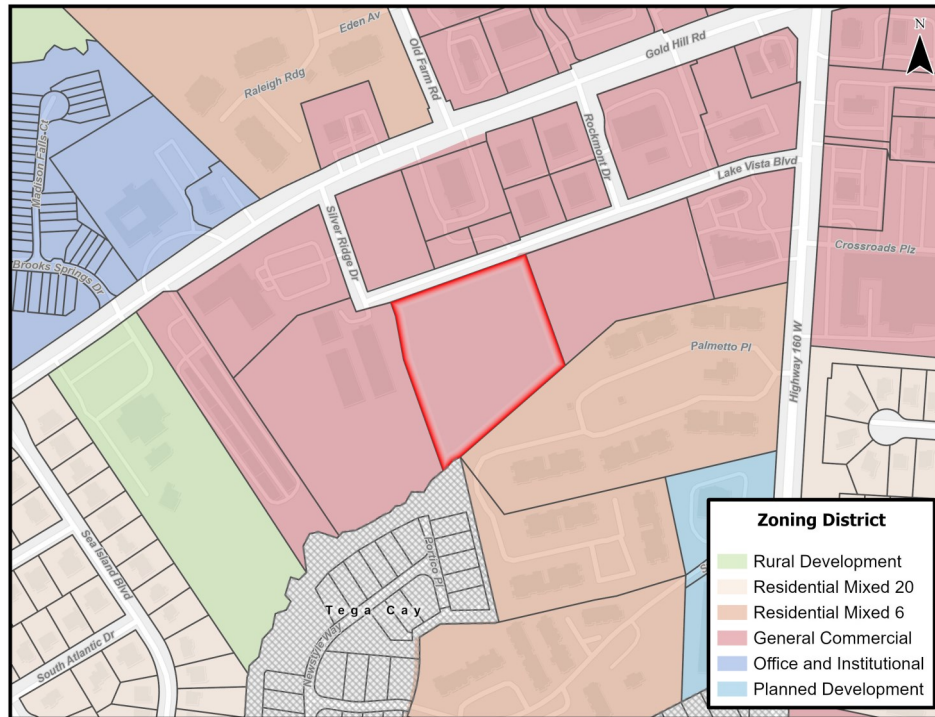
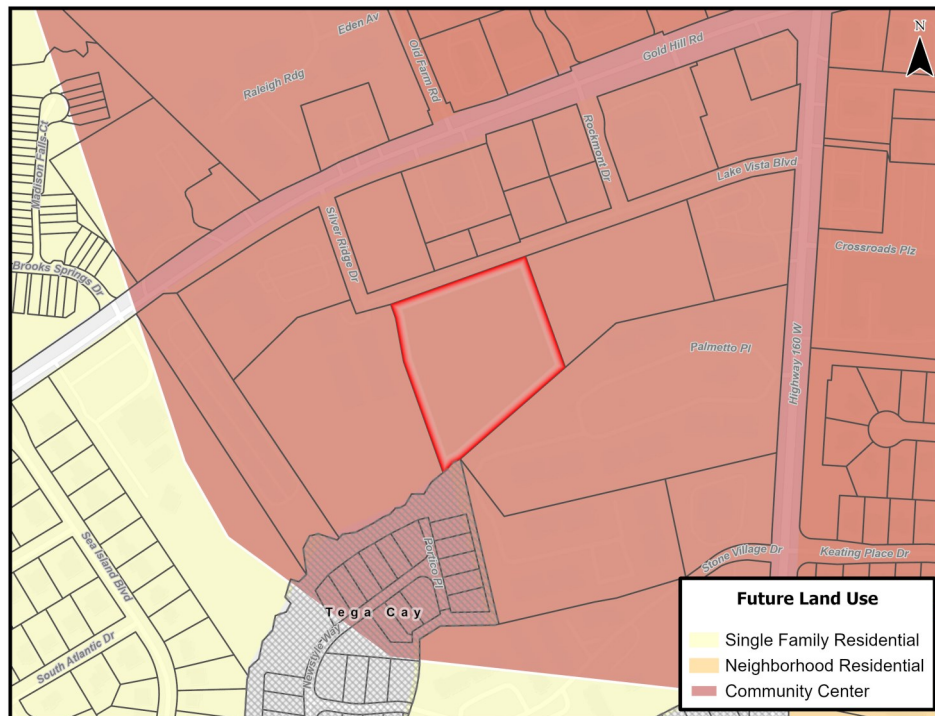


Exhibit B - 2035 Land Use Plan



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 located within a *Community Center* node in the York Forward 2035 Comprehensive Plan, which describes places where a broad array of commercial and service establishments attract patrons from around the region. Multi-story mixed-use buildings comprise residential and office space above street-level shops and restaurants in a walkable atmosphere. These centers are strategically located and accommodate all modes of transportation, including transit.

The subject parcel is also in an underlying *Single Family Residential* designation. This describes places comprised primarily of single-family detached homes on large lots in residential subdivisions that exhibit a rural or suburban character. Small-scale office and civic uses are located at major street intersections or adjacent to similar uses and are designed to blend in with the residential character of the area.

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

The rezoning request is consistent with the Future Land Use Map and *York Forward 2035* Comprehensive Plan. The proposed development is near commercial, office, and civic uses, which will facilitate the walkable environment expected within a *Community Center* node.

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 land uses. The adjacent parcels are a combination of commercial and multifamily residences, which together compose a walkable mixed-use space.

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

The scale of the proposed development is compatible with the present and future land use. The proposed apartment complex is of comparable density to others within the area, and contributes to the potential walkable atmosphere.

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

Based on the *School Impact Fee Study* prepared by TischlerBise in 2024, the proposed 60-unit community complex will generate 11 elementary school students, 6 middle school students, and 10 high school students.

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 in York County's utility service area and will use public water and sewer.

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

The parcel to be rezoned has frontage on Lake Vista Boulevard, which is maintained by York County. Lake Vista Boulevard is designated as a local roadway, and there is currently no count data available. Lake Vista Boulevard Road is a paved two-lane roadway with no posted speed limit. Lake Vista Boulevard intersects with Silver Ridge Drive and Highway 160. Silver Ridge Drive is maintained by York County, and no count data is available. Highway 160 is maintained by SCDOT and has an average daily volume of 13,100.

The applicant is proposing to construct a multi-family development on this parcel. A traffic study will be completed during the civil construction review process to evaluate the development's impact on the existing transportation network.

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

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

NEXT STEPS

The rezoning request is anticipated to follow the process below:

- ◆ Public Hearing: April 7, 2025
- ◆ County Council (First Reading): April 7, 2025
- ◆ County Council (Second Reading): April 21, 2025
- ◆ County Council (Third Reading): May 5, 2025

PLANNING AND DEVELOPMENT STAFF CONTACT

Thomas Newlin

Long Range Planner

(803) 909-7233

Thomas.Newlin@yorkcountygov.com

Exhibit C - Aerial Map

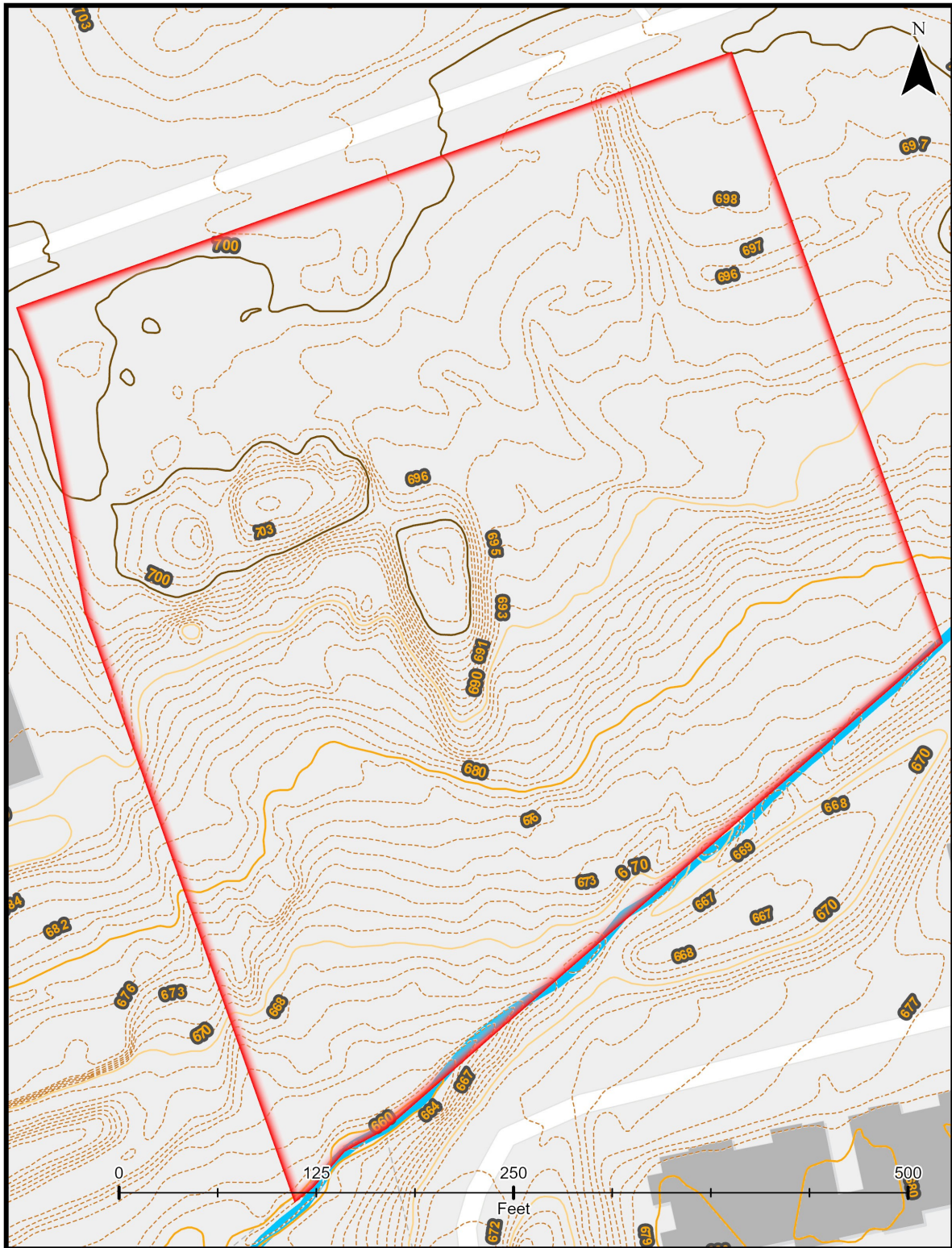


Attachment: 25-06 PC Packet (9165 : 25-06)

Exhibit D - Aerial Map—Parcel

Attachment: 25-06 PC Packet (9165 : 25-06)

Exhibit E - Environmental Map



Attachment: 25-06 PC Packet (9165 : 25-06)

Exhibit F - Site Plan



Attachment: 25-06 PC Packet (9165 : 25-06)

SUPPLEMENTAL QUESTIONS

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

The purpose of the rezoning request is to rezone the subject property to the MU district to allow for the development of the Vista Villas, a 60-unit multi-family community development. Vista Villas will consist of three 3-story buildings with a clubhouse and indoor and outdoor amenities. The development will be strategically located close to Gold Hill Rd which will provide the residents access to many retail amenities along with a quick commute to jobs.

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.

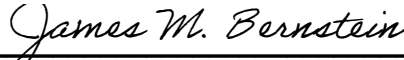
3. Does this request propose to utilize public water and sewer?

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)	2/3/2025 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.

Denver Vaults LLC by Peter Cai  PROPERTY OWNER(S)	2/3/25 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)	2/3/2025 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

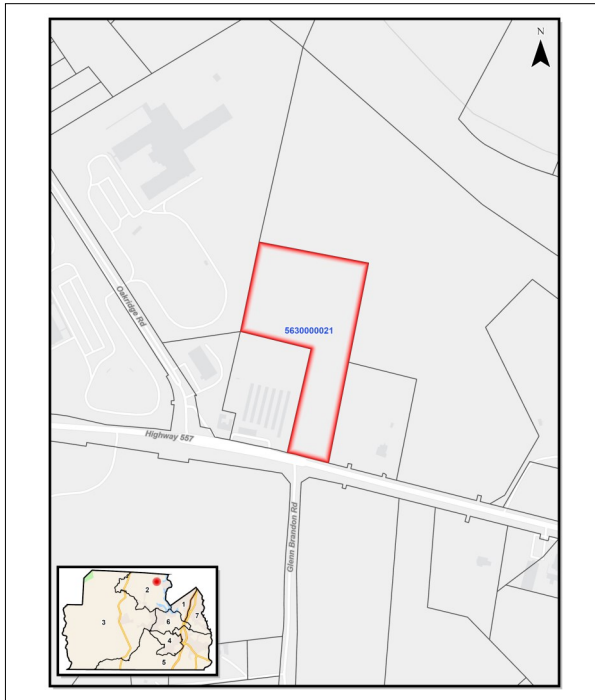
REZONING 25-07 - PROFILE HOMES (APPLICANT) LAKE WYLIE ENTERPRISES (OWNER); REQUESTING TO REZONE A 9.84-ACRE PARCEL FROM GC TO RMX-6. THE SUBJECT PARCEL IS LOCATED ON HIGHWAY 557, CLOVER. THE PROPERTY IS REFERENCED AS TAX MAP NUMBER 563-00-00-021; COUNCIL DISTRICT 2 - LITTEN.



Planning Commission

March 10, 2025

Case: 25-07
Staff Report



REQUEST SUMMARY

Applicant: Profile Homes—Charlotte Division

Property Owner: Lake Wylie Enterprises Inc.

Tax Map Number: 563-00-00-021

Address: Highway 557, Clover

Council District: 2—Litten

Requested Action: Rezone 9.84 acres from GC to RMX-6.

Staff Planner: Thomas Newlin

Staff Recommendation: Approve

PROJECT DESCRIPTION

The applicant is requesting to rezone a 9.84-acre parcel from *General Commercial* (GC) to *Residential Mixed 6* (RMX-6) to build a townhome community.

CONSISTENCY WITH THE COMPREHENSIVE PLAN

The subject parcel is located within a *Community Center* node in the *York Forward 2035* Comprehensive Plan, which describes places where a broad array of commercial and service establishments attract patrons from around the region. Multi-story mixed-use buildings comprise residential and office space above street-level shops and restaurants in a walkable atmosphere. These centers are strategically located and accommodate all modes of transportation, including transit.

The subject parcel is also within an underlying *Neighborhood Residential* designation. This 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. Commercial, office, and civic uses may be clustered along major streets and are complementary in appearance to the surrounding neighborhoods.

The rezoning request is consistent with the Future Land Use Map and *York Forward 2035* Comprehensive Plan. The proposed residential development aligns with the scale and character of other residential developments along Highway 557. Also, this property is neighboring schools, parks, and places of business; elements cohesive to a walkable community expected within a *Community Center* node.

Staff Analysis

PROPERTY DESCRIPTION

The 9.84-acre subject parcel is currently vacant with ample tree cover. It is neighbored by other vacant properties, large lot residences, places of business, as well as Oakridge Elementary and Middle schools. The topography along the north of the parcel feeds a stream that leads into Mill Creek.

Table 1: Property Context			
PROXIMITY	CURRENT LAND USE	CURRENT ZONING	2035 LAND USE PLAN RECOMMENDATION
NORTH	Vacant	RUD, RSF-40, GC	Neighborhood Residential, Single Family Residential
SOUTH	Residential, Recreation	GC, PR	Neighborhood Residential, Conservation
EAST	Residential, Vacant	GC, RUD	Neighborhood Residential, Community Center
WEST	Residential, Civic	RUD, RSF-30	Neighborhood Residential

ZONING AND LAND USE HISTORY

- ◆ July 22, 1986: Subject parcel was originally zoned RUD.
- ◆ November 4, 2018: rezoned to GC.
- ◆ May 2, 2000: Recorded current deed of subject parcel TM# 563-021 (DB 3106, PG 103).
- ◆ January 8, 2009: Recorded current plat of subject parcel TM# 563-021 (PB D370, PG 8).

REZONING REQUEST

- ◆ *The applicant is requesting to rezone approximately 9.84 acres from GC to RMX-6.*
- ◆ *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.*
- ◆ *Proposed Zoning District: RMX-6. This district is designed to allow a diversity of housing types at moderate densities, on lots generally with a minimum area of 6,000 square feet, is applied to parcels where development or redevelopment into higher density residential uses will not adversely impact existing residential neighborhoods, and where compatibility and connectivity to existing or proposed commercial development can be achieved.*

Table 2: Zoning District Comparison		
	ZONING DISTRICT: GC	ZONING DISTRICT: RMX-6
MINIMUM LOT SIZE	None	6,000 SF
PERMITTED LAND USES	Large-scale retail sales and services	Residential, townhomes, apartments

Exhibit A - Existing Zoning Map

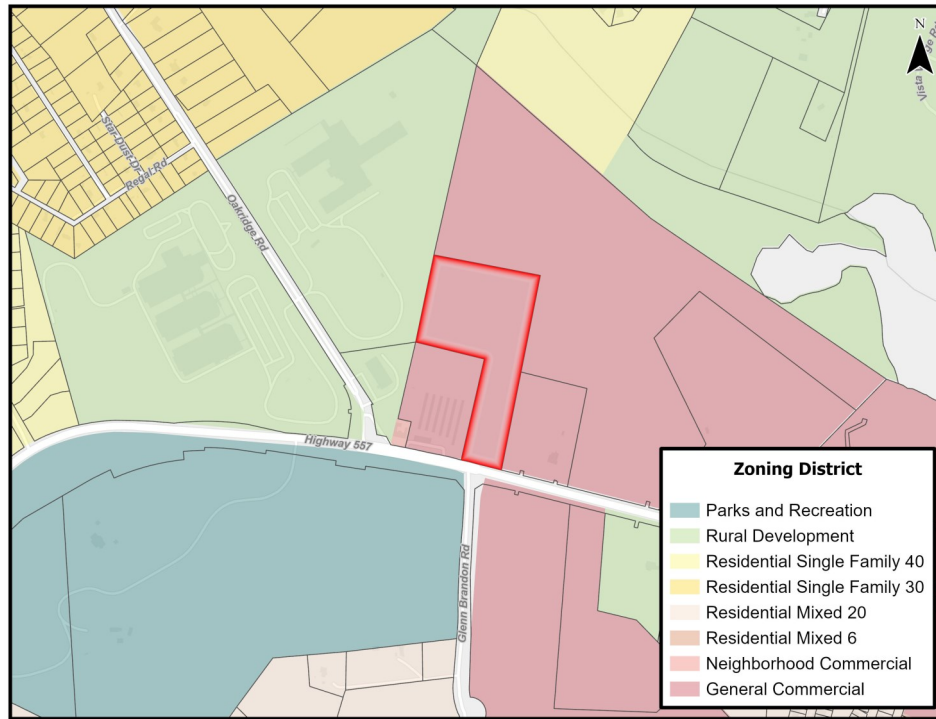
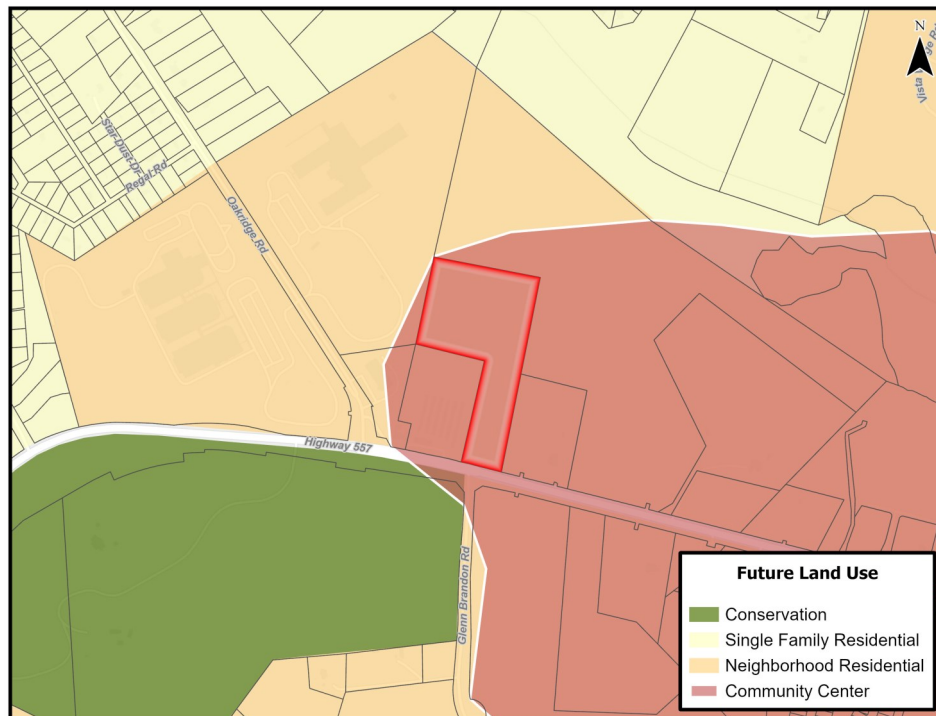


Exhibit B - 2035 Land Use Plan



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 located within a *Community Center* node in the York Forward 2035 Comprehensive Plan, which describes places where a broad array of commercial and service establishments attract patrons from around the region. Multi-story mixed-use buildings comprise residential and office space above street-level shops and restaurants in a walkable atmosphere. These centers are strategically located and accommodate all modes of transportation, including transit.

The subject parcel is also within an underlying *Neighborhood Residential* designation. This 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. 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 consistent with the Future Land Use Map and *York Forward 2035* Comprehensive Plan. This property is neighboring schools, parks, and places of business; elements cohesive to a walkable community expected within a *Community Center* node.

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 land uses. The property's proximity to Oakridge Elementary and Middle schools makes it ideal for residential development and provides an opportunity for walkable community.

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

The proposed development is compatible with surrounding and future land uses. There are several townhome and suburban developments similar in scale along Highway 557 leading into the Lake Wylie area.

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

Based on the *School Impact Fee Study* prepared by TischlerBise in 2019, the proposed 68-unit community complex will generate 7 elementary school students, 3 middle school students, and 5 high school students.

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

The property is located within the York County utility service area and intends to utilize public water and sewer.

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

The parcel to be rezoned has frontage on Highway 557, which is maintained by SCDOT as S-557. Highway 557 is designated as a minor arterial roadway with an average daily volume of 10,200 trips per day. Highway 557 is currently a paved, two-lane roadway with a posted speed limit of 45 mph. Pennies for Progress has future plans to widen Highway 557.

The applicant is proposing to construct a townhome community on this parcel. A traffic study will be completed during the civil construction review process to evaluate the development's impact on the transportation network.

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

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

NEXT STEPS

The rezoning request is anticipated to follow the process below:

- ◆ Public Hearing: April 7, 2025
- ◆ County Council (First Reading): April 7, 2025
- ◆ County Council (Second Reading): April 21, 2025
- ◆ County Council (Third Reading): May 5, 2025

PLANNING AND DEVELOPMENT STAFF CONTACT

Thomas Newlin

Long Range Planner

(803) 909-7233

Thomas.Newlin@yorkcountygov.com

Exhibit C - Aerial Map

Attachment: 25-07 PC Packet (9166 : 25-07)

Exhibit D - Aerial Map—Parcel

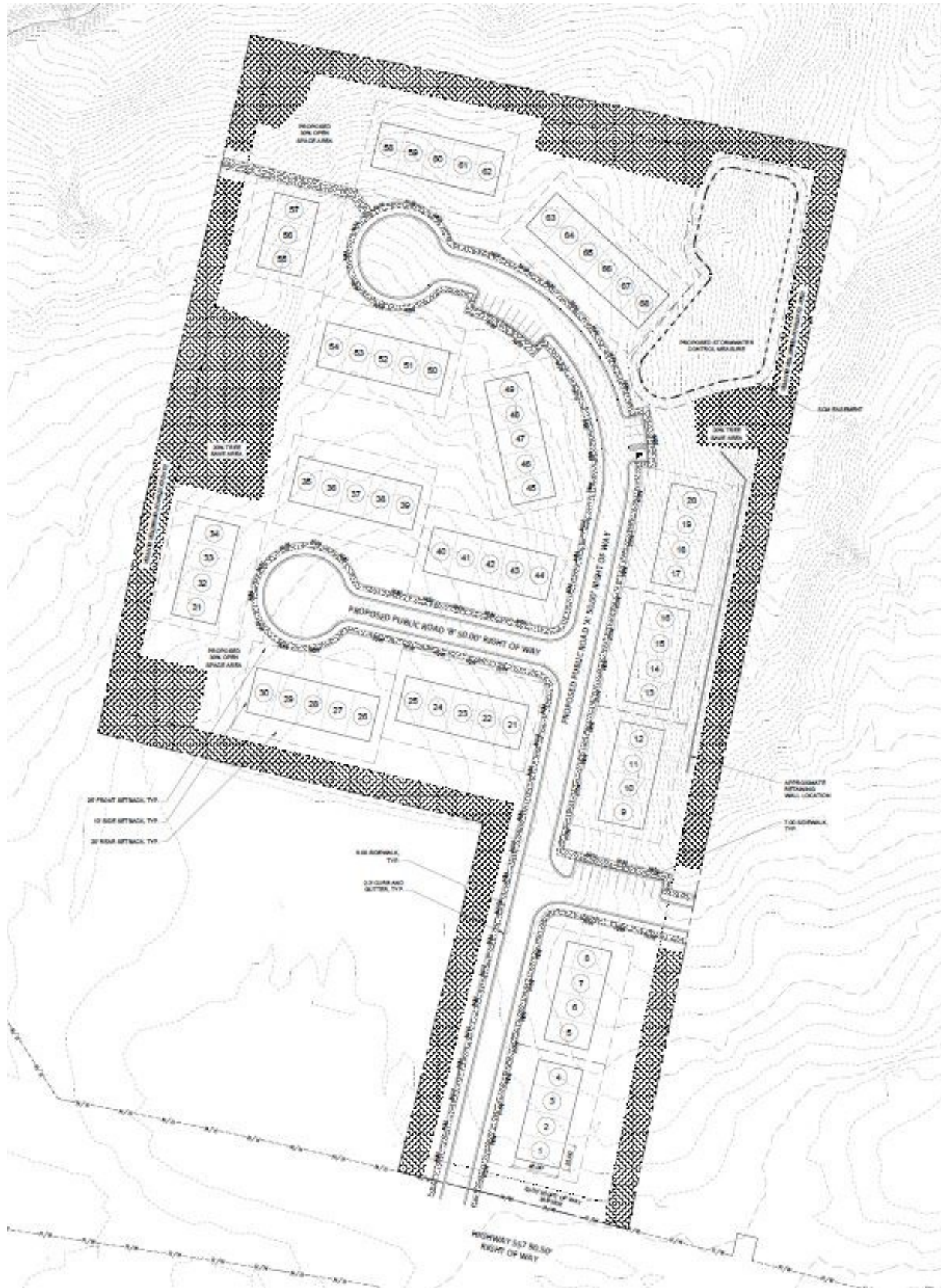
Attachment: 25-07 PC Packet (9166 : 25-07)

Exhibit E - Environmental Map



Attachment: 25-07 PC Packet (9166 : 25-07)

Exhibit F - Proposed Site Plan



Attachment: 25-07 PC Packet (9166 : 25-07)



YORK COUNTY REZONING APPLICATION

APPLICANT AND OWNER INFORMATION

APPLICANT NAME(S): Profile Homes - Charlotte Division
 ADDRESS: 601-B Eagleton Downs Dr, Pineville, NC, 28134
 PHONE: 980-505-8449 N/A N/A
 WORK HOME MOBILE
 EMAIL ADDRESS: jfrey@myprofilehome.com

PROPERTY OWNER NAME(S): Lake Wylie Enterprises Inc.
 ADDRESS: PO Box 230 Clover, SC, 29710
 PHONE: N/A N/A N/A
 WORK HOME MOBILE
 EMAIL ADDRESS: N/A

PROPERTY INFORMATION

PROPERTY ADDRESS: Highway 557, Clover, SC, 29710
 PROPERTY TAX MAP #(s): 5630000021
 LAND AREA (ACRES) TOTAL: 9.84 AREA TO BE REZONED: 9.84
 ZONING CURRENT: GC PROPOSED: RMX-6
 2035 LAND USE PLAN DESIGNATION: Community Center
 CURRENT USE OF PROPERTY: Vacant Land
 PROPOSED USE OF PROPERTY: Single Family Townhomes
 TOTAL AREA OF PROPOSED BUILDINGS (COMMERCIAL): N/A
 TOTAL # OF DWELLING UNITS (RESIDENTIAL): 68
 UTILITY PROVIDERS WATER: York Cty. SEWER: York Cty.
 SCHOOL DISTRICT: Clover COUNTY COUNCIL DISTRICT: 2

Attachment: 25-07 PC Packet (9166 : 25-07)

SUPPLEMENTAL QUESTIONS

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

We are requesting approval for a zoning change from the General Commercial (GC) District to the ~~Residential Mixed-Use (RMX-6) District~~ in order to facilitate the development of a townhome community on the subject property. The goal of this rezoning request is to better align the property's zoning with its intended use, contribute to the area's growth by introducing quality residential development, and enhance the overall character of the neighborhood.

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.

Adriana Briceno

Digitally signed by Adriana Briceno
DN: C=US, E=abriceno@v3co.com, CN=Adriana Briceno
Date: 2025.02.03 13:10:06-05'00'

02/03/2025

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.

LARRO WYLLIE ENTERPRISES, INC. By **Ronald W. Wallace Pres.**

PROPERTY OWNER(S)

2/3/25

DATE

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

John Frey

Digitally signed by John Frey
Date: 2025.02.03 14:31:21 -05'00'

02/03/2025

APPLICANT(S)

DATE

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

REZONING APPLICATION CHECKLIST

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

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

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

OFFICE USE ONLY

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

DATE RECEIVED: _____ RECEIPT #: _____

APPLICATION RECEIVED BY: _____

APPLICATION REVIEWED BY: _____

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

**PLANNING COMMISSION
REZONING 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
24-56	6920000032	Ingram	5	2.35	Wisteria Lane	UD	RSF-30	Neighborhood Res	9-Dec Approve	6-Jan	6-Jan Approve	21-Jan Approve	3-Feb Approve
24-57	2570000008	Brown	3	7.00	Willis Farm Road	AGC	RUD	Agriculture	9-Dec Deny	6-Jan	6-Jan Approve	21-Jan Approve	Holding
24-58	5290000061	Respass	4	5.20	Odgen Road	AGC	RUD	Rural Residential	9-Dec Approve	6-Jan	6-Jan Approve	21-Jan Approve	3-Mar
24-59	5610000022	Flowers	2	1.47	Charlotte Hwy	RMX-20	ID	Neighborhood Res	9-Dec Deny	6-Jan	6-Jan Approve	21-Jan Approve	17-Feb Approve
24-60	5070000041	Egner	5	1.67	McConnells Hwy	GC	RI	Single Family Res/ Rural Center	9-Dec Approve	6-Jan	6-Jan Approve	21-Jan Approve	3-Feb Approve
24-61	7130000143 7130000216	Diblosi	7	0.71	Ritch/Old Nation	RSF-40	RMX-10	Municipal infill	9-Dec Deny	6-Jan	6-Jan deferred		
24-62	See staff report; 48 parcels	York County Council	3		Sandifer Road	AGC/RUD/ RSF-40	AGC-I/ RUD-I	Agriculture	9-Dec Approve	6-Jan	6-Jan Approve	21-Jan Approve	3-Feb Approve
24-63	3730000027 3730000167	McCall	2	6.73	Dulin Road	RMX-20 UD	RUD	Rural Residential	13-Jan Approve	3-Feb	3-Feb Approve	17-Feb Approve	4-Mar
24-64	5460000027 5460000209	Brown	6	12	Mt Gallant Road	RMX-20	RUD	Single Family Residential	13-Jan Approve	3-Feb	3-Feb Approve	17-Feb Approve	4-Mar
24-65	3630000114	Hall	2	1.54	Ervin Street	UD	RSF-30	Single Family Residential	13-Jan Approve	3-Feb	3-Feb Approve	17-Feb Approve	4-Mar
24-66	7160000066	Ognibene	1	16.77	Wilson Business Parkway	LI	ID	I-77 Corridor Employment	13-Jan Approve	3-Feb	3-Feb Approve	17-Feb Defer	Holding
24-67	7210000015	Pappas/GTA Properties LLC	7	4.86	Highway 21	UD	GC	I-77 Corridor Employment	13-Jan Approve	3-Feb	3-Feb Approve	17-Feb Approve	4-Mar
24-68	7260000041	Ward	7	1.26	Pikeview Road	UD	RMX-20	Neighborhood Residential	13-Jan Approve	3-Feb	3-Feb Approve	17-Feb Approve	4-Mar
25-01	7180000008 7180000062 7180000073	Oz Custom Built Homes LLC	1	7.45	Lurecliff Place	RSF-40	RMX-10	Single Family Residential	10-Feb Deny	3-Mar	3-Mar	17-Mar	7-Apr
25-02	7380000042	JCI Homes LLC	7	1.10	Dobys Bridge Road	RMX-10	OI	Neighborhood Residential	10-Feb Approve	3-Mar	3-Mar	17-Mar	7-Apr
25-03	See staff report; 6 parcels	York County Council	6		Various	RMX-20 OI	RMX-6	Single Family Res Neigh Res	10-Feb Approve	3-Mar	3-Mar	17-Mar	7-Apr
25-04	5350000153	McClellan	4	2.13	McConnells Hwy	NC	RSF-30	Single Family Res Rural Center	10-Mar	7-Apr	7-Apr	21-Apr	5-May
25-05	7390000155 7410000080	Moreno/Wyland	7	0.185	Holbrook Road	RSF-40/ RUD	RUD/ RSF-40	Neighborhood Residential	10-Mar	7-Apr	7-Apr	21-Apr	5-May
25-06	6500000676	Irick	1	3.73	Lake Vista Blvd	GC	RMX-6	Single Family Res Community Center	10-Mar	7-Apr	7-Apr	21-Apr	5-May
25-07	5630000021	Profile Homes	2	9.84	Highway 557	GC	RMX-6	Neighborhood Res Community Center	10-Mar	7-Apr	7-Apr	21-Apr	5-May

Shaded fields indicate that the action has been completed at time of publication (February 28, 2025). If the County Council vote is to deny the rezoning request, that is the final action.