



**York County
Planning Commission
Agenda
August 11, 2025**



Regular Meeting

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

6:00 PM

Call to Order

Approval of Agenda

Approval of Minutes

1. July 14, 2025 Minutes

Public Hearing

1. Waiver 25-06 - Lindsey Egner, on behalf of Buffalo II Investments, LLC (Applicant) is requesting a Land Development Waiver from parking lot paving requirements on a parcel zoned Rural Industrial (RI). The subject property is located at 3705 McConnells Hwy in Rock Hill, SC and is identified as tax map number 507-00-00-041. Council District 5 - Cox.

New Business

1. TischlerBise, Inc. to provide a status report to the Planning Commission on the update to the Clover School District public education facilities CIP and related study to continue the collection of new development impact fees.
2. Preliminary Plat - Riley Cove: Weeks Development Group (Todd Doupona) is requesting preliminary plat approval for 27 single-family lots. The subject property is zoned Rural Development-I (RUD-I) and is identified as tax map number 565-00-00-014. Council District 2 - Litten.
3. Rezoning 25-19: Pyotr (Applicant/Owner); requesting to rezone a 2.8-acre parcel from RUD to LI. The subject parcel is located on Saluda Road, Rock Hill. The property is referenced as tax map number 605-00-00-021; Council District 5 - Cox.
4. Rezoning 25-33: Kyle Christopher (Applicant) Carolina Capital Property, LLC (Owner); requesting to rezone a 5.88-acre parcel from UD to RSF-30. The subject parcel is located at 124 Benson Road, Rock Hill. The property is referenced as tax map number 694-00-00-177; Council District 5 - Cox.
5. Rezoning 25-34: Phelan-Bennett Development (Applicant) Lakemont Property Investors, LLC (Owner); requesting to rezone a 0.07-acre parcel from UD to LI. The subject parcel is located at 3643 Foothills Way, Fort Mill. The property is referenced as tax map number 723-00-00-044;

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Council District 1 - Audette.

6. Rezoning 25-35: Tim Helline (Applicant) Mickline LLC, Equity Trust Co, Time Helline, Charles Sipe (Owners); requesting to rezone 6 parcels that total 5.4 acres from RMX-10 to GC. The subject parcels are located along Hands Mill Highway at the intersection of Concord Road, York. The properties are referenced as tax map numbers 553-00-00-017; -018, -030; -021; -023; -024; -030; Council District 2 - Litten.
7. Rezoning 25-36: York County Council has initiated the rezoning of 14 parcels within the existing residential neighborhood Garretts Landing and the adjacent undeveloped area from RSF-40 to RMX-20; District 2 - Litten.

Other Business

1. Rezoning Tracking Sheet

Executive Session

Matters for consideration following Executive Session

Adjourn

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