



**York County
Planning Commission
Agenda
October 13, 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. September 8, 2025 Minutes

New Business

1. Preliminary Plat - Maybree Meadows: Saluda Highway Estates, LLC is requesting a revision to a previously approved preliminary plat. The subject property is zoned Rural Development I (RUD-I) and is identified as tax map numbers 518-00-00-017, -123, -124, -125, & -142. Council District 5 - Cox.
2. Planning Commission to review and provide a recommendation to amend Chapter 155:Zoning Code, Table 155.935.8: *Wall Sign Standards*, to allow more than one wall sign on a building, to increase the maximum wall sign area, and to add a new maximum allowed area for buildings greater than 100,000 sf.
3. Planning Commission to review and provide a recommendation to amend Chapter 155:Zoning Code, Table 155.58-1: *Minimum Setbacks and Maximum Height in Base Districts* and Table 155.1272-1: *Exceptions to Maximum Building and Structure Height*, to allow for an increased building height, with additional setback requirements, and to provide a new exemption from maximum structure height calculation.
4. Master Sign Plan - L. Karen Partee is requesting approval of a Master Sign Plan for the Westlake Market development. The subject property is zoned General Commercial (GC) and located at the northwest corner of the Highway 55/Highway 274 intersection. Council District 2 - Litten.
5. Rezoning 25-26: Jay Cleveland Wilson (Applicant/Owner); requesting to rezone a 2.87-acre parcel from AGC to RUD. The subject parcel is located at 1723 Beamguard Road, Clover. The property is referenced as tax map number 262-00-00-024; Council District 3 - Adkins.
6. Rezoning 25-38: Sunbelt Development Properties LLC (Applicant/Owner); requesting to rezone six parcels that total 1.74-acres from RSF-30 to NC. The subject parcels are located at the intersection of S. Sutton Road and Grady Hope Road, Fort Mill. The properties are referenced as tax map numbers 658-00-00-035 through -040; Council District 1 - Audette.

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7. Rezoning 25-39: Matthew Coan McAlpine (Applicant) Matthew Coan McAlpine and Benjamin Woolverton Brewster (Owners); requesting to rezone a 9.99-acre parcel from UD to GC. The subject parcel is located at 2203 Deerfield Drive, Fort Mill. The property is referenced as tax map number 716-00-00-054; Council District 7 - Cloninger.
8. Rezoning 25-17: Rise Partners LLC, Prestige Land and Site Works LLC, and Ivester Group (Applicants) Prestige Land and Site Works LLC, Ivester Group, and Ark Homes (Owners); requesting to rezone approximately 97-acres across 11 parcels from RUD and PD to PD and from PD to GC. The subject parcels are located on the south side of York Road, just west of the intersection of Hands Mill Hwy/Adnah Church Road, Rock Hill. The properties are referenced as tax map numbers 498-00-00-002,- 003, -004, -005, -009, -011, -012, -037, -060, -074, -075; Council District 3 - Adkins.

Other Business

1. Discussion - Grand Trees: The Chair has granted the request for a discussion from a Planning Commission member to consider directing planning staff to review and prepare potential revisions to the Grand Tree Ordinance.
2. Rezoning Tracking Sheet

Executive Session

Matters for consideration following Executive Session

Adjourn

Public Hearing

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