



**York County
Planning Commission
Agenda
November 10, 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. October 13, 2025 Minutes

New Business

1. Planning Commission to consider and provide a recommendation for an amendment to Chapter 155 *Zoning Code* to change hotels from permitted to conditional uses, to establish certain use conditions, and to establish enforcement of such conditions.
2. 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.
3. Planning Commission to receive information requested from staff on suggestions to better protect grand trees during ongoing construction.
4. Rezoning 25-40: Christopher Mills (Applicant) William and Karen Mills (Owners); requesting to rezone a 2.81-acre parcel from RMX-10 to RUD. The subject parcel is located at 991 Pole Branch Road, Clover. The property is referenced as tax map number 571-00-00-006; Council District 2 - Litten.
5. Rezoning 25-41: ARIC Lake Wylie LLC (Applicant/Owner); requesting to rezone a 6,400-SF parcel from PD to GC. The subject parcel is located at 5356 Highway 55, Clover. The property is referenced as tax map number 484-00-00-003; Council District 2 - Litten.
6. Rezoning 25-42: Justin and Ashley Messer (Applicants) John McCarter (Owner); requesting to rezone a 4.43-acre parcel from AGC to RUD. The subject parcel is located at 1285 Whitewolf Road, Blacksburg. The property is referenced as tax map number 164-00-00-009; Council District 3 - Adkins.
7. Rezoning 25-43: Forsberg LLC (Applicant) Daniel Smith (Owner); requesting to rezone three parcels that total 26.57-acres from UD to ID. The subject parcels are located on Lesslie Highway, Rock Hill. The properties are referenced as tax map numbers 673-00-00-119, -120, -155; Council

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District 5 - Cox.

8. Rezoning 25-44: Forsberg LLC (Applicant) Linkwood Properties LLC (Owner); requesting to rezone a 1.66-acre parcel from UD to ID. The subject parcel is located at 583 Linkwood Road, Rock Hill. The property is referenced as tax map number 666-01-03-009; Council District 5 - Cox.
9. Rezoning 25-45: Jonathan Kidd (Applicant) Robert C and Georgia B Kidd (Owners); requesting to rezone a 1.90-acre parcel from RSF-40 to RSF-30. The subject parcel is located at 1976 New Gray Rock Road, Fort Mill. The property is referenced as tax map number 656-00-00-022; Council District 1 - Audette.
10. Rezoning 25-47: Eric and Kristin Hunsberger (Applicants/Owners); requesting to rezone a 14,000-SF parcel from UD to RMX-10. The subject parcel is located at 228 Ridge Reserve Drive, Clover. The property is referenced as tax map number 576-00-00-162; Council District 2 - Litten.
11. Rezoning 25-48: Trey Eakin (Applicant) Springland Inc, New Horizon Electric Cooperative Inc(Owners); requesting to rezone a 0.40-acre portion of two parcels from RUD to GC. The subject parcels are located on Highway 160 West, Fort Mill. The properties are referenced as tax map numbers 652-00-00-006, -022; Council District 1 - Audette.

Other Business

1. Rezoning Tracking Sheet

Executive Session

Matters for consideration following Executive Session

Adjourn

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