



**York County
Planning Commission
Agenda
December 8, 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. November 10, 2025 Minutes

Public Hearing

1. Waiver W25-04: Clint & Deborah Parker (Applicant) is requesting a Land Development Waiver to remove the internal access road requirement for a major subdivision on property zoned Rural Development (RUD). The subject property is located at 2731 Meadow Road in the Clover Community and is identified as tax map number 357-00-00-056. Council District 3 - Adkins.
2. Waiver W25-10: Jonathan Street (Applicant), on behalf of HOF, LLC (Owner), is requesting a Land Development Waiver from the required driveway separation of 325-feet on a road with a posted speed limit of 45 mph. The subject property is located at 3474 Highway 21 in the Fort Mill Community and is identified as tax map number 721-00-00-055. Council District 7 - Cloninger.

New Business

1. Preliminary Plat: Deborah Parker (Parker Family Estate) is requesting preliminary plat approval to further subdivide (3 additional single-family lots) a parent parcel that was previously subdivided. The subject property is zoned Rural Residential (RUD) and is identified as tax map number 357-00-00-056. Council District 3 - Adkins.
2. Preliminary Plat: JCM Corporation of York County is requesting preliminary plat approval for a revision to the previously approved Hopes Corner Subdivision. The subject property is zoned Rural Development (RUD) and is identified as tax map numbers 444-00-00-136, -137, -144, and -145. Council District 3 - Adkins.
3. Planning Commission to review and provide a recommendation to amend Chapter 154: Land Development Code, Section 154.202 *Tree Protection During Construction* to increase the tree protection radius for Grand Trees.
4. Master Sign Plan: Rise Partners, LLC is requesting approval of a Master Sign Plan for the Newport Commons development. The subject property is zoned Planned Development (PD) and is

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located at the southwestern corner of the Highway 161/Highway 274/Adnah Church Rd intersection. Council District 3 - Adkins.

5. Rezoning 25-49: Latif Taheri-Azar (Applicant/Owner); requesting to rezone two parcels that total 0.19-acres from UD to RMX-6. The subject parcels are located on Ridley Street, Rock Hill. The properties are referenced as tax map numbers 670-00-00-059, -060; Council District 4 - Roddey.
6. Rezoning 25-51: Old York Road LLC (Applicant/Owner); requesting to rezone two parcels that total 2.55-acres from RSF-40 and NC to GC. The subject parcels are located on Alexander Love Highway, York. The properties are referenced as tax map numbers 395-00-00-010, -011; Council District 3 - Adkins.
7. Rezoning 25-52: Chris Goodwin (Applicant); Haven Home Investments LLC (Owner); requesting to rezone a 20.18-acre parcel from RMX-10 to RUD. The subject parcel is located on Haire Road, Fort Mill. The property is referenced as tax map number 738-00-00-046; Council District 7 - Cloninger.
8. Rezoning 25-53: JD Renovations LLC (Applicant/Owner); requesting to rezone a 5.89-acre parcel from AGC to RUD. The subject parcel is located on Mobley Store Road, Rock Hill. The property is referenced as tax map number 514-00-00-077; Council District 5 - Cox.

Other Business

1. Planning Commission to approve the 2026 Planning Commission meeting dates calendar.
2. Rezoning Tracking Sheet

Executive Session

Matters for consideration following Executive Session

Adjourn

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