



**York County
Planning Commission
Agenda
January 12, 2026**



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. December 8, 2025 Minutes

New Business

1. Planning Commission to Elect Chairperson for 2026
2. Planning Commission to Elect Vice Chairperson for 2026
3. Rezoning 25-54: Vanesse Hangen Brustlin (Applicant) PGM Properties LLC (Owner); requesting to rezone three parcels that total 6.89-acres from UD and RMX-10 to GC. The subject parcels are located on RPC Road, Fort Mill. The properties are referenced as tax map numbers 655-00-00-025; -027; -058; Council District 1 - Audette.
4. Rezoning 25-56: Alyssa Hudspeth (Applicant) Phillip Long (Owner); requesting to rezone a 1.86-acre parcel from RSF-40 to RSF-30. The subject parcel is located on Springpoint Road, Rock Hill. The property is referenced as tax map number 547-00-00-261; Council District 6 - Huckabee.

Other Business

1. Rezoning Tracking Sheet

Executive Session

Matters for consideration following Executive Session

Adjourn

"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
December 8, 2025**



Regular Meeting

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

6:00 PM

Call to Order

The meeting was called to order at 6.p.m by Kate Kraxberger.

Present: Kate Kraxberger, Aubrie Parham, Tom Bach, John Segura, Derrick Williams, Mike Duralia, James Wallace.

Approval of Agenda

The agenda was requested to be amended.

Kate Kraxberger motioned to move Public Hearing #2 down to New Business when the applicant arrives, And a second by Derrick Williams.

Approval of Minutes

The minutes were unanimously approved with a motion by Tom Bach and a second by Derrick Williams.

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.

Rick Abboud presented the request. Kate Kraxberger asked if anyone was there and wanted to speak at this public hearing. The applicant, Debra Parker, spoke about the need for the modifications.

There were no other people to speak at this public hearing. John Segura motioned to close the public hearing. Aubrie Parham seconded the motion, which passed unanimously.

Mike Duralia motioned to approve the recommendation by staff. John Segura seconded the motion, which passed unanimously.

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.

Rick Abboud presented the request for the waiver 25-10. Kate Kraxberger asked if anyone was there and wanted to speak at this public hearing. Mark Stricklin, Civil Engineer, spoke about the need for the land development waiver. There were no other people to speak at this public hearing. Mike Duralia motioned to close the public hearing. Tom Segura seconded the motion, which passed unanimously.

Tom Bach motioned to approve the recommendation by staff. Derrick Williams seconded the motion, which passed unanimously.

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.

Rick Abboud presented the preliminary plat request. Tom Bach motioned to approve and Kate Kraxberger seconded. The motion passed unanimously.

MOVANT:	Tom Bach
SECOND:	Kate Kraxberger
AYES:	Kate Kraxberger, Aubrie Parham, Tom Bach, John Segura, James Wallace, Mike Duralia, Derrick Williams
NAYS:	None

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.

Rick Abboud presented the preliminary plat request. Mike Duralia motioned to approve and Tom Segura seconded. The motion passed unanimously.

MOVANT:	Mike Duralia
SECOND:	Tom Segura
AYES:	Kate Kraxberger, Aubrie Parham, Tom Bach, John Segura, James Wallace, Mike Duralia, Derrick Williams
NAYS:	None

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.

Peter Kisicki presented the tree protection during the construction ordinance amendment. Tom

Segura motioned to approve. Mike Duralia seconded the motion, which passed unanimously.

MOVANT:	Tom Segura
SECOND:	Mike Duralia
AYES:	Kate Kraxberger, Aubrie Parham, Tom Bach, John Segura, James Wallace, Mike Duralia, Derrick Williams
NAYS:	None

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

Jeff Kirchner presented the Master Sign Plan request. Mark Kozevski RA AIA spoke about the need for the master sign plan.

Mike Duralia motioned to approve. John Segura seconded the motion, which passed unanimously.

MOVANT:	Mike Duralia
SECOND:	John Segura
AYES:	Kate Kraxberger, Aubrie Parham, Tom Bach, John Segura, James Wallace, Mike Duralia, Derrick Williams
NAYS:	None

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.

Thomas Newlin presented the request. Kate Kraxberger motioned to approve. Mike Duralia seconded the motion, which passed unanimously.

MOVANT:	Kate Kraxberge
SECOND:	Mike Duralia
AYES:	Kate Kraxberger, Aubrie Parham, Tom Bach, John Segura, James Wallace, Mike Duralia, Derrick Williams
NAYS:	None

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.

Thomas Newlin presented the request. Aubrie Parham motioned to approve. Tom Bach seconded the motion, which passed unanimously.

MOVANT:	Aubrie Parham
----------------	---------------

SECOND:	Tom Bach
AYES:	Kate Kraxberger, Aubrie Parham, Tom Bach, John Segura, James Wallace, Mike Duralia, Derrick Williams
NAYS:	None

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.

Thomas Newlin presented the request, Tom Bach motioned to approve. Kate Kraxberger seconded the motion, which passed unanimously.

MOVANT:	Tom Bach
SECOND:	Kate Kraxberger
AYES:	Kate Kraxberger, Aubrie Parham, Tom Bach, John Segura, James Wallace, Mike Duralia, Derrick Williams
NAYS:	None

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.

Thomas Newlin presented the request, Mike Duralia motioned to approve. James Wallace seconded the motion, which passed unanimously.

MOVANT:	Mike Duralia
SECOND:	James Wallace
AYES:	Kate Kraxberger, Aubrie Parham, Tom Bach, John Segura, James Wallace, Mike Duralia, Derrick Williams
NAYS:	None

Other Business

1. Planning Commission to approve the 2026 Planning Commission meeting dates calendar.

The Planning Commission's calendar dates were unanimously approved on a motion by Mike Duralia and a second by James Wallace.

2. Rezoning Tracking Sheet

Executive Session

Matters for consideration following Executive Session

Adjourn

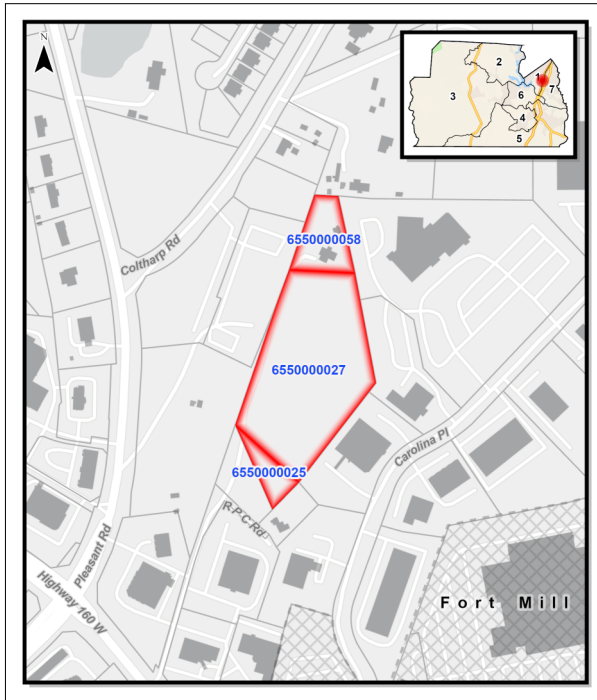
The meeting adjourned at 7:28 p.m. with a motion by Tom Bach and a second by Mike Duralia.

Draft



Planning Commission January 12, 2026

Case: 25-54
Staff Report



REQUEST SUMMARY

Applicant: Vanasse Hangen Brustlin
Property Owner: PGM Properties, LLC
Tax Map Number: 655-00-00-025, 655-00-00-027, 655-00-00-058
Address: RPC Rd, Fort Mill
Council District: 1—Audette
Area: 6.89 Acres
Current Zoning District: UD and RMX-10
Requested Zoning District: GC
Future Land Use Designation: I-77 Corridor Employment
Staff Recommendation: Approve

PROJECT DESCRIPTION

The applicant is requesting to rezone three parcels that total 6.89-acres from *Urban Development* (UD) and *Residential Mixed 10* (RMX-10) to *General Commercial* (GC) to build a self-storage facility.

CONSISTENCY WITH THE COMPREHENSIVE PLAN

The subject parcel is designated with the *I-77 Corridor Employment* future land use in the *York Forward 2035* Comprehensive Plan. This designation describes places often located with easy interstate access, that serve as the economic generators of York County. Employers in targeted business sectors, such as innovative manufacturing benefit from a campus environment with attractive green space. The most competitive campuses integrate retail, restaurants, services, and/or residences in a mixed-use setting.

The rezoning request is not consistent with York County's *York Forward 2035* Future Land Use Map and Comprehensive Plan. The intended business operation produces less employment opportunities than expected within the *I-77 Corridor Employment* designation. However, the general vicinity already contains a significant presence of parcels that are either zoned GC, or have general commercial uses. Additionally, some of these neighboring GC parcels offset this property from directly accessing the major roadways. Therefore, given the limited access and visibility of this location and the existing development pattern of the area, a self-storage facility is an appropriate use at this location.

Staff Analysis

PROPERTY DESCRIPTION

The request is to rezone three adjoining parcels that total 6.89 acres. The southernmost parcel (TM#655-025) is 20,500 SF of undeveloped space with access on RCP Road. The central 5.4-acre parcel (TM#655-027) has a manufactured home on the property, but is otherwise vacant. The northernmost parcel (TM#655-058) is an acre in size, and similarly was once used for a residence, that has since been vacated. The general area is commercial in character, with these parcels in a vacant pocket behind the businesses that line the major intersection at Highway 160 and Pleasant Road.

Table 1: Property Context

PROXIMITY	CURRENT LAND USE	CURRENT ZONING	2035 LAND USE PLAN RECOMMENDATION
NORTH	Residential	RMX-6 / RMX-10	Neighborhood Residential
SOUTH	Commercial	GC / UD	I-77 Corridor Employment
EAST	Commercial	UD	I-77 Corridor Employment
WEST	Commercial	GC	I-77 Corridor Employment

ZONING AND LAND USE HISTORY

- ◆ July 22, 1986: Subject parcels were originally zoned UD and RMX-10.
- ◆ December 29, 2017: Recorded current plat of subject parcels (PB 156, PG 348).
- ◆ January 2, 2018: Recorded current deeds of subject parcels (RB 16766, PG 378, 381, 384)

REZONING REQUEST

The applicant is requesting to rezone approximately 6.89 acres from RMX-10 and UD to GC.

- ◆ *Current Zoning District: RMX-10: Designed to allow a diversity of housing types at variable, moderate densities based on residential land use, on lots generally with a minimum area of 10,000 square feet, is applied principally to undeveloped parcels where housing type and density flexibility will complement existing residential neighborhoods, and where public water and sewer is readily available.*
- ◆ *Current Zoning District: UD: Was designed to permit maximum flexibility in response to existing conditions and characteristics at the adoption of zoning, with the goal of minimizing land use conflicts. However, over the years, this flexibility has resulted in the opposite, creating a lack of compatibility of new development with the existing local character.*
- ◆ *Proposed Zoning District: GC: 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 NC and OI Districts, and accommodates a wide range of business and commercial uses.*

Table 2: Zoning District Comparison

ZONING DISTRICT	RMX-10	UD	GC
MINIMUM LOT SIZE	10,000 SF	None	None
PERMITTED LAND USES	Dwellings; Duplex, Tri-plex, Quadplex	Retail, Services, Manufacturing	Large-scale retail

Exhibit A - Existing Zoning Map

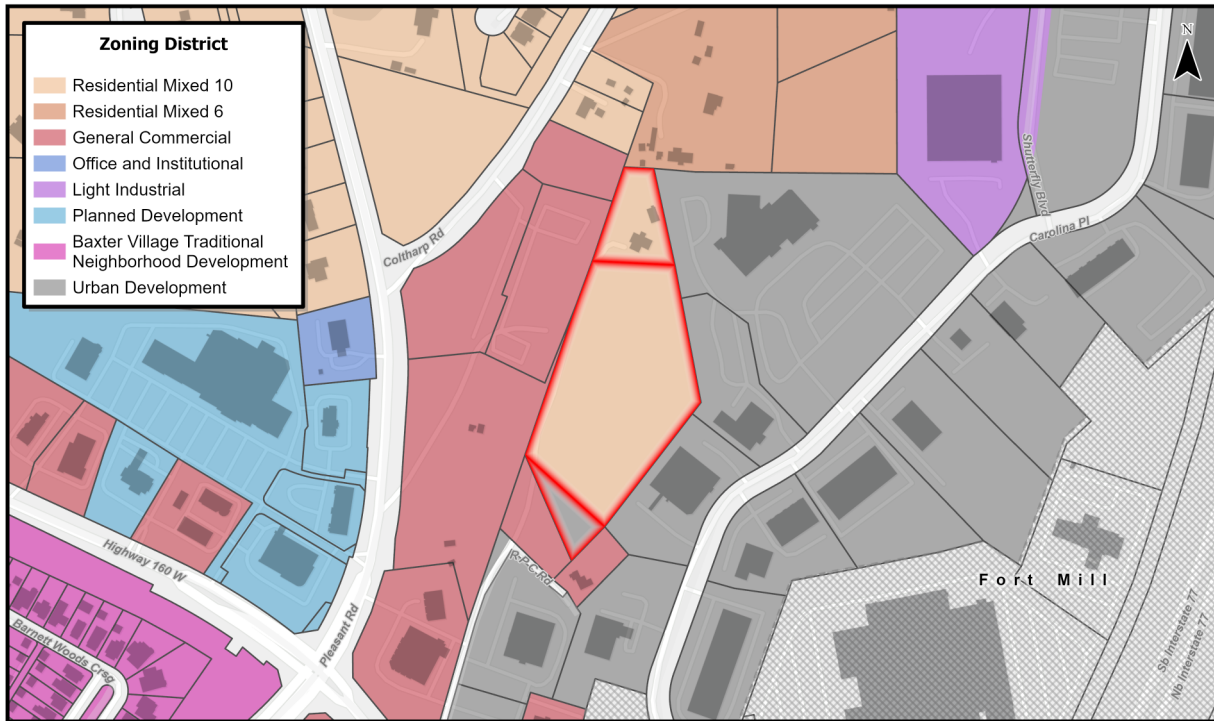
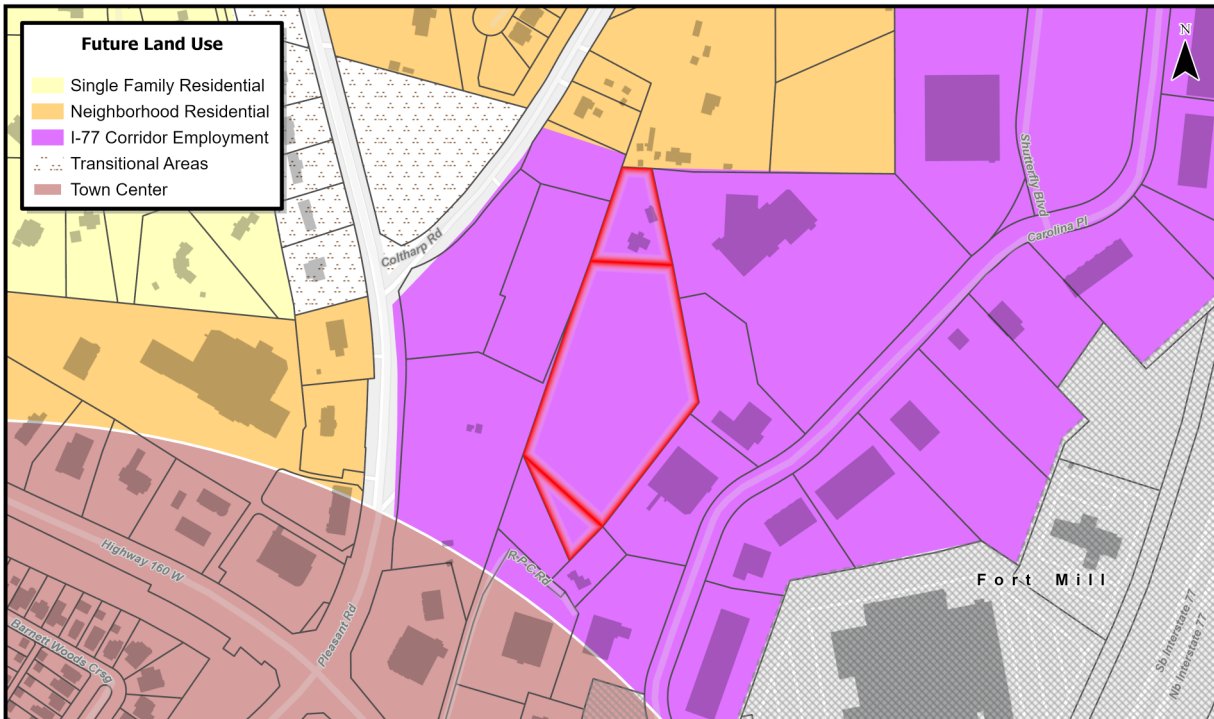


Exhibit B - 2035 Land Use Plan



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 *I-77 Corridor Employment* future land use in the *York Forward 2035* Comprehensive Plan. This designation describes places often located with easy interstate access, that serve as the economic generators of York County. Employers in targeted business sectors, such as innovative manufacturing benefit from a campus environment with attractive green space. The most competitive campuses integrate retail, restaurants, services, and/or residences in a mixed-use setting.

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

The rezoning request is not consistent with York County's *York Forward 2035* Future Land Use Map and Comprehensive Plan. The intended business operation produces less employment opportunities than expected within the *I-77 Corridor Employment* designation. However, the general vicinity already contains a significant presence of parcels that are either zoned GC, or have general commercial uses. Additionally, some of these neighboring GC parcels offset this property from directly accessing the major roadways. Therefore, given the limited access and visibility of this location and the existing development pattern of the area, a self-storage facility is an appropriate use at this location.

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 subject parcels abut other commercial properties. The intended business operation as a self-storage facility is typically a low-traffic, low-nuisance use, that doesn't uniquely benefit from a storefront on a major roadway.

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 will be compatible with that of the surrounding current and future land uses. There are several other large commercial structures in the general vicinity.

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, the proposed rezoning will have 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 York County Water services district and will use public services.

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 RPC Road, which is maintained by York County.

RPC Road is designated as a local roadway, and there is no count data available. RPC Road has a single ingress lane and two egress lanes towards the intersection of Highway 160 before tapering down to a single lane. There is no posted speed limit on RPC Road.

The I-77 exit 85 interchange and Highway 160 widening project will modify the intersection of RPC Road and Highway 160. A concrete median will be placed along Highway 160 and a concrete porkchop at the egress of RPC Road will restrict vehicular movements to right-in-right-out only. The project will also remove a curb cut on parcel 6550101001.

The applicant is proposing a self-storage facility on the parcels. The proposed development is expected to have a minimum 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: | February 2, 2026 |
| ♦ County Council (First Reading): | February 2, 2026 |
| ♦ County Council (Second Reading): | February 16, 2026 |
| ♦ County Council (Third Reading): | March 2, 2026 |

PLANNING AND DEVELOPMENT STAFF CONTACT

Thomas Newlin

Long Range Planner

(803) 909-7233

Thomas.Newlin@yorkcountysc.gov

Exhibit C - Aerial Map



Exhibit D - Aerial Map—Parcel



Exhibit E - Environmental Map

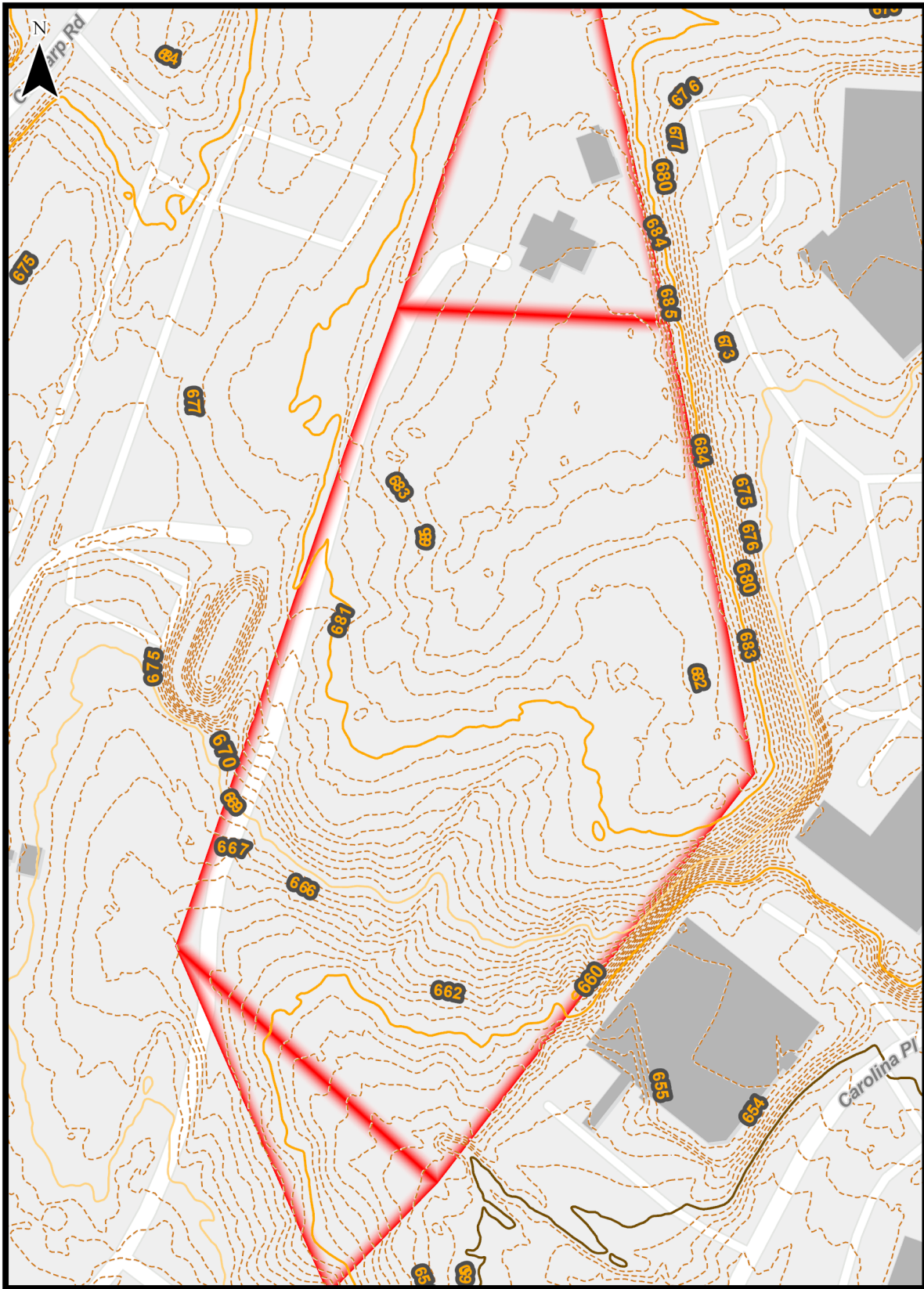
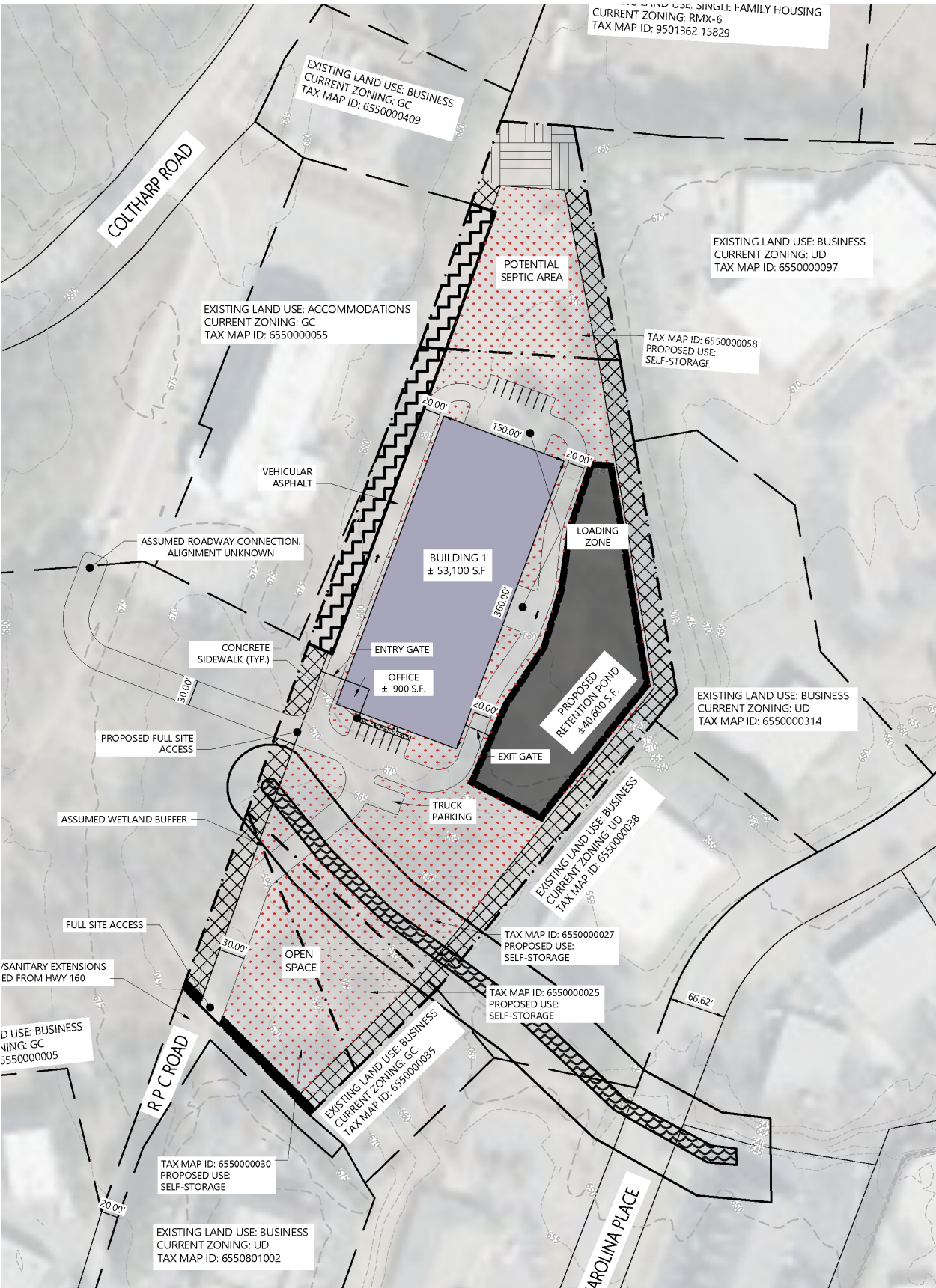


Exhibit F - Site Plan



SUPPLEMENTAL QUESTIONS

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

Rezoning is required to accommodate for a self-storage facility.

2. Are there existing structures on the site?

Yes ☐

No ☒

If yes, please describe: N/A

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.

Peter Doster

APPLICANT(S)

11-25-25

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.

[Signature]

PROPERTY OWNER(S)

11/17/25

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.

Peter Doster

APPLICANT(S)

11-25-25

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: _____

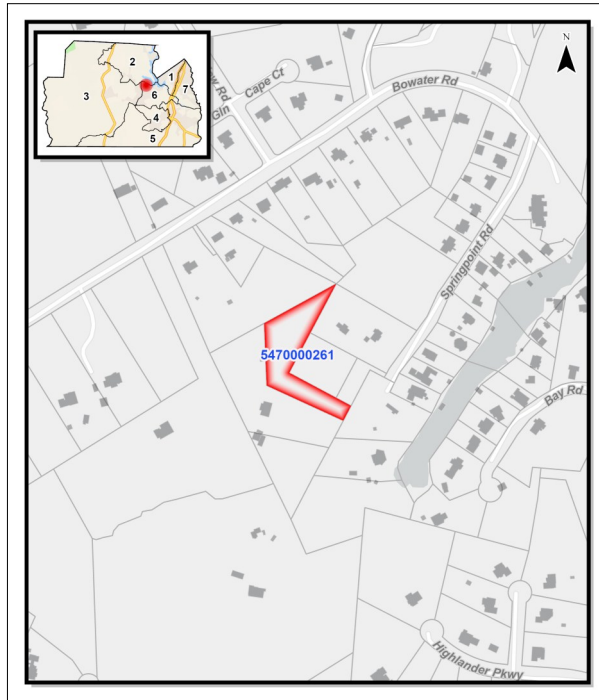
APPLICATION REVIEWED BY: _____

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 January 12, 2026

Case: 25-56
Staff Report



REQUEST SUMMARY

Applicant: Alyssa Hudspeth
Property Owner: Phillip Long Jr.
Tax Map Number: 547-00-00-261
Address: 1483 Springpoint Rd, Rock Hill
Council District: 6—Huckabee
Area: 1.86 Acres
Current Zoning District: RSF-40
Requested Zoning District: RSF-30
Future Land Use Designation:
Single Family Residential
Staff Recommendation: Approve

PROJECT DESCRIPTION

The applicant is requesting to rezone a 1.86-acre parcel from *Residential Single Family 40* (RSF-40) to *Residential Single Family 30* (RSF-30) to allow a manufactured home as the primary dwelling.

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 rezoning request is consistent with York County's *York Forward 2035 Future Land Use Map and Comprehensive Plan*. Both the RSF-40 and RSF-30 zones allow housing types at a density expected within the *Single Family Residential* designation. The only difference is that the RSF-40 zoning district does not allow manufactured homes.

Staff Analysis

PROPERTY DESCRIPTION

The 1.86-acre subject parcel is undeveloped in a largely residential area. The majority of the parcel is heavily wooded. This property is not part of a platted subdivision, but abuts and has access through the A F Fewell subdivision along rural Bowater Road.

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

ZONING AND LAND USE HISTORY

- ◆ July 22, 1986: Subject parcel was originally zoned RSF-40.
- ◆ April 8, 2014: Recorded current plat of subject parcel (PB E246, PG 7).
- ◆ April 8, 2014: Recorded current deed of subject parcel (RB 14055, PG 252).

REZONING REQUEST

The applicant is requesting to rezone approximately 1.86 acres from RSF-40 to RSF-30

- ◆ *Current Zoning District: Residential Single Family 40 (RSF-40): 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: Residential Single Family 30 (RSF-30): 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, is designed 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	RSF-40	RSF-30
MINIMUM LOT SIZE	40,000 SF	30,000 SF
PERMITTED LAND USES	Detached single-family dwelling	Detached single-family dwellings; manufactured homes

Exhibit A - Existing Zoning Map

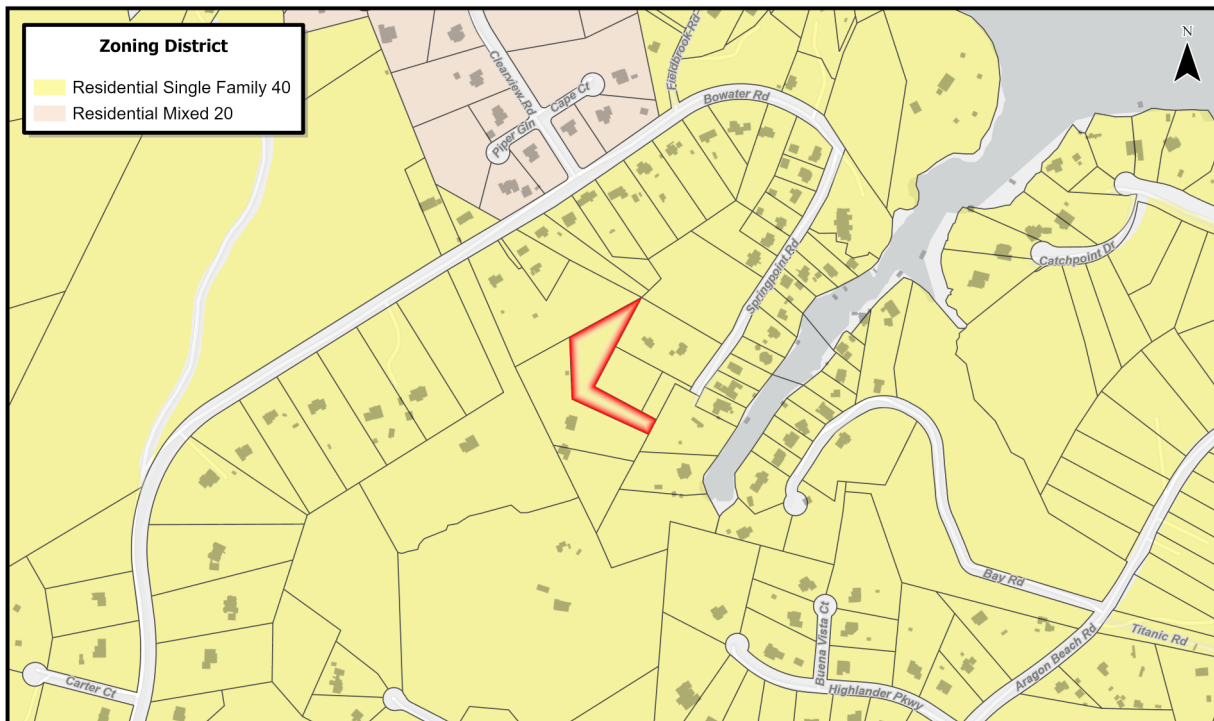
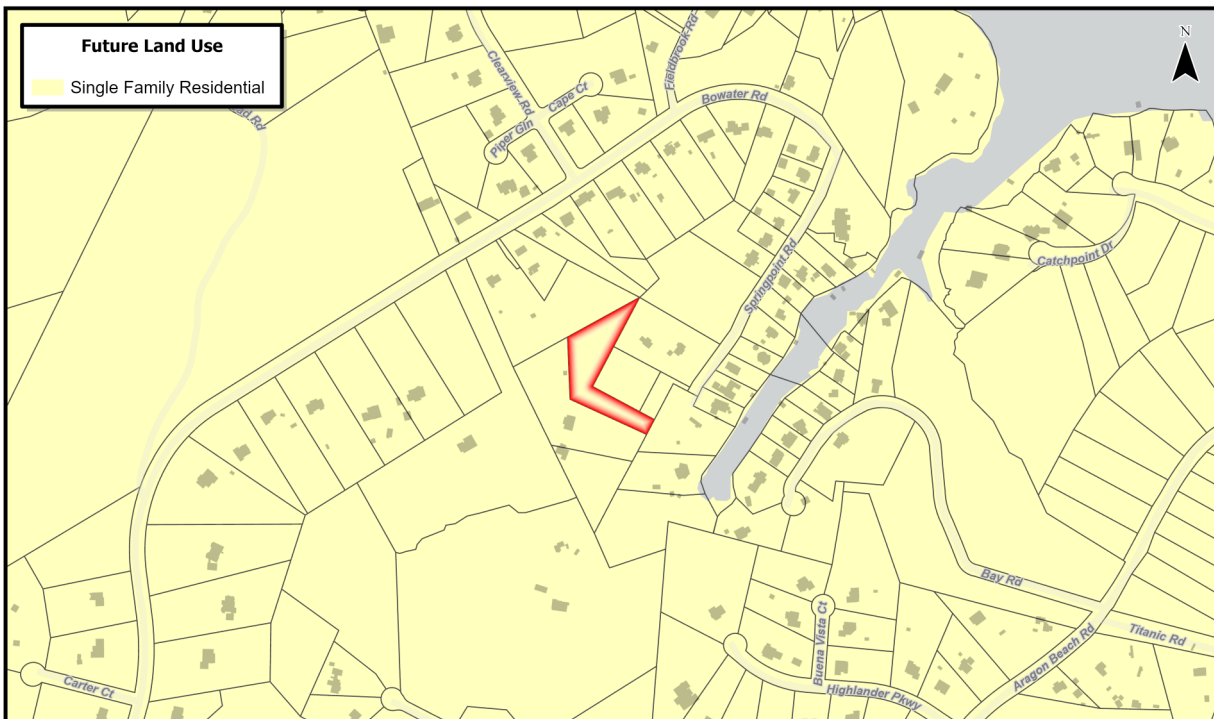


Exhibit B - 2035 Land Use Plan



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.

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

The rezoning request is consistent with York County's *York Forward 2035 Future Land Use Map* and *Comprehensive Plan*. Both the RSF-40 and RSF-30 zones allow housing types at a density expected within the *Single Family Residential* designation.

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 properties along Lake Wylie are predominantly detached single family homes.

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 will be compatible with that of the surrounding current and future land uses. This property, like many of its neighbors, is above the minimum lot size requirements of their districts.

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

The applicant proposes one new dwelling, therefore the impact on public school facilities will be negligible.

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 York County Water services district, but will use private well and septic system.

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 access on Springpoint Road, which is maintained by York County. Springpoint Road is designated as a local roadway, and there is no count data available. Springpoint Road is gravel road and there is no posted speed limit, which intersects with Bowater Road. Bowater Road is maintained by SCDOT as S-1275. Bowater Road is designated as a local collector roadway, and there is no county data available.

The applicant proposes one new dwelling on the parcel, which is expected to have a minimal

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: February 2, 2026
- ◆ County Council (First Reading): February 2, 2026
- ◆ County Council (Second Reading): February 16, 2026
- ◆ County Council (Third Reading): March 2, 2026

PLANNING AND DEVELOPMENT STAFF CONTACT

Thomas Newlin

Long Range Planner

(803) 909-7233

Thomas.Newlin@yorkcountysc.gov

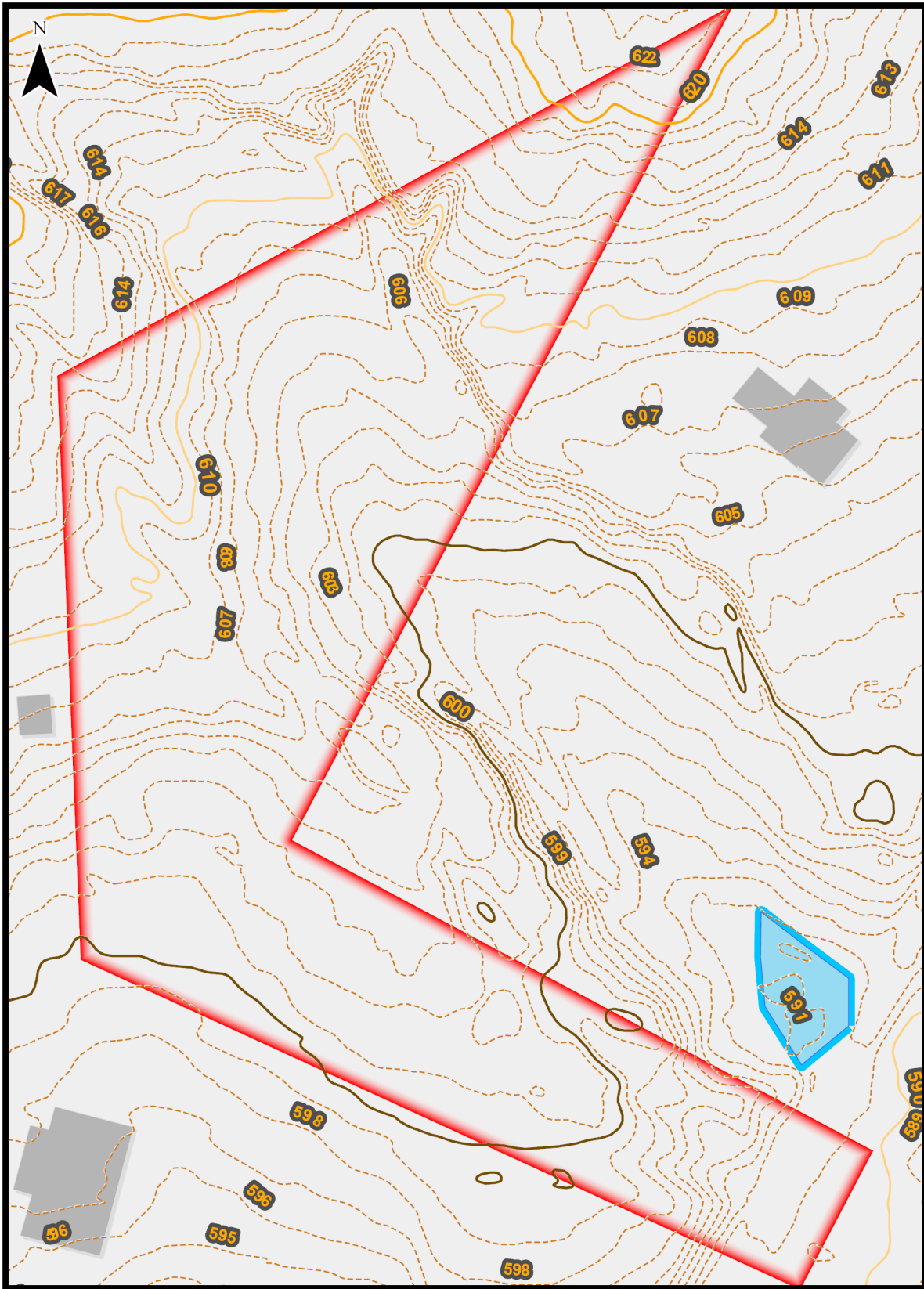
Exhibit C - Aerial Map



Exhibit D - Aerial Map—Parcel



Exhibit E - Environmental Map





YORK COUNTY REZONING APPLICATION

APPLICANT AND OWNER INFORMATION

APPLICANT NAME(S): Alyssa Hudspeth
ADDRESS: 1475 Springpoint Road
PHONE: N/A N/A 803-402-7136
 WORK HOME MOBILE
EMAIL ADDRESS: alyssahverlie@gmail.com
PROPERTY OWNER NAME(S): Philip W. Long, Jr.
ADDRESS: 1475 Springpoint Road
PHONE: N/A N/A 803-207-3542
 WORK HOME MOBILE
EMAIL ADDRESS: philip.long@comporium.com

PROPERTY INFORMATION

PROPERTY ADDRESS: 1483 Springpoint Road
PROPERTY TAX MAP #(s): 5470000261
LAND AREA (ACRES) TOTAL: 2 AREA TO BE REZONED: 2
ZONING CURRENT: RSF-40 PROPOSED: RSF-30
2035 LAND USE PLAN DESIGNATION: LDRES
CURRENT USE OF PROPERTY: vacant
PROPOSED USE OF PROPERTY: placement of single manufactured dwelling
TOTAL AREA OF PROPOSED BUILDINGS (COMMERCIAL): _____
TOTAL # OF DWELLING UNITS (RESIDENTIAL): 1
UTILITY PROVIDERS WATER: private well SEWER: private septic system
SCHOOL DISTRICT: 3 COUNTY COUNCIL DISTRICT: 6

SUPPLEMENTAL QUESTIONS

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

** see attached **

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?

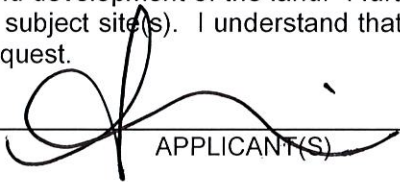
Yes ☐

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)

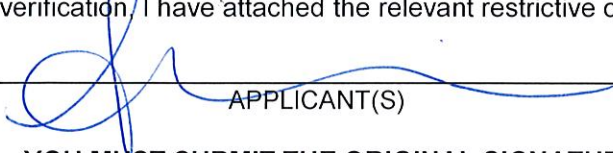
12/1/25
DATE

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.


PROPERTY OWNER(S)

12/1/25
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)

12/1/25
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.

Purpose of rezoning request and project being proposed:

We are requesting to rezone our land to place a manufactured home on our family's property, which has been in our family for close to 40 years. Building our home here is important to us both financially and personally.

Due to today's housing market, high interest rates, and strict lending standards, a site-built or modular home is not financially realistic for our family of six. Homes large enough for us are limited, and the mortgage amounts required would leave us financially strained. A manufactured home is the only responsible, attainable option that allows us to become homeowners without taking on unsustainable debt.

Modern manufactured homes are built to strict HUD standards and are comparable to modular homes from the frame up. The home we plan to place will be new, safe, professionally installed, and fully compliant with all county and code requirements.

Our property sits at the end of a private road, surrounded by family land. The home will not impact traffic, noise, or the surrounding area and is consistent with the previously existing manufactured home across the street. We will meet all county standards for installation, appearance, drainage, and setbacks.

Approval of this request is important for our children's stability. Living on this land allows them to stay in their current school and remain close to grandparents and extended family who support them daily. Without this rezone, we may be forced to move outside the area, disrupting their routines and connections.

We respectfully ask for your approval, as this rezone provides a safe, affordable housing solution for our family while preserving the character and long-standing use of this property.

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
25-26	2620000024	Wilson	3	2.87	Beamguard Road	AGC	RUD	Agriculture	13-Oct Approve	3-Nov	3-Nov Approve	17-Nov Approve	1-Dec Approve
25-38	6580000035 6580000036 6580000037 6580000038 6580000039 6580000040	Sunbelt Development Properties LLC	1	1.74	S Sutton Road	RSF-40	NC	Transitional Area	13-Oct Approve	3-Nov	3-Nov Approve	17-Nov Approve	1-Dec Approve
25-39	7160000054	Matthew Coan McAlpine	7	9.99	Deerfield	UD	GC	I-77 Corridor Emp Community Center	13-Oct Approve	3-Nov	3-Nov Approve	17-Nov Approve	1-Dec Approve
25-40	571000000	Mills	2	2.81	Pole Branch Road	RMX-10	RUD	Single Family Res	11-Nov Approve	1-Dec	1-Dec Approve	15-Dec Approve	5-Jan
25-41	4840000003	ARIC Lake Wylie	2	0.14	Highway 55	PD	GC	Neighborhood Cent	11-Nov Approve	1-Dec	1-Dec Approve	15-Dec Approve	5-Jan
25-42	1640000009	Messer	3	4.43	Whitewolf Road	AGC	RUD	Agriculture	11-Nov Approve	1-Dec	1-Dec Approve	15-Dec	5-Jan
25-43	6730000119 6730000120 6730000155	Forsberg LLC	5	26.57	Lesslie Highway	UD	ID	Neighborhood Res	11-Nov Deny	Withdrawn			
25-44	6660103009	Forsberg LLC	5	1.66	Linkwood Road	UD	ID	Municipal Infill	11-Nov Deny	Withdrawn			
25-45	6560000022	Kidd	1	1.90	New Gray Rock Road	RSF-40	RSF-30	Single Family Res	11-Nov Approve	1-Dec	1-Dec Approve	15-Dec Approve	5-Jan
25-47	5760000162	Hunsberger	2	0.32	Ridge Reserve Drive	UD	RMX-10	Single Family Res	11-Nov Approve	1-Dec	1-Dec Approve	15-Dec Approve	5-Jan
25-48	6520000006 6520000022	Eakin	1	0.40	Highway 160 W	RUD	GC	Single Family Res	Holding				
25-49	6700000059 6700000060	Taheri-Azar	4	0.19	Ridley Street	UD	RMX-6	Municipal Infill	8-Dec Approve	5-Jan	5-Jan	20-Jan	2-Feb
25-51	3950000010 3950000011	Old York Road, LLC	3	2.55	Alexander Love Hwy	NC/RSF-40	GC	Transitional Area	8-Dec Approve	5-Jan	5-Jan	20-Jan	2-Feb
25-52	7380000046	Goodwin	7	20.18	Haire Road	RMX-10	RUD	Single Family Res	8-Dec Approve	5-Jan	5-Jan	20-Jan	2-Feb
25-53	5140000077	JD Renovations	5	5.89	Mobley Store	AGC	RUD	Agriculture	8-Dec Approve	5-Jan	5-Jan	20-Jan	2-Feb
25-54	6550000025 6550000027 6550000058	Vanasse Hangen Brustlin	1	6.89	RPC Road	UD/RMX-10	GC	I-77 Corridor Employment	12-Jan	2-Feb	2-Feb	20-Feb	2-Mar
25-55	6550000005	Mike McLeod	1	4.91	Pleasant Road	GC	GC	I-77 Corridor Employment	Holding				
25-56	5470000261	Alyssa Hudspeth	6	1.86	Springpoint Road	RSF-40	RSF-30	Single Family Residential	12-Jan	2-Feb	2-Feb	20-Feb	2-Mar

Shaded fields indicate that the action has been completed at time of publication (December 23, 2025). If the County Council vote is to deny the rezoning request, that is the final action.