



**York County  
Planning Commission  
Agenda  
February 9, 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. PC January 12, 2026 Minutes

**Public Hearing**

1. Waiver W25-11: WTX Exploration, LLC (Applicant) is requesting Land Development Waivers from the minimum required driveway separation and required vehicle stacking. The subject property is located at 1785 Gold Hill Road in Fort Mill, zoned General Commercial (GC), and is identified as tax map number 650-00-00-460. Council District 1 - Audette.

**New Business**

1. Rezoning 25-48: Trey Eakin (Applicant) Springland Inc, New Horizon Electric Cooperative Inc (Owners); requesting to rezone a 0.61-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.
2. Rezoning 26-01: CDP Rock Hill, LLC (Applicant) Edward Calvin Craig (Owner); requesting to rezone a 2.2-acre portion of one parcel from AGC to NC. The subject parcel is located on Saluda Road, Rock Hill. The property is referenced as tax map number 528-00-00-047; Council District 5 - Cox.
3. Rezoning 26-02: Charles Burnette (Applicant/Owner); requesting to rezone three parcels that total 7.0-acres from UD to GC. The subject parcels are located on Hands Mill Highway, Rock Hill. The properties are referenced as tax map numbers 543-00-00-004, -005, -018; Council District 6 - Huckabee.
4. Planning Commission to review and provide a recommendation regarding the third modification of the Development Agreement between York County and Crescent Allison Creek, LLC to amend the Use Table to allow an electrical substation on tax map number 488-00-00-126, which is located within POD 1.

**Other Business**

**"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."**

1. Discussion — The Chair has granted a Planning Commission member's request to discuss potential revisions to the Use Table that would allow "manufactured homes" as a permitted use within the RSF-40 zoning district.

**Executive Summary:**

2. Rezoning Tracking Sheet

**Executive Session**

**Matters for consideration following Executive Session**

**Adjourn**