



**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

"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
January 12, 2026**



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 5:59.p.m by Kate Kraxberger.

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

Absent:

Approval of Agenda

The agenda was unanimously approved with a motion by Kate Kraxberger and a second by John Segura.

Approval of Minutes

1. December 8, 2025 Minutes

The minutes were unanimously approved with a motion by Tom Bach and a second by John Segura with a note to correct John's first name on last month's minutes.

New Business

1. Planning Commission to Elect Chairperson for 2026

Kate Kraxberger called for Chair nominations. Mike Duralia nominated Kate Kraxberger for Chair.

Kate Kraxberger called for any other nominations, but none were reported.

Tom Bach seconded the nomination. This was unanimously approved.

2. Planning Commission to Elect Vice Chairperson for 2026

Kate Kraxberger called for Vice Chair nominations. Tom Bach nominated Mike Duralia for Vice Chair.

Kate Kraxberger called for any other nominations, but none were reported.

Aubrie Parham seconded the nomination. This was unanimously approved.

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.

Thomas Newlin presented the request. Mike Duralia motioned for approval. John Segura seconded the motion, which was 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

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.

Thomas Newlin presented the request. Tom Bach motioned for approval. Aubrie Parham seconded the motion, which was passed unanimously.

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

Other Business

1. Rezoning Tracking Sheet

Executive Session

Matters for consideration following Executive Session

Adjourn

(6:13 pm) Motion to adjourn

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

Draft



York County Planning Commission

Meeting Date: February 9, 2026

PC Case No. W25-11



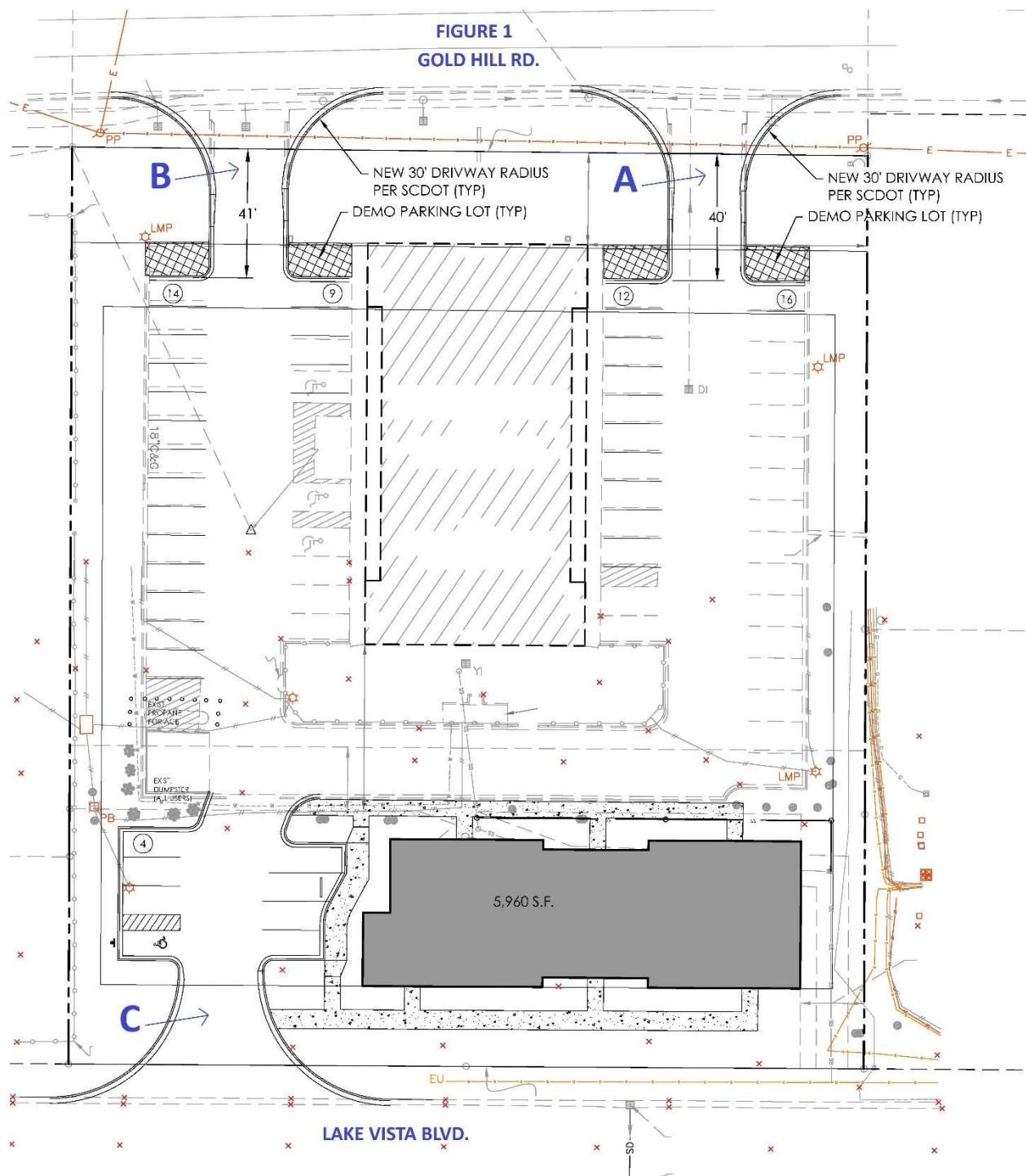
Location:	1785 Gold Hill Road Fort Mill, SC 29708 Council District 1 – Audette
Request:	Waiver from the Land Development Code §154.111, to allow a driveway separation of 0 feet. Waiver from the Land Development Code § 154.032, to allow a vehicular entrance stacking distance of 40 feet.
Tax Map Number:	650-00-00-460
Zoning District:	General Commercial (GC)
Owner:	WTX Exploration LLC 776 Harvest Pointe Dr Fort Mill, SC 29708

Project Description and Background

The GC-zoned parcel, located on Gold Hill Road, is 1.647 acres and the applicant is proposing an additional 5,960 sf. retail structure to be built behind the existing ACE Hardware building. The proposed retail structure project will increase the total gross floor area by more than 2,500 square feet, which triggers the requirement to comply with contemporary site requirements, pursuant to Zoning Code (ZC) § 155.1171 *Alteration of a Structure on a Lot with Nonconforming Site Improvements*. A site plan review of the proposed project showed the existing access driveways on Gold Hill Road do not meet York County standards for nonresidential driveway spacing and entrance drive vehicle stacking.

Existing Driveways A (eastern driveway) and B (western driveway) on Gold Hill Rd. do not meet the minimum required separation distance and do not align with the closest intersection across the street, Old Farm Rd (*see Figure 1*). The Land Development Code (LDC) § 154.111 requires a driveway separation distance minimum of 325 ft. for a 45 MPH major road like Gold Hill Rd. The location of the existing ACE building makes alignment with Old Farm Rd. impractical. Because Driveway A is jogged from a direct alignment with Old Farm Rd., effective driveway separation is currently 0 ft. In practical terms, the applicant proposes to keep the existing driveway locations with some improvements to

the driveway intersections (increased radii and eliminating parking spaces). The applicant will increase the driveway radius of the intersections, and increasing the entrance vehicle stacking, as per Waiver #2. If approved by the Planning Commission as an LDC Waiver, the additional retail building will be allowed to move forward with the driveway separation distance at 0 ft.



To meet the code without an LDC Waiver, the project will need to remove both Driveways A and B, and the site would be accessed instead through Driveway C (access to Lake Vista

Blvd.). Alternatively, the property may remain in its current non-conforming site configuration, without any additional buildings, in perpetuity. The proposed retail building will add new vehicle trips to the existing site-related vehicle trips. The additional vehicles trips increase the safety concerns with the current non-conforming access points.

The application also requests a waiver from LDC § 154.032 Entrance Stacking. Based on the number of proposed parking spaces (proposed site plan shows 59), the site is required to have a minimum of 60 ft. of vehicle stacking at each entrance. Driveways A and B currently have 30 ft. of stacking distance, they are nonconforming to this site design requirement. The applicants have requested an LDC waiver to reduce the required entrance stacking to 40 ft., and then make improvements to the existing Gold Hill Rd. driveways as part of the Civil Site Plans to meet the 40 ft. standard, and provide 40 ft. of entrance stacking for the new Lake Vista Blvd driveway. Staff is supportive of the proposed curb cut on Lake Vista Boulevard. Ideally the parcel should be accessed from Lake Vista Boulevard only; however, at a minimum one of the access points on Gold Hill Road should be closed.

If the request to retain the existing driveways via the first waiver request is not granted, the waiver request for a lower entrance stacking distance is moot.

Waiver #1:

Land Development Code Section

§154.111 NON-RESIDENTIAL AND MULTI-FAMILY DRIVEWAY ACCESS

(A) **Minimum Separation Distances.** The following minimum separation standards shall apply to the establishment of new driveways:

Table 154.111-1: Minimum Driveway Separation Standards		
Posted Speed Limit (mph)	Minimum Driveway Spacing (ft) ¹	
	AADT ≥ 2,000 or > 50 Peak Hour Trips	AADT < 2,000
30 or less	160	75
35	220	125
40	275	175
45	325	225

The purpose of the separation requirements is to establish standards for managing access to new development in a manner than maintains the safe and efficient movement of traffic.

Waiver Findings Analysis

Under §154.471(C) *Planning Commission Duties* the Planning Commission has the power to approve or disapprove waiver applications. Under §154.395 *Approval Criteria*, a waiver can be granted from the standards of this Chapter when both of the following findings are met:

- (1) The applicant can show that a provision of these regulations would cause unnecessary hardship because of topographical or other conditions peculiar to the site;**

Applicant Statement: The existing side development conditions that are not self-created, including: The presence of a long-established commercial driveway connection to Gold Hill Road. Existing developed commercial improvements that limit relocation potential. Utility and grading constraints at the Gold Hill Road frontage. Maintaining the current driveway spacing while improving radii and stack length results in a safer and more coordinated access configuration than would otherwise be achievable if relocation were attempted.

Staff Analysis: *The change to the site design which requires the existing driveways to meet the code standards was initiated by the applicants proposing an additional 5,960 sf. retail structure, which will increase in traffic trips to the existing nonconforming driveways on Gold Hill Rd. No other parcel on the subject parcel block is directly accessed from Gold Hill Rd. The subject parcel has two access points, both with nonconforming separation (see Figure 2).*



While moving the location of the existing driveways is not practical due to site conditions, the applicants propose Driveway C on Lake Vista Blvd. Removing

Driveways A and B, and instead relying on Driveway C for access would meet the York County Comprehensive Plan's goal of improved access management, particularly on large trip volume roads such as Gold Hill Rd.

Therefore, staff finds the proposed waiver **does not meet** this criterion.

(2) The Planning Commission finds that a departure may be made without defeating the intent of the provision of this Chapter.

Applicant Statement: The applicants provided one overall findings statement for this LDC waiver application, as written above.

Staff Analysis: The purpose of the separation requirement is to implement access management practices that ensure the safe and efficient movement of traffic. Staff determined keeping nonconforming Driveways A and B, while increasing the number of trips to the site by adding the proposed retail building, does not meet the intent of the code. By virtue of proposing Driveway C, which provides access to Lake Vista Blvd., the applicants have demonstrated that an alternative solution can meet the intent of the code. This alternative eliminates the nonconforming driveways, which contribute to unnecessary additional traffic stoppages and riskier left egress movements.

Therefore, staff finds the proposed waiver **does not meet** this criterion.

Waiver #2:

Land Development Code Section

§ 154.032 ENTRANCE STACKING.

(A) Applicability. This Section applies to all vehicular entrances to developments and parking areas.

(B) Minimum Stacking Distance. A stacking distance of at least the minimum specified in Table 154.032-1: Vehicle Stacking at Entrances shall be provided at the entrance to a parking area or development, between the lot line at the point of access and the first parking space, entry gate, perpendicular drive aisle, or internal street, as applicable.

Table 154.032-1: Vehicle Stacking at Entrances

Number of Parking Spaces	Stacking Distance (min)
0 to 49	40 ft
50 to 99	60 ft
100 to 499	80 ft
500 to 999	100 ft
1,000 or more	120 ft

Key: min = minimum required | ft = feet

Waiver Findings Analysis

Under §154.471(C) *Planning Commission Duties* the Planning Commission has the power to approve or disapprove waiver applications. Under §154.395 *Approval Criteria*, a waiver can be granted from the standards of this Chapter when both of the following findings are met:

(1) The applicant can show that a provision of these regulations would cause unnecessary hardship because of topographical or other conditions peculiar to the site;

Applicant Statement: The applicants provided one overall findings statement for this LDC waiver application, as written above.

Staff Analysis: *The applicant is proposing to provide an improvement to the existing Gold Hill Rd. driveways to increase the vehicle stacking to 40 ft., which is the minimum standard of stacking distance in the code. Staff agrees that improvement to 40 ft. of vehicle stacking at Gold Hill Rd. is sufficient given the practical site design restrictions of the project.*

*Therefore, staff finds the proposed waiver **meets** this criterion.*

(2) The Planning Commission finds that a departure may be made without defeating the intent of the provision of this Chapter.

Applicant Statement: The applicants provided one overall findings statement for this LDC waiver application, as written above.

Staff Analysis: *The intent of the requirement is to provide space for vehicles to maneuver in and out of the site without being blocked by parking and vehicle circulation. Increasing the vehicle stacking distinct to 40 ft. from Gold Hill Rd. is an improvement to the existing site design.*

*Therefore, staff finds the proposed waiver **meets** this criterion.*

Public Notification

The following public notification actions have been taken:

- January 23, 2026: Public Hearing notification postcard sent to property owners adjacent to the subject property.
 - January 25, 2026: Planning Commission public hearing advertisement published in the local newspaper.
-

Public Feedback

At the time of this report, no feedback was received.

Staff Recommendation

Waiver #1:

As staff finds that the proposed waiver request does not meet both criteria for approval, staff recommends **NOT APPROVAL** of the 325-ft. waiver to the driveway separation standard to allow the existing Gold Hill Rd. driveways to remain in the same locations.

Waiver #2:

As staff finds that the proposed waiver request does meet both criteria for approval, staff recommends **APPROVAL** of the waiver to allow the reduced driveway vehicle stacking to a minimum of 40 ft. This recommendation applies only if the Commission grants approval of the first waiver request.

Conditions

Applicant Concession/Conditions:

- Construct the driveway radii to 40 feet as shown on the revised site plan.
- Remove parking adjacent to Gold Hill Road to establish a minimum 40-foot stacking area.
- Grant cross-access between all internal tenant spaces on the site to reduce external trips.

Staff Conditions:

- If the Planning Commission agrees the applicants have proved a hardship to keep driveway access to Gold Hill Rd. as a site design for the proposed project, staff recommends the Commission consider limiting waiver approval to just Driveway B, and require the closing of Driveway A. This condition would reduce the driveway separation standard for this parcel to about 60 ft., a reduction of 265-ft., and would represent a net improvement for traffic flow on Gold Hill Rd.

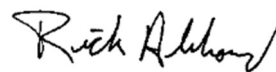
Staff

Submitted by:



Jeff Kirchner
Planner

Approved by:



Rick Abboud, AICP
Zoning Administrator



PLANNING & DEVELOPMENT SERVICES

18 W. LIBERTY STREET, PO BOX 96
YORK, SC 29745-0096
PHONE (803) 909-7200 / FAX (803) 909-7227



Land Development Waiver Application & Checklist

This application and instructions will assist with the submittal of a waiver request from the York County Land Development Code to the Planning Commission. All Planning Commission meetings are held at 6:00 P.M. on the second Monday of the month in the York County Council Chambers at 6 South Congress Street in York, SC.

The attached application must be filled out completely. Any submittals that are determined to be incomplete will not be processed, and the applicant will be notified with an explanation of the submittal's deficiencies. To prevent any delays in the process, please use this checklist as a guide. A survey and/or site plan, with adequate detail and supporting information for the Planning Commission to render a decision, must be submitted before a request can be placed on the Planning Commission agenda. Waivers cannot be granted prospectively, so all waiver requests must be associated with a reviewed plat or site plan submission (sketch plans are informal and not eligible for waivers).

The following information corresponds with the waiver application and is provided to help the applicant complete the application.

GENERAL INFORMATION

Applicant: This is the person who will represent the property owner(s) at the public hearing. Fill in name, full address, and phone numbers.

Property owner: This is the person(s) that is listed with the York County Tax Assessor as the property owner. Fill in name, full address, and phone numbers.

PROPERTY INFORMATION

Property address: Provide the address of the property. This can be obtained from the York County Addressing Division at 803-909-7483 or by utilizing the York County GIS system on the County website.

Property conditions: Explain the vegetative cover and topography of the land. Examples: "partially wooded and sloping from rear to front", or "no trees in the front", or "flat with rear wooded and rolling."

Property tax map #: The tax map number for the property can be found on the property tax notice. It can also be found by calling the York County Tax Assessor at 803-684-8526, or by utilizing the York County GIS system on the County website.

Plat (survey) of property: The existing survey can often be obtained from the property owner or the York County Register of Deeds. However, in many instances a new survey may be required to clearly indicate the variance that is being requested. At a minimum, the plat/survey should include the location and distance of all structures and dwellings in relation to all property lines.

Lot area: Provide the size (area) of the lot. You may use either acreage or square footage.

Zoning district: Fill in the appropriate zoning designation of the property.

Use of property: Describe the current and proposed (if any) use of the property.

RELEVANT FACTORS PERTAINING TO THE WAIVER

- 1. Waiver information:** Explain the type of waiver you are requesting. Include the specific section of the Land Development Code that you are unable to achieve. Explain the deficiency of your proposed development provided by staff. Define the numerical figure you would like the Planning Commission to apply to your proposed development.
- 2. Explanation of hardship:** Answer the questions in this section carefully, and be very specific in your answer. If more space is needed, use a separate sheet of paper. This information must be provided by the applicant without the assistance of planning staff.
- 3. Condition statement:** Explain any conditions you are willing to impose or accept if your request is approved.
- 4. Supporting documentation:** List any additional information (narrative, pictures, petitions, etc.) submitted with the application. This includes information to include with the application or into the record at the meeting.

CERTIFICATION

Applicant's signature: The applicant must sign the form certifying the information is correct. This section must be signed even if applicant is also the owner.

Owner's signature: This section must be signed by the property owner. Notarized written authorization from the property owner giving the applicant permission to act of his/her behalf can be substituted for property owner's signature.

APPLICATION FEE

Note: Payment of the application fee is a submittal requirement.

Residential project: \$400.00

Non-residential project: \$550.00

ADDITIONAL INFORMATION

1. Hardship resulting from financial difficulty and due to the applicant's own actions are not sufficient cause for the Commission to grant a waiver.
2. The waiver will be advertised in the local newspaper and the property will be posted with the date and time of the public hearing. Adjoining land owners will also be notified of the request, date, and time of the public hearing via regular mail.
3. The application deadline is the first Monday of each month. If the application is deemed complete, the request will be heard before the Planning Commission the second Monday of the following month.
4. The applicant may present any items they believe are pertinent to the case, and will be given an opportunity to speak at the public hearing.
5. The Planning Commission may elect to approve, approve with conditions, or deny a waiver based on the hearing and probable impact of the proposal on contiguous uses and conditions.
6. No waiver, having been denied, shall be resubmitted to the board for a period of one (1) year, unless conditions have changed substantially, and the Commission votes unanimously to rehear the matter.
7. Any person who may have a substantial interest in any decision of the Planning Commission may appeal the decision to a court of competent jurisdiction in and for York County. The filing with the clerk of such court a petition in writing setting forth plainly, fully and distinctly wherein the decision is contrary to law. The appeal must be filed within 30 days after actual notice of the decision. All final decisions or orders of the Commission will be delivered to parties of interest.

GENERAL INFORMATION

APPLICANT'S NAME: WTX Exploration, LLC

EMAIL ADDRESS:

ADDRESS: 776 Harvest Pointe Drive

NUMBER	STREET	APT/PO BOX
Fort Mill		South Carolina
CITY	STATE	ZIP CODE

PHONE: CELL HOME

PROPERTY OWNER'S NAME: Hang Yang

EMAIL ADDRESS:

ADDRESS: 776 Harvest Pointe Drive

NUMBER	STREET	APARTMENT/BOX NUMBER
Fort Mill		South Carolina
CITY	STATE	ZIP CODE

PHONE: CELL HOME

PROPERTY INFORMATION

PROPERTY ADDRESS: 1785 Gold Hill Road, Fort Mill, SC

PROPERTY DIRECTIONS: 1000 l.f. west of intersection of Hwy 160 W and Gold Hill Road. Along the southern side of C

PROPERTY CONDITIONS: Previously developed. There is an existing parking lot and a 7,898 sf building

PROPERTY TAX MAP #: 6500000460 PLAT: Please Attach to application.

LOT AREA: 1.65 ZONING DISTRICT: GC

CURRENT USE OF PROPERTY: Existing retail building and associated infrastructure for ACE Hardware

PROPOSED USE OF PROPERTY: ACE Hardware will stay and owner would like to build a separate retail

Is this property part of any HOA or Community Association? Yes* ☐ No ☒

*If yes, a letter from the HOA or Community Association is required acknowledging the waiver requested and attach any applicable covenants and restrictions.

RELEVANT FACTORS PERTAINING TO THE WAIVER

1. Applicant hereby requests approval of the following waiver by the York County Planning Commission as described below:

The applicant requests a waiver from York County Land Development Code Table 154.111-1 (Minimum Driveway Separation Standards) to allow the existing driveway location along Gold Hill Road to remain in its current approximate spacing.

Although the driveway location is existing and currently non-conforming to spacing requirements, the proposed redevelopment improves the geometry and safety of the entrance by increasing the driveway radii to 40 feet and eliminating parking spaces adjacent to the roadway to provide additional stacking area. These improvements reduce conflict and enhance site circulation without altering the existing driveway separation.

Staff has denied the request based on the following:

I request a waiver from the York County Land Development Code to be/have (be specific with measurements, feet, acreage, numbers of, ratio, etc.):

2. The application of the Land Development Code will result in unnecessary hardship and the standards for a waiver are met by the following facts:

A. The applicant can show that a provision of these regulations would cause unnecessary hardship because of the topographical or other conditions peculiar to the site:

[What is the special feature or uncommon situation present on the property?]

Strict application of the driveway separation and entrance stacking standards creates an unnecessary hardship due to existing site development conditions that are not self-created, including:

- * The presence of a long-established commercial driveway connection to Gold Hill Road.
- * Existing developed commercial improvements that limit relocation potential.
- * Utility and grading constraints at the Gold Hill Road frontage.

Maintaining the current driveway spacing while improving radii and stacking length results in a safer and more coordinated access configuration than would otherwise be achievable if relocation were attempted.

B. The Planning Commission finds that a departure may be made without defeating the intent of the provisions of the code:

[How will the approval of this waiver still be consistent with the intent of the code?]

3. List any concession(s) or additional conditions that you agree to as part of the approval:

If approved, the applicant agrees to:

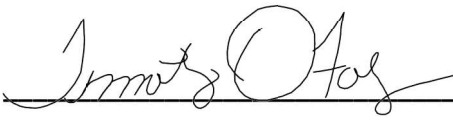
- * Construct the driveway radii to 40 feet as shown on the revised site plan.
 - * Remove parking adjacent to Gold Hill Road to establish a minimum 40-foot stacking area.
 - * Grant cross-access between all internal tenant spaces on the site to reduce external trips.
-
-

4. If you are submitting additional information, please list below:

Revised Site Plan prepared by W&A Engineering, Project No. 224065, showing proposed entrance improvements and stacking area.

CERTIFICATION

I certify that all information presented by me in this application is accurate to the best of my knowledge, information, and benefit:


APPLICANT
12-11-2025
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 application.

Signed by:

PROPERTY OWNER (S)*
12/11/2025
DATE

*Attach owner's notarized written authorization if owner's signature cannot be obtained.

OFFICE USE ONLY

Amount Paid: _____ Check #: _____ Cash Amount: _____

Date Received: _____ Receipt Number: _____

PC Case #: _____ Meeting Date: _____

Accepted by:

Staff Signature Date

Upon completion of your Application, sign the statement below, and return it along with your application by the due date. A copy of this acknowledgment will be attached with your application for our records.

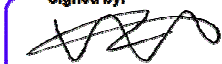
I, _____, have signed that I am aware of the Planning Commission hearing date.

(Hearing Date)

I understand that I will be asked to speak on behalf of my request and that I, or a representative will need to be in attendance. If for some reason I or a representative will not be able to attend the scheduled meeting, I must request a deferral to another date, or withdraw my application, if I do not want my application considered by the Planning Commission.

I acknowledge that failure to attend the meeting does not result in my application being automatically deferred to the next month. The Planning Commission will still hold the hearing on my request and can take any form of action, including denial.

Should my request be denied, I will not be permitted to resubmit the request to the Planning Commission for a period of one year, unless conditions have changed substantially and the Planning Commission votes unanimously to rehear the matter.

Signed by:

3239D18C2B8A4FC...

(Property owner’s signature)

12/11/2025

(Date)

(Applicant’s signature)

(Date)

(Staff’s signature)

(Date)

RELEVANT FACTORS PERTAINING TO THE WAIVER

1. Applicant hereby requests approval of the following waiver by the York County Planning Commission as described below:

The applicant requests a waiver from York County Land Development Code Table 154.032-1 (Vehicle Stacking at Entrances) to reduce the required entrance stacking length from 60 feet to 40 feet at the Gold Hill Road driveway.

The stacking improvement is being created by removing existing parking near the driveway. This reduction to 40 feet has been supported by County Planning staff and is consistent with existing traffic patterns, driveway volumes, and available internal stacking within the redesigned circulation system.

Staff has denied the request based on the following:

I request a waiver from the York County Land Development Code to be/have (be specific with measurements, feet, acreage, numbers of, ratio, etc.):

2. The application of the Land Development Code will result in unnecessary hardship and the standards for a waiver are met by the following facts:

A. The applicant can show that a provision of these regulations would cause unnecessary hardship because of the topographical or other conditions peculiar to the site:

[What is the special feature or uncommon situation present on the property?]

Strict application of the driveway separation and entrance stacking standards creates an unnecessary hardship due to existing site development conditions that are not self-created, including:

- * The presence of a long-established commercial driveway connection to Gold Hill Road.
- * Existing developed commercial improvements that limit relocation potential.
- * Utility and grading constraints at the Gold Hill Road frontage.

Maintaining the current driveway spacing while improving radii and stacking length results in a safer and more coordinated access configuration than would otherwise be achievable if relocation were attempted.

B. The Planning Commission finds that a departure may be made without defeating the intent of the provisions of the code:

[How will the approval of this waiver still be consistent with the intent of the code?]

3. List any concession(s) or additional conditions that you agree to as part of the approval:

If approved, the applicant agrees to:

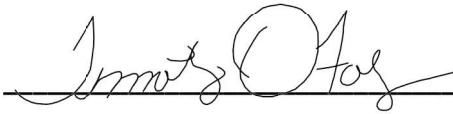
- * Construct the driveway radii to 40 feet as shown on the revised site plan.
 - * Remove parking adjacent to Gold Hill Road to establish a minimum 40-foot stacking area.
 - * Grant cross-access between all internal tenant spaces on the site to reduce external trips.
-
-

4. If you are submitting additional information, please list below:

Revised Site Plan prepared by W&A Engineering, Project No. 224065, showing proposed entrance improvements and stacking area.

CERTIFICATION

I certify that all information presented by me in this application is accurate to the best of my knowledge, information, and benefit:

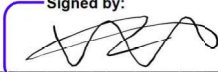


12/11/2025

APPLICANTDATE

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 application.

Signed by:



12/11/2025

3233D16C2B9A4FC...PROPERTY OWNER (S)*DATE

*Attach owner's notarized written authorization if owner's signature cannot be obtained.

OFFICE USE ONLY

Amount Paid: _____ Check #: _____

Cash Amount: _____

Date Received: _____

Receipt Number: _____

PC Case #: _____

Meeting Date: _____

Accepted by:

Staff SignatureDate

Upon completion of your Application, sign the statement below, and return it along with your application by the due date. A copy of this acknowledgment will be attached with your application for our records.

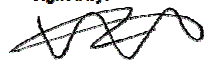
I, _____, have signed that I am aware of the Planning Commission hearing date.

(Hearing Date)

I understand that I will be asked to speak on behalf of my request and that I, or a representative will need to be in attendance. If for some reason I or a representative will not be able to attend the scheduled meeting, I must request a deferral to another date, or withdraw my application, if I do not want my application considered by the Planning Commission.

I acknowledge that failure to attend the meeting does not result in my application being automatically deferred to the next month. The Planning Commission will still hold the hearing on my request and can take any form of action, including denial.

Should my request be denied, I will not be permitted to resubmit the request to the Planning Commission for a period of one year, unless conditions have changed substantially and the Planning Commission votes unanimously to rehear the matter.

Signed by:

0200D1002B9A4FC...

(Property owner's signature)

12/11/2025

(Date)

(Applicant's signature)

(Date)

(Staff's signature)

(Date)

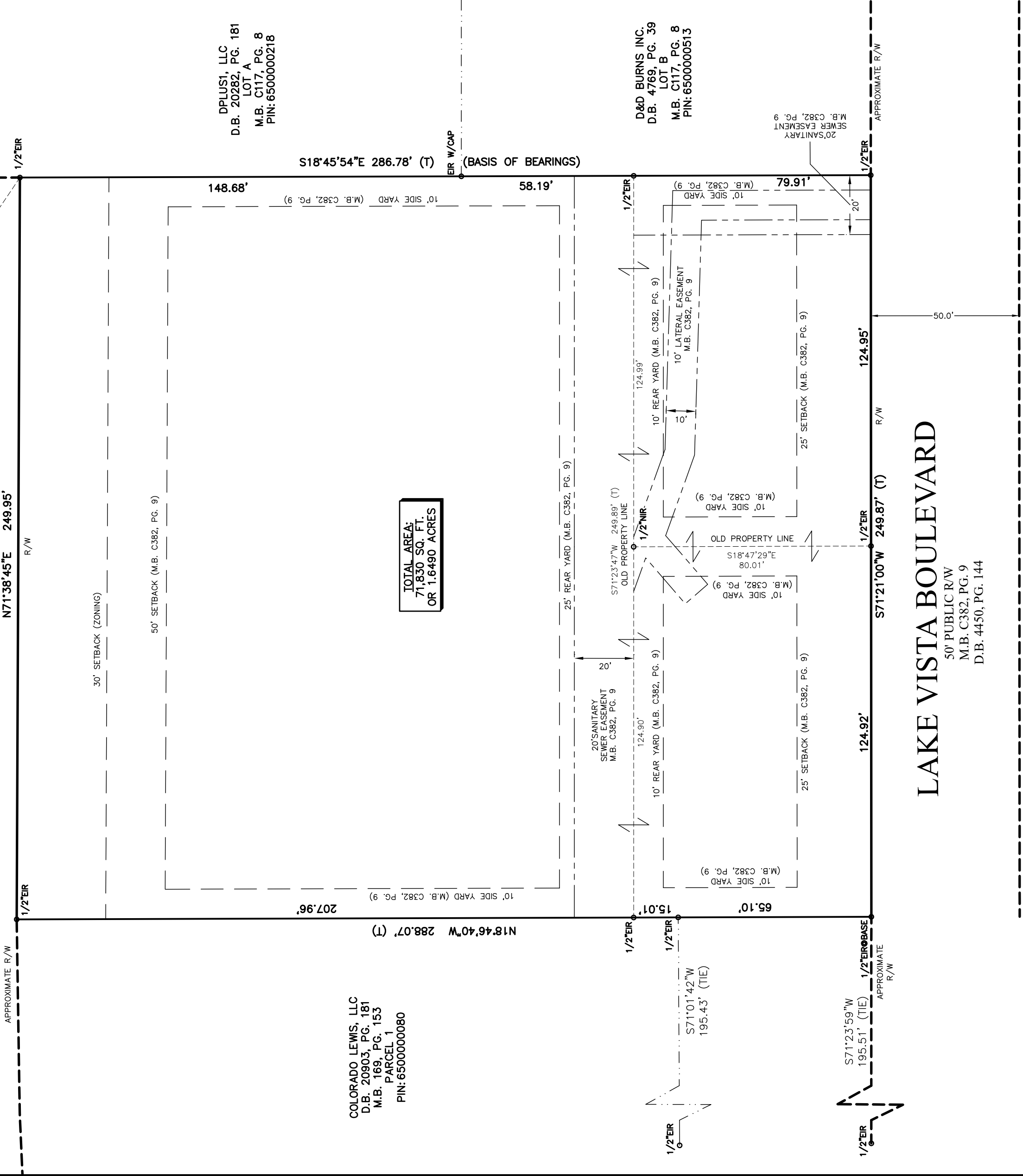
OWNER:
WTX EXPLORATION, LLC
776 HARVEST POINTE DR.
FORT MILL, SC 29708

RECOMBINATION PLAT

OWNER: WTX EXPLORATION, LLC
1785 GOLD HILL ROAD,
TOWN OF FORT MILL, YORK COUNTY, SC
DEED REFERENCE: 19296-226
MAP REFERENCE: C382-9
TAX PARCEL #: 6500000639 & 6500000640 & 6500000460
TOTAL AREA: 71,830 SQ. FT. OR 1.6490 ACRES

GOLD HILL ROAD

VARIABLE WIDTH PUBLIC R/W
(S-98)



COLORADO LEWIS, LLC
D.B. 20803, PG. 181
M.B. 169, PG. 153
PARCEL 1
PIN: 6500000080

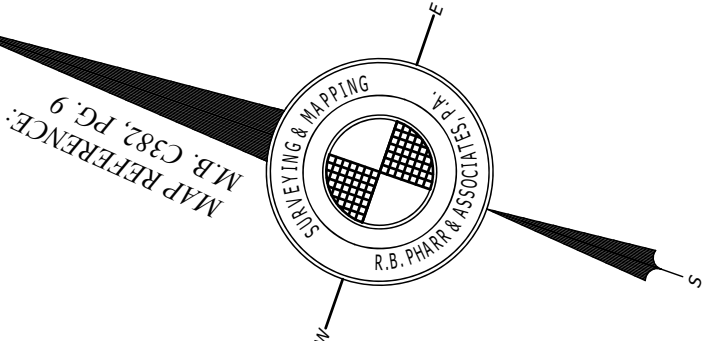
DPLUSI, LLC
D.B. 20282, PG. 181
LOT A
M.B. C117, PG. 8
PIN: 6500000218

1/2^{ER}
S71°23'59"W
195.51' (TIE) 1/2^{ER} BASE
APPROXIMATE R/W

1/2^{ER}
S71°23'59"W
195.51' (TIE) 1/2^{ER} BASE
APPROXIMATE R/W

LAKE VISTA BOULEVARD

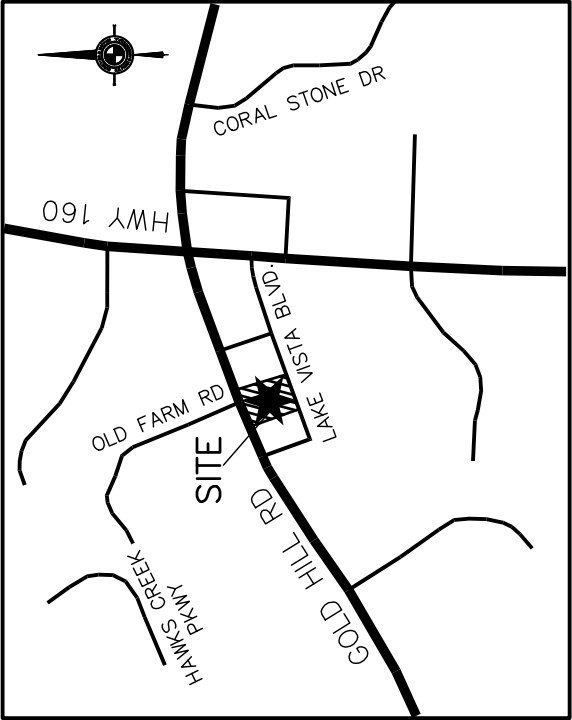
50' PUBLIC R/W
M.B. C382, PG. 9
D.B. 4450, PG. 144



MAP REFERENCE:
M.B. C382, PG. 9

VICINITY MAP

NOT TO SCALE



NOTES:

1. THE PURPOSE OF THIS PLAT IS TO RECOMBINE THREE (3) PROPERTIES INTO ONE (1) AS SHOWN HEREON. NO NEW LOT LINES ARE CREATED WITH THIS PLAT.
2. ALL CORNERS MONUMENTED AS SHOWN.
3. BROKEN LINES INDICATE PROPERTY LINES NOT SURVEYED.
4. THE OFF-SITE RIGHT-OF-WAY SHOWN HEREON IS FOR ILLUSTRATIVE PURPOSES ONLY. THE UNDERSIGNED CERTIFIES ONLY TO THE RIGHT-OF-WAYS SURVEYED, AND DOES NOT CERTIFY TO THE RIGHT OF WAY WIDTH OF ANY ADJACENT PROPERTIES.
5. PHYSICAL IMPROVEMENTS MAY EXIST ON THIS PROPERTY THAT ARE NOT SHOWN HEREON.
6. ALL DISTANCES SHOWN HEREON ARE GROUND DISTANCES UNLESS OTHERWISE NOTED.
7. THIS SURVEY WAS PERFORMED WITHOUT BENEFIT OF A TITLE COMMITMENT REPORT. R.B. PHARR & ASSOCIATES, P.A. DOES NOT CLAIM THAT ALL MATTERS OF RECORD WHICH MAY OR MAY NOT AFFECT THE SUBJECT PROPERTY ARE SHOWN HEREON.

LEGEND:

- CP - CALCULATED POINT
- D.B. - DEED BOOK
- EIR - EXISTING IRON ROD
- M.B. - MAP BOOK
- N.G.S. - NATIONAL GEODETIC SURVEY
- NR - NEW IRON ROD
- PIN - PARCEL IDENTIFICATION NUMBER
- PG. - PAGE
- R/W - RIGHT-OF-WAY
- (T) - TOTAL
- PROPERTY LINE (NOT SURVEYED)
- RIGHT-OF-WAY (NOT SURVEYED)
- EASEMENT
- SETBACK

UTILITIES:

- POWER DUKE ENERGY
1-800-777-9898
- TELEPHONE AT&T
1-800-531-4500
- WATER & SEWER UTILITIES INC. (CAROLINA WATER SERVICE)
GAS YORK COUNTY NATURAL GAS CO.
(803) 323-3504
- CABLE TELEVISION TIME WARNER CABLE
1-800-892-2233

TOTAL AREA:
71,830 SQ. FT.
OR 1.6490 ACRES

ZONING:

- SUBJECT PROPERTY ZONED- GC (GENERAL COMMERCIAL)
ZONING RESTRICTIONS AS PER ZONING ORDINANCE:
- FRONT - 30' (Major Road, Commercial Use)
25' (Minor Road, Commercial Use)
- SIDE - 10' (From Nonresidential District, Commercial Use)
30' (From Residential District, Commercial Use)
- REAR - 10' (From Nonresidential District, Commercial Use)
30' (From Residential District, Commercial Use)
- FOR FURTHER INFORMATION CONTACT THE YORK COUNTY ZONING DEPARTMENT AT (803) 909-7230 or (803) 909-7278.

FLOOD CERTIFICATION:

THIS IS TO CERTIFY THAT THE SUBJECT PROPERTY IS NOT LOCATED IN A SPECIAL FLOOD HAZARD AREA AS SHOWN ON MAPS PREPARED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY FEDERAL INSURANCE ADMINISTRATION, DATED MAY 16, 2017.
MAP NUMBER: 45091C0211F; ZONE X

SURVEYOR'S CERTIFICATE:

I HEREBY STATE THAT TO THE BEST OF MY PROFESSIONAL KNOWLEDGE, INFORMATION, AND BELIEF, THE SURVEY SHOWN HEREON WAS MADE IN ACCORDANCE WITH THE REQUIREMENTS OF THE STANDARDS OF PRACTICE MANUAL FOR SURVEYING IN SOUTH CAROLINA, AND MEETS OR EXCEEDS THE REQUIREMENTS FOR A CLASS B SURVEY AS SPECIFIED THEREIN; ALSO, THERE ARE NO VISIBLE ENCRUMPTIONS OR PROJECTIONS OTHER THAN SHOWN.

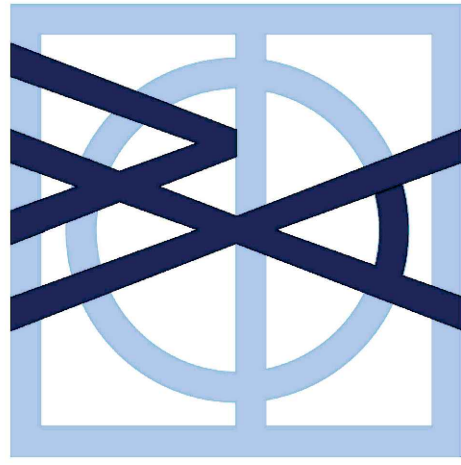
C. CLARK NEILSON
P.L.S. NO. 19403
cneilson@rbpharr.com

CREW:	DRAWN:	REVISED:
	RBP	MMM

R.B. PHARR & ASSOCIATES, P.A.
SURVEYING & MAPPING

969 E. 7TH ST., #100 CHARLOTTE, N.C. 28204 TEL. (704) 376-2186
LICENSE NO: C-1471

SCALE:	DATE:	JOB NO.	96397
1" = 30'	JAN. 23, 2025		



**W&A
ENGINEERING**
CIVIL ENGINEERING | LANDSCAPE ARCHITECTURE
LAND SURVEYING | TRAFFIC ENGINEERING

121 GILEAD RD

HUNTERSVILLE, NC 28078

P: (704) 875-1615

T: (704) 610-1616
WAENGINEERING.COM

ALL DRAWINGS SHALL REMAIN THE PROPERTY OF W&A ENGINEERING. THESE INSTRUMENTS OF SERVICE ARE TO BE USED SOLELY FOR THIS SPECIFIC PROJECT. W&A ENGINEERING SHALL RETAIN ALL LEGAL RIGHTS TO THE USE OF THE INSTRUMENTS OF SERVICE AND SHALL RETAIN FULL PROTECTION UNDER UNITED STATES COPYRIGHT LAW.

1785 GOLD HILL ROAD

YORK COUNTY, SOUTH CAROLINA

1785 GOLD HILL ROAD, FORT MILL, SC

811
Know what's below.
Call before you dig.

REVISIONS

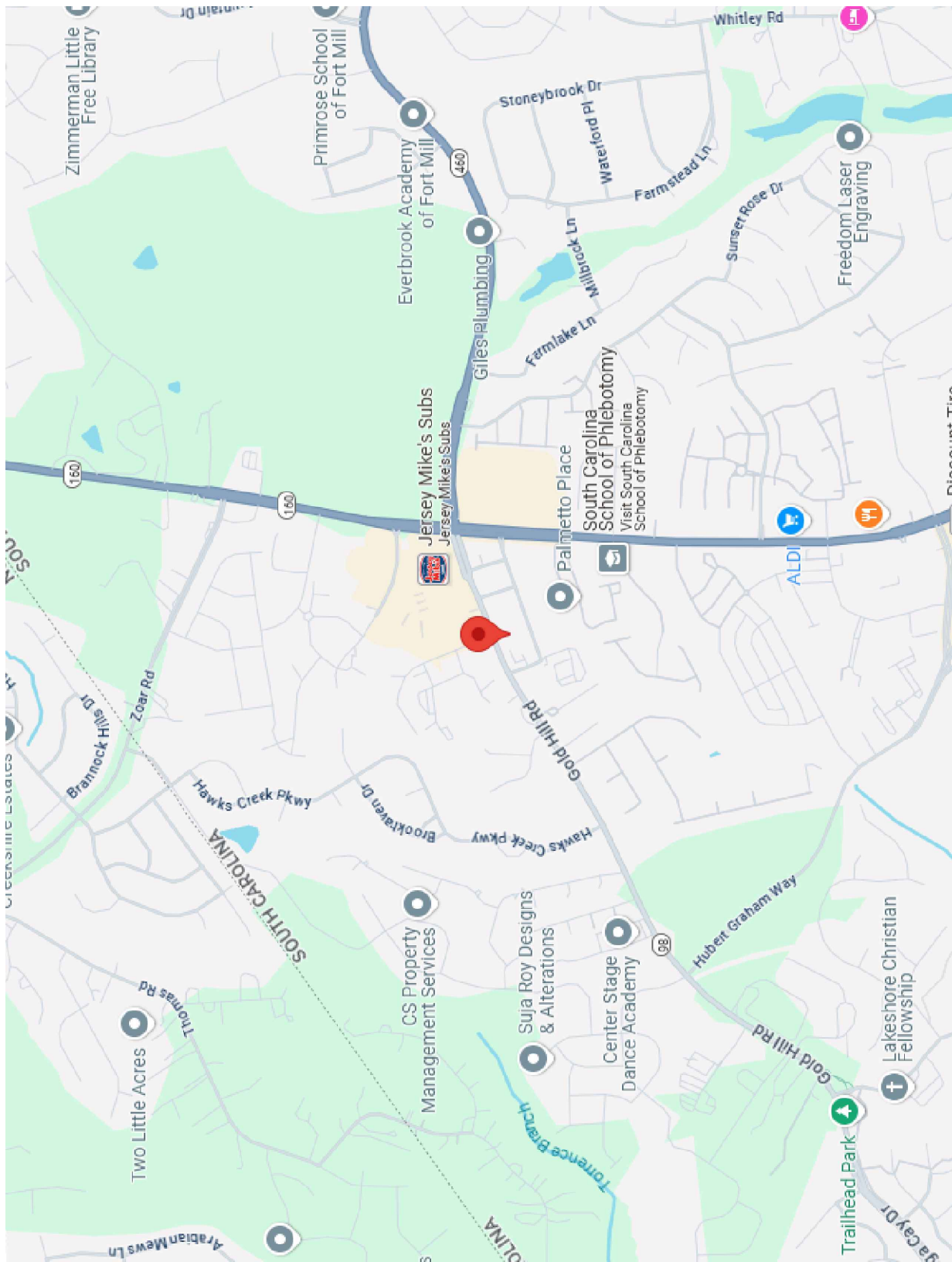
[illegible]

INITIAL SUB DATE:12/XX/2024

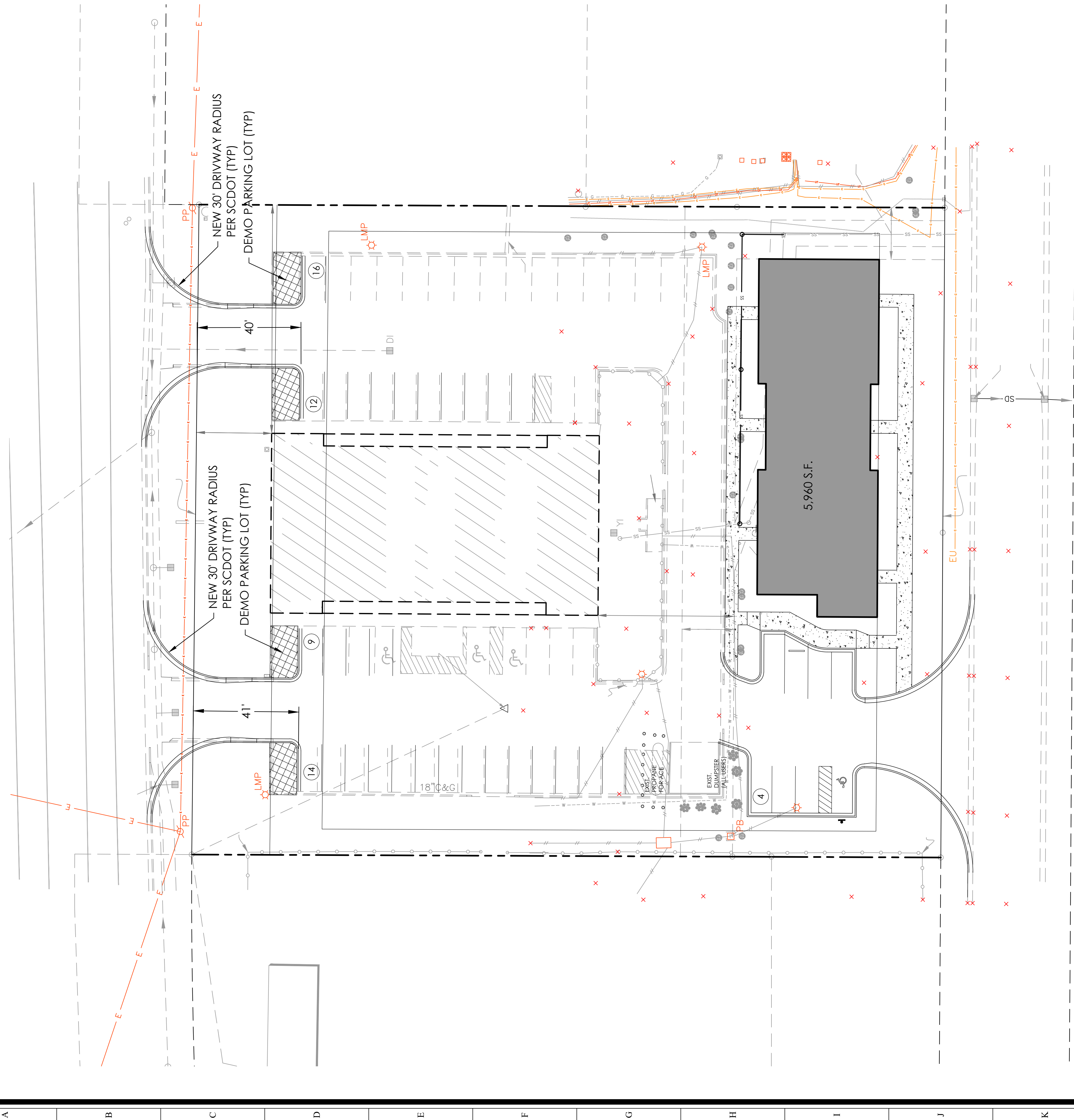
ISSUANCE DATE: 12/XX/2024

HEI PROJECT #: 224065

SC ENGINEERING BOARD LICENSE #: COA 7055
SC LANDSCAPE ARCHITECTURAL BOARD LICENSE #: LAF 477



PARCELS:	1785 GOLD HILL ROAD
APPLICANT:	CONTRACT COUNTY OF LOS ANGELES (1.189 AC), LOT 7 #650006439 (0.229 AC), LOT 1 #650006440 (0.229 AC)
TOTAL ACRES = 1.447	
PROPOSED PROJECT:	RETAIL BUILDING
ZONING DISTRICT CLASSIFICATION:	CG BASE DISTRICT
APPLICANT'S ADDRESS:	1785 GOLD HILL ROAD, SUITE 100
OVERLAY DISTRICT:	N/A
PROPOSED LAND USE:	RETAIL
DEVELOPMENT AND DESIGN REQUIREMENTS:	
30'	FRONT MAJOR ROAD SETBACK (LAKE VISTA ROAD)
25'	FRONT MINOR ROAD SETBACK (LAKE VISTA BOULEVARD)
10'	REAR YARD
10'	REAR YARD
50'	BUILDING HEIGHT
150'	MIN. LOT WIDTH FOR COLLECTOR OR ARTERIAL ROADS
130'	LOT WIDTH MIN. JUNCTION ROADS
EXISTING BUILDING (ACE HARDWARE RETAIL USE - 2895 SF)	
USE: RETAIL	
PROPOSED BUILDING	
USE: RETAIL	
PRIMARY FACADE: GOLD HILL ROAD	
SECONDARY FACADE: ADJACENT TO R/W 4500000080	
UTILITY REAR WALL: ADJACENT TO R/W 4500000080	
UTILITY REAR WALL: LAKE VISTA BOULEVARD	
PROPOSED BUILDING	
USE: RETAIL	
PRIMARY FACADE: GOLD HILL ROAD	
SECONDARY FACADE: LAKE VISTA BOULEVARD	
UTILITY REAR WALL: ADJACENT TO R/W 4500000080	
UTILITY REAR WALL: ADJACENT TO R/W 4500000080	
PARKING REQUIREMENTS REQUIRED: 55 SPACES	
EXISTING BUILDING:	
32 PARKING SPACES REQUIRED FOR ACE BLDG (7.8895 SF RETAIL USE @ 1 SPACE PER 250 SF GFA)	
32 PARKING SPACES PROVIDED (27 AVAILABLE FOR NEW BUILDING)	
PROPOSED BUILDING:	
24 PARKING SPACES REQUIRED (5.946 SF RETAIL USE @ 1 SPACE PER 250 SF GFA)	
TRASH:	
1 LOCATION PROVIDED WITH 1 RECEPTACLE FOR EACH BUILDING	
DEFENTION AREA:	



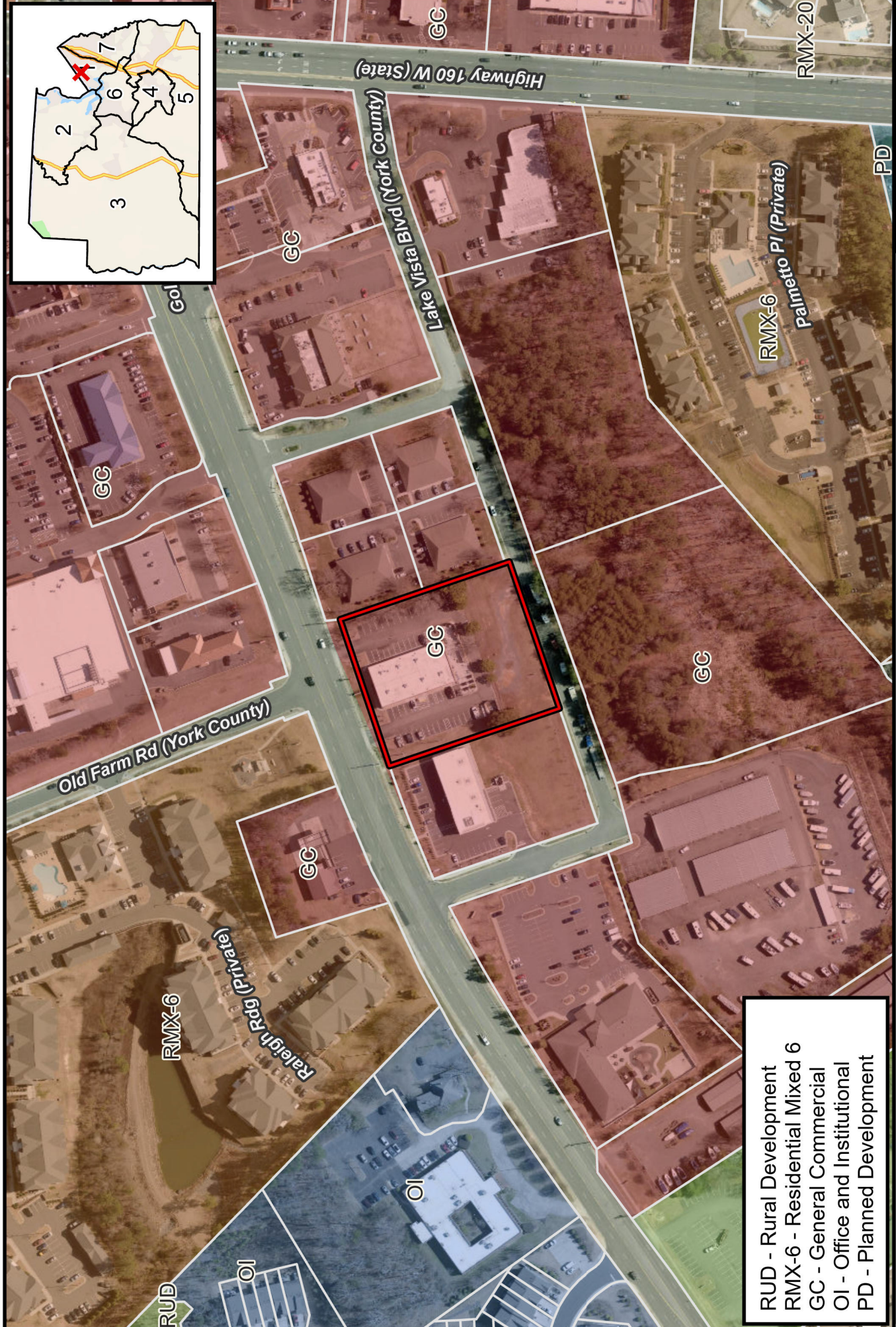


Feet 0 250 500
N

Vicinity Map

Applicant: WTX Exploration, LLC
Tax Map Number: 650-00-00-460
Request: Waiver - Minimum Driveway Separation

Page 26 of 89



RUD - Rural Development
RMX-6 - Residential Mixed 6
GC - General Commercial
OI - Office and Institutional
PD - Planned Development

Applicant: WTX Exploration, LLC
Tax Map Number: 650-00-00-460
Request: Waiver - Minimum Driveway Separation

Zoning Map



Feet 0 250 500

Tim Foley

From: Gamble, David, D. <GambleDD@scdot.org>
Sent: Monday, December 1, 2025 11:01 AM
To: Tim Foley
Subject: RE: 1785 Gold Hill Road

It varies, but 30' is the most common.

Thank you,

David D. Gamble III, PE

District Permit Engineer – District 4
SC Department of Transportation
803-385-4280 O | 803-581-0156 F
gambledd@scdot.org

1232 JA Cochran Bypass
Po Box 130 Chester, SC 29706



Safety 1st – Live By It!
Let 'em Work, Let 'em Live!

From: Tim Foley [REDACTED]
Sent: Monday, December 1, 2025 10:57 AM
To: Gamble, David, D. <GambleDD@scdot.org>
Subject: RE: 1785 Gold Hill Road

*** This is an EXTERNAL email. Please do not click on a link or open any attachments unless you are confident it is from a trusted source. ***

Isn't SCDOT 30' in Arms manual? They did mention to the owner, they would like to get cars off Gold Hill quicker.

Tim Foley PE

Director of Civil Engineering

W&A Engineering
Building Better Communities

D: [REDACTED]
P: [REDACTED]
C: [REDACTED]

121 Gilead Road
Huntersville, NC 28078

[REDACTED]



W&A Engineering is a Better Communities Collaborative company that improves communities with innovative design, efficient engineering, and professional service.

.

This information is privileged and confidential for the intended recipient(s). Unauthorized distribution of information contained in or attached to this communication is strictly prohibited. The sender does not accept liability for any error or virus that is a result of transmission or receipt of this information. If you received this in error, please contact the sender and delete the material from all computers.

From: Gamble, David, D. <GambleDD@scdot.org>

Sent: Monday, December 1, 2025 10:55 AM

To: Tim Foley [REDACTED]

Subject: RE: 1785 Gold Hill Road

I agree with adding radial returns. Cars have to slowdown too much when turning into a drop curb driveway in my opinion.

Thank you,

David D. Gamble III, PE

District Permit Engineer – District 4
SC Department of Transportation
803-385-4280 O | 803-581-0156 F
gambledd@scdot.org

1232 JA Cochran Bypass
Po Box 130 Chester, SC 29706



Safety 1st – Live By It!
Let 'em Work, Let 'em Live!

From: Tim Foley [REDACTED]
Sent: Monday, December 1, 2025 10:52 AM
To: Gamble, David, D. <GambleDD@scdot.org>
Subject: RE: 1785 Gold Hill Road

*** This is an EXTERNAL email. Please do not click on a link or open any attachments unless you are confident it is from a trusted source. ***

Okay, maybe your opinion can help with discussing with the county also.

The owner would prefer to not do radius modification at all. He doesn't know of any issues that they have. All this is a result of County commenting.

Thanks.

Tim Foley PE

Director of Civil Engineering
[REDACTED]

W&A Engineering
Building Better Communities

D: [REDACTED]
P: [REDACTED]
C: [REDACTED]

121 Gilead Road
Huntersville, NC 28078

[REDACTED]



W&A Engineering is a Better Communities Collaborative company that improves communities with innovative design, efficient engineering, and professional service.

.

This information is privileged and confidential for the intended recipient(s). Unauthorized distribution of information contained in or attached to this communication is strictly prohibited. The sender does not accept liability for any error or virus that is a result of transmission or receipt of this information. If you received this in error, please contact the sender and delete the material from all computers.

From: Gamble, David, D. <GambleDD@scdot.org>
Sent: Monday, December 1, 2025 10:50 AM
To: Tim Foley [REDACTED]
Subject: RE: 1785 Gold Hill Road

Tim,

I think the 40' requirement is a bit much in this scenario. The driveways are nearly touching in this configuration. The Department would prefer to see the turn template for the delivery trucks to get a better idea of what radius is actually necessary. Please note that in a multilane condition, trucks can slightly encroach into lanes flowing in the same direction to complete their turns.

Thank you,

David D. Gamble III, PE

District Permit Engineer – District 4
SC Department of Transportation
803-385-4280 O | 803-581-0156 F
gambledd@scdot.org

1232 JA Cochran Bypass
Po Box 130 Chester, SC 29706



Safety 1st – Live By It!
Let 'em Work, Let 'em Live!

From: Tim Foley [REDACTED]
Sent: Monday, December 1, 2025 10:25 AM
To: Gamble, David, D. <GambleDD@scdot.org>
Subject: RE: 1785 Gold Hill Road

*** This is an EXTERNAL email. Please do not click on a link or open any attachments unless you are confident it is from a trusted source. ***

Okay.....those radii are 40'. The county told us what to use. You are correct they seem bigger than others. I am sure everyone else would just assume to use something smaller. County would need to be convinced.

Tim Foley PE

Director of Civil Engineering
[REDACTED]

D: [REDACTED]
P: [REDACTED]
C: [REDACTED]

121 Gilead Road
Huntersville, NC 28078



W&A Engineering is a Better Communities Collaborative company that improves communities with innovative design, efficient engineering, and professional service.

.

This information is privileged and confidential for the intended recipient(s). Unauthorized distribution of information contained in or attached to this communication is strictly prohibited. The sender does not accept liability for any error or virus that is a result of transmission or receipt of this information. If you received this in error, please contact the sender and delete the material from all computers.

From: Gamble, David, D. <GambleDD@scdot.org>
Sent: Monday, December 1, 2025 10:20 AM
To: Tim Foley <[REDACTED]>
Subject: RE: 1785 Gold Hill Road

Hey Tim,

These changes will affect several drainage structures. I'll need to see the plan for relocating/rerouting those before I could agree to it. Also, what size radius is shown here? They look larger than those of the actual roads in the area.

Thank you,

David D. Gamble III, PE
District Permit Engineer – District 4
SC Department of Transportation
803-385-4280 O | 803-581-0156 F
gambledd@scdot.org

1232 JA Cochran Bypass
Po Box 130 Chester, SC 29706



From: Tim Foley <[REDACTED]>
Sent: Wednesday, November 26, 2025 9:56 AM
To: Gamble, David, D. <GambleDD@scdot.org>
Subject: 1785 Gold Hill Road

*** This is an EXTERNAL email. Please do not click on a link or open any attachments unless you are confident it is from a trusted source. ***

Hey David,

Our client has tried to change the site plan as much as possible to get closer to satisfying the County. The county is asking for the 2 driveways to be modified as shown. Still doesn't give the county what they fully want, but it is more in line. We will have to submit a waiver application to the county for driveway separation and stacking at the existing entrances.

Will SCDOT be okay with the proposed modifications?

Thanks.

Tim Foley PE

Director of Civil Engineering
[REDACTED]

W&A Engineering
Building Better Communities

D: [REDACTED]
P: [REDACTED]
C: [REDACTED]

121 Gilead Road
Huntersville, NC 28078

[REDACTED]



W&A Engineering is a Better Communities Collaborative company that improves communities with innovative design, efficient engineering, and professional service.

This information is privileged and confidential for the intended recipient(s). Unauthorized distribution of information contained in or attached to this communication is strictly prohibited. The sender does not accept liability for any error or virus that is a result of transmission or receipt of this information. If you received this in error, please contact the sender and delete the material from all computers.

Tim Foley

From: Cain, Amanda <Amanda.Cain@yorkcountysc.gov>
Sent: Monday, December 1, 2025 11:07 AM
To: Tim Foley
Cc: Singletary, Ryan
Subject: RE: 224065 - 1785 Gold Hill Road

Hey Tim,

I do not see any issues with what you are planning. Keep in mind that if you move forward with sharing a sewer lateral for both buildings then if the parcel is ever subdivided, a new stand-alone lateral will need to be provided for the newer building. As long as the parcel stays as one parcel and under one ownership then both buildings can be served by one lateral. With a new water tap/meter for the new building, this parcel will receive two water bills, just fyi. When you submit you will provide an existing conditions sheet that shows all existing utilities and then you'll show how you will be relocating the sewer lateral and how the new building will be served. If the building will be sprinkled then you can show a private hydrant off the fire line to meet the FDC/fire requirements but if not, you would set a public hydrant out at Gold Hill Road. We would allow one tap (typically we require separate taps for all services, even hydrants) given the location of the existing water line but it would have to be a 6" tap for the hydrant and then you could reduce it for the meter.

I've copied Ryan Singletary on this email. Earlier this year I moved into a different position and Ryan was hired as the reviewer for the Fort Mill area. I will still be involved in reviews until he is fully trained but he will be the reviewer for the project when it is submitted so I want to keep him in the loop on our conversations.

I hope this information helps but let us know if you have any other questions. Hope you had a great Thanksgiving!

Amanda Cain

[Plan Review Manager](#)

Land Development Division

Planning and Development

York County Government

Amanda.Cain@yorkcountysc.gov

Main: 803-909-7200

Office: 803-909-7149

We want your feedback! • Customer Satisfaction Survey



CONFIDENTIALITY NOTICE: This e-mail message, including any attachments, is for the sole use of the intended recipient(s) and may contain confidential, proprietary, and/or privileged information protected by law. If you are not the

intended recipient, you may not read, use, copy, or distribute this e-mail message or its attachments. If you believe you have received this e-mail message in error, please contact the sender by reply e-mail or telephone immediately and destroy all copies of the original message. "Any information provided on this email, including any attachments, may be subject to the South Carolina Freedom of Information Act and may be disclosed to third parties in accordance with applicable law."

From: Tim Foley <[REDACTED]>
Sent: Wednesday, November 26, 2025 10:09 AM
To: Cain, Amanda <Amanda.Cain@yorkcountysc.gov>
Subject: RE: 224065 - 1785 Gold Hill Road

Happy Thanksgiving Amanda,
So this little project is still desired by the owner of the property. Have had a few snags with the county on the existing driveways along Gold Hill.

Basically going to have to request a waiver and do modifications shown on this plan and see how things go.

But wanted to reach out to you to try and clarify the sewer and water service intents you mentioned on sketch plan. The existing building on the site is served by a sewer line to the rear and drains out to Lake Vista Blvd. That existing private sewer was intended to serve that building and also the 2 small lots (you can see them on your older image clip below) that were behind the ACE hardware store (those lots have now been combined into the ACE Hardware lot. We will relocate that existing private line slightly to accommodate this new building.

Then, for water....Would like to get a new tap into Gold Hill Road to serve this new building. Seems like we will need to install a new hydrant to get fire coverage of this new building.

Let me know if you foresee any issues with those thoughts.

Thanks.

Tim Foley PE

Director of Civil Engineering
[REDACTED]

W&A Engineering
Building Better Communities

D: [REDACTED]
P: [REDACTED]
C: ([REDACTED])

121 Gilead Road
Huntersville, NC 28078

[REDACTED]



W&A Engineering is a Better Communities Collaborative company that improves communities with innovative design, efficient engineering, and professional service.

This information is privileged and confidential for the intended recipient(s). Unauthorized distribution of information contained in or attached to this communication is strictly prohibited. The sender does not accept liability for any error or virus that is a result of transmission or receipt of this information. If you received this in error, please contact the sender and delete the material from all computers.

From: Cain, Amanda <Amanda.Cain@yorkcountygov.com>

Sent: Monday, August 12, 2024 12:03 PM

To: Tim Foley [REDACTED]

Subject: RE: 224065 - 1785 Gold Hill Road

Tim,

I finally got a little time to take a closer look at this. I can't find anything on those easements except the older approved subdivision plat, which is the same as the survey you attached. Additionally, we don't have a sewer main in the 20' easement shown either so its not a York County easement. Below is a screen shot of the utilities that I show for the area. My guess would be that when they subdivided they set those easements aside for all three properties to be able to get sewer if they sold the parcels, without having to purchase the easement. For the lateral easement, I can only assume it was the same idea but any lateral easements would be privately owned.

From what I can see, those easements are private and belong to the property owner of the original subdivision plat unless they were assigned to another entity. Either way, there is nothing that I can find that indicates that the 20' easement belong to York County and it's not a practice of ours to just own an easement with no infrastructure in it.

You will need to reach out to the owner of the easements to abandon those and they may be able to provide you further clarification on them but you will have to submit something showing the easements are abandoned or that you have permission to do what you are showing within the easements.

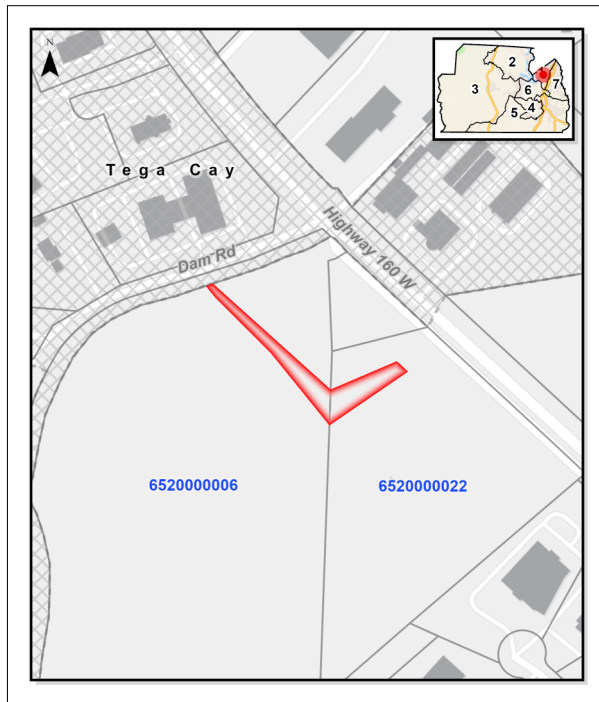
Hope this helps and I appreciate your patience in waiting for me to be able to respond. Have a great day!



Planning Commission

February 9, 2026

Case: 25-48
Staff Report



REQUEST SUMMARY

Applicant: Trey Eakin
Property Owner: Springland Inc., New Horizon Electric Cooperative Inc.
Tax Map Number: 652-00-00-006, -022
Address: 2389 Highway 160 W, Fort Mill
Council District: 1—Audette
Area: 0.611 acres
Current Zoning District: RUD
Requested Zoning District: GC
Future Land Use Designation: Single Family Residential
Staff Recommendation: Approve

PROJECT DESCRIPTION

The applicant is requesting to rezone 0.611-acres, across portions of two parcels, from *Rural Development* (RUD) to *General Commercial* (GC). This area will be included with the adjacent parcel to improve the layout and function of a proposed convenience store, fueling station, and car wash operation. Portions of these parcels, as well as the adjacent parcel along Highway 160, were similarly rezoned last year from RUD to GC.

CONSISTENCY WITH THE COMPREHENSIVE PLAN

The subject parcels are 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*. Non-residential uses, including businesses such as those requested, align with the FLU designation when located at major intersections, such as that at Highway 160 W and Dam Road. Further, several other commercial, office, and civic uses line Highway 160 W that are of the same scale as that requested.

Staff Analysis

PROPERTY DESCRIPTION

The 0.611-acres across the two subject parcels (TM#652-006) and (TM#652-022) is undeveloped. This stretch of Highway 160 serves as a major commercial corridor for the Fort Mill community, with suburban developments that branch from it. The request expands on a preexisting commercial zone southward into vacant land.

Table 1: Property Context			
PROXIMITY	CURRENT LAND USE	CURRENT ZONING	2035 LAND USE PLAN RECOMMENDATION
NORTH	Commercial, Residential	GC / RMX-20	Neighborhood Residential
SOUTH	Vacant	RUD	Single Family Residential
EAST	Institutional	OI	Single Family Residential
WEST	Recreation	RUD (CTC)	Mixed-Use Regional Center

ZONING AND LAND USE HISTORY

- ◆ July 22, 1986: Subject parcels were originally zoned RUD
- ◆ July 31, 1987 Recorded current plat of parcel TM# 652-022 (PB 88, PG 57)
- ◆ October 24, 1989: Recorded current plat of parcel TM# 652-006 (PB 106, PG 176)
- ◆ October 22, 1991: Recorded current deed of parcel TM# 652-006 (RB 326, PG 81)
- ◆ January 6, 1998: Recorded current deed of parcel TM# 652-022 (RB 2096, PG 229)
- ◆ January 6, 2025: Portions of subject parcels were rezoned from RUD to GC (Case 24-54)

REZONING REQUEST

The applicant is requesting to rezone approximately 0.611 acres from RUD to GC.

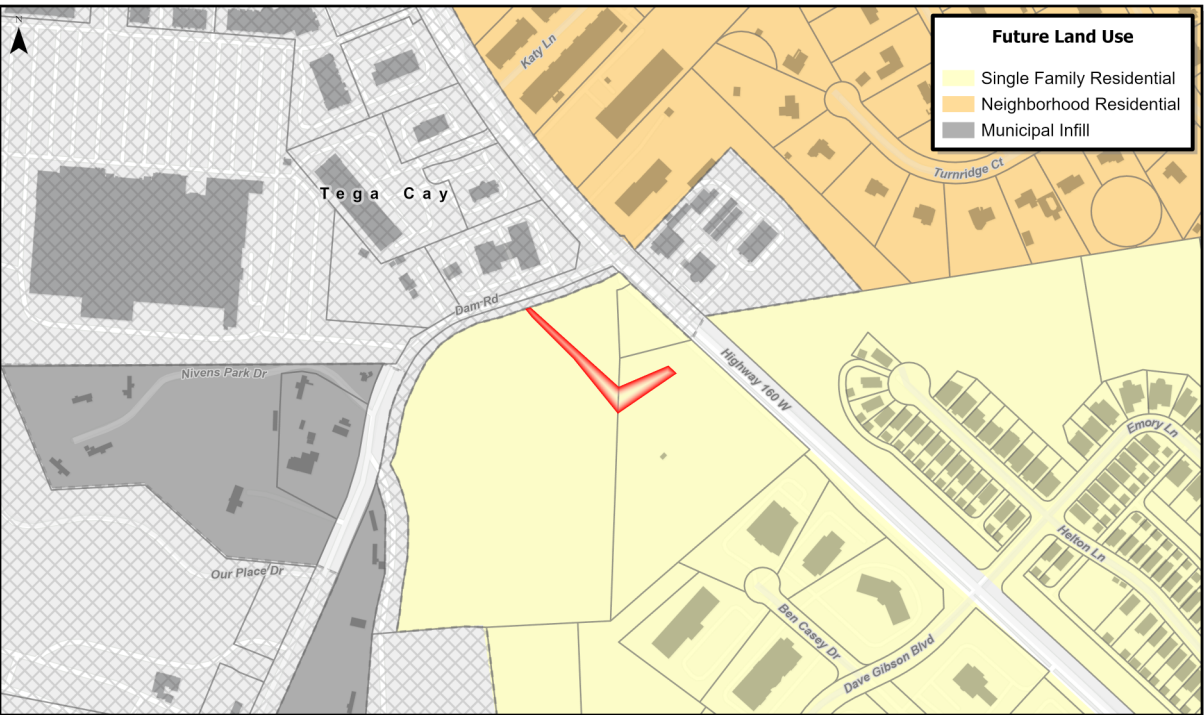
- ◆ *Current Zoning District: Rural Development (RUD): Intended to protect and preserve areas of the County that are presently rural or agricultural in character and use, and serves to discourage rapid growth while allowing growth through orderly use and timely transition of rural areas.*
- ◆ *Proposed Zoning District: General Commercial (GC): Intended to provide for areas where large-scale commercial and business development may occur. Designed to support regional shopping centers and business complexes of greater scale and intensity than permitted by the Neighborhood Commercial and Office and Institutional Districts, and accommodates a wide range of business and commercial uses, generally clustered for “cumulative attraction” and optimum accessibility.*

Table 2: Zoning District Comparison		
	ZONING DISTRICT: RUD	ZONING DISTRICT: GC
MINIMUM LOT SIZE	1 Acre	None
PERMITTED LAND USES	Agriculture, Single-family dwellings	Large-scale retail, office, services

Exhibit B - Existing Zoning Map



Exhibit C- 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 parcels are 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. Non-residential uses including businesses such as those requested align with the FLU designation when located at major intersections, such as that at Highway 160 W and Dam Road.

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. Several other commercial, office, and civic uses line Highway 160 W to serve the nearby neighborhoods.

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. The other commercial, office, and civic uses along Highway 160 W are of the same scale as that requested.

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 utilities.

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 Dam Road and Highway 160, both of which are maintained by SCDOT as S-99 and S-160. Dam Road is designated as a major collector roadway with a daily volume of 5,500 trips. Dam Road is a paved two-lane roadway and has a posted speed limit of 35 mph. Highway 160 is designated as a principal arterial roadway with a daily volume 38,300 trips. Highway 160 is a four-lane roadway with a striped median and has a posted speed limit of 45 mph.

The applicant is proposing a convenience store, sit-down restaurant and fueling center. A Tier 2 TIA was submitted and conditionally approved. The TIA has identified a number of improvements to mitigate the development's impacts on the surrounding transportation network.

H. Whether the inclusion of certain conditions of approval for the request would better achieve the goals of the Comprehensive Plan.

Staff recommends the following condition as part of the rezoning.

1. The property must be subdivided so that no more than one zoning district is applied to a parcel. An approved subdivision plat encompassing the portion of the property zoned RUD and the portion zoned GC shall be recorded with the York County Register of Deeds within 90 days of the rezoning approval.

NEXT STEPS

The rezoning request is anticipated to follow the process below:

- | | |
|------------------------------------|----------------|
| ◆ Public Hearing: | March 2, 2026 |
| ◆ County Council (First Reading): | March 2, 2026 |
| ◆ County Council (Second Reading): | March 16, 2026 |
| ◆ County Council (Third Reading): | April 6, 2026 |

PLANNING AND DEVELOPMENT STAFF CONTACT

Thomas Newlin

Long Range Planner

(803) 909-7233

Thomas.Newlin@yorkcountysc.gov

Exhibit D - Aerial Map



Exhibit E - Aerial Map—Parcel

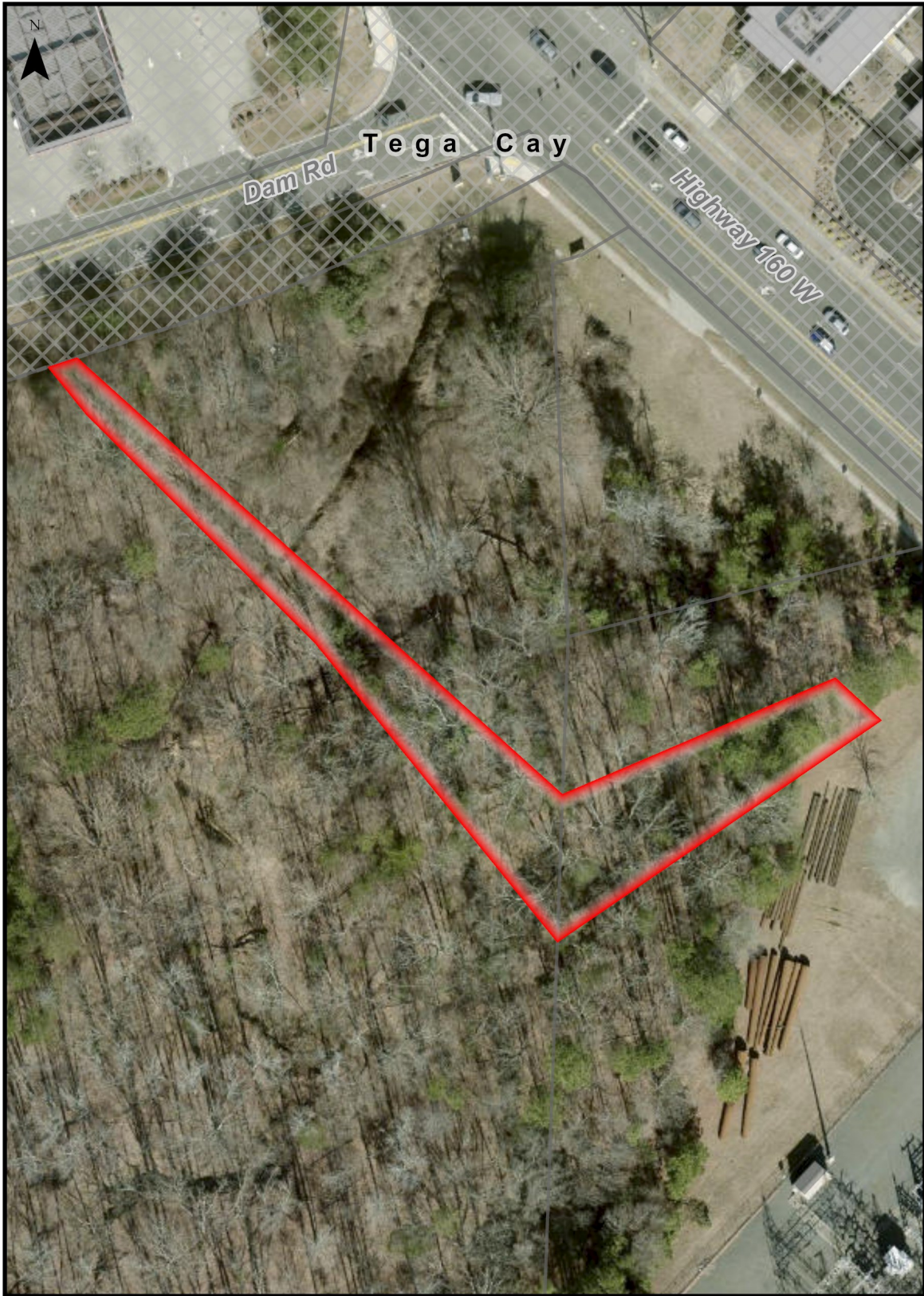


Exhibit F - Environmental Map

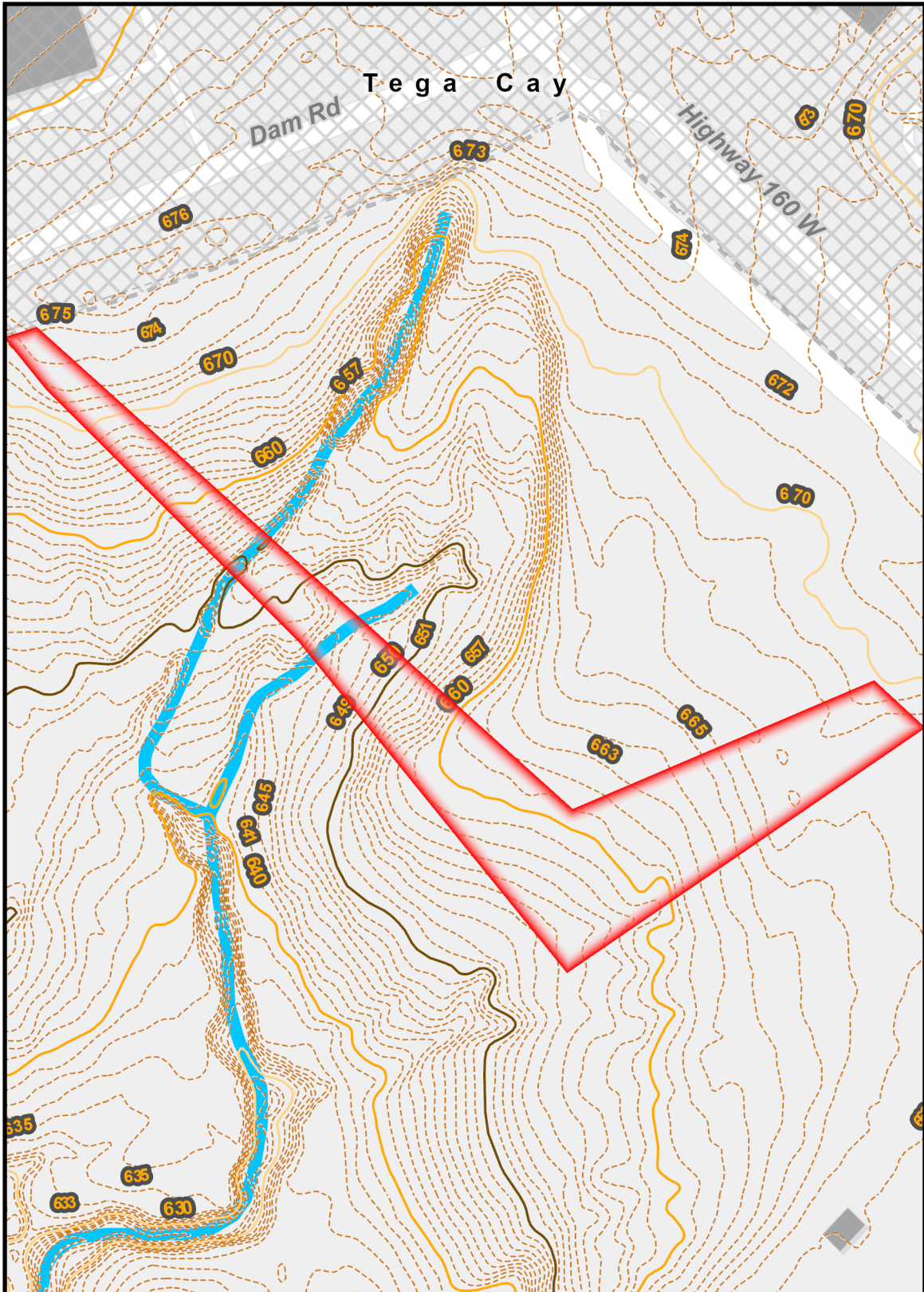


Exhibit G - Site Plan





YORK COUNTY REZONING APPLICATION

APPLICANT AND OWNER INFORMATION

APPLICANT NAME(S): Trey Eakin
ADDRESS: 2415 E Camelback Rd, Phoenix, AZ 85016
PHONE: [REDACTED] [REDACTED] [REDACTED]
WORK HOME MOBILE
EMAIL ADDRESS: [REDACTED]

PROPERTY OWNER NAME(S): Springland, Inc., L&C Land Holding, Inc.; New Horizon Electric Cooperative, Inc.
ADDRESS: 312 N White St, Fort Mill, SC 29715; P.O. Box 1169
PHONE: [REDACTED] [REDACTED] [REDACTED]
WORK HOME MOBILE
EMAIL ADDRESS: [REDACTED]

PROPERTY INFORMATION

PROPERTY ADDRESS: SWC Hwy 160 & Dam Rd
PROPERTY TAX MAP #(s): 6520000006; 12; 22
LAND AREA (ACRES) TOTAL: ±3.29 AREA TO BE REZONED: ±0.4
ZONING CURRENT: RUD PROPOSED: GC
2035 LAND USE PLAN DESIGNATION: Single Family Residential
CURRENT USE OF PROPERTY: Vacant Land
PROPOSED USE OF PROPERTY: Convenience Store w/ Rest., Fueling Station and Car Wash
TOTAL AREA OF PROPOSED BUILDINGS (COMMERCIAL): ±6,930 SF
TOTAL # OF DWELLING UNITS (RESIDENTIAL): N/A
UTILITY PROVIDERS WATER: York County SEWER: York County
SCHOOL DISTRICT: Fort Mill COUNTY COUNCIL DISTRICT: 1

*Removed per
Lake Palmer*

SUPPLEMENTAL QUESTIONS

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

See enclosed narrative

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?

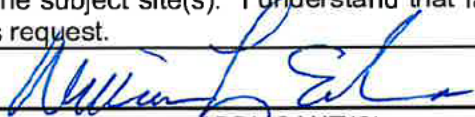
Yes ☒

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)

10.06.25

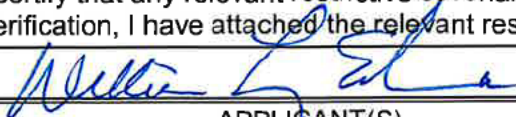
DATE

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)

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)

10.06.25

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.

SUPPLEMENTAL QUESTIONS

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

See enclosed narrative

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)

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.

Daniel P Mummey

Digitally signed by Daniel P Mummey
Date: 2025.10.02 09:08:44 -04'00'

10/2/2025

PROPERTY OWNER(S)

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)

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.

SUPPLEMENTAL QUESTIONS

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

See enclosed narrative

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.

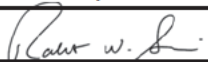
CERTIFICATION

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)

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)

10/02/2025

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)

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.



Attn: Diane Dil
Planning and Department
York County Government

October 6, 2025

RE: Justification Letter – Supplemental Rezoning for Proposed High-End Convenience and Fuel Center located at the southwest corner of Highway 160 and Dam Rd in York County, South Carolina

Dear Diane,

Accelerated Development Services (the "Applicant"), on behalf of Springland, Inc., L&C Land Holding, Inc., and New Horizon Electric Cooperative, Inc. (collectively, the "Land Owners"), respectfully submits this supplemental rezoning application. This request pertains to a small, additional ± 0.4 -acre tract needed to complete the previously approved high-end convenience and fuel center (the "Project") at the southwest corner of Highway 160 and Dam Rd. The Project totals ± 3.29 -acres.

The original 2.759-acre tract (Tax Map 652; Parcels 006, 012, and 022) was approved for rezoning to General Commercial (GC) through Ordinance No. 225 on January 6, 2025 (the "Prior Ordinance"). To fully satisfy the required tree mitigation obligations stemming from the overall Project development, the Applicant now requests to rezone an additional ± 0.4 acres of adjacent land from Rural Residential (RUD) to General Commercial (GC), as illustrated on the enclosed exhibit. This supplemental request is necessary for final permit approval and Project implementation.

The Project features a modern, approximately 5,600-square-foot convenience store with an integrated, sit-down restaurant offering a premium dining experience. The facility will include six fueling pumps under a canopy and a separate 1,330 square foot rollover car wash with a drive-through facility. The Project is designed to maintain existing South Carolina Department of Transportation (SCDOT) access from Highway 160 with a primary, shared-access driveway on the adjacent New Horizon property to the south. A secondary, full-access driveway is planned for Dam Rd, which will utilize access easements across Tax Map 652, Parcel 414, which is a strip of land owned by Springland, Inc. (the "Land Strip"). The Land Strip is included in the Project.

The York County Comprehensive Plan currently designates the Project for Single Family Residential land use. The existing zoning district is Rural Residential (RUD). There are no additional overlay zoning designations applicable to the Project.

Gold Hill Elementary School formerly used the Land Strip to access Dam Rd. It is not zoned, located within the Tega Cay jurisdiction, and is not included in this rezoning request.

The Prior Ordinance established a strong precedent and justification for General Commercial (GC) zoning at this location. These findings are equally applicable to the supplemental ± 0.4 -acre request:

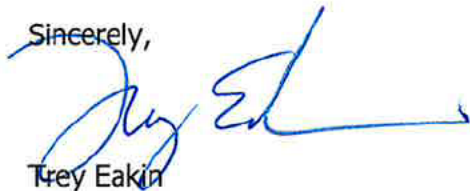
1. The Property is located at the corner of Dam Road and S.C. Highway 160, one of the busiest traffic corridors in the County, and the recipient of substantial public infrastructure investment through the County's Pennies for Progress program.
2. Although currently zoned RUD, the site is located adjacent to large scale commercial development in the City of Tega Cay including Walmart, Circle K and numerous commercial retail outparcels in the Greystone Crossing Shopping Center.
3. The York County Comprehensive Plan contemplates nonresidential uses located at major intersections such as this location, or next to similar existing uses.
4. In addition to the adjacent Tega Cay commercial uses, the Project is surrounded by commercial and business uses in the County, as well as higher density residential development, including properties zoned GC (General Commercial), PD (Planned Development) and OI (Office and Institutional), and would be consistent with such uses.
5. Current RUD zoning would allow development of single-family residential homes with a density of 1 du/ac in an area already saturated with residential development.
6. The proposed rezoning and use will provide needed service amenities including sit-down dining and convenience store retail consistent with and complementary to the existing uses in the area.

We maintain that the Project, as currently designed and previously approved, is entirely consistent with the long-term commercial vision for this major intersection and is compatible with adjacent land uses.

The request to rezone the additional ± 0.4 acres is a technical, necessary step to fulfill a regulatory requirement (tree mitigation) for a use already authorized by the Prior Ordinance. We therefore respectfully request your recommendation and placement of this supplemental rezoning application on the next Planning Commission agenda.

Should you or staff require any further clarification or documentation regarding this necessary addition, please contact me at 602-682-8188 or via email at trey@accelerateddevco.com.

Sincerely,



Trey Eakin
Executive Vice President
Accelerated Development Services

Enclosures: Zoning Site Plan

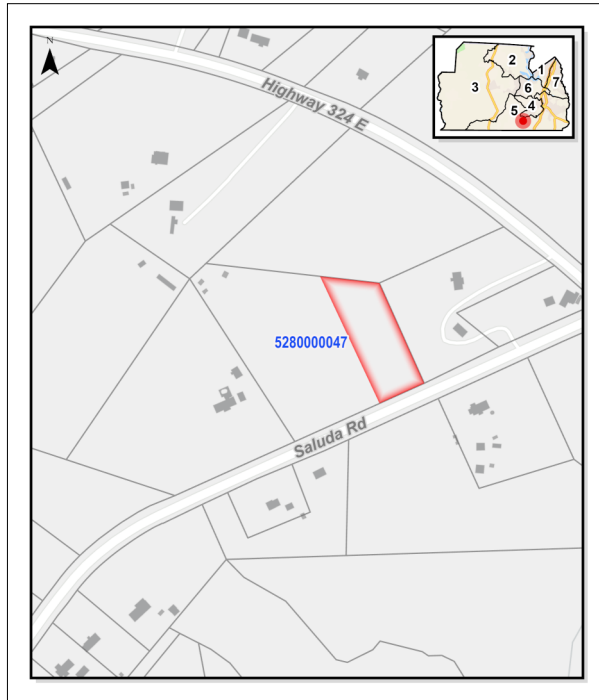
Cc: Jake Palmer (via email)
Dan Ballou (via email)
Kevin Garton (via email)



Planning Commission

February 9, 2026

Case: 26-01
Staff Report



REQUEST SUMMARY

Applicant: CDP Rock Hill, LLC
Property Owner: Edward Calvin Craig
Tax Map Number: 528-00-00-047
Address: Saluda Rd, Rock Hill
Council District: 5—Cox
Area: 2.2 Acres
Current Zoning District: AGC
Requested Zoning District: NC
Future Land Use Designation:
Rural Residential
Staff Recommendation: Deny

PROJECT DESCRIPTION

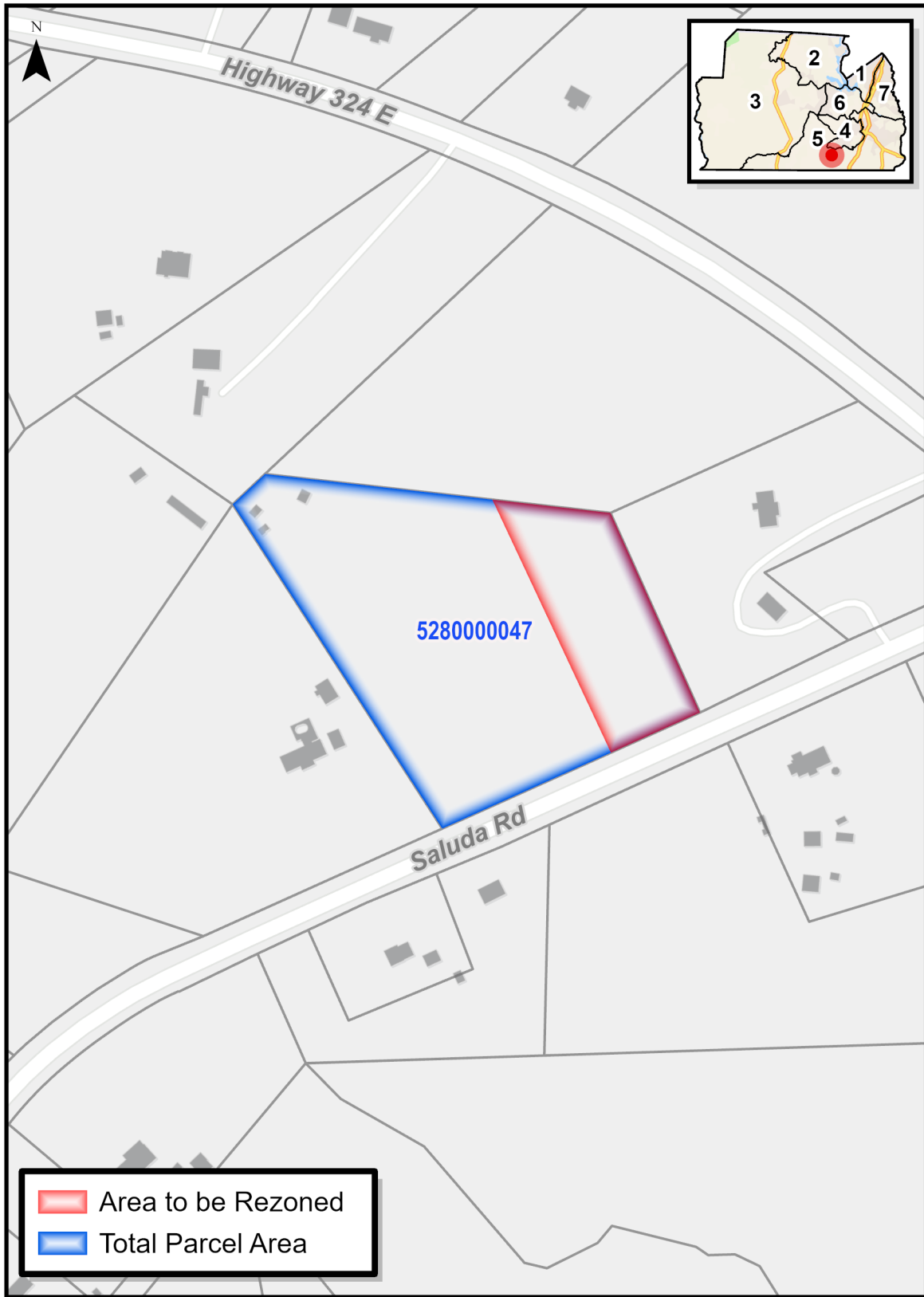
The applicant is requesting to rezone a 2.2-acre portion of a 7.5-acre parcel from *Agricultural Conservation* (AGC) to *Neighborhood Commercial* (NC) to build a commercial retail store.

CONSISTENCY WITH THE COMPREHENSIVE PLAN

The subject parcel is designated with the *Rural Residential* future land use in the *York Forward 2035 Comprehensive Plan*. This designation describes places displaying a rural character of agricultural homesteads and homes with an acre or more of land separated by farmed fields, pastures, or forests. These areas are served by a sparse road network and private well and septic systems. Farmer's markets, cottage industries, and agri-tourism serve the community and support agriculture.

The rezoning request does not align with York County's *York Forward 2035 Future Land Use Map and Comprehensive Plan*. The predominant land use expected in the *Rural Residential* designation is single family homes on parcels of one acre or more, which may also contain active farming. Some low-intensity commercial developments centered on intersections, such as agri-business services that support farming operations, may also be appropriate. The proposed development does not abut an intersection, or contiguous with other commercial property, and will not provide ag-supportive uses. Therefore, it is not consistent with the expectations of the Comprehensive Plan. While there is a parcel zoned NC at the intersection of Saluda Road and Highway 324, a 4.0-acre RUD parcel separates it from the subject parcel.

Exhibit A - Parcel Context Map



Staff Analysis

PROPERTY DESCRIPTION

The 2.2-acre portion of the subject parcel is used as hayland with no structures on site. The character along this span of Saluda Road can best be described as agricultural, as many of the properties are utilized for hay, as pastures, or as rural homesteads.

Table 1: Property Context			
PROXIMITY	CURRENT LAND USE	CURRENT ZONING	2035 LAND USE PLAN RECOMMENDATION
NORTH	Agriculture	AGC	Rural Residential
SOUTH	Agriculture	AGC	Rural Residential
EAST	Residential	RUD	Rural Residential
WEST	Agriculture	AGC	Rural Residential

ZONING AND LAND USE HISTORY

- ♦ July 22, 1986: Subject parcel was originally zoned RUD
- ♦ October 21, 1996: Subject parcel was rezoned from RUD to AGC.
- ♦ March 21, 2006: Recorded current plat of subject parcel (PB D83, PG 8).
- ♦ March 21, 2006: Recorded current deed of subject parcel (RB 7879, PG 171).
- ♦ September 17, 2024: Recorded deed of distribution (RB 21514, PG 464).

REZONING REQUEST

The applicant is requesting to rezone approximately 2.2 acres from AGC to NC

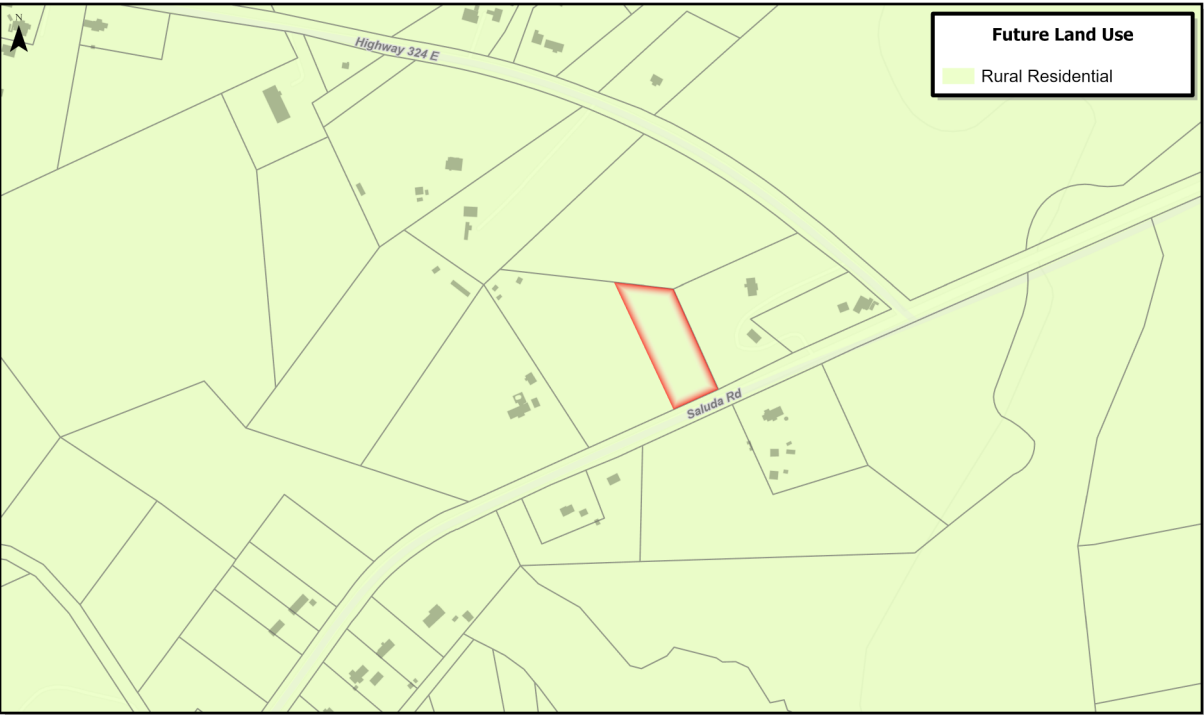
- ♦ *Current Zoning District: Agricultural Conservation (AGC): Generally consists of the most agriculturally productive soils, and their loss cannot be readily compensated. Therefore, the district is intended to preserve areas under cultivation and prime agricultural soils for continued agricultural and agriculturally-oriented uses, protect and support the business of agriculture, and protect agricultural character.*
- ♦ *Proposed Zoning District: Neighborhood Commercial (NC): designed to provide residential areas with small-scale commercial services, professional offices, and convenience uses, and is intended to principally serve residential neighborhoods located within the Urban Services Boundary. The maximum gross floor area of any building, except grocery stores, in Neighborhood Commercial is 15,000 square feet.*

Table 2: Zoning District Comparison		
	ZONING DISTRICT: AGC	ZONING DISTRICT: NC
MINIMUM LOT SIZE	5 Acres	None
PERMITTED LAND USES	Large-lot residences, right-to-farm, pastureland	Small-scale commercial, convenience/grocery stores

Exhibit B - Existing Zoning Map



Exhibit C - 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 *Rural Residential* future land use in the *York Forward* 2035 Comprehensive Plan. This designation describes places displaying a rural character of agricultural homesteads and homes with an acre or more of land separated by farmed fields, pastures, or forests. These areas are served by a sparse road network and private well and septic systems. Farmer's markets, cottage industries, and agri-tourism serve the community and support agriculture.

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

The rezoning request does not align with York County's *York Forward* 2035 Future Land Use Map and Comprehensive Plan. The predominant land use expected in the *Rural Residential* designation is single family homes on parcels of one acre or more, which may also contain active farming. Some low-intensity commercial developments centered on intersections, such as agri-business services that support farming operations, may also be appropriate. The proposed development does not abut an intersection, or contiguous with other commercial property, and will not provide ag-supportive uses. Therefore, it is not consistent with the expectations of the Comprehensive Plan.

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 not compatible with the surrounding land uses. The proposed commercial development would not be located adjacent to land use types that would be appropriate for its operation. While there is a parcel zoned NC at the intersection of Saluda Road and Highway 324, which contains a non-conforming gasoline sales use, a 4.0-acre RUD parcel separates it from the subject parcel.

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 not be compatible with that of the surrounding current and future land uses. This area is predominantly comprised of rural homes scattered among large swaths of farmland.

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 Rock Hill's Water services district, but will use private well and septic.

G. The relationship of the request to the existing road network, current road capacity, and the most recent annual average daily trip counts.

The subject parcel has frontage on Saluda Road, which is maintained by SCDOT as S-72. Saluda Road is designated as a minor arterial roadway with an average daily volume of 7,600 trips. Saluda Road is a two-lane roadway with a posted speed limit of 55 mph that intersects with Highway 324. Highway 324 is maintained by SCDOT as S-324 and is designated as a minor arterial roadway with an average daily volume of 2,600 trips. Highway 324 is a two-lane roadway with a posted speed limit of 55 mph.

The applicant is proposing to construct a convenience store on this parcel. During the review of the civil construction drawings, a traffic study may be required to evaluate the proposed development's impact to the surrounding transportation network.

H. Whether the inclusion of certain conditions of approval for the request would better achieve the goals of the Comprehensive Plan.

If the motion is to approve, staff recommends the following condition as part of the rezoning:

1. The property must be subdivided so that no more than one zoning district is applied to a parcel. An approved subdivision plat encompassing the portion of the property zoned RUD shall be recorded with the York County Register of Deeds within 90 days of the rezoning approval.

NEXT STEPS

The rezoning request is anticipated to follow the process below:

- | | |
|------------------------------------|----------------|
| ◆ Public Hearing: | March 2, 2026 |
| ◆ County Council (First Reading): | March 2, 2026 |
| ◆ County Council (Second Reading): | March 16, 2026 |
| ◆ County Council (Third Reading): | April 6, 2026 |

PLANNING AND DEVELOPMENT STAFF CONTACT

Thomas Newlin

Long Range Planner

(803) 909-7233

Thomas.Newlin@yorkcountysc.gov

Exhibit D - Aerial Map



Exhibit E - Aerial Map—Parcel



Exhibit F - Environmental Map

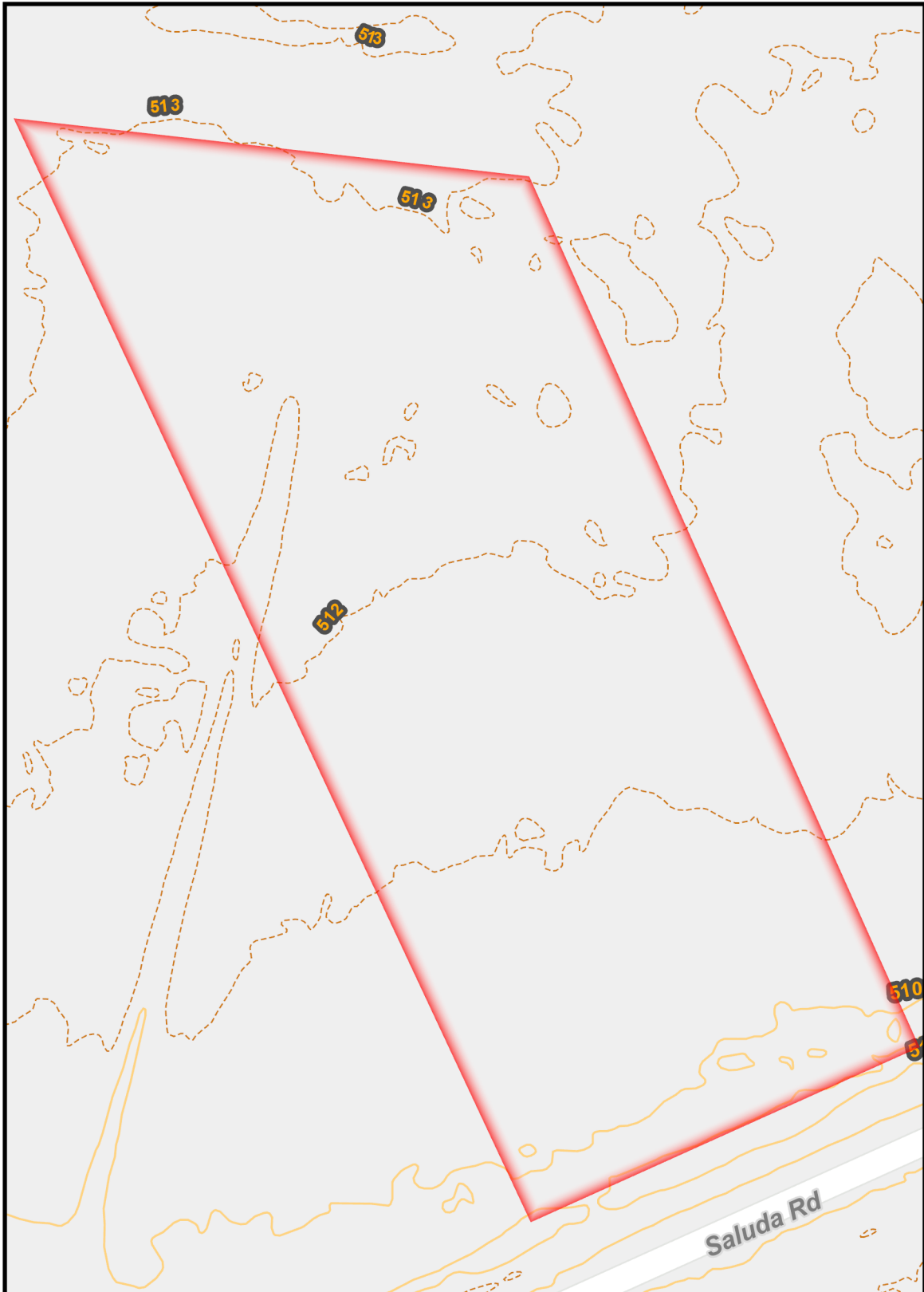
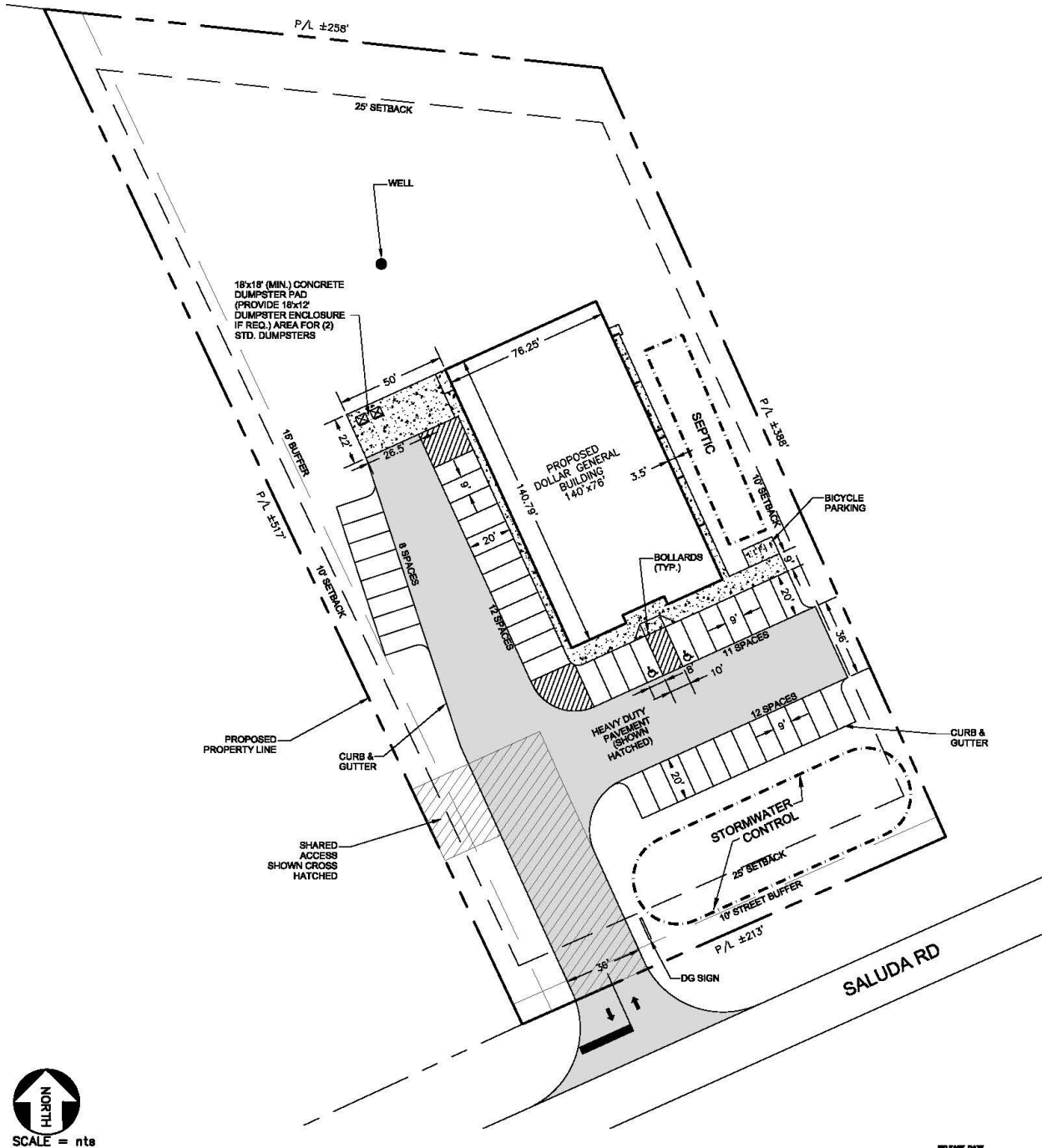


Exhibit G - Site Plan

PRELIMINARY SITE PLAN			CITY, STATE - STREET: ROCK HILL, SC- SALUDA ROAD	DATE: 09/03/25	
PROTOTYPE:	A	DEVELOPER	DESIGNER		
BLDG/SALES SF:	10,640 / 8,513	COMPANY: COASTAL DEVELOPMENT PARTNERS	COMPANY: KB SELLARS ENGINEERING		
ACREAGE:	±2.2 AC	NAME: GREG GOOGER	NAME: KELLY SELLARS		
PARKING SPACES:	43	PHONE #: 864-621-3692	PHONE #: 864-699-9512		



SUPPLEMENTAL QUESTIONS

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

The current zoning of the parcel does not allow for a general retail commercial use. The proposed project is a Dollar General retail store and thus requires a zoning classification that allows for this use.

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?

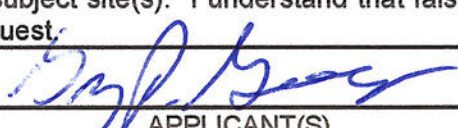
Yes ☐

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)

11-15-25
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)

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)

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.

ADDENDUM TO
YORK COUNTY
REZONING APPLICATION

Signatures of Property Owners:



SHIRLEE CRAIG-HART

Date: 10/31/2025

LISA D. WEST

Date: _____

BRIAN E. CRAIG

Date: _____

ALLISON M. ZIEGLER

Date: _____

ADDENDUM TO
YORK COUNTY
REZONING APPLICATION

Signatures of Property Owners:

SHIRLEE CRAIG-HART

Date: _____

Lisa D West

LISA D. WEST

Date: 10/31/25

BRIAN E. CRAIG

Date: _____

ALLISON M. ZIEGLER

Date: _____

ADDENDUM TO
YORK COUNTY
REZONING APPLICATION

Signatures of Property Owners:

SHIRLEE CRAIG-HART

Date: _____

LISA D. WEST

Date: _____

Brian E. Craig

BRIAN E. CRAIG

Date: *10.31.25*

ALLISON M. ZIEGLER

Date: _____

ADDENDUM TO
YORK COUNTY
REZONING APPLICATION

Signatures of Property Owners:

SHIRLEE CRAIG-HART

Date: _____

LISA D. WEST

Date: _____

BRIAN E. CRAIG

Date: _____


ALLISON M. ZIEGLER

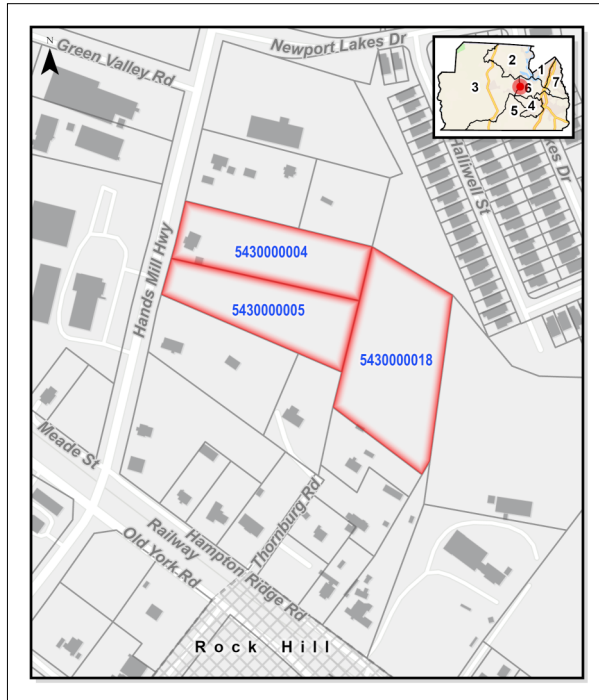
Date: 11/03/25



Planning Commission

February 9, 2026

Case: 26-02
Staff Report



REQUEST SUMMARY

Applicant: Charles B. Burnette III

Property Owner: Charles B. Burnette III

Tax Map Number: 543-00-00-004, 543-00-00-005, 543-00-00-018

Address: 176, 180 Hands Mill Hwy

Council District: 6—Huckabee

Area: 7 Acres

Current Zoning District: UD

Requested Zoning District: GC

Future Land Use Designation:

Neighborhood Residential, Community Center

Staff Recommendation: Approve

PROJECT DESCRIPTION

The applicant is requesting to rezone 7-acres across three parcels from *Urban Development* (UD) to *General Commercial* (GC) for the purpose of building a commercial development including a large grocery/retail store with two commercial outparcels.

CONSISTENCY WITH THE COMPREHENSIVE PLAN

The subject parcels are designated with the *Neighborhood Residential* future land use in the *York Forward 2035 Comprehensive Plan*. This designation describes places comprised of a mix of housing types and residential lot sizes located in close proximity to neighborhood-serving uses at intersections of major streets, where appropriate. Neighborhoods are designed with a connected street network, sidewalks, and bike paths to allow residents to access area amenities both on foot or by bicycle. Commercial, office, and civic uses may be clustered along major streets and are complementary in appearance to the surrounding neighborhoods.

The subject parcels are also designated within a *Community Center* node in the *York Forward 2035 Comprehensive Plan*. This describes places where a broad array of commercial and service establishments attract patrons from around the region. Multi-story mixed-use buildings comprise residential and office space above street-level shops and restaurants in a walkable atmosphere. These centers are strategically located and accommodate all modes of transportation, including transit.

The rezoning request aligns with York County's *York Forward 2035 Future Land Use Map and Comprehensive Plan*. The applicant intends to transition and connect these three properties as a commercial development within the expectations of a *Community Center* node. While not directly at the intersection, the subject parcels neighbor the GC parcels that are, and therefore contribute to cohesive commercial development of the area. Moreover, the request will remove a residential access point on Hands Mill Hwy, and remove three instances of the legacy UD district.

Staff Analysis

PROPERTY DESCRIPTION

The request spans three parcels, with the two directly on Hands Mill Highway (TM#543-004,-005) totaling 2-acres in size. The northernmost (TM#543-004) has a vacated residence and detached garage, while on the other (TM#543-005) the residence has been removed. The third parcel (TM#543-018) is 3-acres, undeveloped, and disconnected from the road network. The Hands Mill Highway and Old York Road intersection is in transition to more commercial use types that service the nearby suburban neighborhoods.

Table 1: Property Context			
PROXIMITY	CURRENT LAND USE	CURRENT ZONING	2035 LAND USE PLAN RECOMMENDATION
NORTH	Residential/Comm	UD	Community Center, Neighborhood Res
SOUTH	Residential/Comm	GC	Community Center, Neighborhood Res
EAST	Residential/Vacant	UD	Community Center, Neighborhood Res
WEST	Commercial	UD	Community Center, Single Family Res

ZONING AND LAND USE HISTORY

- ♦ May 24, 1967: Recorded current plat of TM#543-018 (PB 31, PG 79).
- ♦ July 22, 1986: Subject parcels were originally zoned UD.
- ♦ February 9, 2023: Recorded current deed of TM#543-004 and -005 (RB 20611, 349).
- ♦ June 10, 2024: Recorded current deed of TM#543-018 (RB 21344, PG 346).

REZONING REQUEST

The applicant is requesting to rezone approximately 7 acres from UD to GC.

- ♦ *Current Zoning District: Urban Development (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: General Commercial (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 Neighborhood Commercial and Office and Institutional Districts, and accommodates a wide range of business and commercial uses, generally clustered for “cumulative attraction” and optimum accessibility.*

Table 2: Zoning District Comparison		
	ZONING DISTRICT: UD	ZONING DISTRICT: GC
MINIMUM LOT SIZE	None	None
PERMITTED LAND USES	Machinery, Manufacturing	Large-scale retail, Offices

Exhibit A - Existing Zoning Map

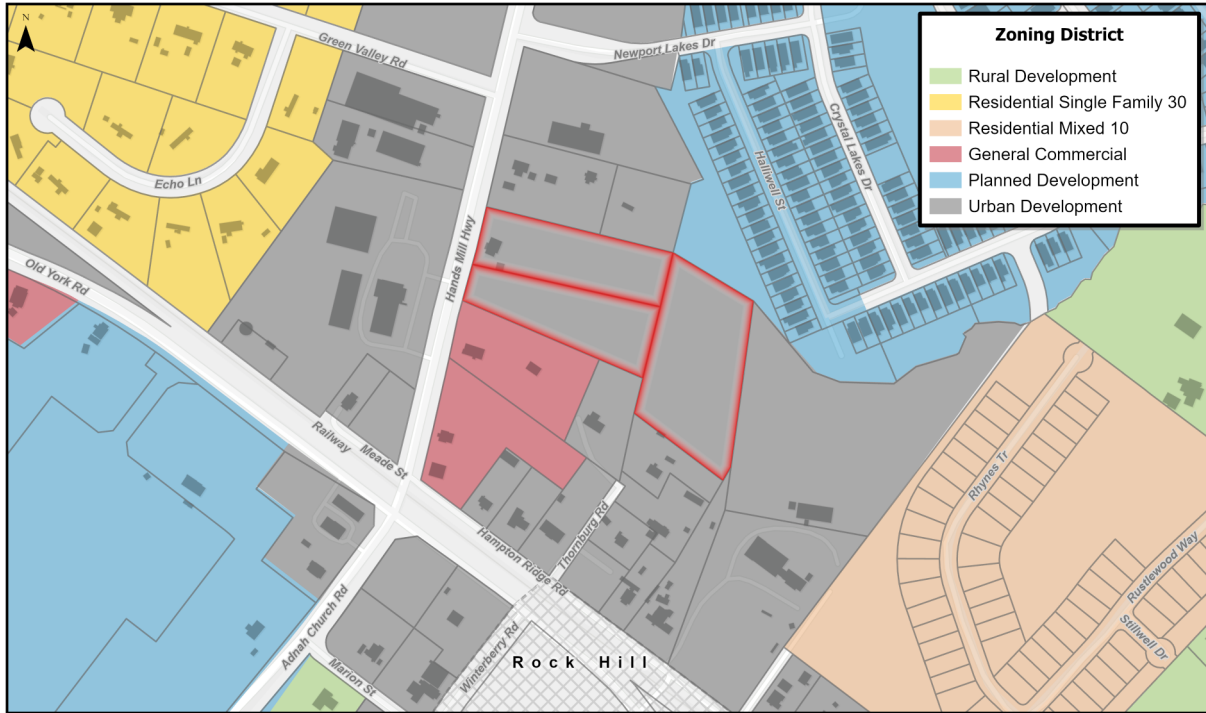
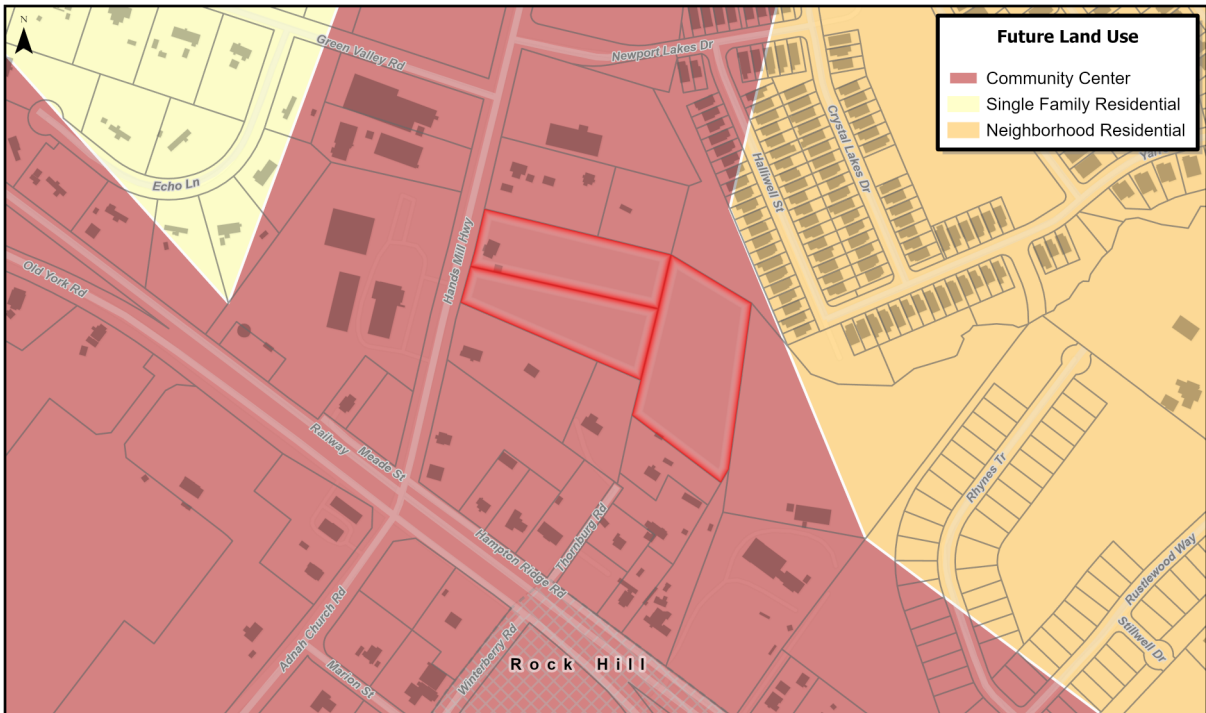


Exhibit B - 2035 Land Use Plan



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 parcels are designated with the *Neighborhood Residential* future land use in the *York Forward 2035* Comprehensive Plan. This designation describes places comprised of a mix of housing types and residential lot sizes located in close proximity to neighborhood-serving uses at intersections of major streets, where appropriate. Neighborhoods are designed with a connected street network, sidewalks, and bike paths to allow residents to access area amenities both on foot or by bicycle. Commercial, office, and civic uses may be clustered along major streets and are complementary in appearance to the surrounding neighborhoods.

The subject parcels are also designated within a *Community Center* node in the *York Forward 2035* Comprehensive Plan. This describes places where a broad array of commercial and service establishments attract patrons from around the region. Multi-story mixed-use buildings comprise residential and office space above street-level shops and restaurants in a walkable atmosphere. These centers are strategically located and accommodate all modes of transportation, including transit.

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

The rezoning request aligns with York County's *York Forward 2035* Future Land Use Map and Comprehensive Plan. The applicant intends to construct multiple commercial establishments as part of an interconnected development as expected within a *Community Center* node. While the underlying *Neighborhood Residential* designation expects commercial uses to be centered at the intersection, the neighboring properties that meet this condition are similarly zoned GC.

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 neighboring properties to the south share the same GC zone, aside from many other commercial use types in the general vicinity. This is also an opportunity to remove residences with direct access onto a high-traffic corridor near a major intersection.

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. Other non-residential lots around the intersection are similar in scale.

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 York County's water and sewer services area and will use these public utilities.

G. The relationship of the request to the existing road network, current road capacity, and the most recent annual average daily trip counts.

The subject parcels have frontage on Hands Mill Highway, which is maintained by SCDOT as S-274. Hands Mill Highway is designated as a principal arterial roadway with an average daily volume of 13,200 trips. Hands Mill Highway is a four-lane roadway with a posted speed limit of 45 mph, and intersects with Old York Road. Old York Road is designated as a principal arterial roadway with an average daily volume of 37,800 trips. Old York Road is a four-lane roadway with a posted speed limit of 50 mph.

The applicant is proposing a to construct commercial and food store uses on the parcels. During the review of the civil construction drawings, a traffic study will be required to evaluate the proposed development's impact to the surrounding 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: | March 2, 2026 |
| ◆ County Council (First Reading): | March 2, 2026 |
| ◆ County Council (Second Reading): | March 16, 2026 |
| ◆ County Council (Third Reading): | April 6, 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

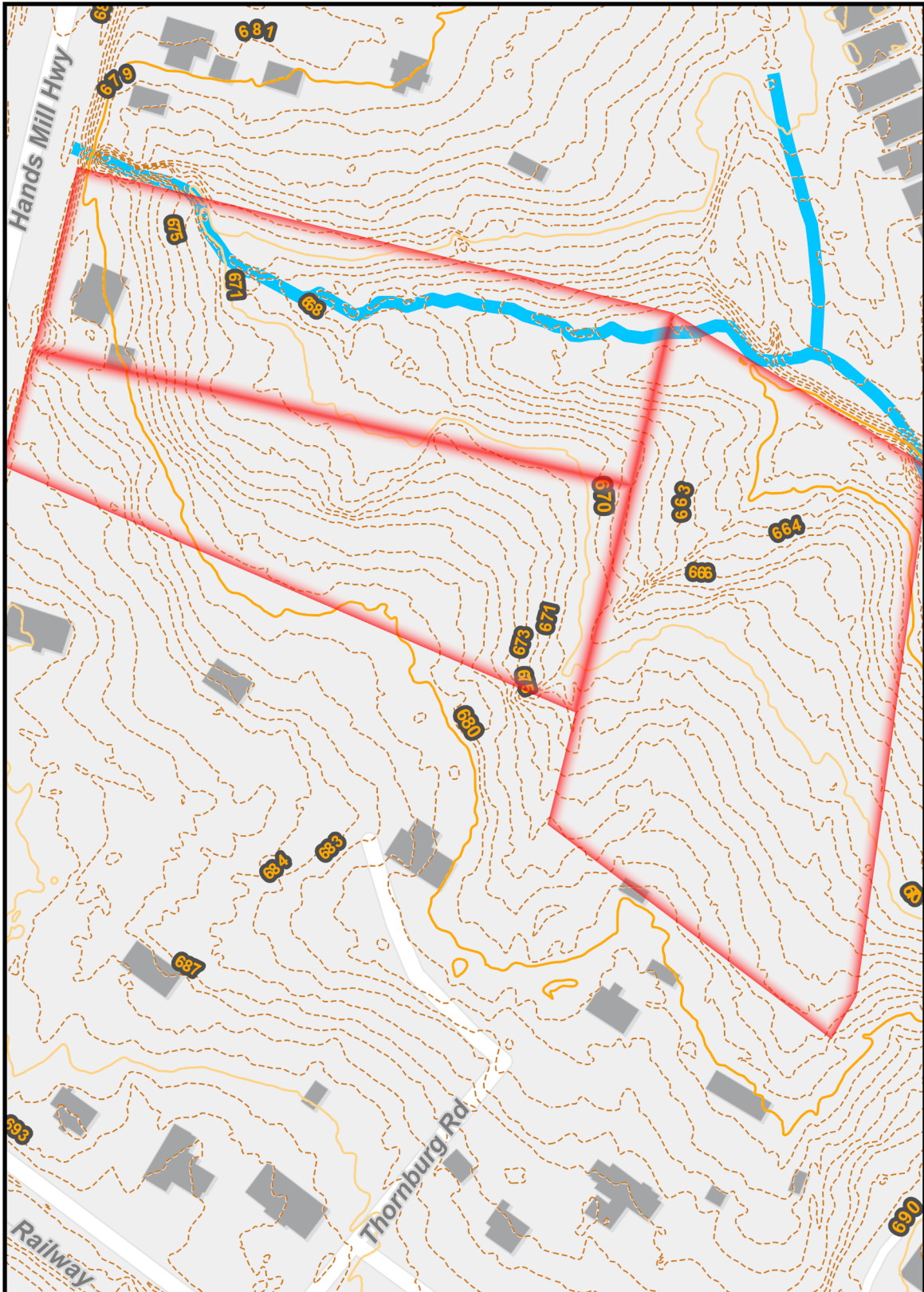
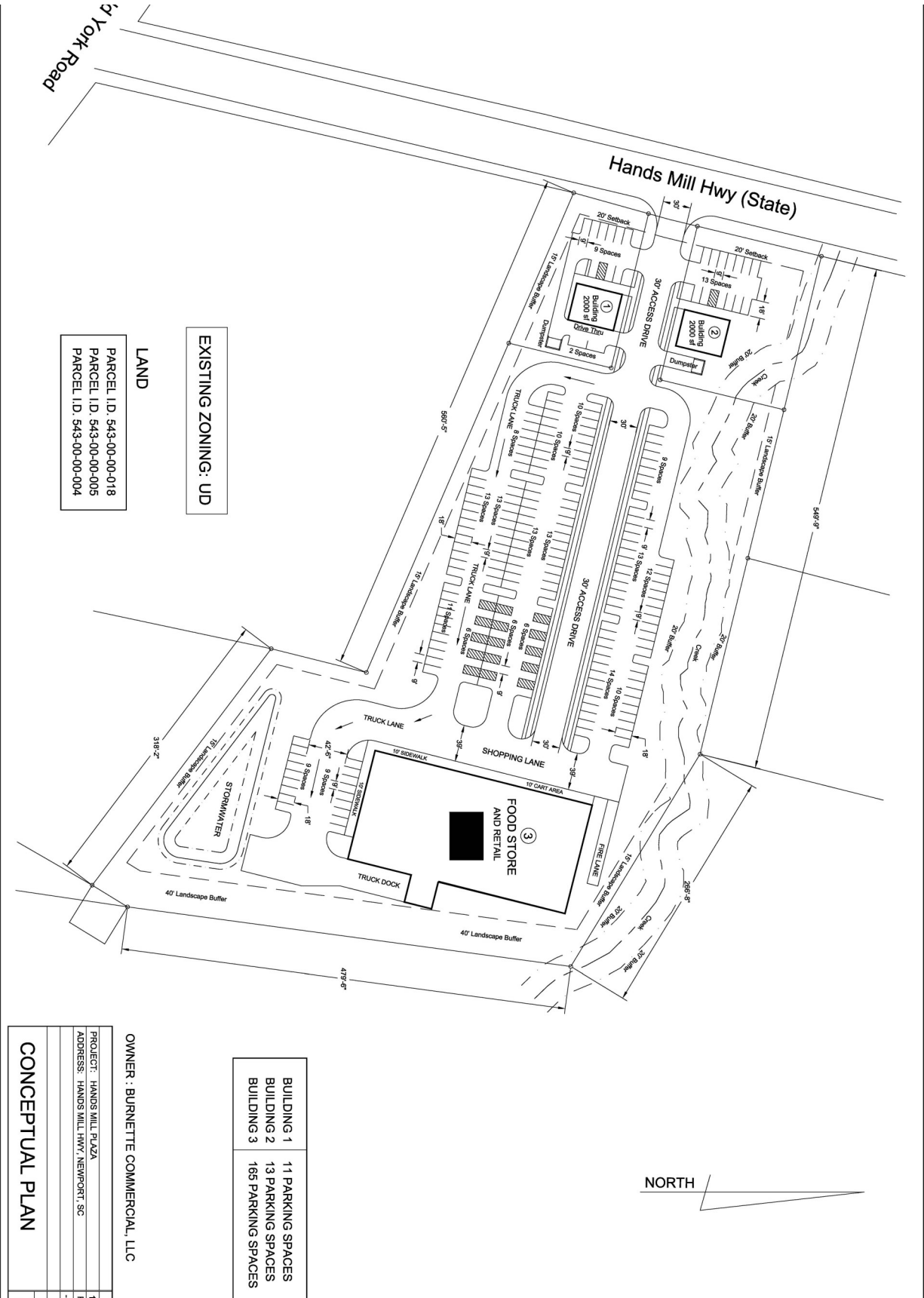


Exhibit F - Site Plan





YORK COUNTY REZONING APPLICATION

APPLICANT AND OWNER INFORMATION

APPLICANT NAME(S): Charles B. Burnette III

ADDRESS: 414 E. Main St. Rock Hill, S.C. 29730

PHONE: [REDACTED] [REDACTED]
WORK HOME

EMAIL ADDRESS: [REDACTED]

PROPERTY OWNER NAME(S): Same as trustee for Burnette Properties LLC

ADDRESS: Same

PHONE: Same Same Same
WORK HOME MOBILE

EMAIL ADDRESS: Same

PROPERTY INFORMATION

PROPERTY ADDRESS: 3.1 acres (road 1196), 176 Hands Mill Hwy., 180 Hands Mill Hwy.

PROPERTY TAX MAP #(s): 543-00-00-018, 543-00-00-005, 543-00-00-004

LAND AREA (ACRES) TOTAL: 7 ± AREA TO BE REZONED: 7 ±

ZONING CURRENT: UD PROPOSED: GC

2035 LAND USE PLAN DESIGNATION: _____

CURRENT USE OF PROPERTY: Vacant

PROPOSED USE OF PROPERTY: Commercial in conjunction with 543-00-00-003 and 543-00-00-006

TOTAL AREA OF PROPOSED BUILDINGS (COMMERCIAL): _____

TOTAL # OF DWELLING UNITS (RESIDENTIAL): 0

UTILITY PROVIDERS WATER: County SEWER: County

SCHOOL DISTRICT: RHSD3 COUNTY COUNCIL DISTRICT: 6

SUPPLEMENTAL QUESTIONS

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

These 7.4 acres are adjacent to the land forming the corner of Hwy 161 and Hanksville and has substantial road frontage on Hanksville and is consistent with development as proposed by current zoning change application of 543-00-00-002 and 543-00-00-006

2. Are there existing structures on the site?

Yes ☒

No ☐

If yes, please describe: *vacated house and garage*

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.

Charles P. Burnett III

APPLICANT(S)

7-11-2025

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.

Charles P. Burnett III, trustee So. Burnett Prop. LLC

PROPERTY OWNER(S)

7-11-2025

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.

Charles P. Burnett III

APPLICANT(S)

7-11-2025

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 *waived for U.D.*
- ☒ Plat or recent survey (if no recorded plat) *Recorded public record*
- ☒ Deed *Recorded public record*
- ☒ Preliminary site plan (include the following items as applicable) *A site plan for adjacent land 543.00-00-003 and 543-00-00-006 has been subm: Hcd. consistent use is expected but subject property is not under contract*
 - 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: *[Signature]*

APPLICATION REVIEWED BY: *[Signature]*

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.



STAFF REPORT

Meeting Date: February 9, 2026

Department: Planning and Development

Staff Contact: Jonathan Buono, Planning & Development Services Director, Michael Kendree, County Attorney
jonathan.buono@yorkcountygov.com,
michael.kendree@yorkcountygov.com

Agenda Title: 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.

Agenda Action: Motion

Executive Summary

The third modification of the Development Agreement between York County and Crescent Allison Creek, LLC will, as a major modification, amend the Land Use Chart - Exhibit B-1-B, by adding *Major Utility Facilities* as a permitted use on tax map number 488-00-00-126, which is a separate parcel within POD 1, and referred to as "Substation Parcel".

Background

Duke Energy Carolinas, LLC ("Duke Energy"), as successor in title to Daimler Trucks North America, LLC ("DTNA"), owns tax map parcel number 488-00-00-126, which is approximately ten (10) acres in area. Duke Energy seeks to place, locate, and develop an electrical substation, including accessory administration or maintenance buildings and related accessory uses and structures.

As an electrical substation is not a use listed on the Land Use Chart for the Allison Creek Planned Development, this major modification is required to add the use to the table and designate which POD or parcel this use is allowed.

Fiscal Impact



Strategic Plan

Recommendation

The Planning and Development Services Department recommends approval of this third modification.

Attachments

- A. Ordinance - 3d Modification (Allison Creek DA)
- B. Concept Plan

ORDINANCE NO. 2026-_____

Date Adopted: _____

AN ORDINANCE AUTHORIZING AND APPROVING THE EXECUTION AND DELIVERY OF A THIRD MODIFICATION TO A DEVELOPMENT AGREEMENT BETWEEN YORK COUNTY AND CRESCENT ALLISON CREEK, LLC, AS MASTER DEVELOPER, AND THE PARCEL DEVELOPERS PARTY HERETO, AS MODIFIED, RECORDED IN THE OFFICE OF THE REGISTER OF DEEDS FOR YORK COUNTY, SOUTH CAROLINA ON JUNE 27, 2008; TO MODIFY AND AMEND THE PERMITTED USES APPLICABLE TO CERTAIN REAL PROPERTY LOCATED IN POD 1, BEARING YORK COUNTY TAX MAP NUMBER 488-00-00-126, OWNED BY DUKE ENERGY CAROLINAS, LLC, AS SUCCESSOR IN INTEREST TO DAIMLER TRUCKS NORTH AMERICA, LLC; TO ALLOW. AS A MAJOR MODIFICATION, FOR THE PLACEMENT, LOCATION, AND DEVELOPMENT OF AN ELECTRICAL SUBSTATION ON THE PROPERTY; AND TO PROVIDE FOR OTHER MATTERS RELATED THERETO.

BE IT ORDAINED AND ENACTED BY THE COUNTY COUNCIL OF YORK COUNTY, SOUTH CAROLINA:

SECTION 1: LEGISLATIVE FINDINGS:

a) Incident to the adopting of this ordinance, York County Council, as the governing body of York County, South Carolina, is empowered to enact ordinances for the implementation and enforcement of powers granted to Council pursuant to Home Rule including Sections 4-9-30 (9), (14), and (17), S.C. Code Ann., as amended, and to exercise such other powers as may be authorized for counties under the South Carolina Local Government Comprehensive Planning Enabling Act of 1994, including Articles 5 and 7 of S.C. Code Ann. Title 6, Chapter 29, as amended, and pursuant to the express purposes set forth therein in Sections 6-29-710, et seq., and 6-29-1120, et seq., respectively, and empowering local governments to adopt zoning ordinances and land development regulations in conformity therewith;

b) Pursuant to the South Carolina Local Government Development Agreement Act, as set forth in in Sections 6-31-10 through 6-31-160 of the South Carolina Code of Laws (1976, as amended) (the “Act”) Section 154.038, Ordinance Number 907 adopted on June 18, 2007, Crescent Allison Creek, LLC, the Master Developer (as defined in the Original Development Agreement), and each Parcel Developer (as defined in the Original Development Agreement, as amended), and York County entered into that certain Development Agreement dated June 16, 2008, and recorded June 27, 2008, in the Office of the Register of Deeds for York County, South Carolina (the “ROD”), in Book 10145 at Page 114 (the “Original Development Agreement”), as modified by that First Modification to Development Agreement dated July 21, 2008, and recorded July 31, 2008, in the ROD in Book 10214 at Page 1 (the “First Modification”), as further modified

by the Second Modification to Development Agreement dated November 3, 2010, and recorded November 3, 2010, in the ROD in Book 11690 at Page 76 (the “Second Modification” with the Original Agreement, the First Modification, and the Second Modification being collectively referred to as the “Development Agreement”);

c) Section 19(a)(f) Development Agreement applicable to the property originally owned by DTNA allows for modification of the terms of the Development Agreement by written agreement of the County and DTNA;

d) Duke Energy Carolinas, LLC (“Duke Energy”), as successor in title to Daimler Trucks North America, LLC (“DTNA”) owns that certain parcel containing ten (10) acres, more or less, bearing York County Tax Map Number 4880000126 (the “Substation Parcel”), upon which Duke Energy seeks to place, locate, and develop an “Electrical Substation”, with Electrical Substation meaning, for purposes of this ordinance and modification, to be an electrical substation, including accessory administration or maintenance buildings and related accessory uses and structures, which takes electricity from the transmission grid and converts it to another voltage or lower voltage so it can be distributed to customers through one or more lines;

e) The County finds that the placement of an Electrical Substation, including necessary and related transmission/distribution lines, upon the Substation Parcel constitutes a beneficial use upon the Substation Parcel and as the change in permitted uses for the Substation Parcel also constitutes a Major Modification to the Development Agreement serving the public health, safety, and welfare by accommodating existing and future development and growth with electrical service and met utility demands;

f) The York County Planning Commission reviewed the proposed modifications to Development Agreement and Planned Development Concept Plan, attached thereto, to add Major Utility Facilities as a permitted use on the Substation Parcel, thereby permitting Duke Energy to place, develop, and maintain an Electrical Substation on the Substation Parcel, and the Planning Commission has further prepared and submitted its report and recommendations/considerations on the proposed modifications;

g) The findings and report of the Planning Commission are appropriate and appropriately implement the recommendations of the modifications of the Development Agreement, as more specifically detailed on the Planning Commission report and in its minutes; and

h) Upon consideration of the report of the Planning Commission, the County Council hereby finds the proposed modifications to the Development Agreement shall be implemented in the Third Modification to the Development Agreement are appropriate.

SECTION 2: THIRD MODIFICATION TO DEVELOPMENT AGREEMENT. In consideration of the foregoing findings, Council hereby authorizes and approves as a Major Modification to the Development Agreement, the Third Modification to the Development Agreement, in substantial

form as presented to Council, adding Major Utility Facilities as a permitted use on the Substation Parcel, thereby permitting Duke Energy to place, develop, and maintain an Electrical Substation within Pod 1, on the Substation Parcel.

2.1 York County Council further authorizes the Chairman and County Manager to execute the Third Modification to the Development Agreement, and to take any such action that may be required to perfect the Major Modification.

SECTION 3. PUBLIC HEARING. The York County Council shall hold a public hearing on this Ordinance, at least fifteen days notice of the time and place of which shall be published in a newspaper of circulation in York County, South Carolina, and shall also post a notice on the property concerned at least fifteen days prior to conducting such public hearing, as required by Section 6-29-760, South Carolina Code of Laws, 1976, as amended, and Section 155.962 of the Zoning and Development Standards Ordinance of York County, before this Ordinance shall become effective.

SECTION 4. REPEAL OF INCONSISTENT ORDINANCES OR LAWS. All ordinances and laws in conflict with this Ordinance are hereby repealed and amended to the extent of such conflict and the official Zoning and Development Standards Map(s) of York County are hereby amended, consistent with the provisions of this Ordinance.

SECTION 5. EFFECTIVE DATE. This Ordinance shall take effect immediately upon adoption.

ADOPTED THIS ____ DAY OF _____, 2026.

(remainder of page intentionally blank)

YORK COUNTY COUNCIL

By: _____

Name: Christi P. Cox

Its: Chairwoman

ATTEST:

Joshua S. Edwards, County Manager

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
25-40	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 Approve
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 Approve
25-42	1640000009	Messer	3	4.43	Whitewolf Road	AGC	RUD	Agriculture	11-Nov Approve	1-Dec	1-Dec Approve	15-Dec	5-Jan Approve
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 Approve
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 Approve
25-48	6520000006 6520000022	Eakin	1	0.40	Highway 160 W	RUD	GC	Single Family Res	9-Feb	2-Mar	2-Mar	16-Mar	6-Apr
25-49	6700000059 6700000060	Taheri-Azar	4	0.19	Ridley Street	UD	RMX-6	Municipal Infill	8-Dec Approve	5-Jan	5-Jan Approve	20-Jan Approve	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 Approve	20-Jan Approve	2-Feb
25-52	7380000046	Goodwin	7	20.18	Haire Road	RMX-10	RUD	Single Family Res	8-Dec Approve	5-Jan	5-Jan Approve	20-Jan Approve	2-Feb
25-53	5140000077	JD Renovations	5	5.89	Mobley Store	AGC	RUD	Agriculture	8-Dec Approve	5-Jan	5-Jan Deny		
25-54	6550000025 6550000027 6550000058	Vanasse Hangen Brustlin	1	6.89	RPC Road	UD/RMX-10	GC	I-77 Corridor Employment	12-Jan Approve	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 Approve	2-Feb	2-Feb	20-Feb	2-Mar
26-01	5280000047	CDP Rock Hill	5	2.2	Saluda Road	AGC	NC	Rural Residential	9-Feb	2-Mar	2-Mar	16-Mar	6-Apr
26-02	5430000004 5430000005 5430000018	Burnette	6	7.0	Hands Mill Hwy	UD	GC	Neighborhood Res Community Center	9-Feb	2-Mar	2-Mar	16-Mar	6-Apr

Shaded fields indicate that the action has been completed at time of publication (January 28, 2026). If the County Council vote is to deny the rezoning request, that is the final action.