



**York County
Planning Commission
Agenda
March 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. February 9, 2026 Minutes

Old Business

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 26-03: Daniel Baker (Applicant) Joyce and Dan Baker (Owners); requesting to rezone a 15.623-acre portion of a 32.0-acre parcel from RMX-20 and GC to AGC. The subject parcel is located on Blessed Hope Road, York. The property is referenced as tax map number 292-00-00-010; Council District 3 - Adkins.
2. Rezoning 26-04: Geoffrey Martin (Applicant) Brandon Eaton (Owner); requesting to rezone an 8.38-acre parcel from RMX-10 to RUD. The subject parcel is located on Sand Tar Road, York. The property is referenced as tax map number 581-00-00-068; Council District 2 - Litten.
3. Rezoning 26-05: Terry Sabrina Pickett Porter (Applicant/Owner); requesting to rezone a 1.97-acre parcel from RUD-I to RUD. The subject parcel is located on Erby Road, Rock Hill. The property is referenced as tax map number 517-00-00-003; Council District 5 - Cox.
4. Rezoning 26-06: TWP Ft Mill Retail, LLC (Applicant) 2648 Highway 160 RE, LLC (Owner); requesting to rezone a 1.776-acre parcel from PD to GC. The subject parcel is located on West Highway 160, Fort Mill. The property is referenced as tax map number 650-00-00-336; Council District 1 - Audette.
5. Rezoning 26-07: Stephen McCrae, Jr (Applicant) The Eubanks Family Limited Partnership (Owner); requesting to rezone a 50.803-acre parcel from LI to GC. The subject parcel is located on Gold Hill Road and Highway 21 By-pass, Fort Mill. The property is referenced as tax map number

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719-00-00-100; Council District 7 - Cloninger.

6. Rezoning 26-08: (Applicant) Ron Perry, Dorothy Perry, Norvel Pettus, Brenda Shannon, Glenda Fox, Karlton Pettus, Doretha R Pettus Life Estate (Owners); requesting to rezone eight parcels that total 14.06 acres to amend the required condition of the rezoning adopted by County Council on June 16, 2025. The subject parcels are located on Highway 160, Fort Mill. The properties are referenced as tax map numbers 648-00-00-009, 010, 022, 026, 030, 038, and 041; Council District 1 - Audette.
7. Rezoning 26-09: Mariah Corkhill (Applicant) Corks Properties of the Carolinas LLC (Owner); requesting to rezone a 0.81-acre parcel from UD to GC. The subject parcel is located at 4070 Charlotte Highway, Clover. The property is referenced as tax map number 576-00-00-007; Council District 2 - Litten.
8. Planning Commission to review and provide a recommendation to amend Chapter 155: Zoning Code, Subchapter C: *Use Regulations* to require a Special Exception for *Data Center* uses in the Light Industrial and Industrial Development districts, and to apply certain conditions related to setbacks, bufferyards, equipment screening, building facades, sound and vibration mitigation, and cooling systems.
9. Preliminary Plat: Grand Living Homes. LLC is requesting preliminary plat approval for the Gates at Springfield subdivision. The subject property is zoned Residential Single Family 30 (RSF-30) and is identified as tax map numbers 728-00-00-007, -041, & -048. Council District 7 - Cloninger.
10. Preliminary Plat: Haven Home Investments, LLC is requesting preliminary plat approval for the Sage Mill subdivision. The subject property is zoned Rural Residential (RUD) and is identified as tax map number 738-00-00-046. Council District 7 - Cloninger.

Other Business

Executive Session

Matters for consideration following Executive Session

Adjourn

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