



**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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**York County
Planning Commission
Minutes
February 9, 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 6:00.p.m by Kate Kraxberger.

Present Kate Kraxberger, Aubrie Parham, Mike Duralia, John Segura, James Wallace

Not Derrick Williams, Tom Bach (late arrival)

Present

Approval of Agenda

The agenda was unanimously approved with a motion by Aubrie Parham and a second by John Segura.

Approval of Minutes

The minutes were unanimously approved with a motion by Mike Duralia and a second by Kate Kraxberger.

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.

Jeff Kirchner presented the request. Kate Krazberger asked if anyone was there and wanted to speak at this public hearing. The applicant, Hang Yang and Bryan Jeen applicant broker, spoke about the future and existing driveway. There were no other people to speak at the public hearing,

Mike Duralia motioned to close the public hearing. Aubrie Parham seconded the motion, which passed unanimously.

Mike Duralia motioned to defer this item for 30 days. The Council members directed questions to staff during discussion, allowing staff to review driveway options for a response at the next Planning Commission meeting. Tom Bach seconded the motion.

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

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.

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

Passed	Yes 6, No 0, Abstained 0
MOVANT:	Kate Kraxberger
SECOND:	Tom Bach
AYES:	Kate Kraxberger, Aubrie Parham, Mike Duralia, Tom Bach , John Segura, James Wallace
NAYS:	None
ABSENT:	Derrick Williams

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.

Thomas Newlin presented the request. Aubrie Parham motioned to Deny. Mike Duralia seconded the motion, which passed unanimously.

Passed	Yes 6, No 0, Abstained 0
MOVANT:	Aubrie Parham
SECOND:	Mike Duralia
AYES:	Kate Kraxberger, Aubrie Parham, Mike Duralia, Tom Bach , John Segura, James Wallace
NAYS:	None
ABSENT:	Derrick Williams

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.

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

Passed	Yes 6, No 0, Abstained 0
MOVANT:	Mike Duralia
SECOND:	Tom Bach
AYES:	Kate Kraxberger, Aubrie Parham, Mike Duralia, Tom Bach , John Segura, James Wallace
NAYS:	None
ABSENT:	Derrick Williams

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.

Diane Dil presented the request, Tom Bach motioned to approve. James Wallace seconded the motion, which passed unanimously.

Passed	Yes 5, No 1, Abstained 0
MOVANT:	Tom Bach
SECOND:	James Wallace
AYES:	Kate Kraxberger, Aubrie Parham, Mike Duralia, Tom Bach, James Wallace
NAYS:	John Segura
ABSENT:	Derrick Williams

Other Business

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:

Diane Dil presented the request for discussion on the RSF-40 Manufactured homes. A Planning Commission member requested staff give a breakdown of manufactured homes, with a timeline for staff to provide information back 90 days or sooner.

2. Rezoning Tracking Sheet

Executive Session

Matters for consideration following Executive Session

Adjourn

The meeting adjourned at 7:10 p.m. with a motion by Mike Duralia and a second by Aubrie Parham.

Draft



York County Planning and Development Department

To: York County Planning Commission

From: Rick Abboud, Zoning Administrator & Jeff Kirchner, Associate Planner

Subject: Investigation into one-way traffic pattern for driveways regarding W25-11

Date: February 27, 2026

In email discussions with the applicant, they have made a proposal to require signage and pavement markings to create a one-way traffic pattern. No design changes to the entrances or internal traffic pattern have been proposed.

Staff does not feel that the proposal would restrict traffic to a one-way pattern and would not limit left turns in and out of site. It also would not improve the existing nonconformity. Additionally, if a design were provided that did eliminate the possibility of left turns in and out, it may not be able to support the necessary radius to facilitate truck traffic without potentially losing parking spaces.

We believe that closing the easterly entrance to Gold Hill Road would improve safety and avoid some congestion on Gold Hill Road with the greatest benefits still being derived from closing both entrances and limiting access to Lake Vista Blvd.



York County Planning Commission

Meeting Date: March 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 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

FIGURE 1
GOLD HILL RD.

B → 41' → NEW 30' DRIVEWAY RADIUS PER SCDOT (TYP)
DEMO PARKING LOT (TYP)

A → 40' → NEW 30' DRIVEWAY RADIUS PER SCDOT (TYP)
DEMO PARKING LOT (TYP)

18,100 sq ft
5,960 S.F.
EXIST. DUMPSTER (ALL USES)
PROPOSED STORAGE
LMP
PP
EU
SD

C →

LAKE VISTA BLVD.

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 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.

The Planning Commission requested at the February 9th, 2026 meeting for the applicant to consider an option to change the existing driveways on Gold Hill Rd. to one-way circulation, with one entrance and one exit. The applicants have discussed this option, and have agreed changing the Gold Hill Rd. driveways to one-ways may work for the project. The SCDOT do not object to the concept of having one-way driveways, as the change will mostly impact the site circulation, and not the roadway. The applicants have provided a simple site plan for the concept of one-way access (*see Figure 2*). In the opinion of York County staff, for the one-way access to be effective in reducing turning conflicts at the two Gold Hill Rd. entrances the driveway intersection design will need to be restricted to one right-in, and one right-out. There has not been a Civil Site Plan review of this proposal and details of design changes to the Gold Hill Rd. driveway entrances have not been provided. The modification to one-way entrances will not eliminate the nonconformity to York County's nonresidential driveway standards.

Waiver #1:

Land Development Code Section

§154.111 NON-RESIDENTIAL AND MULTI-FAMILY DRIVEWAY ACCESS

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

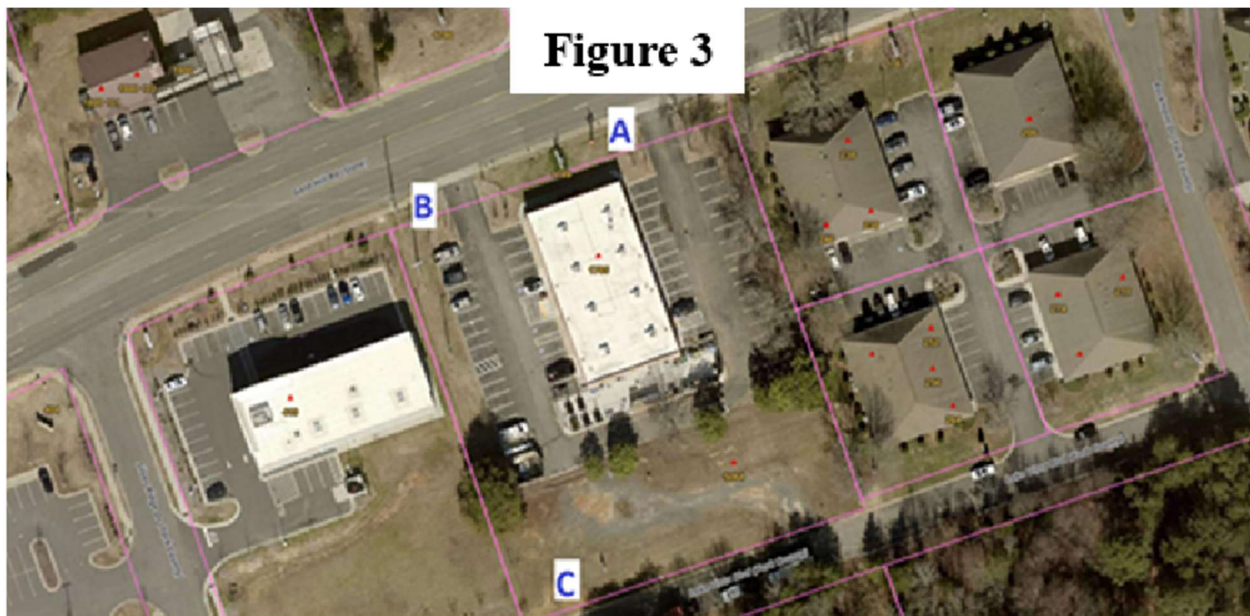
Waiver Findings Analysis

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 3).*



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.
 - February 9, 2026: The agenda item continued until the March 9, 2026 Planning Commission Meeting.
-

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. The proposed change to one-way driveways from Gold Hill Rd. has not been submitted as a Civil Site Plan review, therefore the details on this site design change have not been vetted by staff. Changing the existing Gold Hill Rd. driveways to one-ways will not impact the need for a driveway separation waiver.

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.

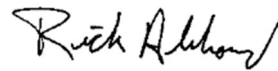
Staff

Submitted by:

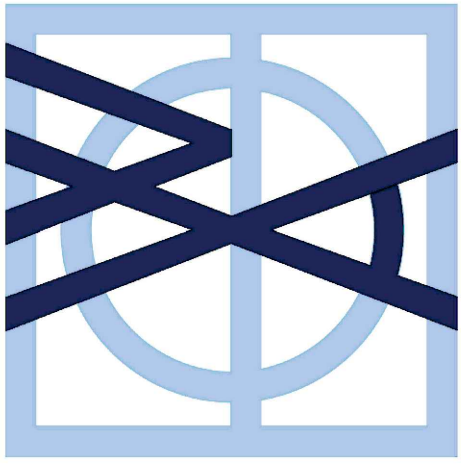


Jeff Kirchner
Planner

Approved by:



Rick Abboud, AICP
Zoning Administrator



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1785 GOLD HILL ROAD

YORK COUNTY, SOUTH CAROLINA

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

REVISIONS

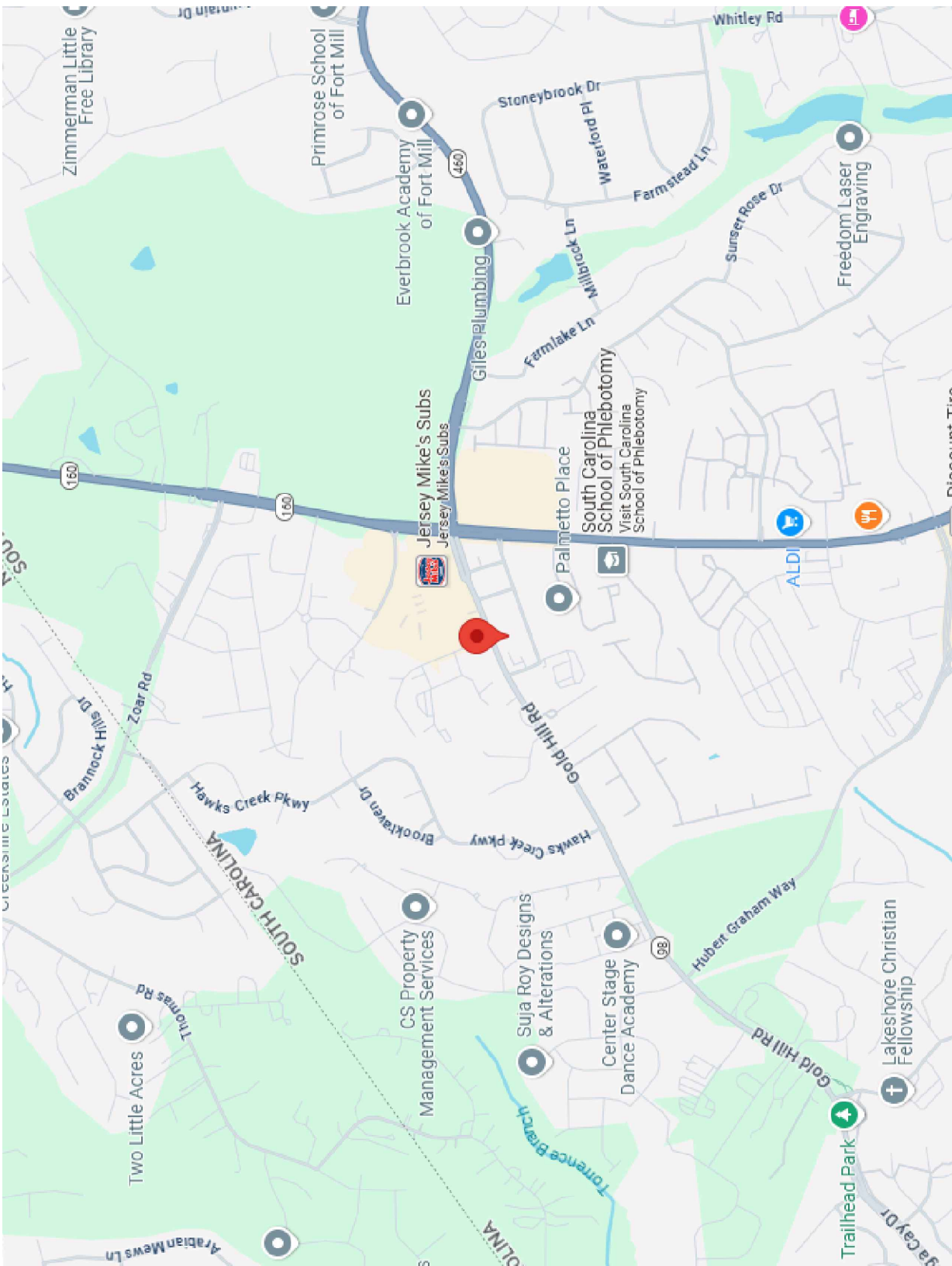
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INITIAL SUB. DATE:12/XX/2024

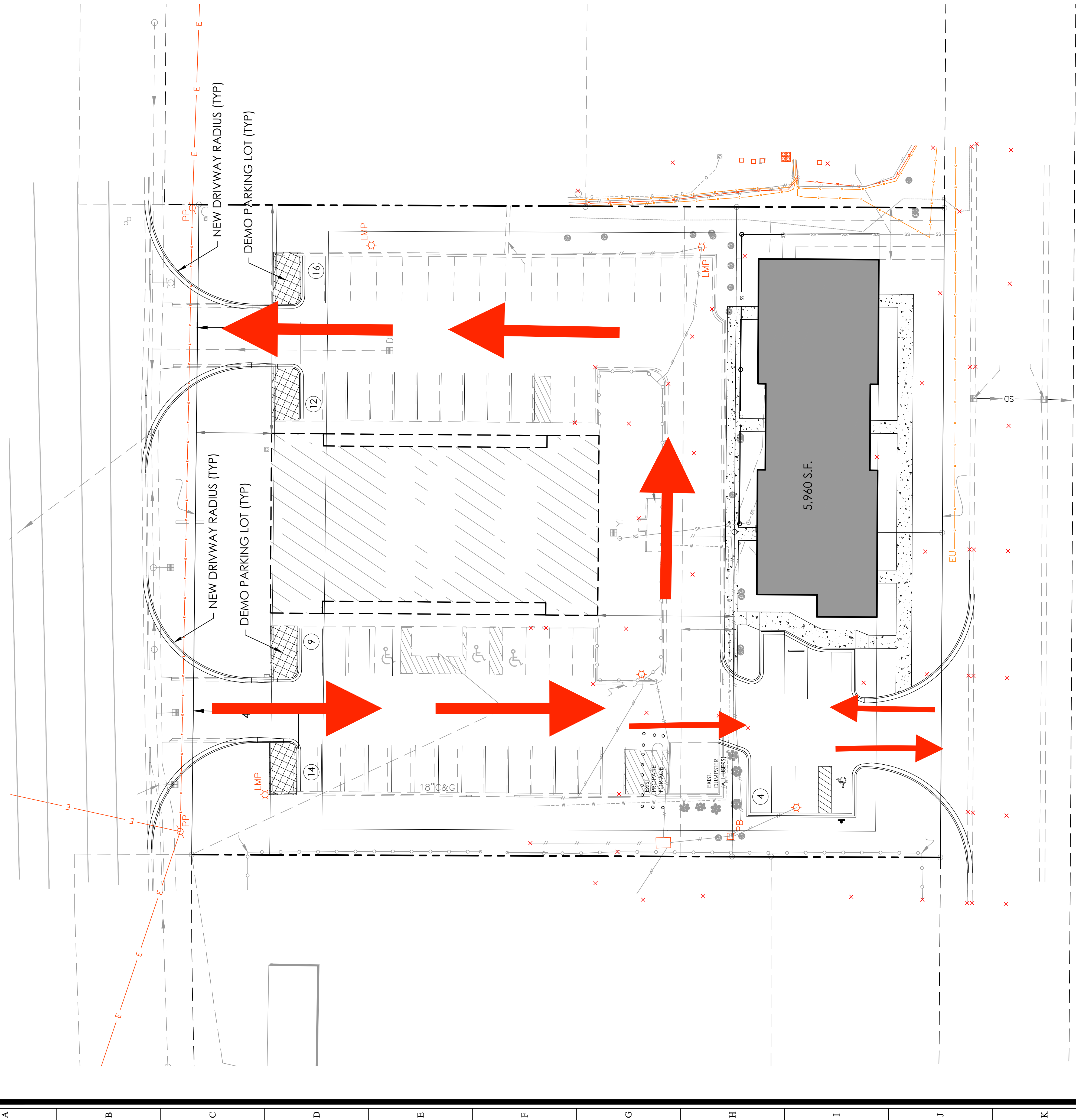
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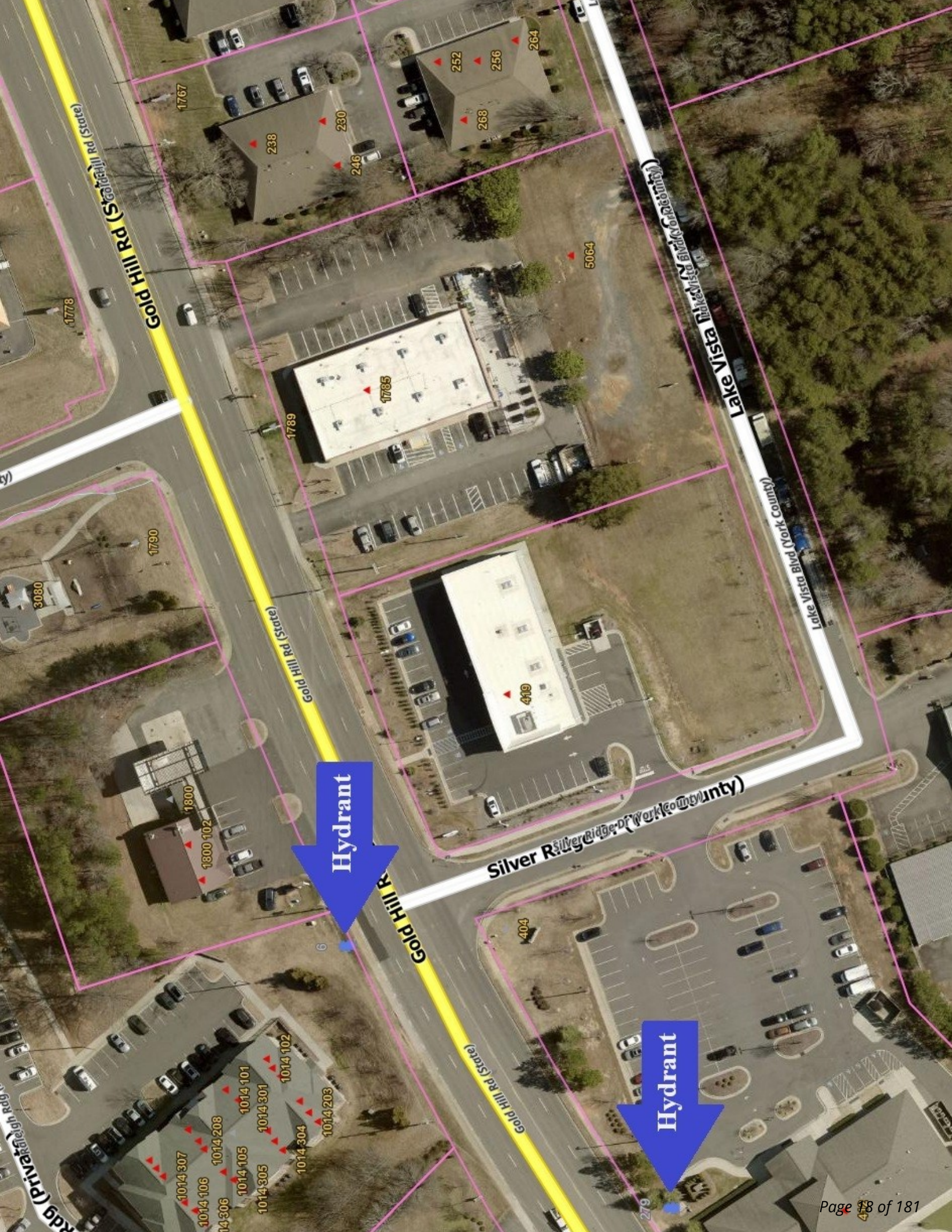
HFI PROJECT #: 224065

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



PARCELS:	178 GOLD HILL ROAD	
TAX ID:	LOT 1 #650000640 (1.187 AC) LOT 2 #650000639 (0.229 AC) LOT 3 #650000640 (0.229 AC)	
TOTAL ACRES = 1.647		
ZONING DISTRICT CLASSIFICATION:	CG BASE DISTRICT	
ADJACENT COMMUNITY		
OVERLAY DISTRICT:	N/A	
PROPOSED LAND USE:	DEVELOPMENT AND DESIGN REQUIREMENTS	
30'	FRONT MAJOR ROAD SETBACK (GOLD HILL ROAD)	
25'	FRONT MINOR ROAD SETBACK (LAKE VISTA BOULEVARD)	
10'	REAR YARD	
50'	BUILDING HEIGHT	
50'	MINIMUM WIDTH FOR COLLECTOR OR ARTERIAL ROADS	
100'	LOT WIDTH FOR MINOR ROADS	
EXISTING BUILDING (ACE HARDWARE RETAIL USE 7,898 SF)		
USE RETAIL		
PRIMARY FACADE: GOLD HILL ROAD		
SECONDARY FACADE: ADJACENT TO PIN 6500000680		
SECTORS:	1	
UTILITY REAR WALL: LAKE VISTA BOULEVARD		
UTILITY REAR WALL ADJACENT TO PIN 6500000680		
PROPOSED BUILDING		
USE RETAIL		
PRIMARY FACADE: GOLD HILL ROAD		
SECONDARY FACADE: LAKE VISTA BOULEVARD		
SECTORS:	1	
UTILITY REAR WALL: LAKE VISTA BOULEVARD		
UTILITY REAR WALL ADJACENT TO PIN 6500000680		
PARKING REQUIREMENT:		
TOTAL PARKING REQUIRED: 55 SPACES		
EXISTING BUILDING:		
32 PARKING SPACES REQUIRED FOR ACE BLDG (7,898 SF RETAIL USE @ 1 SPACE PER 250 SF GFA)		
32 PARKING SPACES PROVIDED (17 @ AVAILABLE FOR NEW BUILDING)		
PROPOSED BUILDING:		
24 PARKING SPACES REQUIRED (5,260 SF RETAIL USE @ 1 SPACE PER 250 SF GFA)		
TRASH:		
1 LOCATION PROVIDED WITH 1 RECEPTACLE FOR EACH BUILDING		
DETENTION AREA:		
N/A		





Hydrant

Hydrant



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:

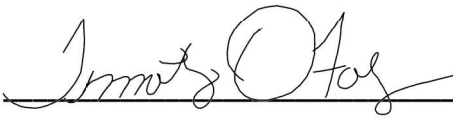
- * Construct the driveway radii to 40 feet as shown on the revised site plan.
 - * Remove parking adjacent to Gold Hill Road to establish a minimum 40-foot stacking area.
 - * Grant cross-access between all internal tenant spaces on the site to reduce external trips.
-
-

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:


12-11-2025
APPLICANT 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:

12/11/2025
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 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.

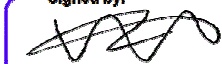
I, _____, have signed that I am aware of the Planning Commission hearing date.

(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:

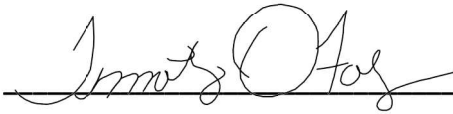
- * Construct the driveway radii to 40 feet as shown on the revised site plan.
 - * Remove parking adjacent to Gold Hill Road to establish a minimum 40-foot stacking area.
 - * Grant cross-access between all internal tenant spaces on the site to reduce external trips.
-
-

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
APPLICANT 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:  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 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.

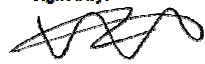
I, _____, have signed that I am aware of the Planning Commission hearing date.

(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:

0200D1002B9A4FC...

(Property owner’s signature)

12/11/2025

(Date)

(Applicant’s signature)

(Date)

(Staff’s signature)

(Date)

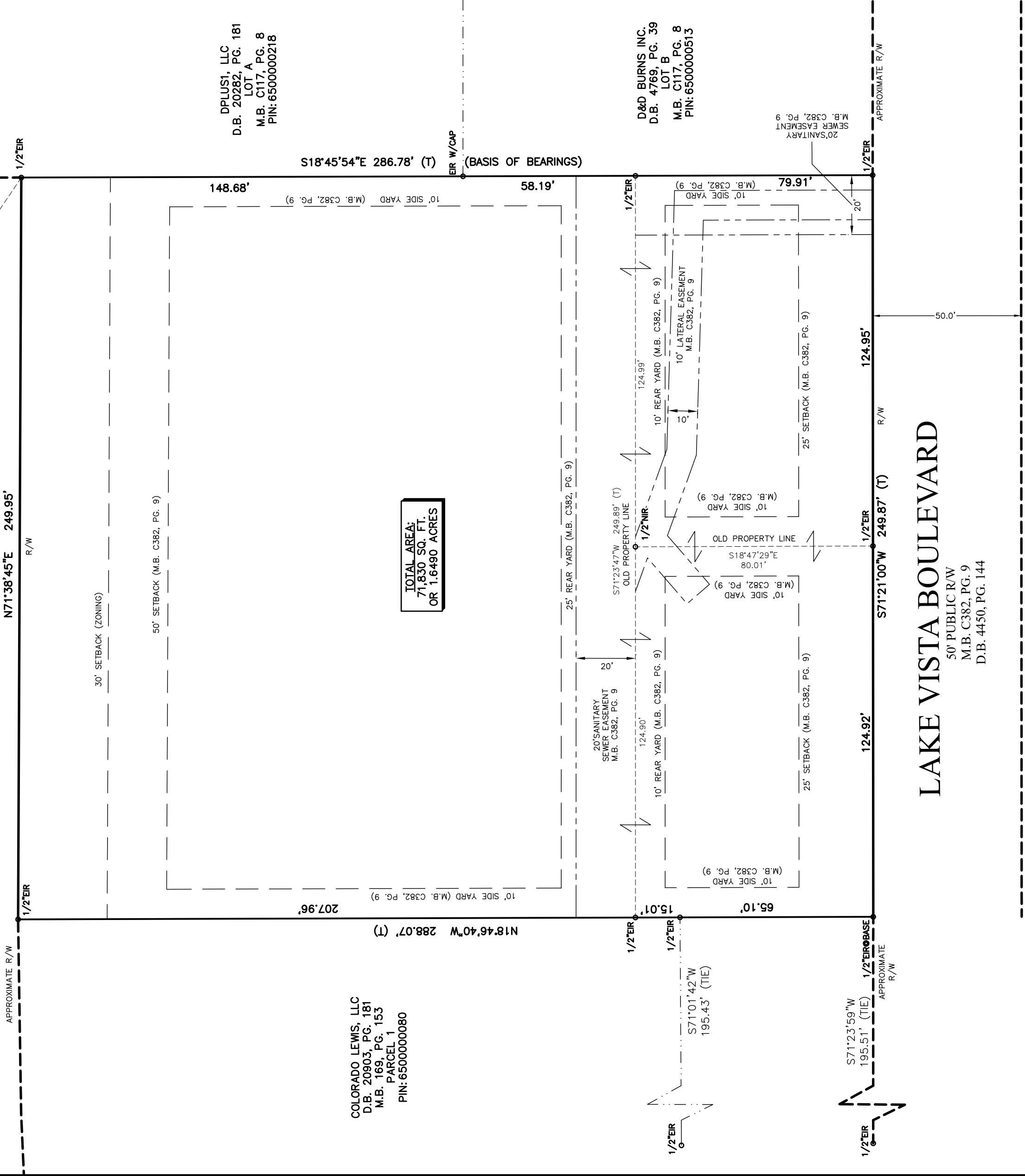
OWNER:
WTX EXPLORATION, LLC
776 HARVEST POINTE DR.
FORT MILL, SC 29708

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)



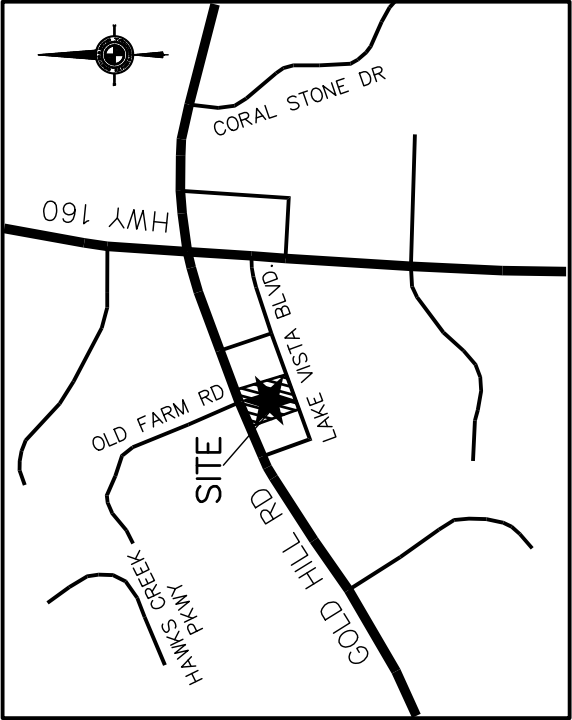
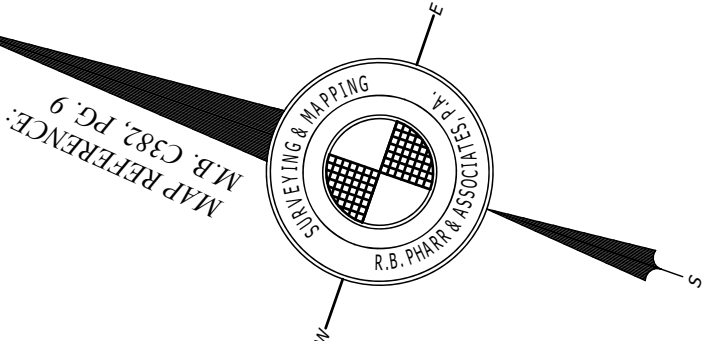
COLORADO LEWIS, LLC
D.B. 20803, PG. 181
M.B. 169, PG. 153
PARCEL 1
PIN: 6500000080

DPLUS1, LLC
D.B. 20282, PG. 181
LOT A
M.B. C117 PG. 8
PIN: 6500000218

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

LAKE VISTA BOULEVARD

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



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
- 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

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 ENCRUMCHMENTS OR PROJECTIONS OTHER THAN SHOWN.

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

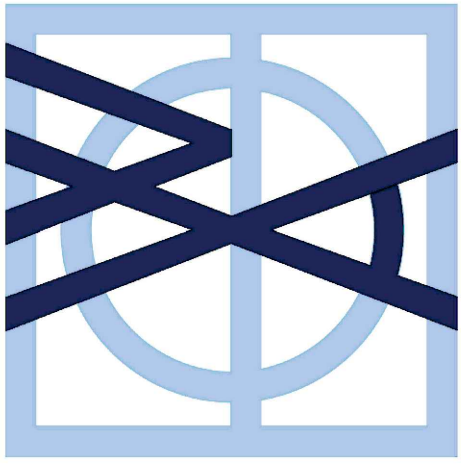
CREW:	DRAWN:	REVISED:
	RBP	MMM

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.
1" = 30'	JAN. 23, 2025	96397

PLOTTED: 1/23/2025
G:\96\3\96397\DWG\96397.DWG



W&A
ENGINEERING

CIVIL ENGINEERING | LANDSCAPE ARCHITECTURE
LAND SURVEYING | TRAFFIC ENGINEERING

121 GILEAD RD
HUNTERSVILLE, NC 28078
P: (704) 875-1615
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

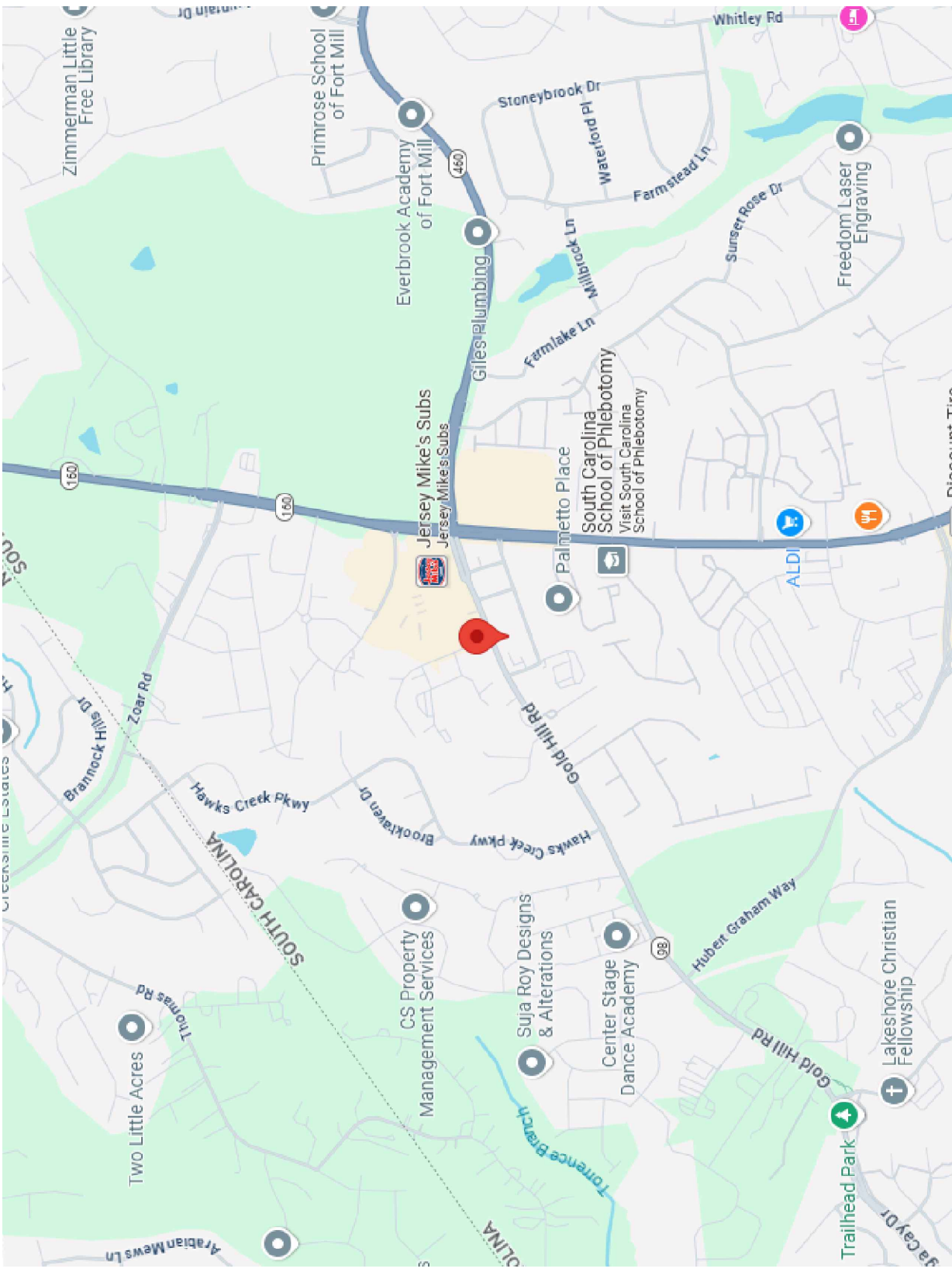
811
Know what's below.
Call before you dig.

[illegible]

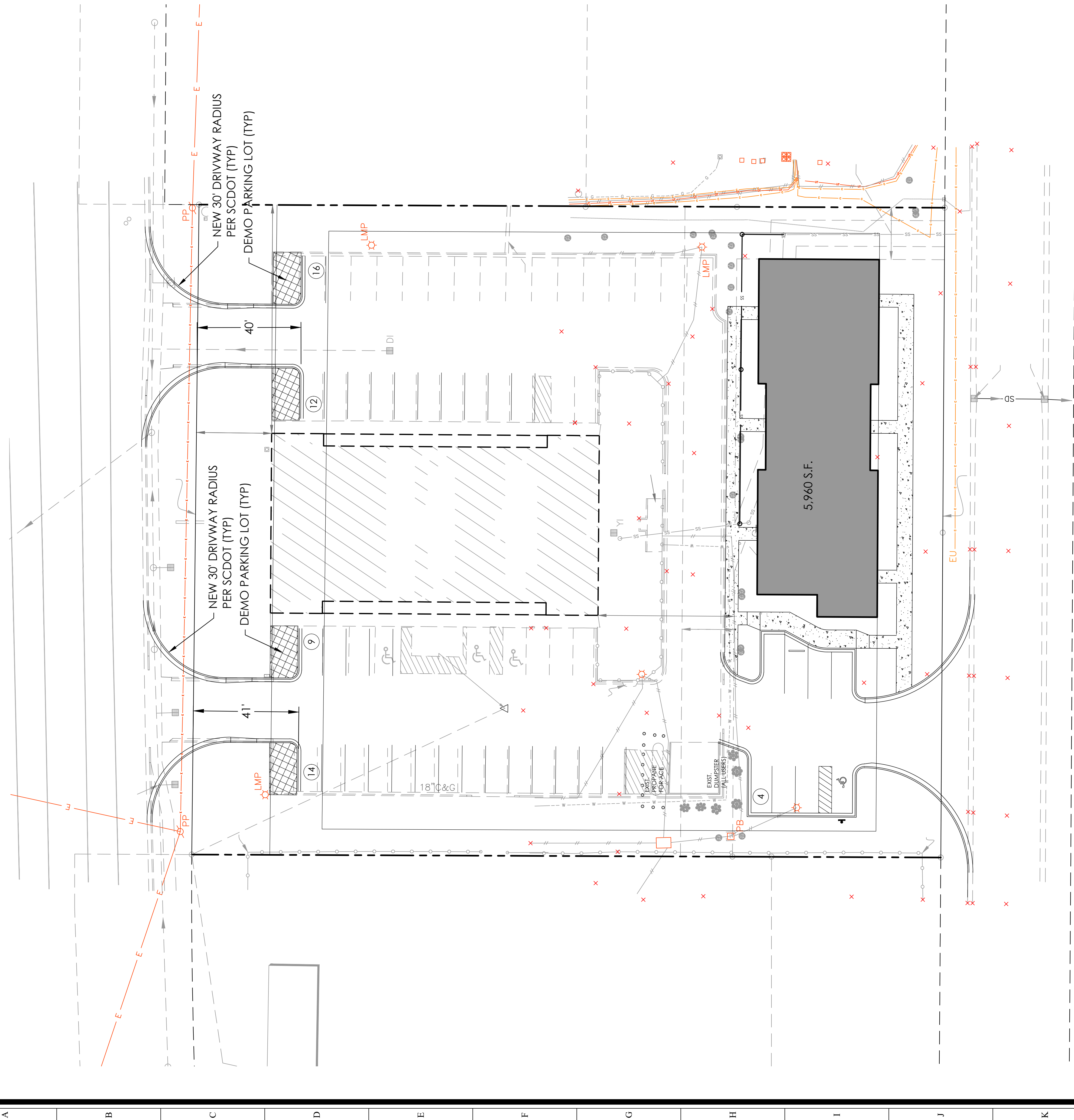
INITIAL SUB. DATE:12/XX/2024
ISSUANCE DATE:12/XX/2024

HFI PROJECT #: 224065

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



PARCELS:
 1785 GOLD HILL ROAD
 YORK COUNTY, SC
 TOTAL ACRES = 1.447
 TOTAL MAPED ACRES (1.187 AC), LOT 2 46500006439 @ (0.229 AC), LOT 3 46500006440 @ (0.229 AC)
 ZONING DISTRICT CLASSIFICATION: GC BASE DISTRICT
 JURISDICTION: YORK COUNTY
 PROJECT PURPOSE:
 PROPOSED LAND USE: RETAIL
 DEVELOPMENT AND DESIGN REQUIREMENTS:
 10' FRONT YARD SETBACK (GOLD HILL ROAD)
 25' FRONT YARD SETBACK (LAKE VISTA BOULEVARD)
 10' SIDE YARD
 10' REAR YARD
 10' BUILDING HEIGHT
 10' LOT WIDTH MIN. MINOR ROADS
 100' LOT WIDTH MIN. MAJOR ROADS
 EXISTING BUILDING (ACE HARDWARE RETAIL USE / 2895 SF)
 USE RETAIL
 PRIMARY FACADE: GOLD HILL ROAD
 SECONDARY FACADE: ADJACENT TO PIN 6500000080
 UTILITY REAR WALL: ADJACENT TO PIN 6500000216
 UTILITY REAR WALL: LAKE VISTA BOULEVARD
 PROPOSED BUILDING
 PRIMARY FACADE: GOLD HILL ROAD
 SECONDARY FACADE: LAKE VISTA BOULEVARD
 SECONDARY FACADE: INTERIOR SIDE (WRAP)
 UTILITY REAR WALL: ADJACENT TO PIN 6500000080
 PARKING REQUIREMENT:
 TOTAL PARKING REQUIRED: 55 SPACES
 32 PARKING SPACES REQUIRED FOR ACE BLDG (7.895 SF RETAIL USE @ 1 SPACE PER 250 SF GFA)
 59 PARKING SPACES REQUIRED FOR 127 AVAILABLE FOR RETAIL BLDG (1 SPACE PER 250 SF GFA)
 PROPOSED BUILDING:
 24 PARKING SPACES REQUIRED (5.940 SF RETAIL USE @ 1 SPACE PER 250 SF GFA)
 TRASH:
 1 LOCATION PROVIDED WITH 1 RECEPTACLE FOR EACH BUILDING
 DETENTION AREA:
 N/A

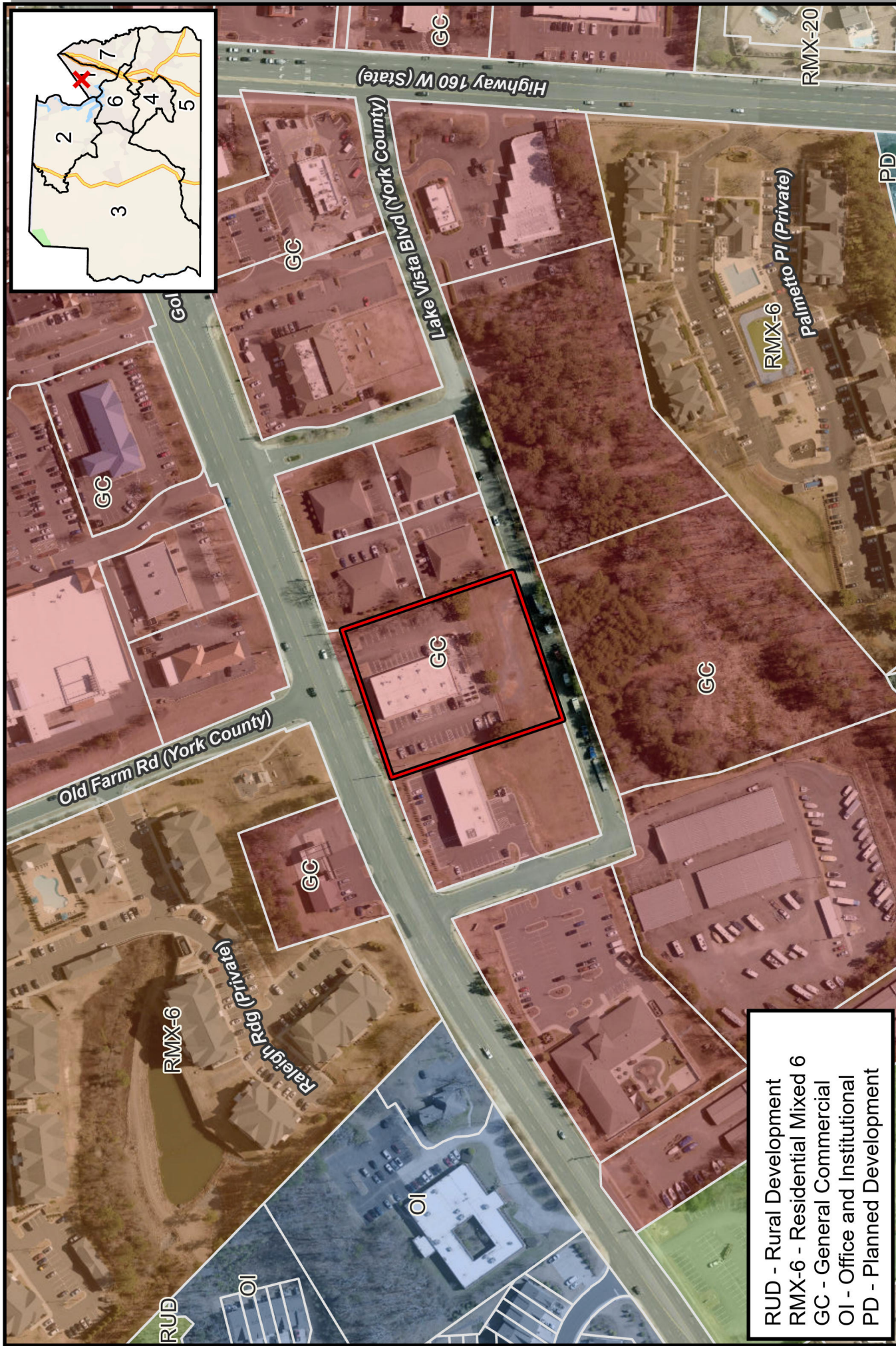




Feet 0 N 250 500

Vicinity Map

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



500
250
Feet 0



Zoning Map

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

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.

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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]



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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.

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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]



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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

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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]



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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.

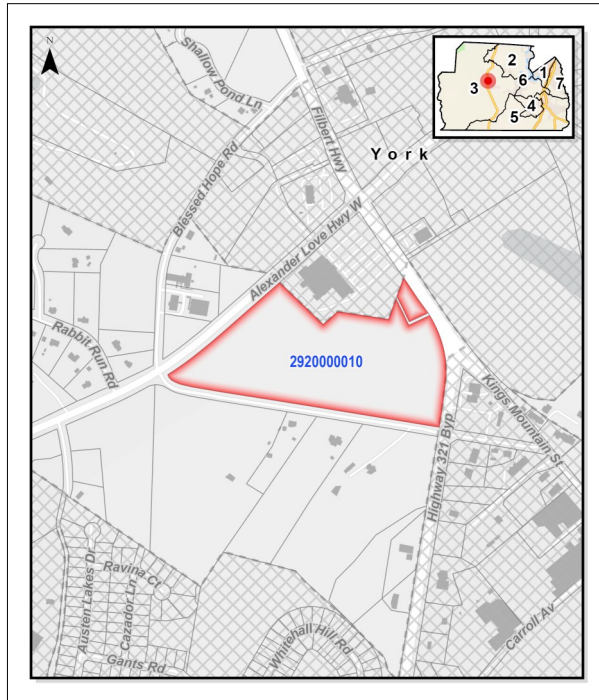
Hope this helps and I appreciate your patience in waiting for me to be able to respond. Have a great day!



Planning Commission

March 9, 2026

Case: 26-03
Staff Report



REQUEST SUMMARY

Applicant: Daniel Baker
Property Owner: Joyce and Daniel Baker
Tax Map Number: 292-00-00-010
Address: Blessed Hope Road, York
Council District: 3—Adkins
Area: 15.62 acres
Current Zoning District: RMX-20 and GC
Requested Zoning District: AGC
Future Land Use Designation: Municipal Infill
Staff Recommendation: Deny

PROJECT DESCRIPTION

The applicant is requesting to rezone a 15.62-acre split zoned parcel from *Residential Mixed 20* (RMX-20) and *General Commercial* (GC) to *Agricultural Conservation* (AGC) to build three large-lot homes.

CONSISTENCY WITH THE COMPREHENSIVE PLAN

The subject parcel is designated with the *Municipal Infill* future land use in the *York Forward 2035* Comprehensive Plan. This designation describes places that are abutting or in close proximity to a municipal boundary line or are completely surrounded by a municipality and are typically being served by municipal utilities. These areas provide a seamless transition between County and incorporated properties and reflect the desired goals of the municipality.

The City of York's designation for this area is *Small Lot Residential* development, which describes places generally formed as subdivisions with uniform housing types and densities often found in the close proximity to commercial and suburban office centers.

The rezoning request does not align with the expectations of the City of York's Future Land Use map and therefore is not consistent with York County's *York Forward 2035* Future Land Use Map and Comprehensive Plan. The City of York expects this space to see *Small Lot Residential* development, whereas the requested AGC zone restricts the space to large-lot, 5-acre parcels. The request would also allow general farming use-types in an otherwise suburban and commercial area where activities such as rearing livestock are not expected and may produce nuisances. Further, there are no other instances of AGC in the general area, therefore this could be considered spot zoning. However, this request will remove an instance of split zoning.

Staff Analysis

PROPERTY DESCRIPTION

The 15.62-acre subject parcel occupies undeveloped space in the jurisdiction donut-hole on the north side of the city of York. The area is suburban, with several commercial structures centered at the major highway intersection of Alexander Love Hwy and Filbert Hwy nearby. A string of powerlines bisect the property travelling north to south and break up the otherwise ample tree cover.

Table 1: Property Context

PROXIMITY	CURRENT LAND USE	CURRENT ZONING	2035 LAND USE PLAN RECOMMENDATION
NORTH	Commercial	GI (City of York)	Small Lot Res (City of York)
SOUTH	Rural Residential	RUD/RMX-20	Municipal Infill
EAST	Commercial/Vacant	HC/GC (City of York)	Comm/Light Ind (City of York)
WEST	Civic/Vacant	RMX-20	Municipal Infill

ZONING AND LAND USE HISTORY

- ◆ November 22, 1974: Recorded current plat of subject parcel (PB 46, PG 255).
- ◆ July 22, 1986: Subject parcel was originally zoned RMX-20 and GC.
- ◆ February 18, 2021: Recorded current deed of subject parcel (RB 19009, PG 285).

REZONING REQUEST

The applicant is requesting to rezone approximately 15.62 acres from RMX-20 and GC to AGC

- ◆ *Current Zoning District: RMX-20: This district is designed to allow a diversity of housing types at variable densities based on residential land use, on lots generally with a minimum area of 20,000 square feet, is applied principally to undeveloped parcels where housing type and density flexibility will complement the character of existing residential neighborhoods.*
- ◆ *Current Zoning District: GC: This district is intended to provide for areas where large-scale commercial and business development may occur, is designed to support regional shopping centers and business complexes, and to accommodate a wide range of business and commercial uses, generally clustered for “cumulative attraction” and optimum accessibility*
- ◆ *Proposed Zoning District: AGC: This district 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.*

Table 2: Zoning District Comparison

	ZONING DISTRICT: RMX-20	ZONING DISTRICT: GC	ZONING DISTRICT: AGC
MINIMUM LOT SIZE	20,000 SF	None	5 Acres
PERMITTED USES	Single-family detached homes	Gas stations, grocery store, retail	Residential, farming, livestock

Exhibit A - Existing Zoning Map

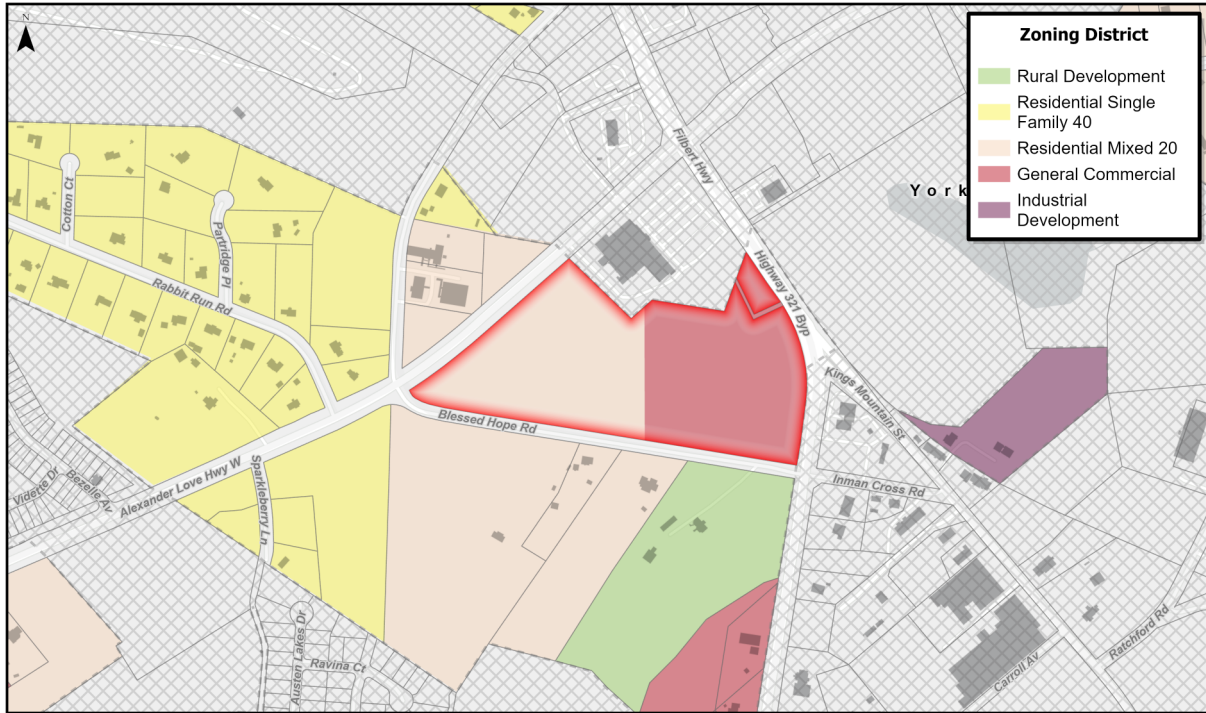


Exhibit B - 2035 Land Use Plan

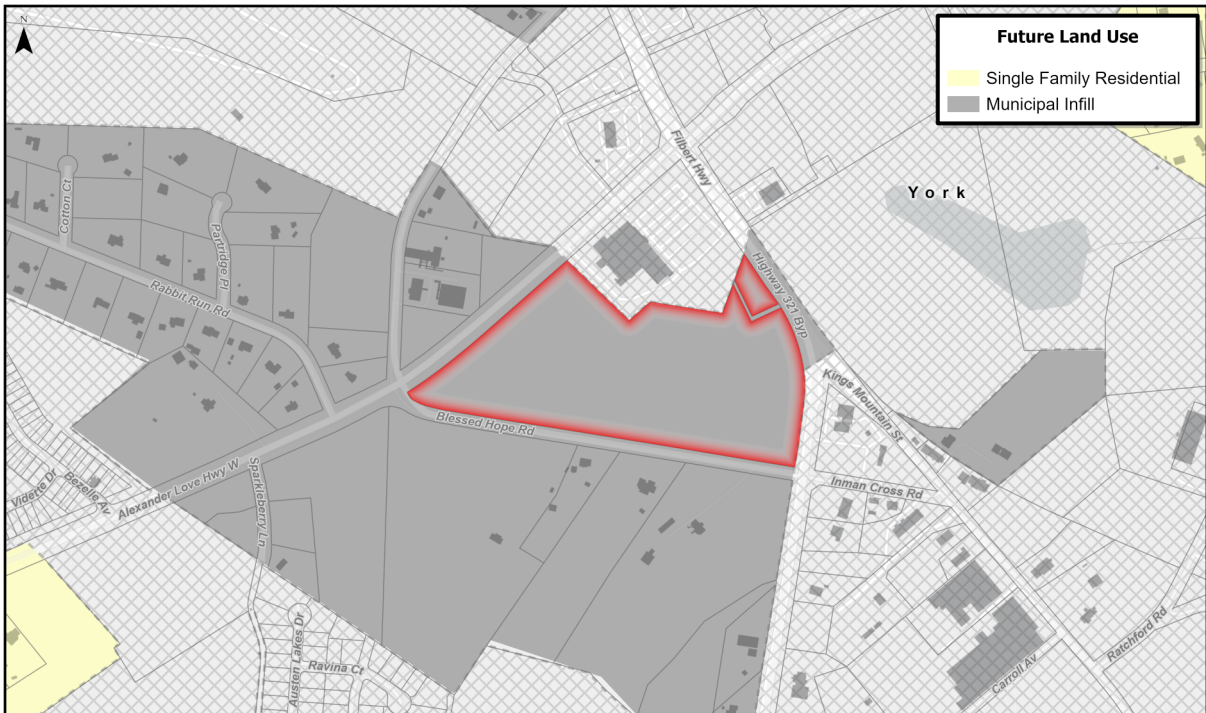
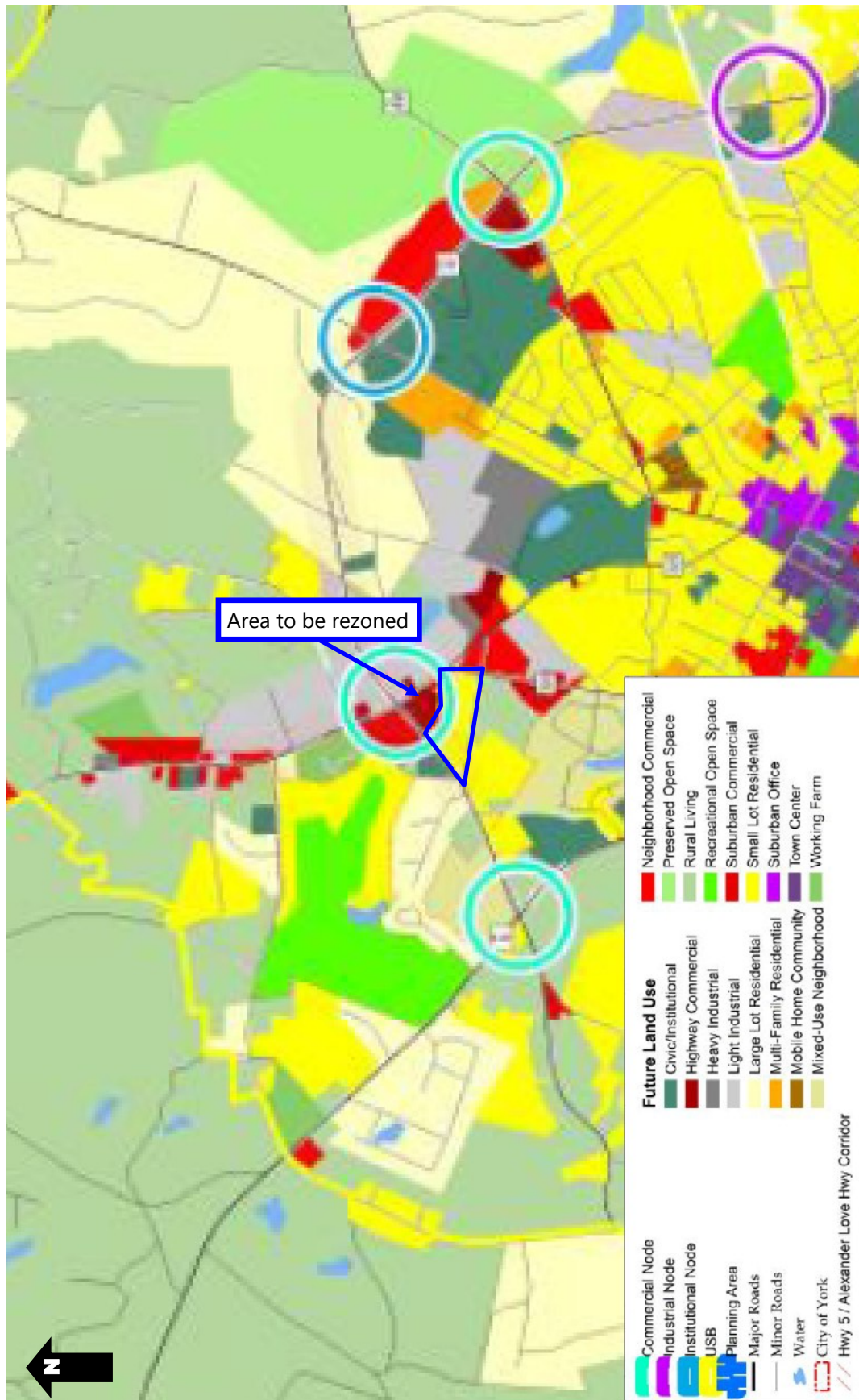


Exhibit C - City of York 2029 Future Land Use Map



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 *Municipal Infill* future land use in the *York Forward 2035 Comprehensive Plan*. This designation describes places that are abutting or in close proximity to a municipal boundary line or are completely surrounded by a municipality and are typically being served by municipal utilities. These areas provide a seamless transition between County and incorporated properties and reflect the desired goals of the municipality.

The City of York's designation for this area is *Small Lot Residential* development, which describes places generally formed as subdivisions with uniform housing types and densities often found in the close proximity to commercial and suburban office centers.

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

The rezoning request does not align with the expectations of the City of York's Future Land Use map, and therefore is not consistent with York County's *York Forward 2035 Future Land Use Map and Comprehensive Plan*. The City of York expects this space to see *Small Lot Residential* development, whereas the requested AGC zone restricts the space to large-lot, 5-acre parcels. The intent of this designation is to promote the growth of suburbs near the businesses centered on the confluence of highways just north of the subject property.

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 request would allow general farming uses in an otherwise suburban and commercial area where activities such as rearing livestock are not expected and may produce nuisances. Further, there are no other instances of AGC in the general area, so this could be considered spot zoning. However, this request will remove an instance of split zoning. Also, the property across Blessed Hope Rd (TM#292-007) was recently rezoned to RUD for similar reasons: to build a rural homestead and to remove an instance of split zoning.

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. The smallest lot size permitted in the AGC district is 5-acres, which is well above the average lot size of other residential developments in the general vicinity. These nearby residences are typically less than an acre in size, and are within planned subdivisions.

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

The applicant intends to build three new residences, therefore the impact on public school facilities will be negligible.

F. Whether the proposed project will request to connect to public water and sewer service and what entity would provide these utilities.

The property is located in York County'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 parcel to be rezoned has frontage on Blessed Hope Road, Alexander Love Highway and Filbert Highway, which is maintained by SCDOT. Blessed Hope Road is designated as a local roadway and there is no count data available. Blessed Hope Road is a two-lane roadway and there is no posted speed limit. Alexander Love Highway is designated as a minor arterial roadway with an average daily volume of 10,500 trips per day. Alexander Love is a four-lane roadway with a with a two-way-left-turn lane and posted speed limit of 55 mph. Filbert Highway is designated as principal arterial roadway with an average daily volume of 12,400 trips per day. Filbert Highway is a four-lane roadway with a posted speed limit of 45 mph. The development is proposing three residential lots for the parcel. The development is expected to have a minimal 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: April 6, 2026
- ◆ County Council (First Reading): April 6, 2026
- ◆ County Council (Second Reading): April 20, 2026
- ◆ County Council (Third Reading): May 4, 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 West Portion

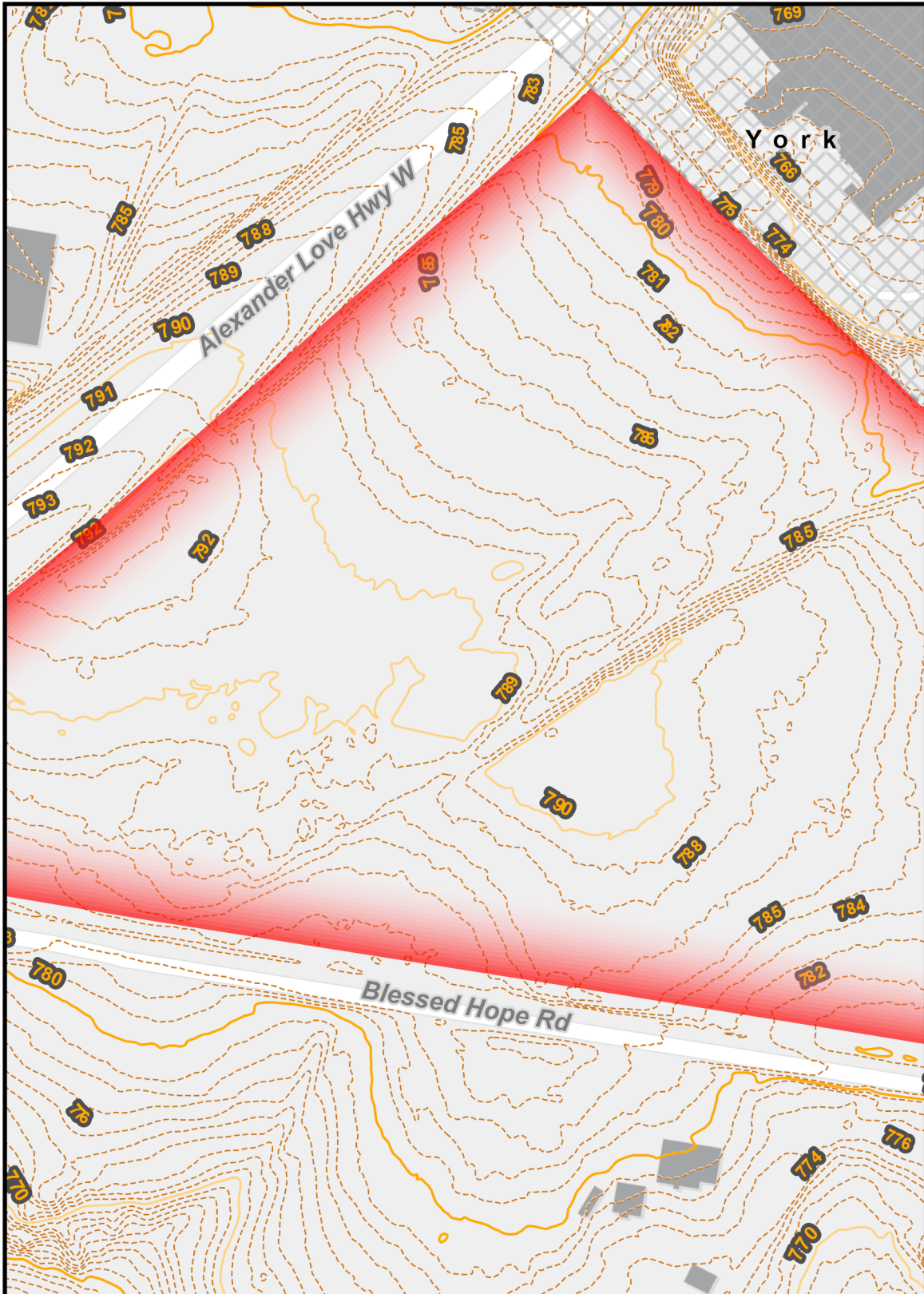
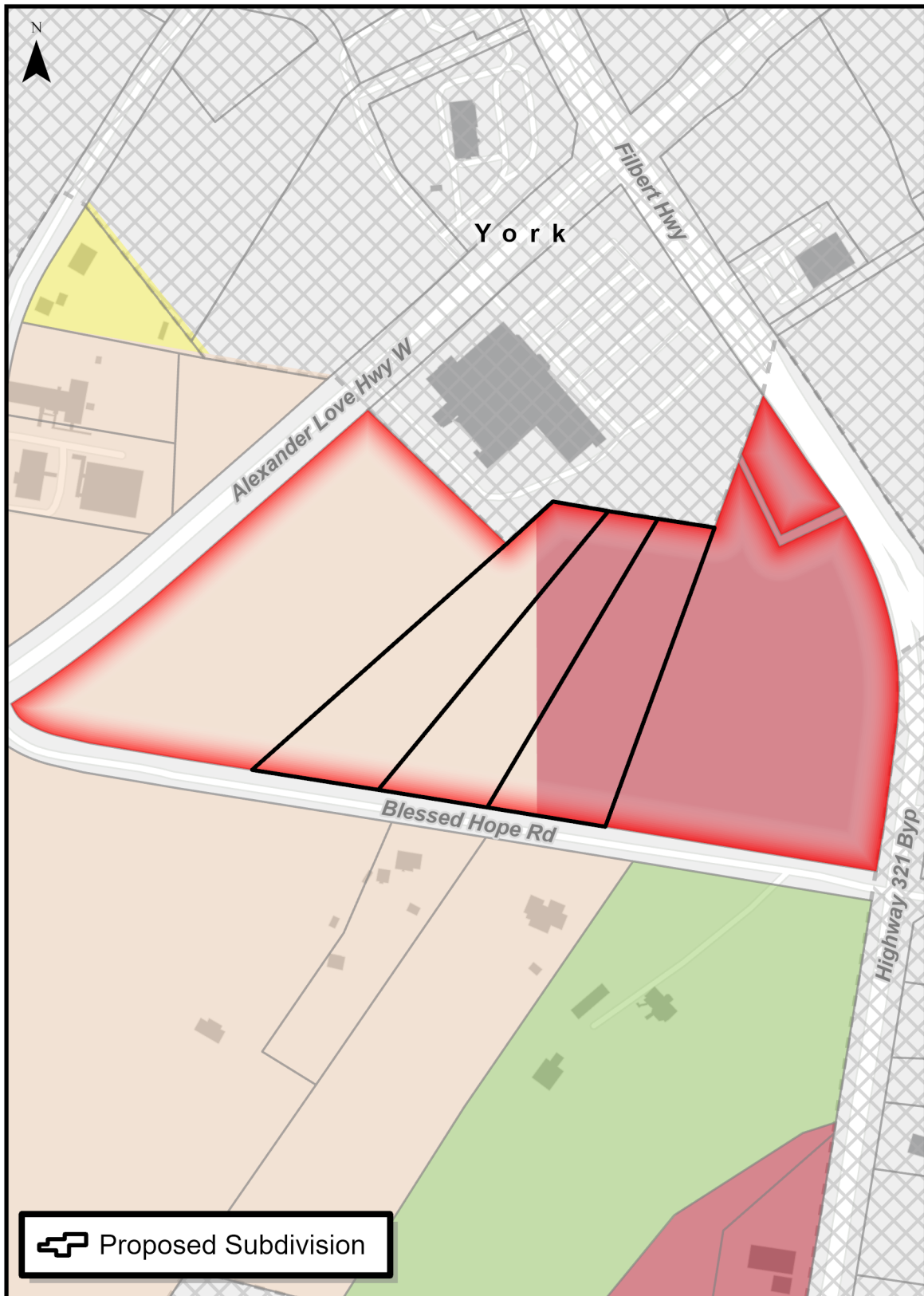


Exhibit G - Environmental Map East Portion



Exhibit G - Approximate Site Plan





YORK COUNTY REZONING APPLICATION

APPLICANT AND OWNER INFORMATION

APPLICANT NAME(S): Daniel Baker
 ADDRESS: 245 Blessed Hope Rd York, SC 29745
 PHONE: N/A [REDACTED] [REDACTED]
WORK HOME MOBILE
 EMAIL ADDRESS: [REDACTED]

PROPERTY OWNER NAME(S): Joyce T and Dan B. Baker
 ADDRESS: 245 Blessed Hope Rd York, SC 29745
 PHONE: N/A [REDACTED] [REDACTED]
WORK HOME MOBILE
 EMAIL ADDRESS: [REDACTED]

PROPERTY INFORMATION

PROPERTY ADDRESS: Blessed Hope Rd
 PROPERTY TAX MAP #(s): 2920000010
 LAND AREA (ACRES) TOTAL: 32 acres AREA TO BE REZONED: 15.623 Acres
 ZONING CURRENT: RMX-20/GC PROPOSED: AGC ~~RMX-20/GC~~ TN 1/21
 2035 LAND USE PLAN DESIGNATION: Municipal INFILL
 CURRENT USE OF PROPERTY: Pine Tree Farm
 PROPOSED USE OF PROPERTY: 3 Residential Lots
 TOTAL AREA OF PROPOSED BUILDINGS (COMMERCIAL): 0
 TOTAL # OF DWELLING UNITS (RESIDENTIAL): 3
 UTILITY PROVIDERS WATER: Private SEWER: Private
 SCHOOL DISTRICT: 1 FCWS COUNTY COUNCIL DISTRICT: 3 Tommy Adkins

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) *N/A*
- ☐ **Restrictive covenants** (provide the latest recorded copy, if applicable) *N/A*

****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.

SUPPLEMENTAL QUESTIONS

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

To build 3 homes on 5.00 +/- Acres TRACKS using
PRIVATE water AND sewer

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.

Daniel B. Baker

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 B. Baker Joseph T. Baker

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.

Daniel B. Baker

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 INSTRUCTIONS

All required information, as stated on the Rezoning Application Checklist, must be included to qualify as a complete application. Upon receipt, staff will review the application materials and provide feedback to the applicant of the completeness or incompleteness of the application. If the application is deemed incomplete, the applicant must submit the missing or incomplete information prior to being deemed complete. Once the application is deemed complete, the rezoning application will formally begin the rezoning process.

The following rezoning process is in effect as of March 1, 2022.

1. A pre-application meeting is encouraged if the applicant is a property owner or owner's agent to discuss the details of the request, how the request relates to the Comprehensive Plan and Future Land Use Map, and the rezoning process. Pre-application meetings may be in-person or over the phone, depending on the complexity of the request and the needs of the applicant. Contact the Planning Division at 803.909.7220 for more information or to schedule a pre-application meeting.
2. The application submittal deadline is the first Monday of the month, except on observed holidays when county offices are closed. In those cases, the deadline will be the next business day.
3. Planning staff will review the application and prepare a staff report. This report will be made available to the applicant prior to the Planning Commission meeting.
4. The Planning Commission will review the application on the second Monday of the month after the submittal deadline. Planning Commission meetings are held at 6:00 p.m. Council Chambers of the York County Government Complex, located at 6 S. Congress Street in York. Upon review, the Planning Commission will recommend approval or denial of the request. Planning Commission only makes recommendations to the County Council. The applicant is strongly encouraged to attend the Planning Commission meeting. Please be advised that this is not a public hearing and you are not guaranteed an opportunity to speak.
5. The rezoning will be advertised at least 15 days in advance within the local newspaper indicating the date and time of the public hearing; adjacent property owners within 500 feet will be mailed written notice; and the property will be posted with a rezoning sign. The Planning Department is responsible for all noticing requirements. The applicant is strongly encouraged to contact nearby neighbors and property owners personally before the application is submitted.
6. County Council addresses rezoning matters on the first and third Monday of the month at their regularly scheduled meetings. Council meetings are held in Council Chambers of the York County Government Complex, located at 6 S. Congress Street in York. The County Council must give three readings (approvals) for a rezoning request to receive final approval. The public hearing is held at first reading; however, dates are subject to change. Please check the latest Council agenda for your item's specific date and time.
7. This process takes a minimum of ninety (90) days. Written notification of County Council's final action will be mailed to the applicant and the property owner following the third reading.

AN ORDINANCE

TO AMEND THE ZONING AND DEVELOPMENT STANDARDS ORDINANCE AND OFFICIAL ZONING AND DEVELOPMENT STANDARDS MAPS OF YORK COUNTY, SOUTH CAROLINA, BY REZONING A 15.623 ACRE TRACT OF LAND (**OWNED BY DANIEL AND JOYCE BAKER**) AND LOCATED ON BLESSED HOPE ROAD IN THE YORK COMMUNITY, REFERENCED BY TAX MAP 292; PARCEL 010 OF THE OFFICIAL ZONING AND DEVELOPMENT STANDARDS MAP(S), BY CHANGING SAID PROPERTY FROM A RESIDENTIAL MIXED 20 (RMX-20) AND GENERAL COMMERCIAL (GC) TO AN AGRICULTURAL CONSERVATION DISTRICT (AGC) ZONING CLASSIFICATION.

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

SECTION 1. Incident to the adoption of this ordinance, the York County Council, as the governing body of York County, South Carolina, has made the following findings:

- a) The York County Council 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) The Planning and Development Services staff submitted to the York County Planning Commission its report on the proposed changes or amendments to the Zoning Development Standards Maps in order to apply zoning to the property described in Section 3 of this Ordinance;
- c) The York County Planning Commission reviewed the proposed changes or amendments to the Zoning and Development Standards Ordinance of York County and the official Zoning and Development Standards Map(s), and the Planning Commission has further prepared and submitted its report and recommendations/considerations on the proposed amendments and changes, wherein the Planning Commission has stated its findings and evaluations of the request;
- d) The findings and report of the Planning Commission are appropriate and appropriately implement the recommendations of the Future Land Use Map of the Comprehensive Plan, as more specifically detailed on the Planning Commission report and its minutes;
- e) Upon consideration of the findings and report of the Planning Commission and when evaluated, *(note: if necessary, language will be added in this section to reflect the comments/concerns received during the public hearing)* the **County Council hereby finds**

the change in zoning district is appropriate from RMX-10 and GC to AGC is not consistent with the future land use designation of *Rural Residential*. However, the proposed AGC zone permits both residential and agricultural uses as expected within the Rural Residential future land use, and the large lots along the majority of Ormand Road are conducive to farming uses.

- f) This zoning ordinance hereby legislatively serves the existing and future needs of the County by enhancing the community welfare as expressed supra, and thereby promoting the public health, safety, morals, convenience, order, appearance, prosperity, and general welfare of the County

SECTION 2. ZONING ORDINANCE AND MAPS AMENDED. In consideration of the foregoing findings, the Zoning and Development Standards Ordinance of York County and the official Zoning and Development Standards Map(s), adopted pursuant thereto, are hereby amended by amending and changing the zoning district and zoning classification of the property described in Section 3 of this Ordinance from a Residential Mixed-20 (RMX-20) and General Commercial (GC) zoning classification to an Agricultural Conservation (AGC) zoning classification in accordance with and pursuant to the authority conferred by the general law of South Carolina, the statutory authorizations bestowed upon Counties, including Section 6-29-760, Code of Laws of South Carolina, 1976, as amended, and the Zoning and Development Standards Ordinance of York County with the condition:

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 portions of the property zoned RMX-20, GC, and AGC shall be recorded with the York County Register of Deeds within 90 days of the rezoning approval.

SECTION 3. DESCRIPTION OF PROPERTY. The property which is the subject of this Ordinance is described as follows: all that certain piece, parcel or tract of land containing approximately a 15.62-acre tract of land, located on Blessed Hope Road in the York community of York County, South Carolina.

SECTION 4. 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 5. 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 6. EFFECTIVE DATE. This Ordinance shall take effect immediately upon adoption.

ADOPTED THIS ____ DAY OF _____, 2026.

YORK COUNTY COUNCIL

BY: _____
Christi P. Cox, Chairwoman

ATTEST: _____
Joshua S. Edwards, County Manager

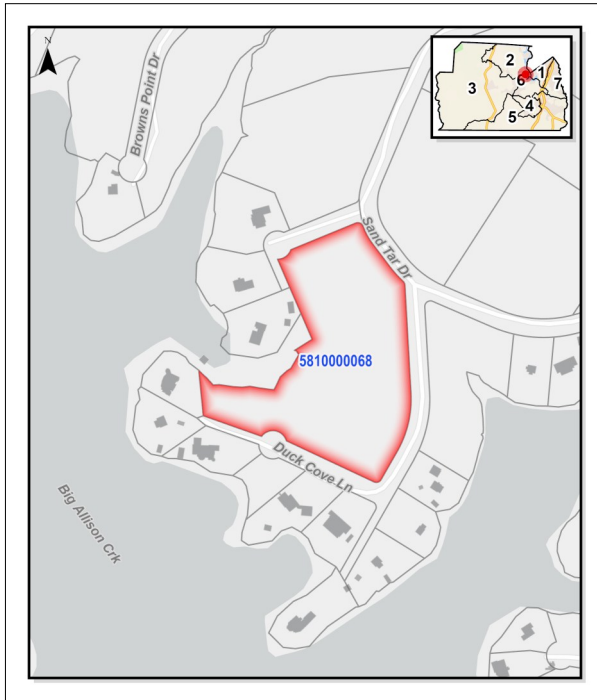
Public Hearing
1st Reading
2nd Reading
3rd Reading



Planning Commission

March 9, 2026

Case: 26-04
Staff Report



REQUEST SUMMARY

Applicant: Geoffrey Martin
Property Owner: Brandon Eaton
Tax Map Number: 581-00-00-068
Address: Sand Tar Road, York
Council District: 2-Litten
Area: 8.38
Current Zoning District: RMX-10
Requested Zoning District: RUD
Future Land Use Designation:
Rural Residential
Staff Recommendation: Approve

PROJECT DESCRIPTION

The applicant is requesting to rezone an 8.38-acre parcel from *Residential Mixed 10* (RMX-10) to *Rural Development* (RUD) to subdivide the property into six separate single-family lots.

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. Farmers markets, cottage industries, and agri-tourism serve the community and support agriculture.

The rezoning request aligns with York County's *York Forward 2035 Future Land Use Map and Comprehensive Plan*. The subject property abuts other RUD property across Sand Tar Drive. The proposed subdivision will create lots similar in scale to adjacent properties that are also used for detached single-family homes as is appropriate within the future land use designation.

The proposed subdivision is considered a major subdivision, as the subject parcel itself was part of a previous subdivision (PB 169, PG 432). The intended single-family homes are permitted in both the current and proposed zones, but rezoning to RUD will remove the open space requirements associated with a major subdivision.

Staff Analysis

PROPERTY DESCRIPTION

The 8.38-acre subject parcel is undeveloped and wooded with waterfront access to Lake Wylie. The area along the lake is predominantly used for detached single family homes. This tract was once part of a planned subdivision by the name of “The Peninsula at Lake Wylie”, but as of 2022 was incorporated into “Legacy Point”, a subdivision which occupies the majority of the peninsula south of Concord Road. The subject parcel is “Lot 3” of “Tract 1” of the Legacy Point land divisions, and is not part of the recent March 13, 2025 land division.

Table 1: Property Context

PROXIMITY	CURRENT LAND USE	CURRENT ZONING	2035 LAND USE PLAN RECOMMENDATION
NORTH	Vacant	RUD/RMX-10	Rural Residential
SOUTH	Residential	RMX-10	Rural Residential
EAST	Residential	RUD/RMX-10	Rural Residential
WEST	Residential	RMX-10	Rural Residential

ZONING AND LAND USE HISTORY

- ♦ July 22, 1986: Subject parcel was originally zoned RMX-10.
- ♦ August 17, 2022: Recorded current plat of subject parcel (PB 169, PG 432).
- ♦ January 6, 2023: Recorded current deed of subject parcel (RB 20572, PG 435).

REZONING REQUEST

The applicant is requesting to rezone approximately 8.38 acres from RMX-10 to RUD

- ♦ *Current Zoning District: The Residential Mixed 10 District is designed to allow a diversity of housing types at variable, moderate densities based on residential land use, on lots generally with a minimum area of 10,000 square feet, is applied principally to undeveloped parcels where housing type and density flexibility will complement existing residential neighborhoods, and where public water and sewer is readily available.*
- ♦ *Proposed Zoning District: The Rural Development District is 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.*

Table 2: Zoning District Comparison

	ZONING DISTRICT: RMX-10	ZONING DISTRICT: RUD
MINIMUM LOT SIZE	10,000 SF	1 Acre
PERMITTED LAND USES	Single-family detached homes	Residential, farming, livestock

Exhibit A - Existing Zoning Map



Exhibit B - 2035 Land Use Plan



FINDINGS

Per Section 155.1139 of the York County Code of Ordinances, the Planning Commission must consider the following factors when making a recommendation on any proposed amendment to the zoning map.

A. The relationship between the request and the Comprehensive Plan and Future Land Use Map.

The subject parcel is designated with the *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. Farmers 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 aligns with York County's *York Forward* 2035 Future Land Use Map and Comprehensive Plan. The subject property abuts other RUD property to the north across Sand Tar Drive. The proposed subdivision will create lots similar in scale to adjacent properties that are also used for detached single-family homes.

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 Legacy Point subdivision, which occupies most of the peninsula, is zoned a combination of RUD and RMX-10, with the developed properties being single-family detached homes.

D. Whether the scale of the proposed development is compatible with the surrounding land uses or the intended future land uses.

The scale of the proposed development will be compatible with that of the surrounding current and future land uses. The proposed lots will be between one and two acres, which match the size of the adjacent preexisting residential lots along Lake Wylie and in other developments within Legacy Point.

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

The applicant intends to build six new residences, therefore the impact on public school facilities will be negligible.

F. Whether the proposed project will request to connect to public water and sewer service and what entity would provide these utilities.

The property is located in York County'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 parcel to be rezoned has frontage on Sand Tar Drive and Duck Cove Lane, both which are maintained by York County. Sand Tar Drive and Duck Cove Lane are designated as a local roadway, and there is no count data available. Sand Tar Drive and Duck Cove Lane is a paved

roadway where there is currently no posted speed limit. The development is proposing six single family detached dwellings and therefore is expected to have a minimal 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: April 6, 2026
- ◆ County Council (First Reading): April 6, 2026
- ◆ County Council (Second Reading): April 20, 2026
- ◆ County Council (Third Reading): May 4, 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

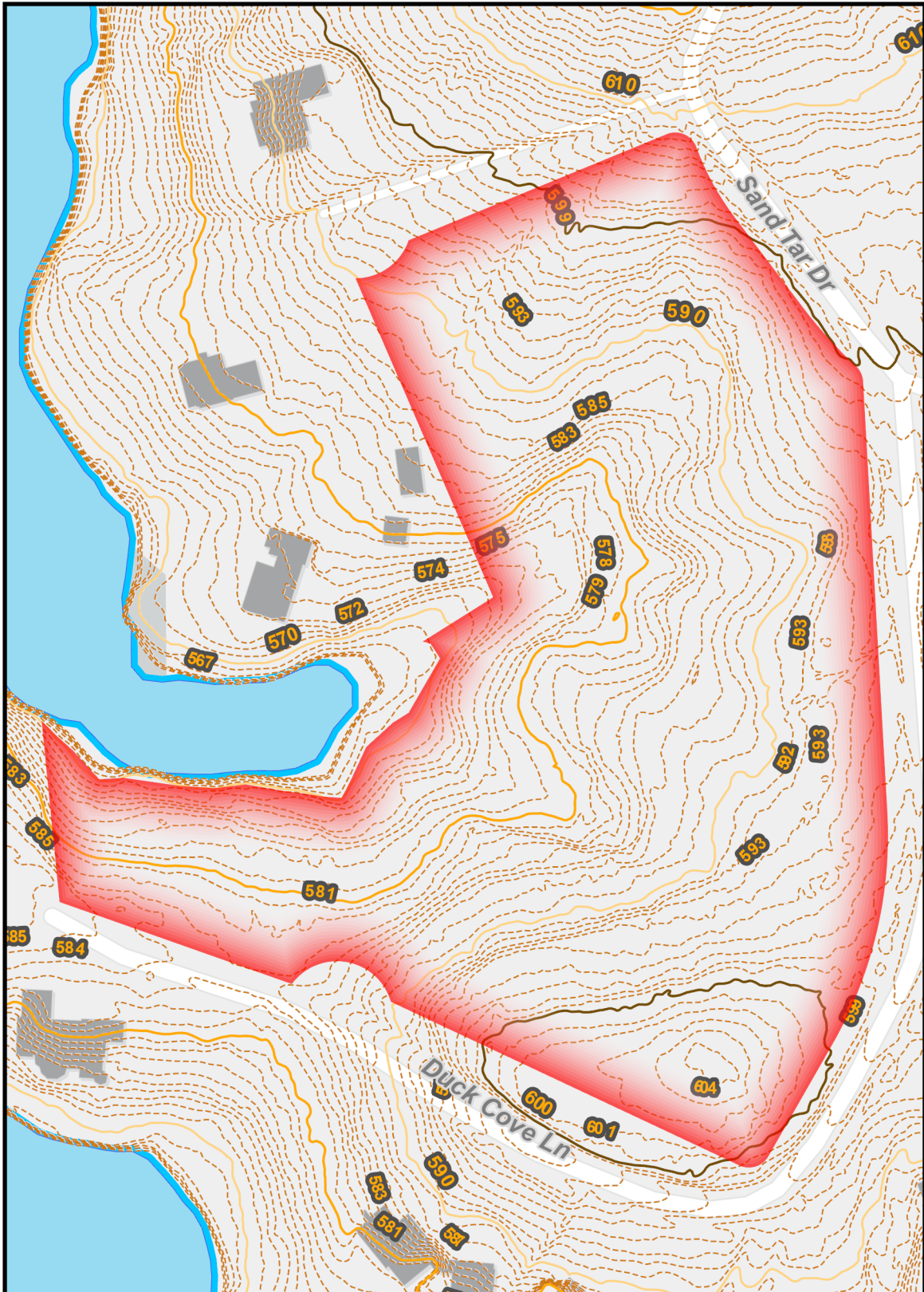
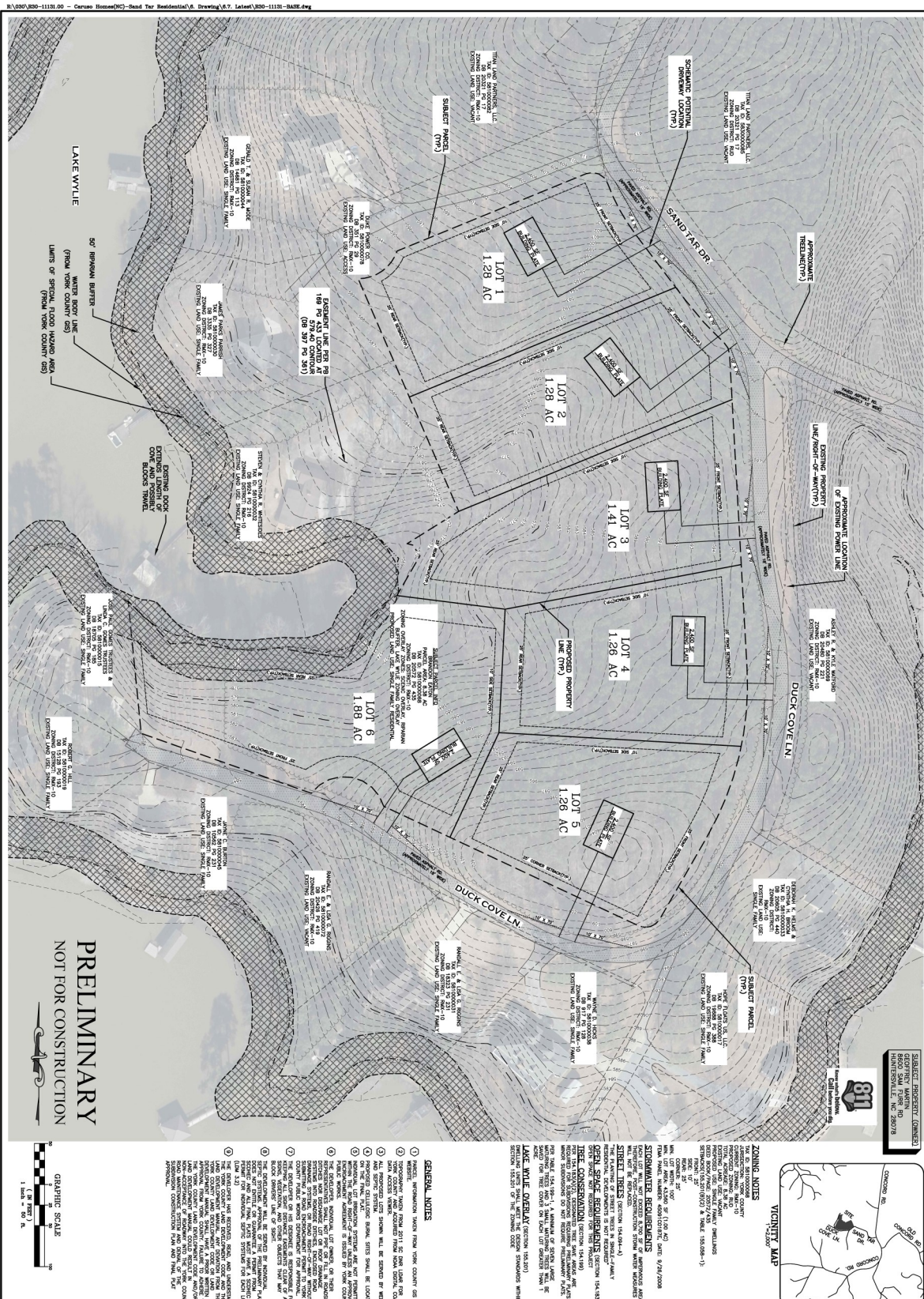


Exhibit F - Site Plan





YORK COUNTY REZONING APPLICATION

APPLICANT AND OWNER INFORMATION

APPLICANT NAME(S): Geoffrey Martin

ADDRESS: 8600 Sam Furr rd Huntersville, NC

PHONE: [REDACTED]
WORK HOME MOBILE

EMAIL ADDRESS: [REDACTED]

PROPERTY OWNER NAME(S): Brandon Eaton

ADDRESS: 1436 Striped Bass Ln Clover, SC 29710

PHONE: [REDACTED]
WORK HOME MOBILE

EMAIL ADDRESS: [REDACTED]

PROPERTY INFORMATION

PROPERTY ADDRESS: Sand Tar rd York, SC, 29710

PROPERTY TAX MAP #(s): 5810000068

LAND AREA (ACRES) TOTAL: 8.38 AREA TO BE REZONED: 8.38

ZONING CURRENT: RMX-10 PROPOSED: RUD

2035 LAND USE PLAN DESIGNATION: Agricultural and Residential area

CURRENT USE OF PROPERTY: Vacant

PROPOSED USE OF PROPERTY: Single-Family Dwelling subdivision

TOTAL AREA OF PROPOSED BUILDINGS (COMMERCIAL): N/A

TOTAL # OF DWELLING UNITS (RESIDENTIAL): 6

UTILITY PROVIDERS WATER: Well SEWER: Septic

SCHOOL DISTRICT: 2LKW COUNTY COUNCIL DISTRICT: 2

SUPPLEMENTAL QUESTIONS

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

Since the proposed use of the site is Single-Family Dwelling than the proposed zone Rural Development (RUD) better fits the proposed use than the current zone of Residential Mixed 10 (RMX-10).

2. Are there existing structures on the site?

Yes ☐

No ☒

If yes, please describe: N/A

If this request is granted, will the existing structure(s) remain?

Yes ☐

No ☒

If this request is granted, will the use of the structure(s) change?

Yes ☐

No ☒

If yes, structure(s) must meet all current building and fire codes.

3. Does this request propose to utilize public water and sewer?

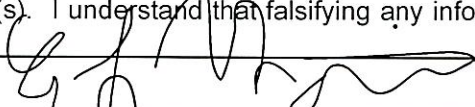
Yes ☐

No ☒

If yes, municipal utility providers may require signed annexation agreements as a condition of providing services. Please contact your municipal service provider prior to submitting your application.

CERTIFICATION

I hereby certify that I have read this application and the information supplied herein is true and correct to the best of my knowledge. I agree to comply with all applicable County ordinances and state laws related to the use and development of the land. I further certify that I am the property owner, or his/her authorized agent, of the subject site(s). I understand that falsifying any information herein may result in rejection or denial of this request.



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.

 dotloop verified
01/29/26 2:47 PM EST
CENT-LSY0-SLXB-CEHK

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: _____

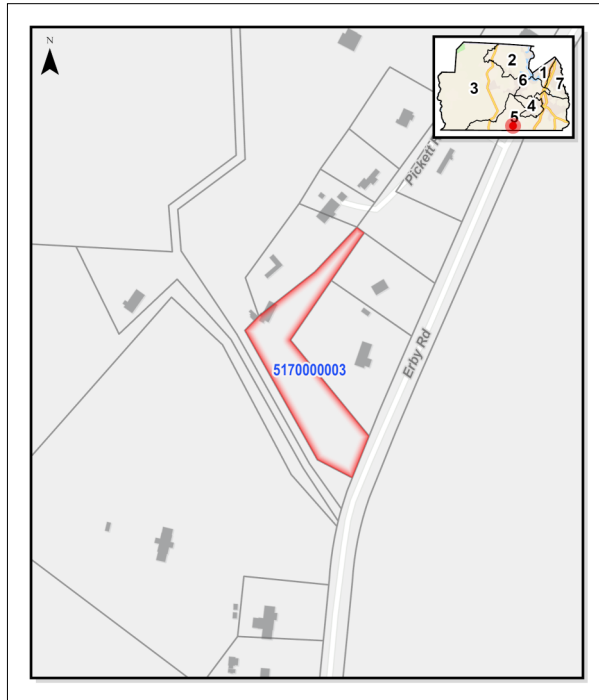
Any information provided on this document may be subject to the SC Freedom of Information Act and may be disclosed to third parties in accordance with applicable law.



Planning Commission

March 9, 2026

Case: 26-05
Staff Report



REQUEST SUMMARY

Applicant: Terry Sabrina Pickett Porter
Property Owner: Terry Sabrina Pickett Porter
Tax Map Number: 517-00-00-003
Address: Erby Road, Rock Hill
Council District: 5—Cox
Area: 1.97 acres
Current Zoning District: RUD-I
Requested Zoning District: RUD
Future Land Use Designation: Agriculture
Staff Recommendation: Approve

PROJECT DESCRIPTION

The applicant is requesting to rezone a 1.97-acre parcel from *Rural Development I* (RUD-I) to *Rural Development* (RUD) to prepare for a future property recombination, then remove a non-compliant structure and build a new home.

CONSISTENCY WITH THE COMPREHENSIVE PLAN

The subject parcel is designated with the *Agricultural* future land use in the *York Forward 2035* Comprehensive Plan. This designation describes places where the predominant existing land uses are farmlands and timberlands, complemented by very-low density residential development, cottage industries, ag-supportive commercial, and agri-tourism operations. Rural commercial and industrial operations are located away from residential communities, and are often at intersections of rural roads.

The *York Forward 2035* Comprehensive Plan has little to no bearing on this action, as the scope of the request is to adjust zoning district boundaries to facilitate a recombination. Also, the property should not be considered for *Agriculture*, as it is not an active farm, it is adjacent to other RUD properties, and is less than five acres (LU-4.1B). Further, the intended lot reconfiguration will bring the existing manufactured home on the subject property into compliance with setback requirements. This request will also remove an instance of the legacy RUD-I district.

Staff Analysis

PROPERTY DESCRIPTION

The 1.97-acre subject parcel is in the rural region between the City of Rock Hill and McConnells. The space has been subdivided through the decades to accommodate large lot detached single family dwellings, including manufactured homes. At present, there is a manufactured home that has been misplaced on the subject parcel, as it belongs to the neighbor to the north.

Table 1: Property Context			
PROXIMITY	CURRENT LAND USE	CURRENT ZONING	2035 LAND USE PLAN RECOMMENDATION
NORTH	Residential	RUD/RUD-I	Agriculture
SOUTH	Residential	RUD-I	Agriculture
EAST	Pasture	RUD	Agriculture
WEST	Vacant	RUD/RUD-I	Agriculture

ZONING AND LAND USE HISTORY

- ◆ July 22, 1986: Subject parcel was originally zoned RUD.
- ◆ Property was rezoned from RUD to RUD-I.
- ◆ April 30, 2002: Recorded current plat of subject parcel (PB C57, PG 2).
- ◆ April 30, 2002: Recorded current deed of subject parcel (RB 4344, PG 84).

REZONING REQUEST

The applicant is requesting to rezone approximately 1.97 acres from RUD-I to RUD

- ◆ *Current Zoning District: RUD-I: The Rural Development District is 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. Mobile homes are not permitted in RUD-I.*
- ◆ *Proposed Zoning District: RUD: The same as the current zoning, but manufactured homes are permitted.*

Table 2: Zoning District Comparison		
	ZONING DISTRICT: RUD-I	ZONING DISTRICT: RUD
MINIMUM LOT SIZE	1 acre	1 acre
PERMITTED LAND USES	Residential, farming, livestock	Residential, farming, livestock, manufactured homes

Exhibit A - Existing Zoning Map



Exhibit B - 2035 Land Use Plan



FINDINGS

Per Section 155.1139 of the York County Code of Ordinances, the Planning Commission must consider the following factors when making a recommendation on any proposed amendment to the zoning map.

A. The relationship between the request and the Comprehensive Plan and Future Land Use Map.

The subject parcel is designated with the *Agricultural* future land use in the *York Forward 2035* Comprehensive Plan. This designation describes places where the predominant existing land uses are farmlands and timberlands, complemented by very-low density residential development, cottage industries, ag-supportive commercial, and agri-tourism operations. Rural commercial and industrial operations are located away from residential communities, and are often at intersections of rural roads.

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

The *York Forward 2035* Comprehensive Plan has little to no bearing on this action, as the scope of the request is to adjust zoning district boundaries to facilitate a recombination. Also, the property should not be considered for *Agriculture*, as it is not an active farm, is adjacent to other RUD properties, and is less than five acres (LU-4.1B) Further, the intended lot reconfiguration will bring the existing manufactured home on the subject property into compliance with setback requirements, and remove an instance of the legacy RUD-I district.

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 property is adjacent to other RUD parcels, and is intended to be used for a detached single-family dwelling similar to those around it.

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. Adjacent properties around Pickett Road are similar in size: between one and two acres as expected within the RUD zone.

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

The applicant intends to build a single new residence, therefore the impact on public school facilities will be negligible.

F. Whether the proposed project will request to connect to public water and sewer service and what entity would provide these utilities.

The property is located in York County'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 parcel to be rezoned has frontage on Erby Road, which is maintained by York County. Erby Road is designated as a local collector roadway, and there is no count data available. Erby Road is a gravel roadway, and there is no posted speed limit. The development is

proposing a single residential family dwelling. The development is expected to have a minimal 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: April 6, 2026
- ◆ County Council (First Reading): April 6, 2026
- ◆ County Council (Second Reading): April 20, 2026
- ◆ County Council (Third Reading): May 4, 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

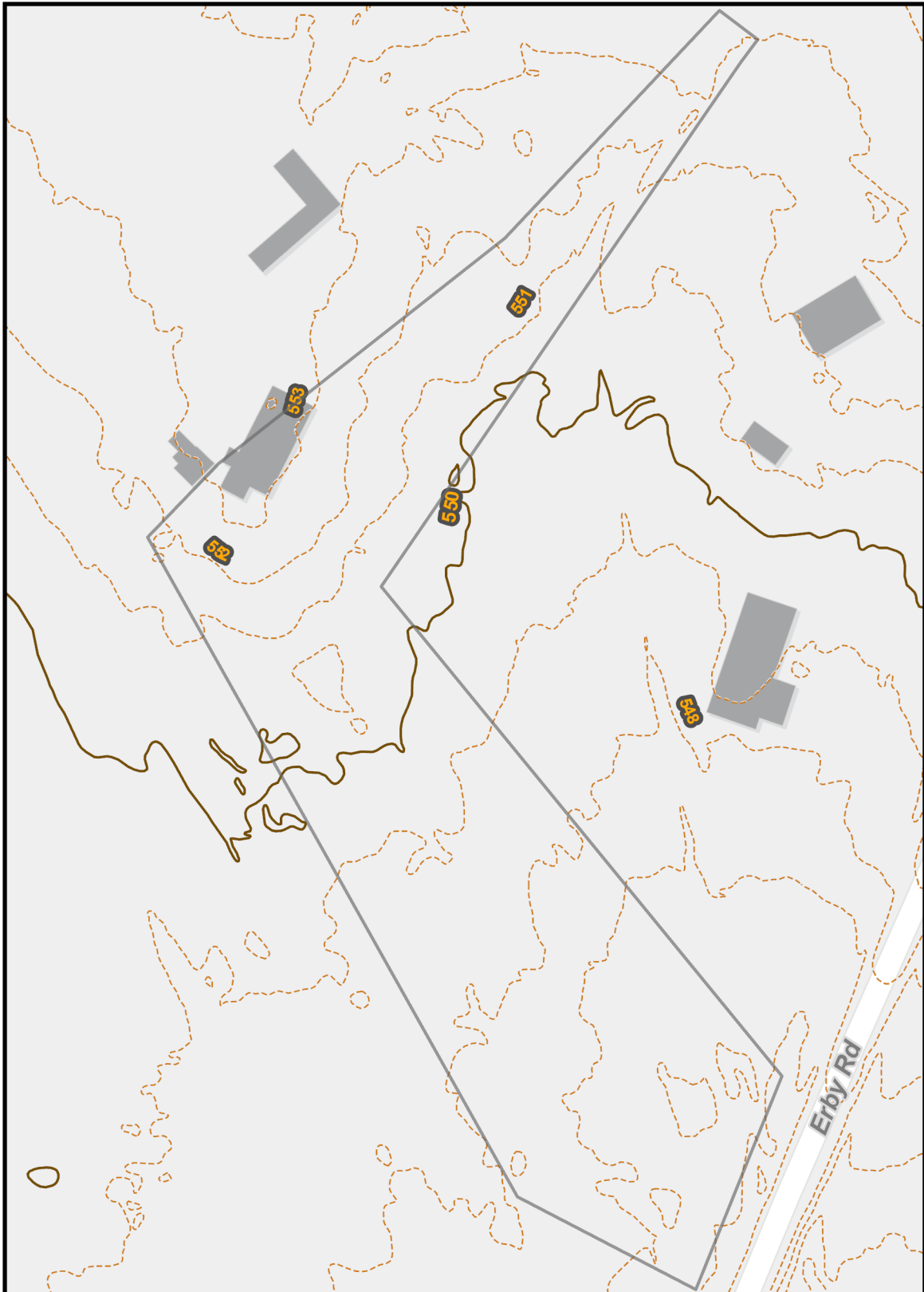
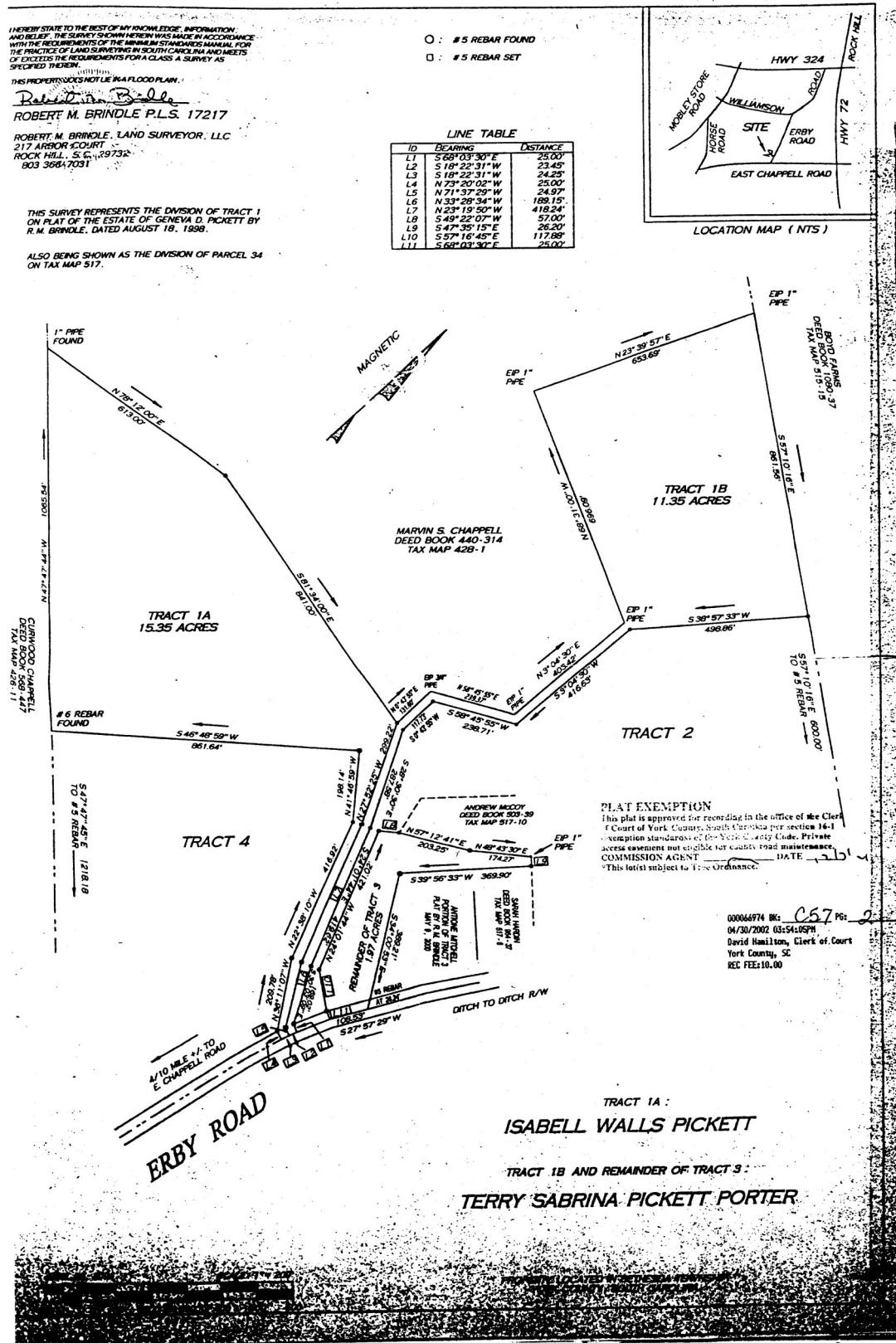


Exhibit F - Plat





PROPERTY OWNER NAME(S): Terry Sabrina Pickett Porter
ADDRESS: 4267 Erby Rd Rock Hill, SC 29730
PHONE: N/A WORK HOME MOBILE
EMAIL ADDRESS: [REDACTED]

PROPERTY ADDRESS: Erby Rd. Rock Hill, SC 29730

PROPERTY TAX MAP #(s): 517-00-00-003

LAND AREA (ACRES) TOTAL: 1.97 AREA TO BE REZONED: 1.97

ZONING CURRENT: RUD-1 PROPOSED: RUD

2035 LAND USE PLAN DESIGNATION: Agriculture

CURRENT USE OF PROPERTY: Residential / Vacant

PROPOSED USE OF PROPERTY: Residential (house)

TOTAL AREA OF PROPOSED BUILDINGS (COMMERCIAL): N/A

TOTAL # OF DWELLING UNITS (RESIDENTIAL): 1

UTILITY PROVIDERS WATER: well SEWER: Septic

SCHOOL DISTRICT: 3 COUNTY COUNCIL DISTRICT: 5

SUPPLEMENTAL QUESTIONS

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

Subdivide the lot

2. Are there existing structures on the site?

Yes



No



If yes, please describe: mobile home

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.

Kerry P Porter
APPLICANT(S)

1-28-2026
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.

Kerry P Porter
PROPERTY OWNER(S)

1-28-2026
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: _____

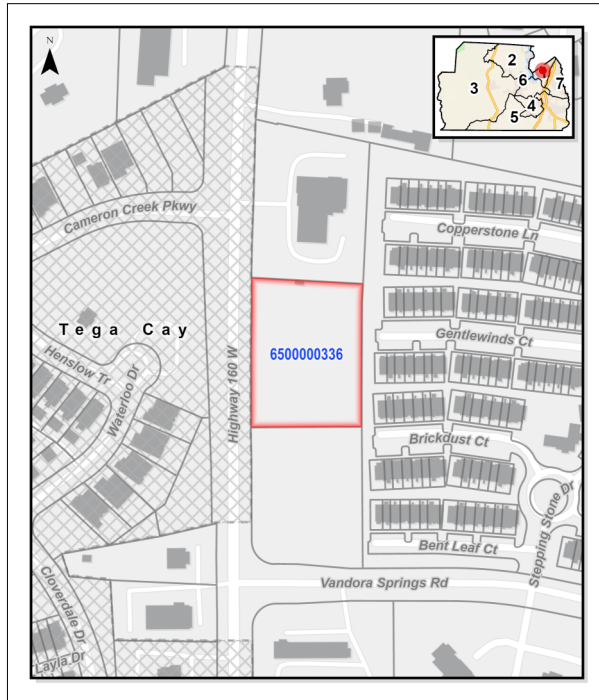
Any information provided on this document may be subject to the SC Freedom of Information Act and may be disclosed to third parties in accordance with applicable law.



Planning Commission

March 9, 2026

Case: 26-06
Staff Report



REQUEST SUMMARY

Applicant: TWP Ft Mill Retail, LLC
Property Owner: 2648 Highway 160 RE, LLC
Tax Map Number: 650-00-00-336
Address: 2662 Highway 160, Fort Mill
Council District: 1-Audette
Area: 1.77 acres
Current Zoning District: PD
Requested Zoning District: GC
Future Land Use Designation:
Neighborhood Residential
Staff Recommendation: Approve

PROJECT DESCRIPTION

The applicant is requesting to rezone a 1.77-acre parcel from *Planned Development* (PD) to *General Commercial* (GC) to build two drive-through-centric business operations.

CONSISTENCY WITH THE COMPREHENSIVE PLAN

The subject parcel is 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 on 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.

The rezoning request is not consistent with York County's *York Forward 2035 Future Land Use Map and Comprehensive Plan*. However, the subject property abuts another parcel zoned GC. Further, the property is limited to access onto Highway 160, where it would be inappropriate for a residential curb-cut.

This property is included in the Stone Acres Planned Development from 2008 as a "retail village" outparcel that allows commercial uses similar to the requested GC district, with minor additional restrictions. As is, this is a nonfunctional PD due to antiquated commercial design standards, complicating compliant development of the site. This request will allow compliant development and flexibility while abiding to modern commercial development standards.

Staff Analysis

PROPERTY DESCRIPTION

The 1.77-acre subject parcel is an undeveloped property that is part of the Highway 160 W corridor. This is a characteristically urban area across both unincorporated and City of Tega Cay's jurisdiction. Other businesses line the highway with high-density neighborhoods situated behind them. This parcel is part of the Stone Acres Planned Development, where it was intended to be a commercial or retail outparcel.

Table 1: Property Context			
PROXIMITY	CURRENT LAND USE	CURRENT ZONING	2035 LAND USE PLAN RECOMMENDATION
NORTH	Residential/Commercial	GC, RMX-20	Neighborhood Residential, Community Center
SOUTH	Residential/Commercial	PD, GC, RMX-6	Neighborhood Residential
EAST	Residential	RMX-20	Neighborhood Residential
WEST	Residential	PDD	City of Tega Cay

ZONING AND LAND USE HISTORY

- ◆ July 22, 1986: Subject parcel was originally zoned RC-I.
- ◆ December 1, 2001: Subject parcel rezoned from RC-I to PD (Case 08-33).
- ◆ December 1 2020: Recorded current plat of subject parcel (PB 165, PG 338).
- ◆ June 24, 2021: Recorded current deed of subject parcel (RB 4344, PG 84).

EXISTING PD OVERVIEW

The Stone Acres PD was established in 2008, and remains in effect as a special zoning district in perpetuity, or until a rezoning action amending its provisions is approved by County Council. The PD designates the subject parcel as one of five properties within the "Retail Village". The permitted uses are similar to the *General Commercial* zone, including the specified Ice Cream/Yogurt Shop and Coffee Shop with drive-through accommodations; but excluding Gasoline Sales, Gas Stations, and Self-Storage Facilities.

Commercial design standards will update to modern commercial development code as part of this request. The standards relevant to the request to be introduced include, but are not limited to:

- ◆ Minimum 40 foot entrance stacking requirement (§ 154.032 B).
- ◆ Queuing lane bypass requirement (§ 154.033 B4).
- ◆ Tree conservation and replacement (§ 154.199).

REZONING REQUEST

The applicant is requesting to rezone approximately 1.77 acres from PD to GC

- ◆ *Current Zoning District: PD: The Planned Development District provides flexibility in the development of land to: Achieve the goals and objectives of the comprehensive plan; Promote a compatible mix of uses that increases transportation choices and reduces travel demands; Improve the design, character, and quality of new development; Protect and preserve natural resources and sensitive environmental features; Promote a mix of housing types and arrangements that respond to demographic needs; Minimize land use conflicts; Promote the fiscal health of York County; Facilitate the efficient provision of streets and utilities; and preserve the natural and scenic features of open areas. There is no minimum land area requirement for rezoning to a Planned Development District; however, the site shall be of sufficient size to accommodate the required mixture of residential and nonresidential uses.*
- ◆ *Proposed Zoning District: GC : The General Commercial District is 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: PD	ZONING DISTRICT: GC
MINIMUM LOT SIZE	None	None
PERMITTED LAND USES	Retail, Business Services, Restaurants, Yogurt and Ice Cream shops	Retail, Business Services, Restaurants, Yogurt and Ice Cream shops, Gas Stations, Self-Storage Facilities

Exhibit A - Existing Zoning Map

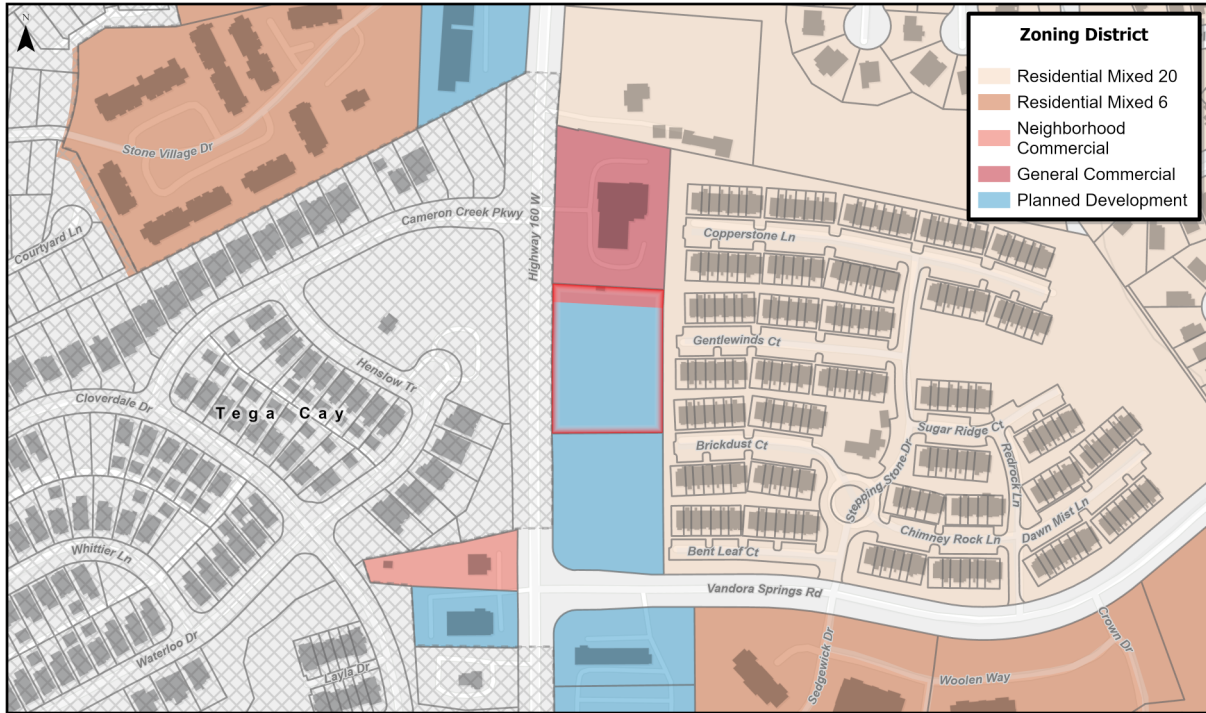
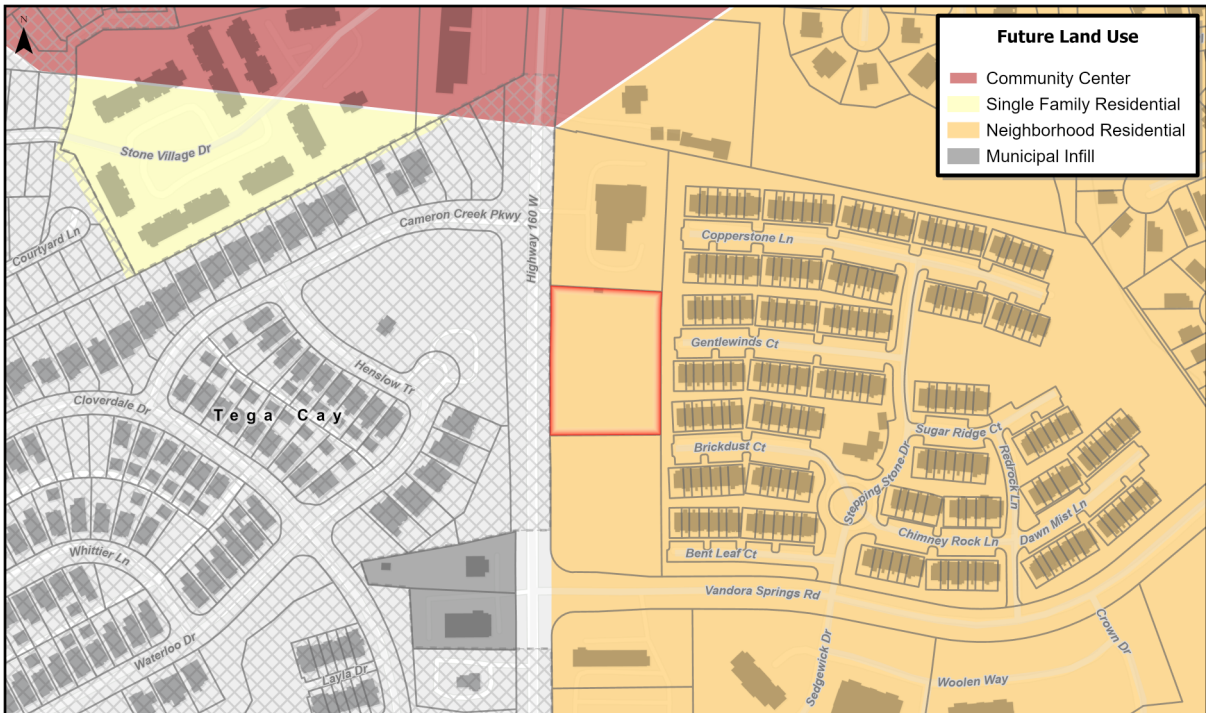


Exhibit B - 2035 Land Use Plan



FINDINGS

Per Section 155.1139 of the York County Code of Ordinances, the Planning Commission must consider the following factors when making a recommendation on any proposed amendment to the zoning map.

A. The relationship between the request and the Comprehensive Plan and Future Land Use Map.

The subject parcel is designated with the *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 on 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.

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

The rezoning request is not consistent with York County's *York Forward 2035 Future Land Use Map and Comprehensive Plan*. However, the subject property abuts another parcel zoned GC. Also, the property is limited to access onto Highway 160, where it would be inappropriate for a residential curb-cut. Further, this will remove an instance of split zoning.

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. However, the subject property abuts another parcel zoned GC. Also, if developed, would exclusively have access onto Highway 160 which would be inappropriate for the residential uses expected in the designation.

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. Adjacent commercial properties along this stretch of Highway 160 are of a similar size: between one and two acres.

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 services district 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 parcel to be rezoned has frontage on Highway 160, which is maintained by SCDOT as S-160. Highway 160 is designated as a principal arterial roadway with an average daily volume of 13,000 trips per day. Highway 160 is a four-lane roadway with a posted speed limit of 45 mph. The development is currently proposing a number of quick-serve uses for the parcel to be

rezoned. The development is proposing full access to Highway 160 and cross-access to the adjacent parcels. A Tier 2 TIA will be required to evaluate the development's impact to the surrounding 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: April 6, 2026
- ◆ County Council (First Reading): April 6, 2026
- ◆ County Council (Second Reading): April 20, 2026
- ◆ County Council (Third Reading): May 4, 2026

PLANNING AND DEVELOPMENT STAFF CONTACT

Thomas Newlin

Long Range Planner

(803) 909-7233

Thomas.Newlin@yorkcountysc.gov

Exhibit C - Aerial Map

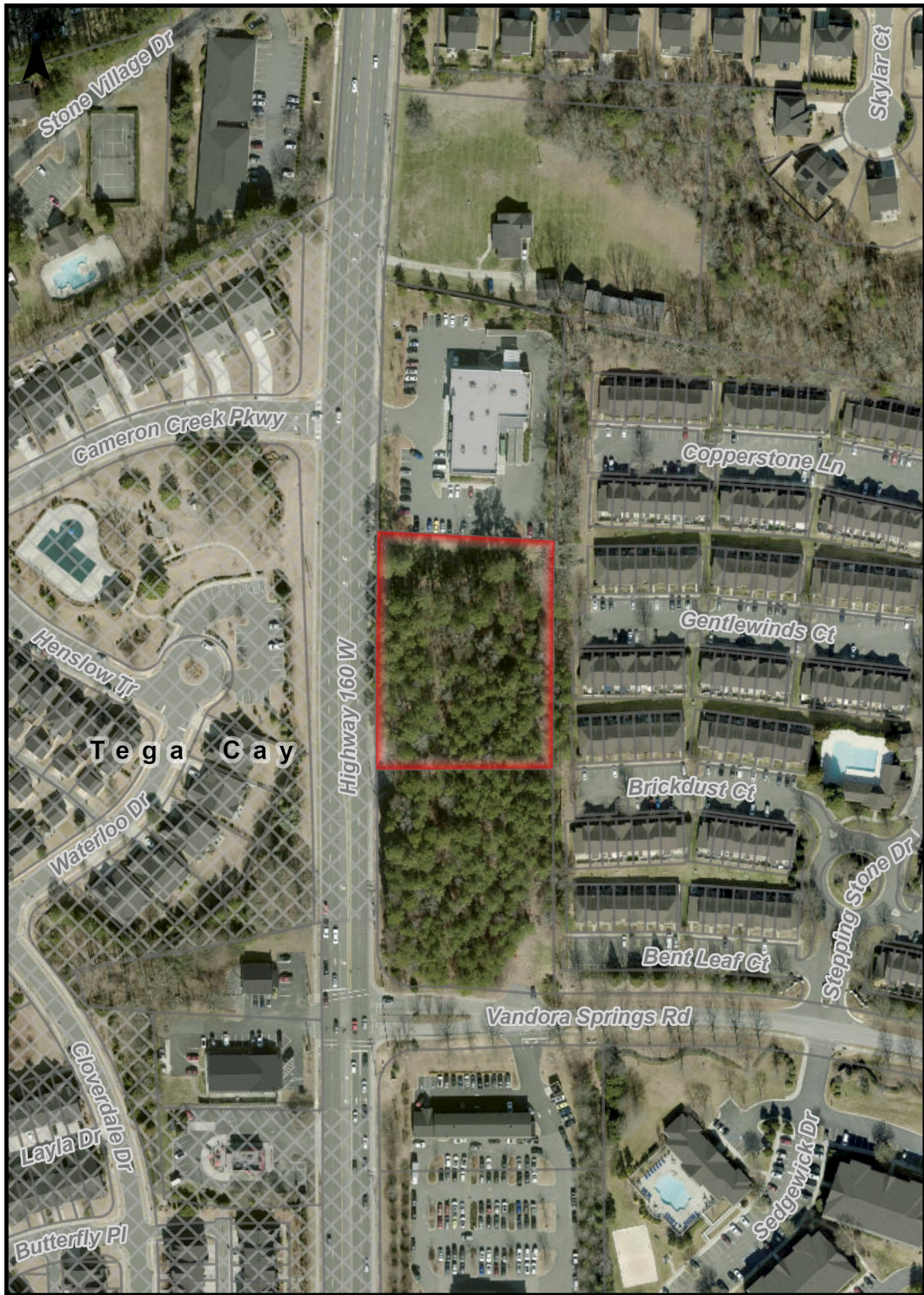


Exhibit D - Aerial Map—Parcel

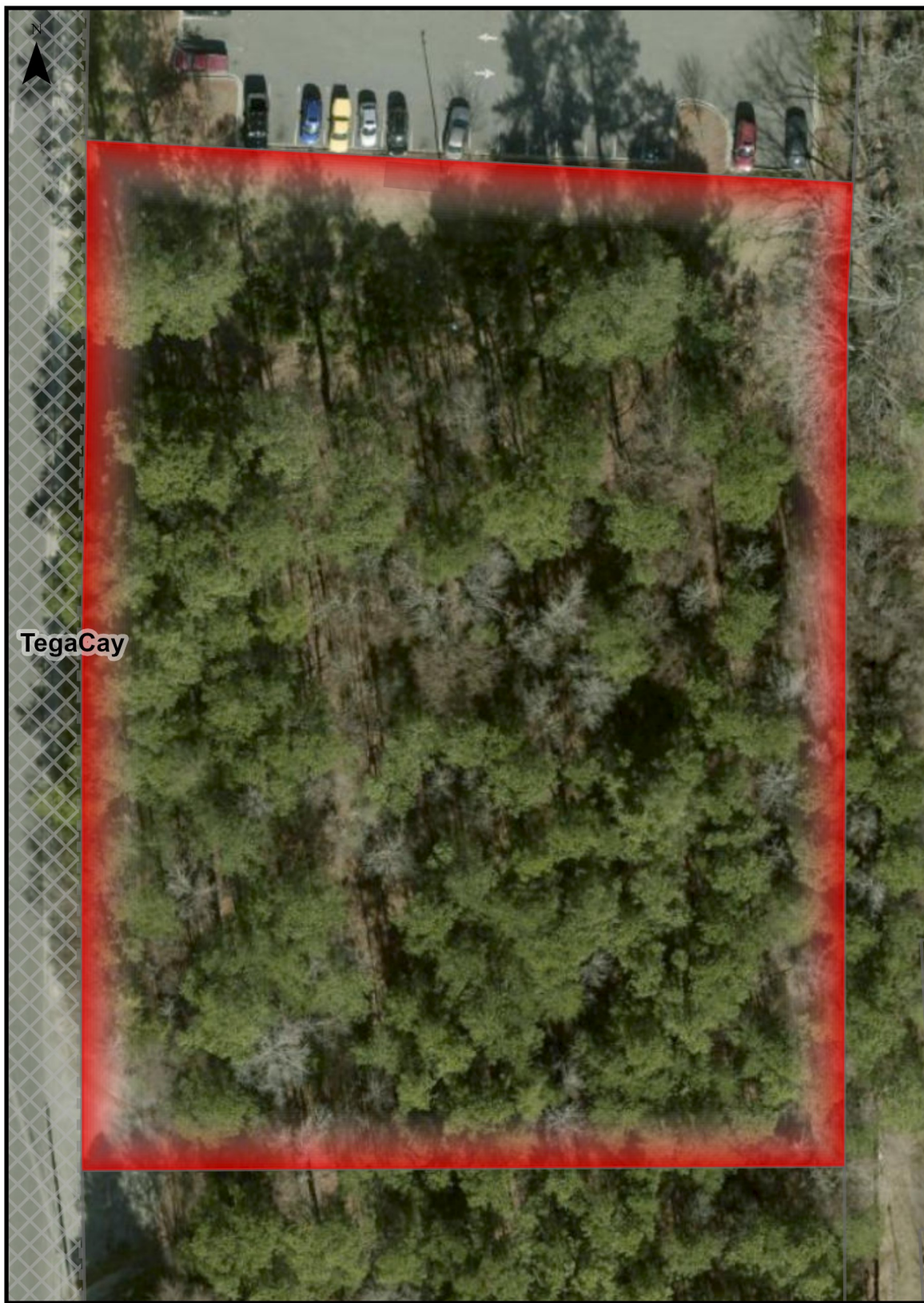


Exhibit E - Environmental Map

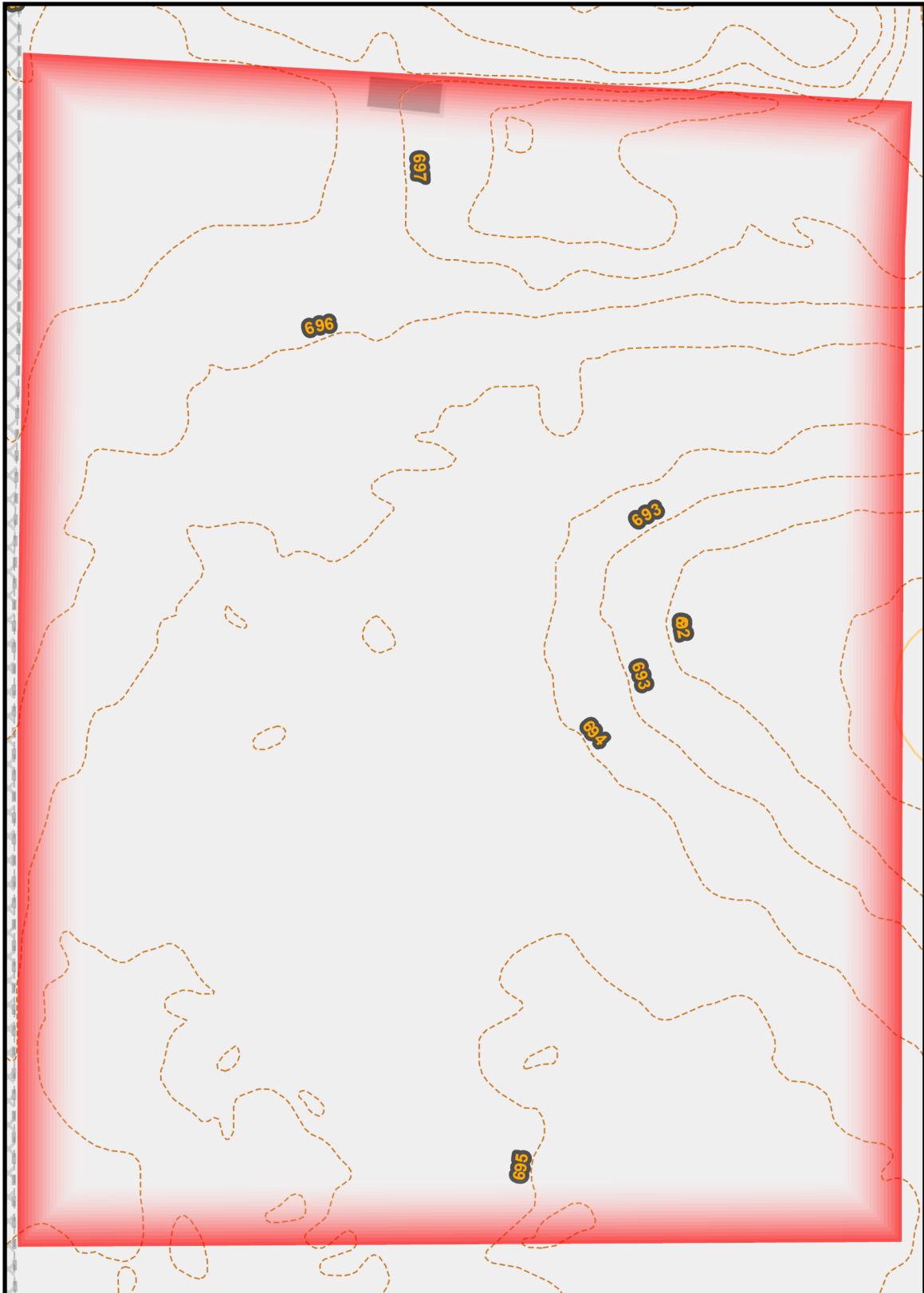


Exhibit F - Site Plan

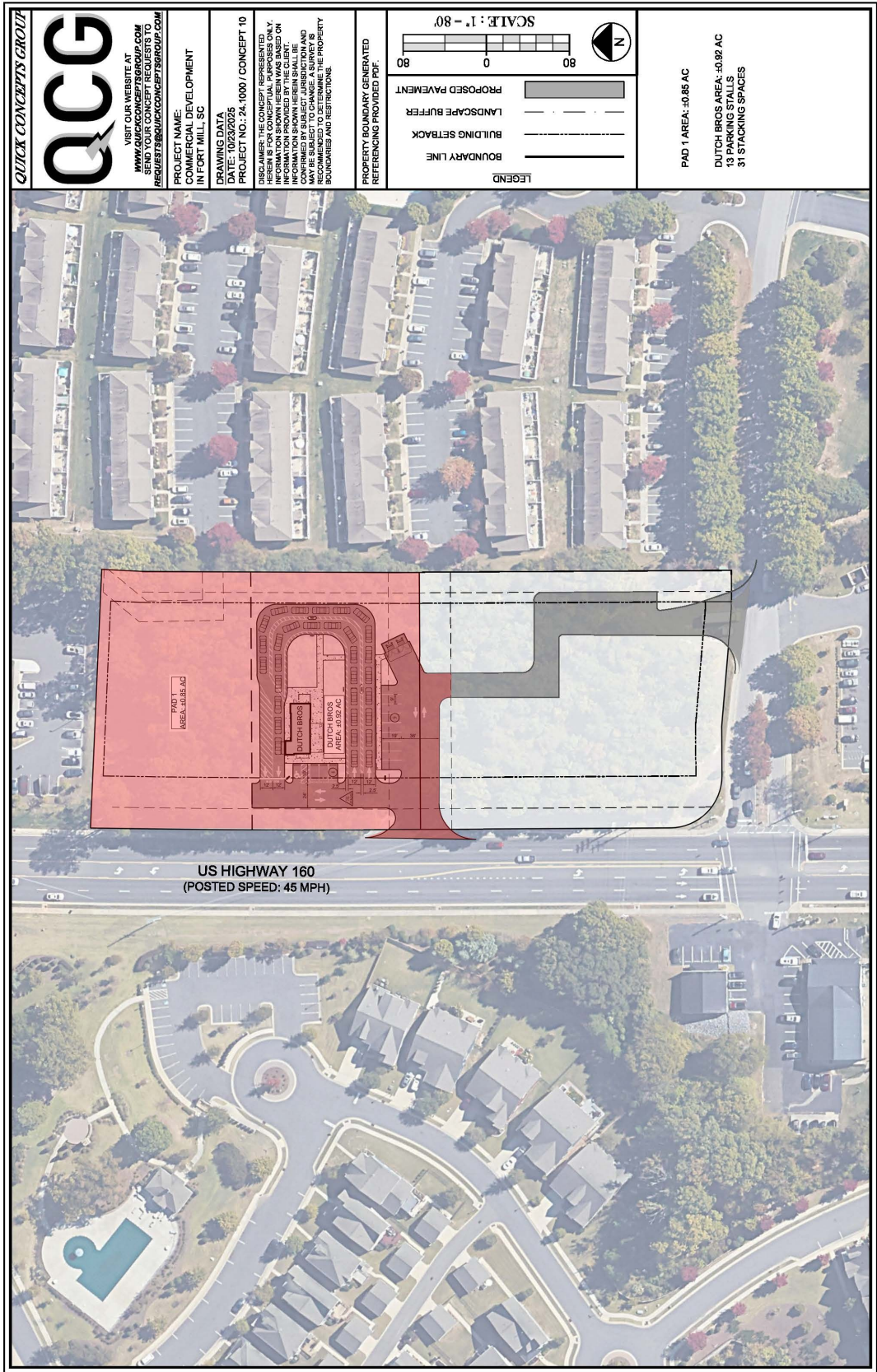


Exhibit G - Site Plan Page 2



Page 97 of 181



YORK COUNTY REZONING APPLICATION

APPLICANT AND OWNER INFORMATION

APPLICANT NAME(S): TWP Ft Mill Retail, LLC
ADDRESS: 1962 Howell Mill Road, Suite 210, Atlanta, GA 30318
PHONE: [REDACTED] - [REDACTED] - [REDACTED]
 WORK HOME MOBILE
EMAIL ADDRESS: [REDACTED]

PROPERTY OWNER NAME(S): 2648 Highway 160 RE, LLC
ADDRESS: 1080 Pittsford Victor Road, Suite 300, Pittsford, NY 14534
PHONE: [REDACTED] - [REDACTED] - [REDACTED]
 WORK HOME MOBILE
EMAIL ADDRESS: [REDACTED]

PROPERTY INFORMATION

PROPERTY ADDRESS: 2662 Highway 160, Ft. Mill, South Carolina, 29708
PROPERTY TAX MAP #(s): 6500000336
LAND AREA (ACRES) TOTAL: 1.776 AREA TO BE REZONED: 1.776
ZONING CURRENT: PD PROPOSED: GC
2035 LAND USE PLAN DESIGNATION: Neighborhood Residential
CURRENT USE OF PROPERTY: Undeveloped
PROPOSED USE OF PROPERTY: Drive Thru Coffee, & Drive Thru Custard
TOTAL AREA OF PROPOSED BUILDINGS (COMMERCIAL): 2,417 SF
TOTAL # OF DWELLING UNITS (RESIDENTIAL): -
UTILITY PROVIDERS WATER: York County SEWER: York County
SCHOOL DISTRICT: Fort Mill-4 COUNTY COUNCIL DISTRICT: District 1

SUPPLEMENTAL QUESTIONS

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

drive thru only coffee shop, and drive thru custard shop

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.

Molly Kilpatrick

Digitally signed by Molly Kilpatrick
Location: Birmingham, AL
Contact Info: 334-292-0260
Date: 2026.02.02 10:11:35-06'00'

02/01/2026

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.



marc shapiro [IP: 192.168.1.100, 2026.02.02 16:03:00 EST]

02/02/26

PROPERTY OWNER(S)

DATE

Marc Shapiro, as Trustee of RLT I Irrevocable Trust U/A/D December 1, 2020, as amended, the Manager of 2648 Highway 160 RE LLC

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.

Brandon Kublanow

Digitally signed by Brandon Kublanow
Date: 2026.02.02 11:19:07 -05'00'

02/01/2026

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.

February 2, 2026

**Re: York County – Dutch Bros Coffee
2662 SC-160 Tega Cay, SC 29708
Adrienne Michaud
Development Coordinator
York County**

Ms. Michaud,

This request, by Foresite Group, LLC, is for the rezoning of 2662 SC-160, Tega Cay, SC 29708, with Parcel IDs 6500000680 & 6500000336, totaling +/- 3.43 acres. The rezoning request seeks to rezone the site from Planned Development (PD) to the base zoning of General Commercial (GC) to allow the construction of two quick-service restaurants with drive-throughs and a pad graded lot. The existing site consists of an undeveloped lot with trees. The proposed site will consist of a +/- 980 SF building for the quick-service coffee shop with a drive-through, a custard shop with a drive through, and an additional pad graded lot. The proposed development will also consist of parking lots and drainage and utility infrastructure needed for the coffee shop and custard shop site. The adjacent properties are zoned as Planned Development and General Commercial, so the rezoning of the subject property would be cohesive with the adjacent properties.

Approval of the rezoning would allow additional commercial development along the Highway 160 corridor and would allow for the subject site to follow the current development standards rather than the 2008 development standards, which are referenced by the existing Planned Development document for the property.

Sincerely,



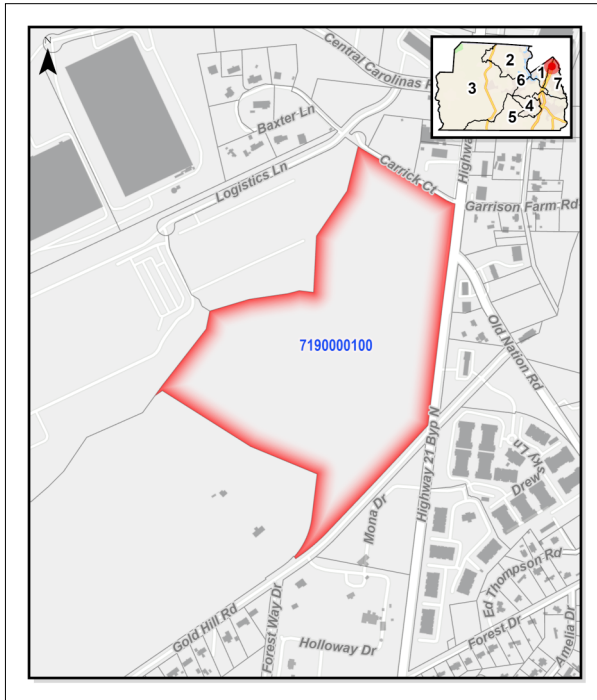
**Micah Hatley
Foresite Group, LLC
205-397-0370 ext. 371**



Planning Commission

March 9, 2026

Case: 26-07
Staff Report



REQUEST SUMMARY

Applicant: Stephen R. McCrae, Jr.

Property Owner: The Eubanks Family Limited Partnership

Tax Map Number: 719-00-00-100

Address: 2662 Highway 160, Fort Mill

Council District: 7—Cloninger

Area: 50.8 acres

Current Zoning District: LI

Requested Zoning District: GC

Future Land Use Designation:

I-77 Corridor Employment

Staff Recommendation: Approve

PROJECT DESCRIPTION

The applicant is requesting to rezone a 50.8-acre parcel from *Light Industrial* (LI) to *General Commercial* (GC) for future commercial development, in anticipation of Gold Hill Road bifurcating the parcel after realignment of the intersection with the Highway 21 Bypass (see Exhibit I).

CONSISTENCY WITH THE COMPREHENSIVE PLAN

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

The rezoning request is somewhat consistent with York County's *York Forward 2035 Future Land Use Map and Comprehensive Plan*. The requested GC zone allows for land uses that befit the designation; including hotels, offices, and restaurants. Also, the requested zone for a property of this scale provides the opportunity to develop a cohesive business park within an urbanized area of the county.

Staff Analysis

PROPERTY DESCRIPTION

The 50.8-acre subject parcel is undeveloped at the intersection of Highway 21 N and Gold Hill Road. The surrounding parcels make up an urban fabric; including high-density residential structures, retail malls, large industrial structures, and a school. Steep topographical features form several headwaters along the west side of the parcel that are part of the Steele Creek system. The southeastern corner of the parcel is to be acquired as part Pennies for Progress, where Highway 21 is to be widened, and the Gold Hill Road interchange is to be realigned (see Exhibit I).

Table 1: Property Context

PROXIMITY	CURRENT LAND USE	CURRENT ZONING	2035 LAND USE PLAN RECOMMENDATION
NORTH	Residential, Commercial	GC, UD	I-77 Corridor Employment
SOUTH	Residential, Commercial	GC, RMX-6	Neighborhood Residential
EAST	Residential, Commercial	GC, UD	Neighborhood Residential
WEST	Civic, Industrial	OI, LI	I-77 Corridor Employment

ZONING AND LAND USE HISTORY

- ◆ July 22, 1986: Subject parcel was originally zoned AGC.
- ◆ April 20, 1992: Subject parcel was rezoned from AGC to LI.
- ◆ December 31, 1997: Recorded current deed of subject parcel (RB 2092, PG 114).
- ◆ September 24, 2019: Recorded plat of subject parcel (PB 162, PG 228).
- ◆ May 12, 2020: Recorded current plat of subject parcel (PB 164, PG 94).

REZONING REQUEST

The applicant is requesting to rezone approximately 50.8 acres from LI to GC.

- ◆ *Current Zoning District: LI: The Light Industrial District is intended to create and protect industrial areas for light manufacturing and distribution, and to accommodate less intensive industrial uses with operations primarily conducted indoors. The district's less intensive uses protect nearby residential areas from the encroachment of heavy industrial uses. Whenever possible, this district should be separate from residential districts by natural or structural boundaries such as drainage channels, sharp breaks in topography, strips of vegetation, traffic arteries, and similar features.*
- ◆ *Proposed Zoning District: GC: The General Commercial District is intended to accommodate the most intensive industrial land uses, which may include mining, waste management, and heavy manufacturing. Uses allowed in this district typically are not compatible with other, non-industrial land uses and therefore are intended to be separated and buffered from adjacent development.*

Table 2: Zoning District Comparison

	ZONING DISTRICT: LI	ZONING DISTRICT: GC
MINIMUM LOT SIZE	None	None
PERMITTED LAND USES	Light manufacturing, distribution	Large-scale retail, hotels, restaurants

Exhibit A - Existing Zoning Map

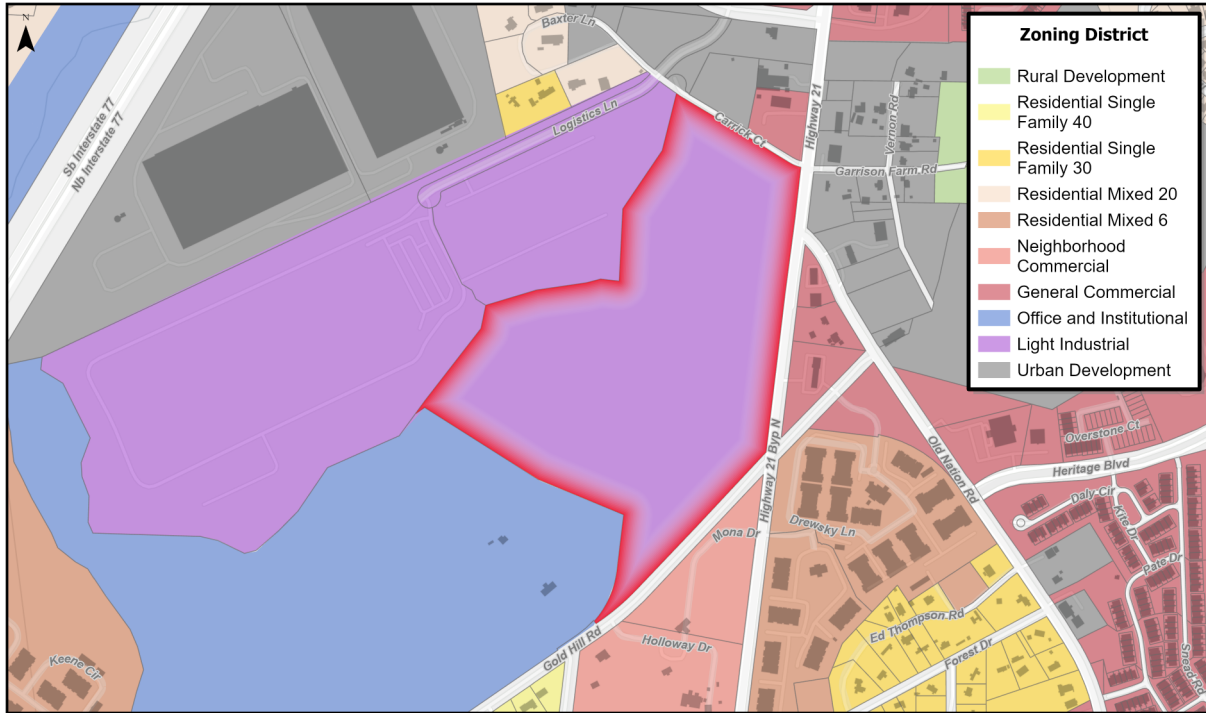
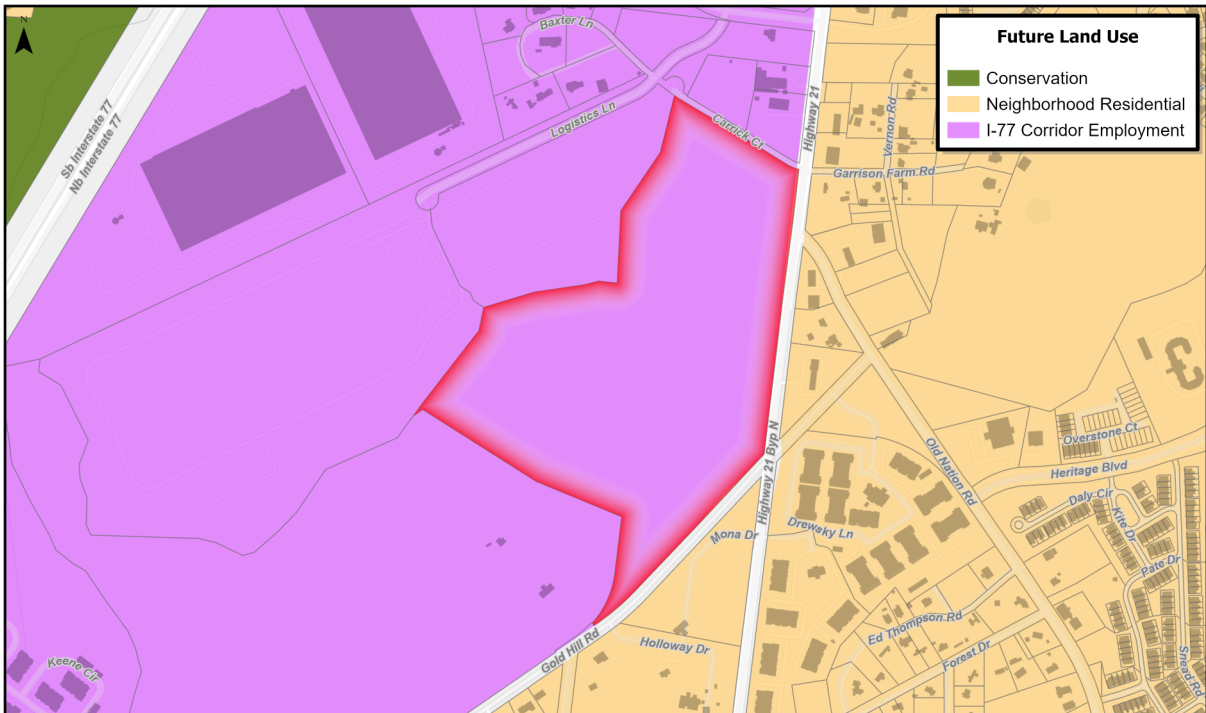


Exhibit B - 2035 Land Use Plan



FINDINGS

Per Section 155.1139 of the York County Code of Ordinances, the Planning Commission must consider the following factors when making a recommendation on any proposed amendment to the zoning map.

A. The relationship between the request and the Comprehensive Plan and Future Land Use Map.

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

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

The rezoning request is somewhat consistent with York County's *York Forward 2035* Future Land Use Map and Comprehensive Plan. The requested GC zone allows for land uses that befit the designation; including hotels, offices, and restaurants. Also, the requested zone for a property of this scale provides the opportunity to develop a cohesive business park within an urbanized area of the county.

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 GC zone allows for neighborhood-serving businesses that are compatible with the nearby residential and civic operations.

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 scale of this property provides the opportunity to develop a cohesive business park within an urbanized area of the county.

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 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 parcel to be rezoned has frontage on Gold Hill Road and Highway 21, both which are maintained by SCDOT. Gold Hill Road is designated as a minor arterial roadway with an average daily volume of 5,300 trips per day. Gold Hill Road is a two-lane roadway with a posted speed limit of 35 mph. Highway 21 is designated as a principal arterial roadway with an average daily volume of 19,100 trips per day. Highway 21 is a two-lane roadway with a striped

median. The current Pennies for Progress plans will widen Highway 21 and add additional capacity along the frontage of this proposed development. Gold Hill Road will be realigned at the intersection of Gold Hill Road and Highway 21. The development is proposing to rezone the parcel to general commercial. A TIA may be required depending on the proposed development.

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: | April 6, 2026 |
| ◆ County Council (First Reading): | April 6, 2026 |
| ◆ County Council (Second Reading): | April 20, 2026 |
| ◆ County Council (Third Reading): | May 4, 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 F - Environmental Map

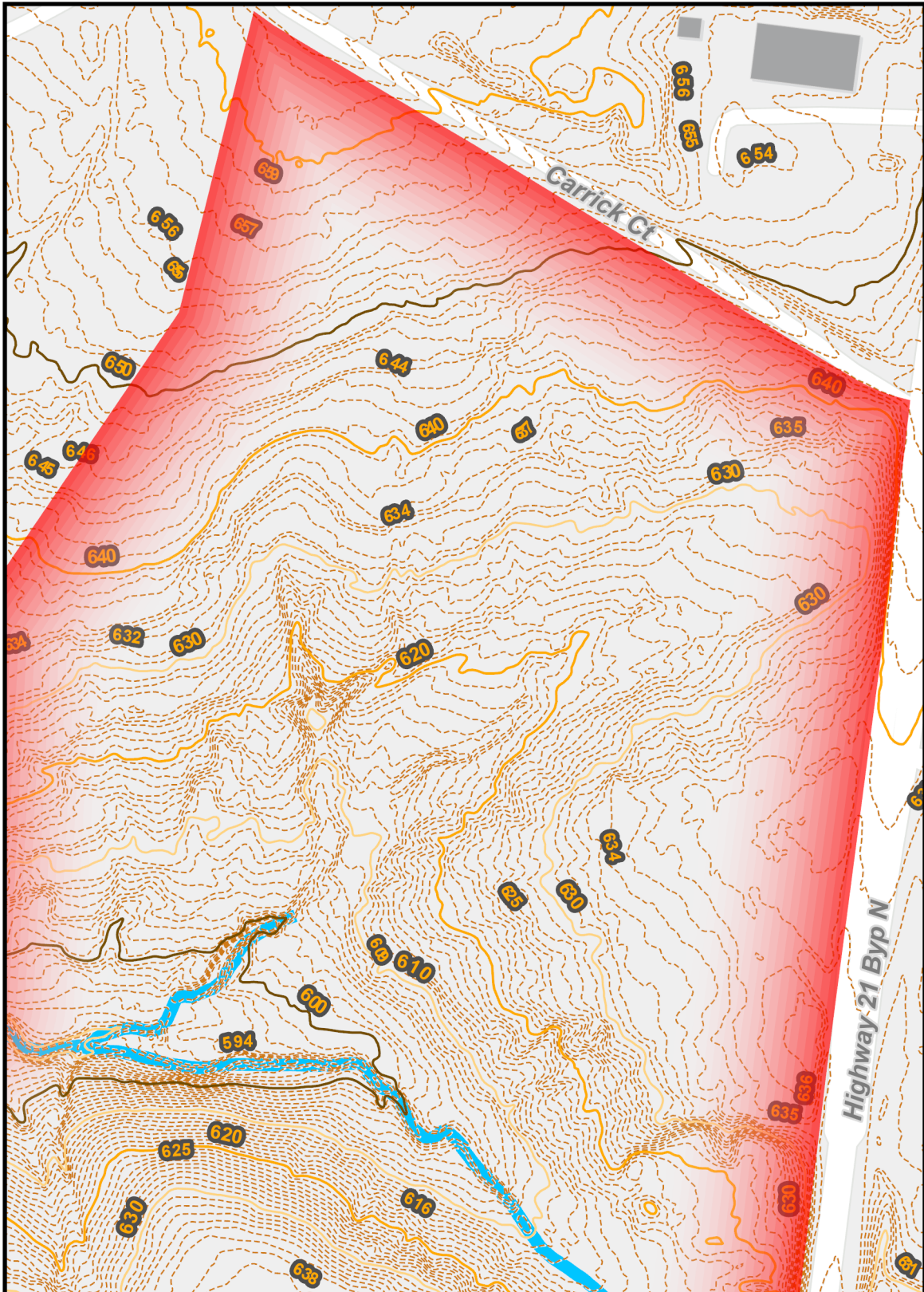


Exhibit G - Environmental Map

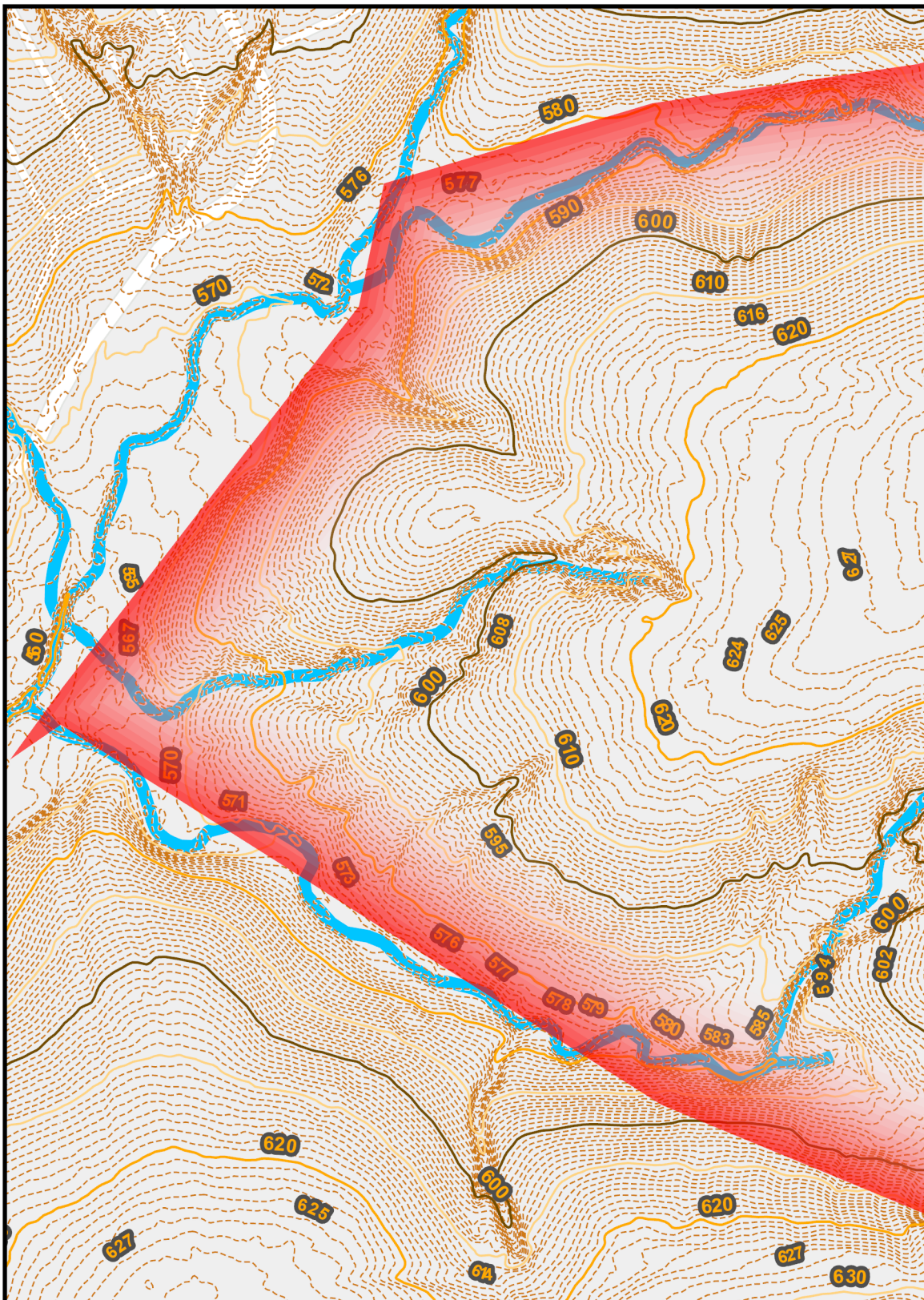


Exhibit H - Environmental Map

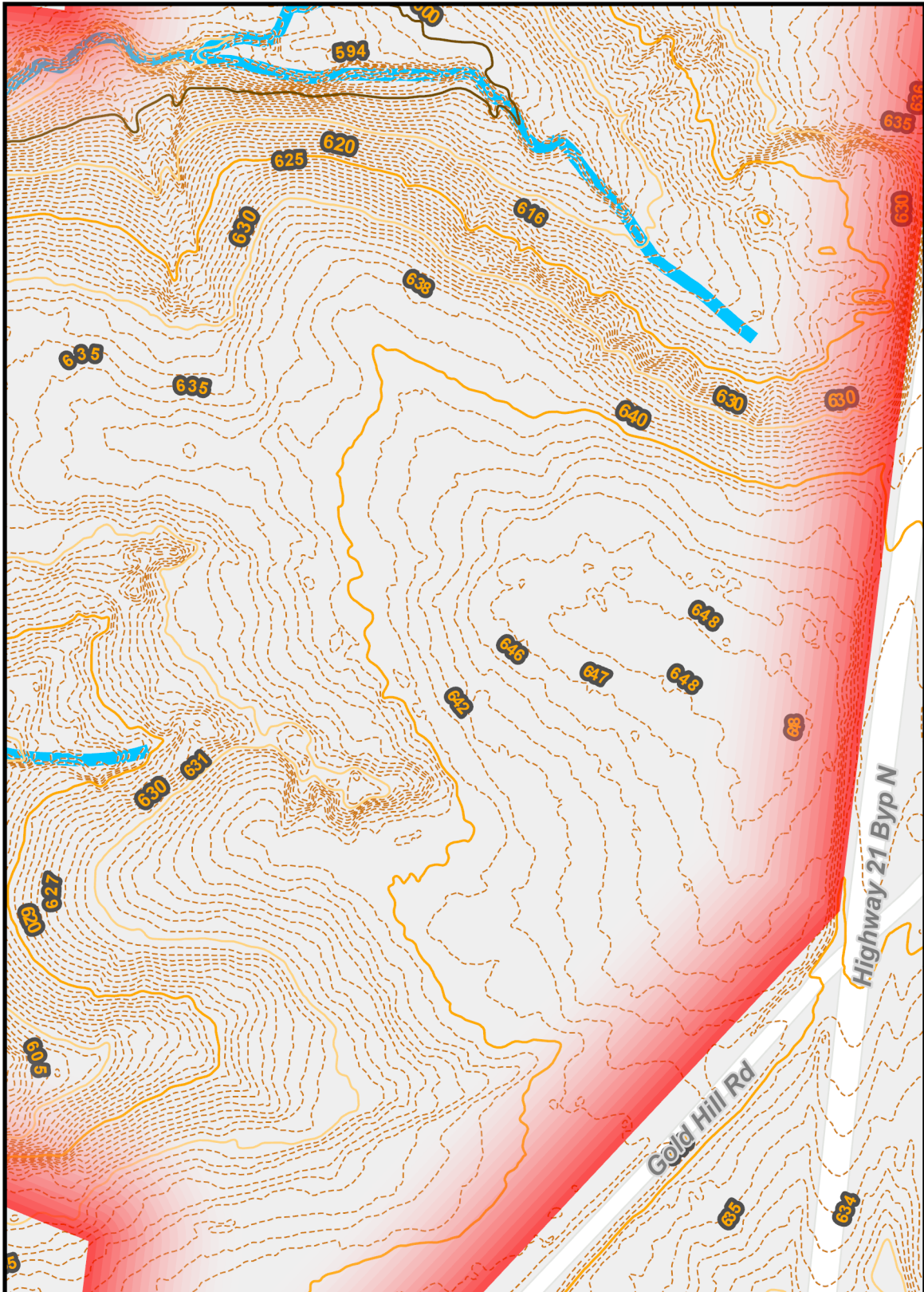
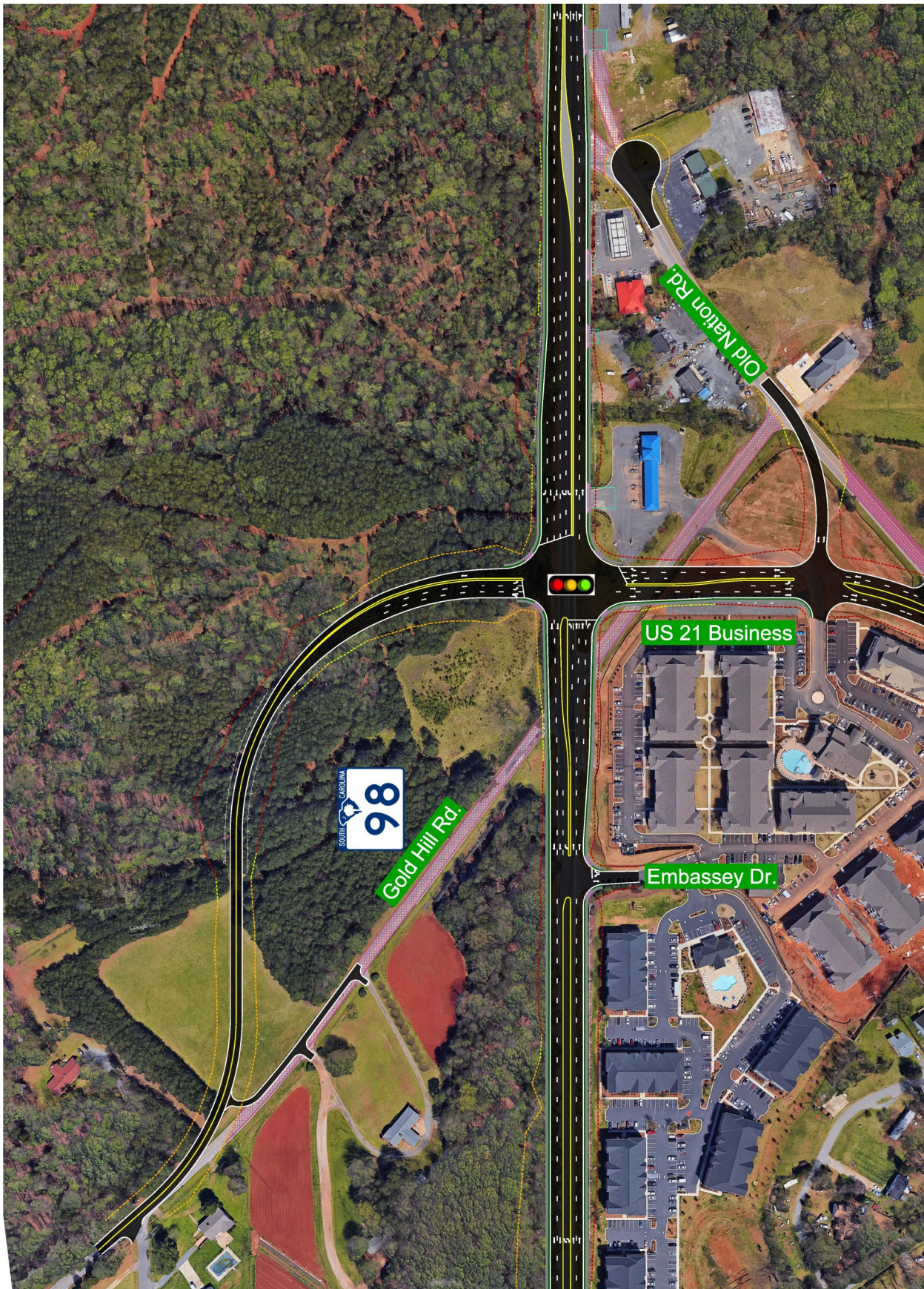


Exhibit I - Pennies for Progress Hwy 21/Gold Hill Rd Realignment





YORK COUNTY REZONING APPLICATION

APPLICANT AND OWNER INFORMATION

APPLICANT NAME(S): Stephen R. McCrae, Jr.

ADDRESS: K&L Gates LLP, 300 S. Tryon St., Suite 1000, Charlotte, NC 28202

PHONE:

WORK

HOME

MOBILE

EMAIL ADDRESS:

PROPERTY OWNER NAME(S): The Eubanks Family Limited Partnership

ADDRESS: c/o T. Lee Eubanks, 498 Sonlit Way, Seneca SC 29672

PHONE:

WORK

HOME

MOBILE

EMAIL ADDRESS:

PROPERTY INFORMATION

PROPERTY ADDRESS: Gold Hill Road and U. S. Highway 21 By-Pass, Fort Mill, SC 29715

PROPERTY TAX MAP #(s): 7190000100

LAND AREA (ACRES) TOTAL: 50.803 (exclusive of R/Ws)

AREA TO BE REZONED: 50.803

ZONING CURRENT: Light Industrial

PROPOSED: General Commercial

2035 LAND USE PLAN DESIGNATION: I-77 Corridor Employment

CURRENT USE OF PROPERTY: Vacant

PROPOSED USE OF PROPERTY: Mixed use of retail, restaurant, convenience store and office

TOTAL AREA OF PROPOSED BUILDINGS (COMMERCIAL): Less than 500,000 square feet

TOTAL # OF DWELLING UNITS (RESIDENTIAL): Zero

UTILITY PROVIDERS WATER: York County

SEWER: York County

SCHOOL DISTRICT: No. 4

COUNTY COUNCIL DISTRICT: 7

SUPPLEMENTAL QUESTIONS

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

To enable future development of the Property to be more compatible with the surrounding area than possible objectionable LI uses and to provide convenient retail and other commercial establishments to nearby residents.

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.

Stephen A. Craig Jr.
APPLICANT(S)

01/30/2026

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.

The Eubanks Family Limited Partnership
By T. H. C.
PROPERTY OWNER(S)

01/30/2026

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.

THE EUBANKS Limited Family Partnership
By T. H. C.
APPLICANT(S)

01/30/2026

DATE

YOU MUST SUBMIT THE ORIGINAL OR DIGITAL SIGNATURES ABOVE. COPIED OR SCANNED IMAGES WILL NOT BE ACCEPTED. ATTACH OWNER'S NOTARIZED WRITTEN AUTHORIZATION IF OWNER'S SIGNATURE CANNOT BE OBTAINED. ALL PROPERTY OWNERS MUST SIGN ABOVE.

REZONING APPLICATION CHECKLIST

The attached application form must be filled out completely and must include the following supporting materials before a request can be accepted and considered complete:

- ☐ **Pre-application meeting (optional)**
- ☐ **Application fee**
- ☐ **Plat or recent survey (if no recorded plat)**
- ☐ **Deed**
- ☐ **Preliminary site plan** (include the following items as applicable)
 - Proposed and existing structures with square footage
 - Parking areas
 - Open space areas
- ☐ **Sketch plan and detailed development plan** (Special Districts Only)
- ☐ **Restrictive covenants** (provide the latest recorded copy, if applicable)

****Staff may request additional information as part of the application****

OFFICE USE ONLY

AMOUNT PAID: _____ CHECK #: _____ CASH AMOUNT: _____
DATE RECEIVED: _____ RECEIPT #: _____
APPLICATION RECEIVED BY: _____
APPLICATION REVIEWED BY: _____

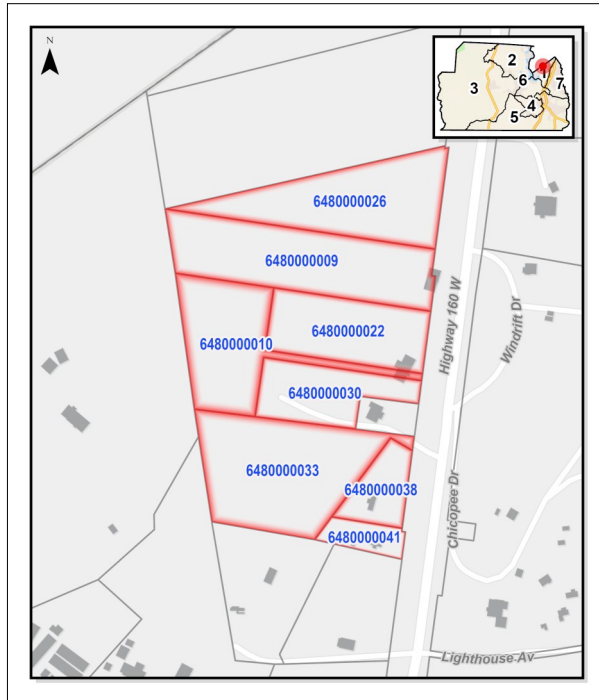
Any information provided on this document may be subject to the SC Freedom of Information Act and may be disclosed to third parties in accordance with applicable law.



Planning Commission

March 9, 2026

Case: 26-08
Staff Report



REQUEST SUMMARY

Applicant: Lawrence J. Shaheen Jr.—Stanley Martin Homes

Property Owner: Ron Perry, Dorothy Perry, Norvell Pettus, Debra Shannon, Glenda Fox, Karlton Pettis, Doretha R Pettus Life Estate

Tax Map Number: 648-00-00-022, -010, -026, -009, -030, -033, -038, -041

Address: 3251, 3187, 3183, Highway 160 W, Fort Mill

Council District: 1—Audette

Area: 14.06 acres

Current Zoning District: RMX-6

Requested Zoning District: RMX-6

Future Land Use Designation:

Transitional Area, Community Center

Staff Recommendation: Approve

PROJECT DESCRIPTION

The applicant is requesting to rezone 14.06-acres across eight parcels to amend a condition of a previous rezoning to RMX-6, that limits the use of the property “to age-restricted single-family attached homes” (See Exhibit H, Exhibit I). The applicant has reconsidered the townhome concept, and now proposes a similar layout that utilizes multi-family buildings of 4-5 dwellings each. The buildings will function similar to townhomes, but unit owners will not own the subplot property. Amendment of the rezoning condition and associated deed restrictions will allow this proposal to move forward.

CONSISTENCY WITH THE COMPREHENSIVE PLAN

The subject parcels are designated with the *Transitional Area* future land use in the *York Forward 2035 Comprehensive Plan*. This designation defines places where single family homes have been adapted for primarily office uses, or where other residential properties can be assembled and redeveloped into office, civic, or more dense residential uses that are compatible with the surrounding neighborhoods. These areas benefit from their location along, or near heavily-traveled roads.

The southernmost subject parcels are also designated with the *Community Center* future land use in the *York Forward 2035 Comprehensive Plan*. This designation defines 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 *York Forward* 2035 Comprehensive Plan has little to no bearing on this action, as the scope of the request is to amend the conditions of the existing zone without changing the intentions for the development as described in a previously approved rezoning request (Case 25-09).

Staff Analysis

PROPERTY DESCRIPTION

The 14.06-acres that encompass the eight subject parcels are primarily vacant and covered with trees. Parcels TM# 648-026, -038, and -022 are the exceptions with mobile home dwellings that have access off of Highway 160 W. A stream system runs parallel to the highway, crossing the northernmost parcels TM# 648-026, -009, and -022. This property was rezoned in 2025 with the intention to aggregate these properties and build an age-restricted townhome community.

Table 1: Property Context			
PROXIMITY	CURRENT LAND USE	CURRENT ZONING	2035 LAND USE PLAN RECOMMENDATION
NORTH	Residential	RUD	Transitional Area
SOUTH	Residential	RUD, UD	Transitional Area, Community Center
EAST	Residential	RUD	Neighborhood Residential
WEST	Residential	RUD	Neighborhood Residential

ZONING AND LAND USE HISTORY

- ◆ July 22, 1986: Subject parcels originally zoned RUD.
- ◆ TM# 648-026:
 - ◆ May 24, 2004: Recorded current deed of subject parcel (RB 6275, PG 282).
 - ◆ July 16, 2013: Recorded current plat of subject parcel (PB E203, PG 8).
- ◆ TM# 648-009:
 - ◆ May 30, 1960: Recorded current plat of subject parcel (PB 19, PG 74).
 - ◆ March 13, 2009: Recorded current deed of subject parcel (RB 10624, PG 6).
- ◆ TM# 648-022:
 - ◆ July 31, 2014: Recorded current deed of subject parcel (RB 14277, PG 93).
- ◆ TM# 648-010:
 - ◆ June 23, 2014: Recorded current deed of subject parcel (RB 14198, PG 122).
- ◆ TM# 648-030:
 - ◆ June 23, 2014: Recorded current deed of subject parcel (RB 14198, PG 120).
- ◆ TM# 648-033:
 - ◆ June 21, 1978: Recorded current plat of subject parcel (PB 55, PG 144).
 - ◆ May 3, 2006: Recorded current deed of subject parcel (RB 7998, PG 200).
- ◆ TM# 648-038:
 - ◆ February 23, 1979: Recorded current plat of subject parcel (PB 57, PG 54).
- ◆ TM# 648-041:
 - ◆ June 30, 1980: Recorded current plat of subject parcel (PB 60, PG 143).
 - ◆ March 17, 2004: Recorded current deed of subject parcel (RB 6115, PG 91).
- ◆ June 2, 2025: Subject parcel was rezoned from RUD to RMX-6 with conditions (Case 25-09).

Staff Analysis

REZONING REQUEST

The applicant is requesting to rezone approximately 14.06 acres zoned RMX-6 to amend a deed restriction:

- ◆ *Current Zoning District: RMX-6: The Residential Mixed 6 District is designed to allow a diversity of housing types, including multifamily buildings, at variable, moderate densities based on residential land use, on lots generally with a minimum area of 6,000 square feet, is applied to parcels where development or redevelopment into higher density residential uses will not adversely impact existing residential neighborhoods, and where compatibility and connectivity to existing or proposed commercial development can be achieved.*
- ◆ *Active Deed Restriction: "limit the use of the property to age-restricted single-family attached homes..."*
- ◆ *Proposed Amendment: "limit the use of the property to age-restricted single-family attached homes or multifamily units..."*

Table 2: Zoning District Comparison	
	ZONING DISTRICT: RMX-6
MINIMUM LOT SIZE	6,000 SF
PERMITTED LAND USES	Multifamily, mixed residential

Exhibit A - Existing Zoning Map

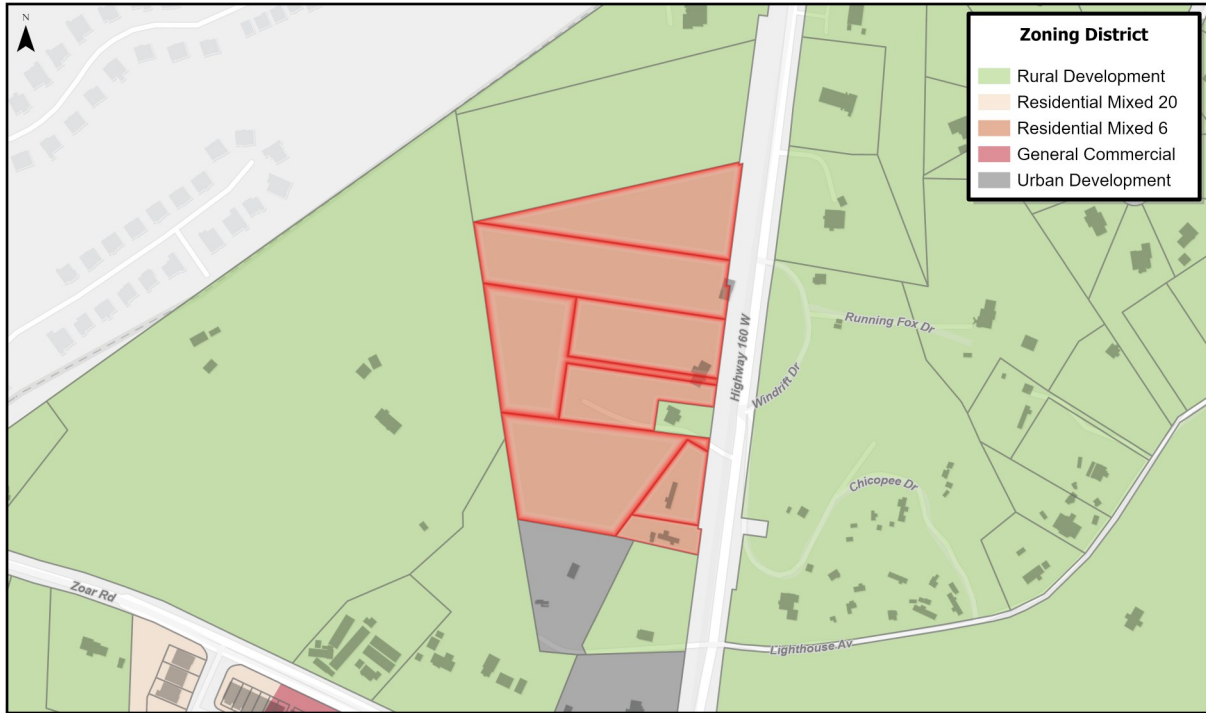
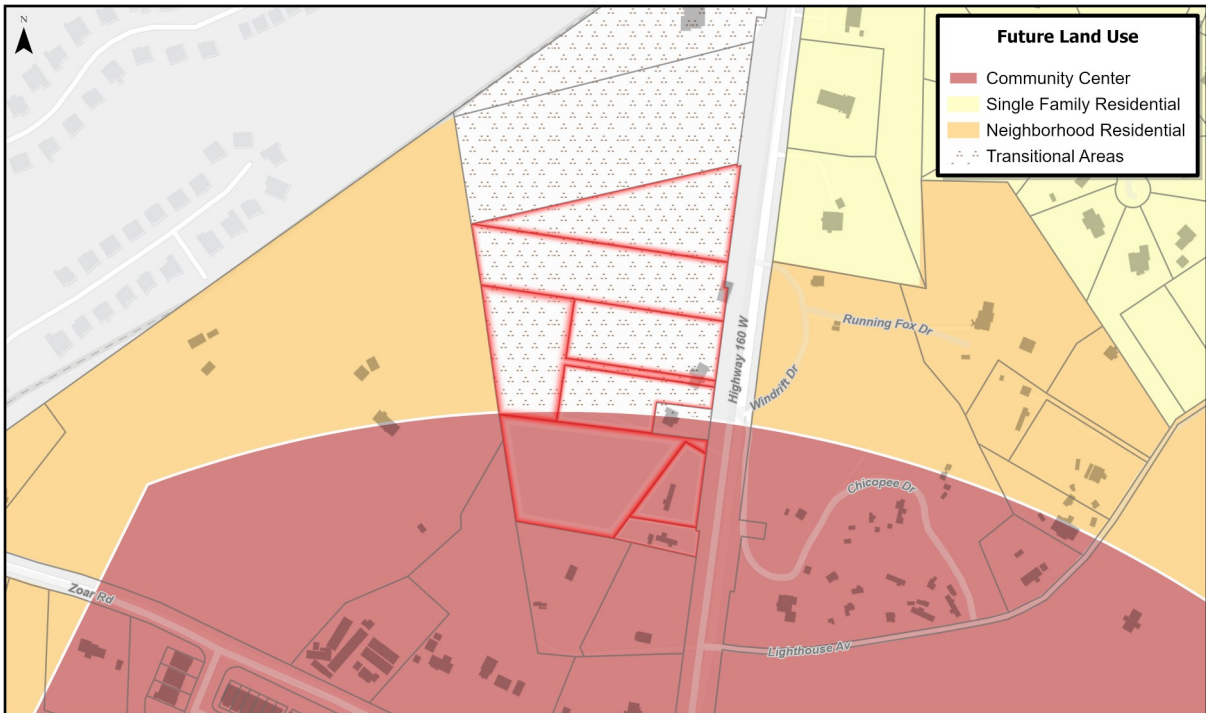


Exhibit B - 2035 Land Use Plan



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 *Transitional Area* future land use in the *York Forward 2035 Comprehensive Plan*. This designation defines places where single family homes have been adapted for primarily office uses, or where other residential properties can be assembled and redeveloped into office, civic, or more dense residential uses that are compatible with the surrounding neighborhoods. These areas benefit from their location along, or near heavily-traveled roads.

The southernmost subject parcels are also designated with the *Community Center* future land use in the *York Forward 2035 Comprehensive Plan*. This designation defines 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 *York Forward 2035 Comprehensive Plan* has little to no bearing on this action, as the scope of the request is to amend the conditions of the existing zone without changing the function, configuration, or character of the properties from what was intended in the previous rezoning case regarding these properties, Case 25-09.

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 other properties along Highway 160 and behind the cluster of subject parcels are either used as residential or left vacant.

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 zoning district is compatible with the surrounding land uses. The major intersection of Highway 160 W and Gold Hill Rd is just south of the subject parcels, where other mixed housing types such as apartments and other townhomes exist.

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

The applicant intends to build approximately 75 new dwellings, however the applicant is restricted to a senior living community, and therefore the resulting development will have minimal to 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 services district, 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 parcels to be rezoned have frontage on Highway 160, which is maintained by SCDOT as S-160. Highway 160 is designated as a principal arterial roadway with an average daily volume of 13,000 trips per day. Highway 160 is currently a four-lane roadway with a striped median and a posted speed limit of 45 mph. The development is proposing an age-restricted residential development. A Tier 2 TIA was completed and approved for the proposed development. The TIA recommended a single egress lane, stop control, and a 65-foot internal protected stem (IPS). In addition, it is recommended that the full-width two-way left-turn lane (TWLTL) be extended along SC 160 north of the Site Access enough for additional vehicles to store in the TWLTL.

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

Staff recommends that revised deed restrictions that conform to the revised conditions of approval for this request be recorded with the Register of Deeds within 90 days of approval.

NEXT STEPS

The rezoning request is anticipated to follow the process below:

- | | |
|------------------------------------|----------------|
| ◆ Public Hearing: | April 6, 2026 |
| ◆ County Council (First Reading): | April 6, 2026 |
| ◆ County Council (Second Reading): | April 20, 2026 |
| ◆ County Council (Third Reading): | May 4, 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

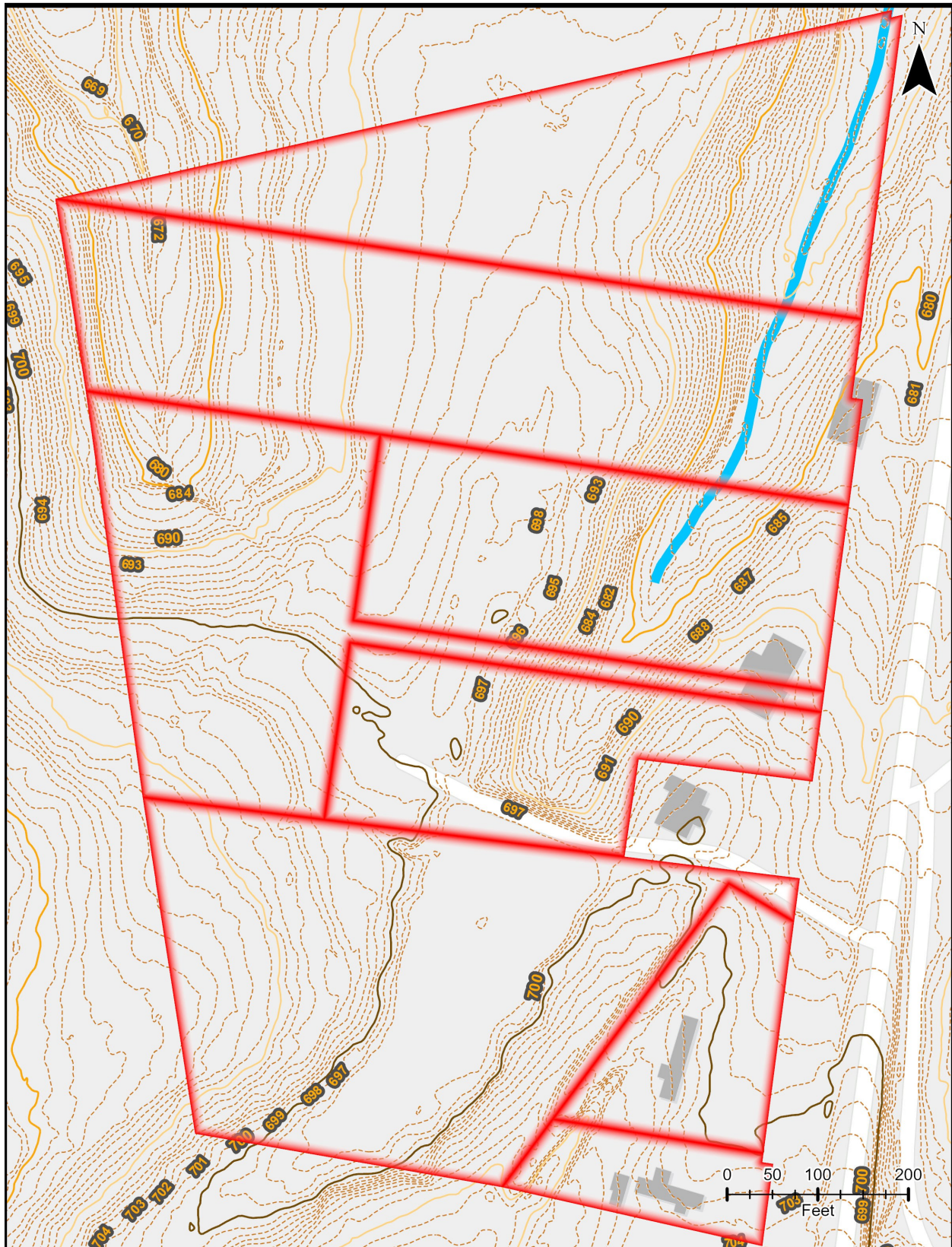
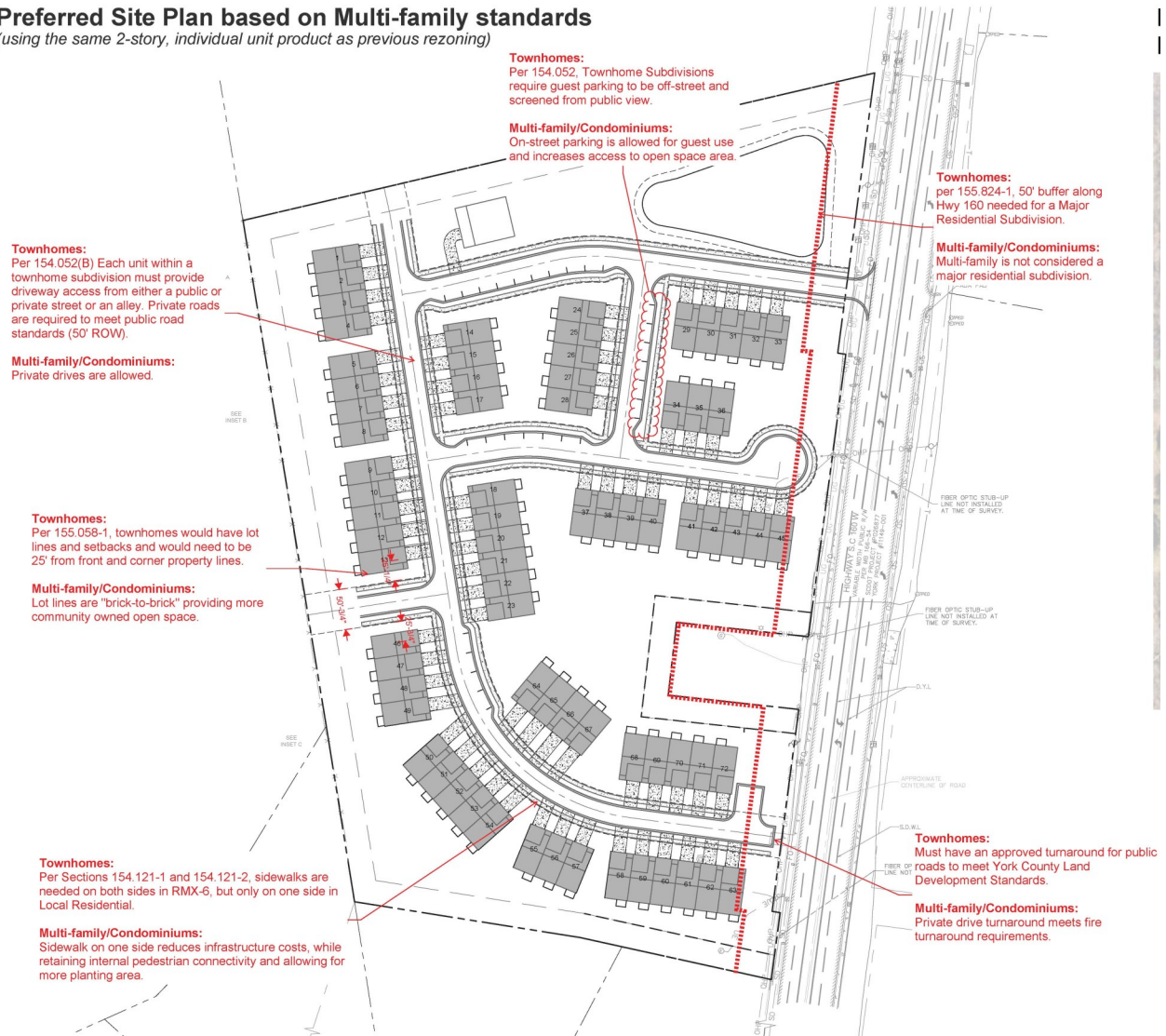


Exhibit F - Previous Concept Plan, Case 25-09



Exhibit G - Proposed Concept Plan

Preferred Site Plan based on Multi-family standards (using the same 2-story, individual unit product as previous rezoning)



Kimley»Horn

500 KINGSLEY PARK DR. SUITE 120, FORT MILL, SC 29715
PHONE: 803-728-4758 WWW.KIMLEY-HORN.COM
SOUTH CAROLINA LICENSE NO. 1887-C-1089
© 2018 KIMLEY-HORN AND ASSOCIATES, INC.
THIS PLAN IS CONCEPTUAL IN NATURE AND HAS BEEN PRODUCED WITHOUT THE BENEFIT OF A SURVEY, CODE RESEARCH, OR CONTACT WITH THE CITY, COUNTY, ETC. COMMISSION.

HARMONY CONDOMINIUMS - YORK COUNTY, SC

This document, together with the concepts and designs presented herein, is intended only for the specific purpose and client for which it was prepared. Review of and reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.

THIS PLAN IS CONCEPTUAL IN NATURE AND HAS BEEN PRODUCED WITHOUT THE BENEFIT OF A SURVEY, CODE RESEARCH, OR CONTACT WITH THE CITY, COUNTY, ETC. COMMISSION.

Exhibit H - Case 25-09 Rezoning Ordinance

Ordinance No. 3725
Date Adopted: June 16, 2025

AN ORDINANCE

TO AMEND THE ZONING AND DEVELOPMENT STANDARDS ORDINANCE AND OFFICIAL ZONING AND DEVELOPMENT STANDARDS MAPS OF YORK COUNTY, SOUTH CAROLINA, BY REZONING EIGHT TRACTS OF LAND THAT TOTAL 14.06-ACRES **(OWNED BY RON PERRY, DOROTHY PERRY, NORVELL PETTUS, DEBRA SHANNON, GLENDA FOX, KARLTON PETTIS, DORETHA R PETTUS LIFE ESTATE)** AND LOCATED ON HIGHWAY 160 W IN THE FORT MILL COMMUNITY, REFERENCED BY TAX MAP 648; PARCELS 009, 010, 022, 026, 030, 033, 038 AND 041, OF THE OFFICIAL ZONING AND DEVELOPMENT STANDARDS MAP(S), BY CHANGING SAID PROPERTY FROM A RURAL DEVELOPMENT (RUD) TO A RESIDENTIAL MIXED 6 (RMX-6) ZONING CLASSIFICATION.

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

SECTION 1. Incident to the adoption of this ordinance, the York County Council, as the governing body of York County, South Carolina, has made the following findings:

- a) The York County Council 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) The Planning and Development Services staff submitted to the York County Planning Commission its report on the proposed changes or amendments to the Zoning Development Standards Maps in order to apply zoning to the property described in Section 3 of this Ordinance;
- c) The York County Planning Commission reviewed the proposed changes or amendments to the Zoning and Development Standards Ordinance of York County and the official Zoning and Development Standards Map(s), and the Planning Commission has further prepared and submitted its report and recommendations/considerations on the proposed amendments and changes, wherein the Planning Commission has stated its findings and evaluations of the request, which include a recommendation for deed restrictions that state, the proposed development may have only one access point from Highway 160, and that the use of the property be limited to an age-restricted townhome community;
- d) The findings and report of the Planning Commission are appropriate and appropriately implement the recommendations of the Comprehensive Plan, as more specifically detailed on the Planning Commission report and its minutes;

Exhibit H - Case 25-09 Rezoning Ordinance

- e) Upon consideration of the findings and report of the Planning Commission, the County Council hereby finds the change in zoning district from RUD to RMX-6 (with the condition as listed in Section 2 of this ordinance) is consistent with the future land use designation of *Transitional Area*, which promotes parcel assemblage and redevelopment to a higher density use to reflect the changing character of the recently widened principle arterial roadway.
- f) This zoning ordinance hereby legislatively serves the existing and future needs of the County by enhancing the community welfare as expressed supra, and thereby promoting the public health, safety, morals, convenience, order, appearance, prosperity, and general welfare of the County

SECTION 2. ZONING ORDINANCE AND MAPS AMENDED. In consideration of the foregoing findings, the Zoning and Development Standards Ordinance of York County and the official Zoning and Development Standards Map(s), adopted pursuant thereto, are hereby amended by amending and changing the zoning district and zoning classification of the property described in Section 3 of this Ordinance from a Rural Development (RUD) zoning classification to an Residential Mixed 6 (RMX-6) zoning classification in accordance with and pursuant to the authority conferred by the general law of South Carolina, the statutory authorizations bestowed upon Counties, including Section 6-29-760, Code of Laws of South Carolina, 1976, as amended, and the Zoning and Development Standards Ordinance of York County with the condition:

1. The Deed Restrictions that limit the use of the property to age-restricted single-family attached homes shall be recorded with the York County Register of Deeds.

SECTION 3. DESCRIPTION OF PROPERTY. The property which is the subject of this Ordinance is described as follows: all that certain piece, parcel or tracts of land containing approximately 14.06-acres, located on Highway 160 W in the Fort Mill community of York County, South Carolina.

SECTION 4. 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.

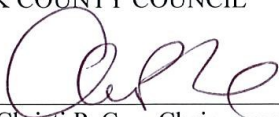
SECTION 5. REPEAL OF INCONSISTENT ORDINANCES OR LAWS. All ordinances and laws in conflict with this Ordinance are hereby repealed and amended to the extent of such conflict and the official Zoning and Development Standards Map(s) of York County are hereby amended, consistent with the provisions of this Ordinance.

SECTION 6. EFFECTIVE DATE. This Ordinance shall take effect immediately upon adoption.

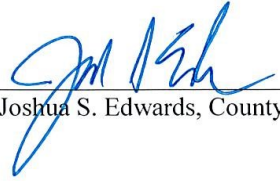
ADOPTED THIS 16 DAY OF June, 2025.

Exhibit H - Case 25-09 Rezoning Ordinance

YORK COUNTY COUNCIL

BY: 

Christi P. Cox, Chairwoman

ATTEST: 

Joshua S. Edwards, County Manager

First Reading: May 5, 2025
Second Reading: May 19, 2025
Public Hearing: May 5, 2025
Third Reading: June 16, 2025

Exhibit I - Recorded Deed Restriction

RESTRICTIVE COVENANT AGREEMENT

THIS **RESTRICTIVE COVENANT AGREEMENT** (this “Agreement”) is made and entered into as of this 8th day of July, 2025, by and between Karlton Pettis, Norvell Pettus, Debra Shannon, Dorothy Perry, and Glenda Fox (collectively “Declarant” or “Owner”), and _____, a South Carolina corporation, for the uses and purposes herein mentioned.

BACKGROUND STATEMENT

- A. Owner is the owner of the real property described upon Exhibit A, attached hereto and incorporated herein by this reference (the “Property”);
- B. Owner desires to rezone the Property from Rural Residential (RUD) to Residential Mixed-6 (RMX-6) in order to construct an age-restricted townhome community;
- C. Owner has represented to the County that Owner agrees to limit the allowed uses upon the Property to those in the RMX-6 zoning classification of the York County Zoning Code; and
- D. Further, Owner, in order to induce County to approve Owner’s rezoning request, intends, declares, and covenants that the voluntary placement of the Restrictive Covenants set forth herein governing the use and occupancy of the Property shall be covenants appurtenant to and running with the Property, notwithstanding any combination of the parcels set out in Exhibit A, in whole or in part, for the term stated herein in Section 2.0 below and are to be binding upon all subsequent owners of the Property for such term, and are not merely personal covenants of the Owner.

NOW, THEREFORE, for and in consideration of the terms hereof and other good and valuable consideration, the receipt and sufficiency of which are acknowledged, Declarant and Owner agree as follows:

- 1.0 The above preamble and Background Statement are incorporated herein by this reference.
- 2.0 The terms and provisions of this Agreement shall pertain to and bind the Property, and each successor in title to Owner therein, during all periods of time within which the Property maintains the RMX-6 zoning classification. Such terms and conditions are as follows:
 - i. The use permitted on the Site is limited to an age-restricted townhome community and those accessory uses typical with the development of a residential neighborhood.
- 3.0 It is acknowledged between the parties that the foregoing limitations shall be expressly incorporated into any rezoning ordinance, as accepted conditions and limitations to which Owner has freely and voluntarily agreed to abide, changing the applicable zoning for the property from RUD to RMX-6.
- 4.0 York County, a body politic and political subdivision of the State of South Carolina, shall have standing and authority to enforce the foregoing limitations set out within this Restrictive

Exhibit I - Recorded Deed Restriction

Covenant Agreement, as a Third-Party Beneficiary hereto, and signs this Restrictive Covenant Agreement in such capacity.

5.0 No improvements or modifications to the Property may be undertaken until such time as a fully executed and recorded copy of this Restrictive Covenant Agreement is presented to the York County Planning and Developments Services Department.

6.0 The terms of this provision are intended to touch, concern, and be binding upon the Property in the manner provided herein. References herein to "Owner" shall include each successor-in-title to all or any part of the Property upon which the RMX-6 zoning classification is applied. Nothing contained herein shall be deemed as obligating Owner to modify or improve the Property in any respect. This Agreement constitutes the entire agreement of the parties with respect to the subject matter hereof, and all prior agreements and understandings regarding such subject matter are merged herein and superseded hereby. This Agreement may be modified only by a written instrument executed by Declarant and the then owner in fee of the Property, as may be approved by York County, recorded in the York County, South Carolina real estate records. This Agreement is entered into and shall be enforced under and construed in accordance with the laws of the State of South Carolina.

7.0 This agreement and the restricted uses set forth in Section 2.0 herein are intended to be tied to the rezoning of the Property from RUD to RMX-6. In the event of a further rezoning of the Property from RMX-6 to another zoning designation (to the extent the County has approved the same), this Agreement and the restricted uses set forth in Section 2.0 herein shall, without further action of the parties being necessary, be deemed to have terminated and shall be of no further force or effect (though further restrictions may be imposed on the Property during any such subsequent rezoning).

**SIGNATURE PAGES OF RESTRICTIVE COVENANT AGREEMENT
TO FOLLOW**

Exhibit I - Recorded Deed Restriction

WHEREFORE, this Agreement is executed as of the date appearing above.

DECLARANT:

BY:

Karlton Pettis

Witness 1

Witness 2

State of N. Carolina

County of Mecklenburg

PERSONALLY appeared before me Karlton Pettis, who, after being duly sworn, acknowledged that he, in the said capacity, executed the within instrument as the act and deed of himself individually as the named Declarant and for the uses and purposes mentioned therein.

This 11 day of July, 2025.

Notary Public

My Commission Expires: 01/27/2029
[SEAL]

MARLON CAMPBELL
Notary Public
Mecklenburg Co., North Carolina
My Commission Expires Jan. 27, 2029

SUPPLEMENTAL QUESTIONS

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

Please see attached transmittal letter

2. Are there existing structures on the site?

Yes ☒

No ☐

If yes, please describe: Trailers

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.

Lawrence J. Shaheen Jr. Digitally signed by Lawrence J. Shaheen Jr.
Date: 2026.02.01 10:01:58 -05'00'

2/1/2026

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)

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.

Lawrence J. Shaheen Jr. Digitally signed by Lawrence J. Shaheen Jr.
Date: 2026.02.01 10:02:34 -05'00'

2/1/2026

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.

Tax Map Number: 6480000038, 6480000041

Current Zoning District RMX-6

Requested Zoning District RMX-6

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.

PRINT NAME(S)

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.

GLENDALORRAINE FOX Glenda L Foxx, William Foxx POA

PRINT NAME(S)

Signed by: Glenda L Foxx, William Foxx POA 1/31/2026

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

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Tax Map Number: 6480000022, 6480000010, 6480000030

Current Zoning District RMX-6

Requested Zoning District RMX-6

CERTIFICATION

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PRINT NAME(S)

APPLICANT(S)

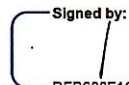
DATE

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RON C PERRY, DOROTHY P PERRY

Ron Perry & Dorothy Perry POA

PRINT NAME(S)

Signed by:


1/31/2026

PROPERTY OWNER(S)

DATE

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APPLICANT(S)

DATE

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Tax Map Number: 6480000026, 6480000009
 Current Zoning District RMX-6
 Requested Zoning District RMX-6

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.

 PRINT NAME(S)

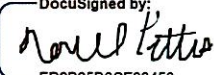
 APPLICANT(S)

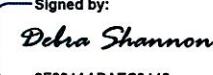
 DATE

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NORVELL PETTUS, DEBRA SHANNON

 PRINT NAME(S)

DocuSigned by:

 EB2B35D6CE33456

Signed by:

 9F884AADAE3449

2/1/2026

1/31/2026

 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

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THE MCINTOSH LAW FIRM, P.C.

-ATTORNEYS AT LAW-

POST OFFICE BOX 2270
209 DELBURG STREET, SUITE 203
DAVIDSON, NORTH CAROLINA 28036
TELEPHONE (704) 892-1699
FACSIMILE (704) 892-8664
WWW.MCINTOSHLAWFIRM.COM

ROBERT G. MCINTOSH
AMY SHUE ISAACS
JESSE C. JONES Ω
CHRISTOPHER P. GELWICKS ♦ ‡
LAWRENCE J. SHAHEEN, JR.
LOUISE M. PAGLEN
THARESA C. GELWICKS ‡ ◊
LEAH B. TROWBRIDGE
CAMERON A. CRUMP

OF COUNSEL
JENNIFER AHLERS CONE
EDWIN A. SISSON ‡ ◊ Ψ ♣
JEFFREY J. BANYAS ‡ ◊ Ψ

SPECIAL COUNSEL
GAITHER M. KEENER, JR.

Also licensed in Florida Ω
NCDRC Certified Mediator – Clerk & Family Financial ◊
Also licensed in South Carolina ♦
Also licensed in Maryland ‡
Also licensed in Ohio ‡
US Patent and Trademark ◊
US Court of Appeals Federal Circuit Ψ
Also licensed in Nebraska ♣

2/2/2026

York County Planning and Development Services
Attn: Diane Dil, AICP; Planning Manager
18 W. Liberty St.
York, SC 29745

Transmitted via Evolve

Mrs. Dil:

The purpose of this letter is to request support for and summarize the request from Stanley Martin Homes for approval of an administrative rezoning amendment request for the previously approved new age restricted senior living townhome development to be named Harmony Senior Living Community located on Hwy 160 just south of the North Carolina/South Carolina border as described in the application attached. This rezoning application request is for a rezoning from RMX-6 to RMX-6 to address a necessary condition and will result in an approval of approximately 75 age restricted townhome/condominiums. The only reason for this rezoning request is to place the previously approved project with the correct approved conditions per the development code to allow it to be constructed per the site plan and conditions listed and approved by the York County Council. We believe the best way to describe the purpose is to amend the conditions of rezoning case 25-09, approved on 6/16/2025 and would appreciate approval of this project.

Harmony Senior Living Community as it was approved by the York County Council last year will be a new townhome/condominium community providing market rate high end for sale housing to York County. The community will feature 75 units across the approximately 14.059-acre development. The purpose of this project is to replace the existing mobile homes in order to create a transformational small community exclusively focused on selling homes to seniors looking for a quality high end product at a market based entry point in York County. These units will be a perfect entry point into the community for seniors looking to relocate to the area and relatives of families in York County who wish to remain close to their loved ones.

The 75 townhomes will be constructed of half brick and hardie board façade with one or two car garages. The community will have sidewalks for connectivity and walkability, as well as an extensive tree save area that will enable it to fully meet the requirements for development. As an age restricted community, Stanley Martin will be placing a deed restriction on every lot making sure that the homes can only be sold to those over the age of 55 to insure the protection of the community and minimize the impact to the services that York County would need to provide.

Stanley Martin understands that with new development comes concerns about traffic impact and the disruption to the community that comes with construction and additional units. Concerns of disruption the development may cause to the community are already being addressed by making this an age restricted community. Stanley Martin is determined to minimize the impact of construction on the County in order to make sure this development provides a positive net gain for the County while providing an immediate market based high end product that is an ideal product for our seniors both coming to the community and aging in place.

With this rezoning, York County will take an immediate step towards ameliorating the troubles caused by the housing shortage that its community is experiencing. The need for market rate housing is becoming more and more prevalent with each passing day. We know that the goal of York County is to provide the best quality of life for its citizens. The Harmony Senior Living Townhome project is the perfect project for what we believe York County needs: identifying a small assemblage of land that currently houses dilapidated rentals and trailers where Stanley Martin can create something that will transform this parcel into an example of what progress in York can look like without significant impact to the community.

We appreciate you taking the time to consider this proposed rezoning and look forward to preparing a more detailed presentation and analysis to present at the earliest available meeting.

Thank you for your time and consideration.
Sincerely,

THE MCINTOSH LAW FIRM, P.C.



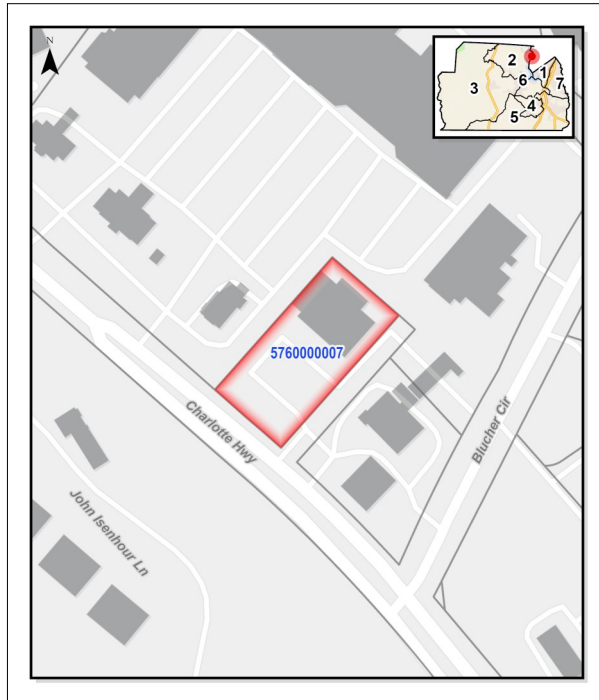
LAWRENCE J SHAHEEN
Attorney at Law



Planning Commission

March 9, 2026

Case: 26-09
Staff Report



REQUEST SUMMARY

Applicant: Mariah Corkhill

Property Owner: Corks Properties of the Carolinas, LLC

Tax Map Number: 576-00-00-007

Address: 4070 Charlotte Hwy, Clover

Council District: 2—Litten

Area: 35,000 SF

Current Zoning District: UD

Requested Zoning District: GC

Future Land Use Designation:

Single Family Residential, Village Center

Staff Recommendation: Approve

PROJECT DESCRIPTION

The applicant is requesting to rezone a 35,000 SF parcel from *Urban Development* (UD) to *General Commercial* (GC) to grant flexibility to and expand the permitted commercial uses of the existing multi-tenant mall to widen the potential tenant base.

CONSISTENCY WITH THE COMPREHENSIVE PLAN

The subject parcel is designated with the *Single Family Residential* future land use in the *York Forward 2035 Comprehensive Plan*. This designation describes places comprised of a mix of housing types and residential lot sizes located in close proximity to neighborhood-serving uses at intersections on 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.

The subject parcel is also designated with a *Village Center* node according to the *York Forward 2035 Comprehensive Plan*. This designation describes places offering a mix of retail, restaurant, and entertainment options designed in a compact, walkable atmosphere. The distinctive identity of the Village Center attracts local and regional residents and serves as a popular gathering place. Patrons who don't live in the residences above the street level businesses arrive by foot, bicycle, or vehicle.

The rezoning request is not consistent with York County's *York Forward 2035 Future Land Use Map and Comprehensive Plan*. However, the general area is predominated by business operations, and nearby properties have been rezoned GC for similar purposes. Further, the intent of the request will not change the function of the site, and will remove another instance of the legacy UD district.

Staff Analysis

PROPERTY DESCRIPTION

The 35,000 square foot subject parcel is part of a greater commercial area, where it functions as an outparcel to a retail park. The lot consists mostly of impervious surfaces, between the parking lot and multi-tenant structure, which currently holds four tenants, including retail, services, and a restaurant. Many of the surrounding properties are similar multi-tenant commercial properties.

Table 1: Property Context

PROXIMITY	CURRENT LAND USE	CURRENT ZONING	2035 LAND USE PLAN RECOMMENDATION
NORTH	Commercial	UD	Village Center
SOUTH	Outdoor Recreation	RUD	Single Family Residential
EAST	Commercial	UD, GC	Village Center
WEST	Commercial	UD	Village Center

ZONING AND LAND USE HISTORY

- ♦ August 23, 1976: Recorded current plat of subject parcel (PB 50, PG 58).
- ♦ July 22, 1986: Subject parcel was originally zoned UD.
- ♦ February 1, 2024: Recorded current deed of subject parcel (RB 21142, PG 369).

REZONING REQUEST

The applicant is requesting to rezone approximately .81-acres from UD to GC

- ♦ *Current Zoning District: UD: The Urban Development District was designed to permit maximum flexibility in response to existing conditions and characteristics at the adoption of zoning, with the goal of minimizing land use conflicts. However, over the years, this flexibility has resulted in the opposite, creating a lack of compatibility of new development with the existing local character.*
- ♦ *Proposed Zoning District: GC: The General Commercial District is 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	Retail, warehouse, distribution, light machinery	Large-scale retail, sales, services

Exhibit A - Existing Zoning Map



Exhibit B - 2035 Land Use Plan



FINDINGS

Per Section 155.1139 of the York County Code of Ordinances, the Planning Commission must consider the following factors when making a recommendation on any proposed amendment to the zoning map.

A. The relationship between the request and the Comprehensive Plan and Future Land Use Map.

The subject parcel is designated with the *Single Family Residential* future land use in the *York Forward 2035 Comprehensive Plan*. This designation describes places comprised of a mix of housing types and residential lot sizes located in close proximity to neighborhood-serving uses at intersections on 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.

The subject parcel is also designated with a *Village Center* node according to the *York Forward 2035 Comprehensive Plan*. This designation describes places offering a mix of retail, restaurant, and entertainment options designed in a compact, walkable atmosphere. The distinctive identity of the Village Center attracts local and regional residents and serves as a popular gathering place. Patrons who don't live in the residences above the street level businesses arrive by foot, bicycle, or vehicle

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

The rezoning request is not consistent with York County's *York Forward 2035 Future Land Use Map* and *Comprehensive Plan*. However, the general area is predominated by business operations, and nearby properties have been rezoned GC for similar purposes (Case 23-30, TM#576-06-01-008). Further, the intent of the request will not change the function of the site, and will remove another instance of the legacy UD district.

C. Whether the allowed uses in the requested zoning district would be compatible with surrounding land uses.

The allowed uses of the proposed zoning district are compatible with the surrounding land uses. The subject property functions as one of many commercial outparcels to a large-scale retail store, and the requested GC zone will allow it to continue to function as a cohesive commercial space.

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.

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 services district 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 parcel to be rezoned has frontage on Charlotte Highway, which is maintained by SCDOT as S-49. Charlotte Highway is designated as a principal arterial roadway with an average daily volume of 35,800 trips per day. Charlotte Highway is a four-lane roadway with a striped median and a posted speed limit of 35 mph. The parcel has direct access to Charlotte Highway. The development is requesting to rezoning the parcel to expand the land use possibilities. A traffic study may be required in the future depending on the change in land use type.

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: April 6, 2026
- ◆ County Council (First Reading): April 6, 2026
- ◆ County Council (Second Reading): April 20, 2026
- ◆ County Council (Third Reading): May 4, 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

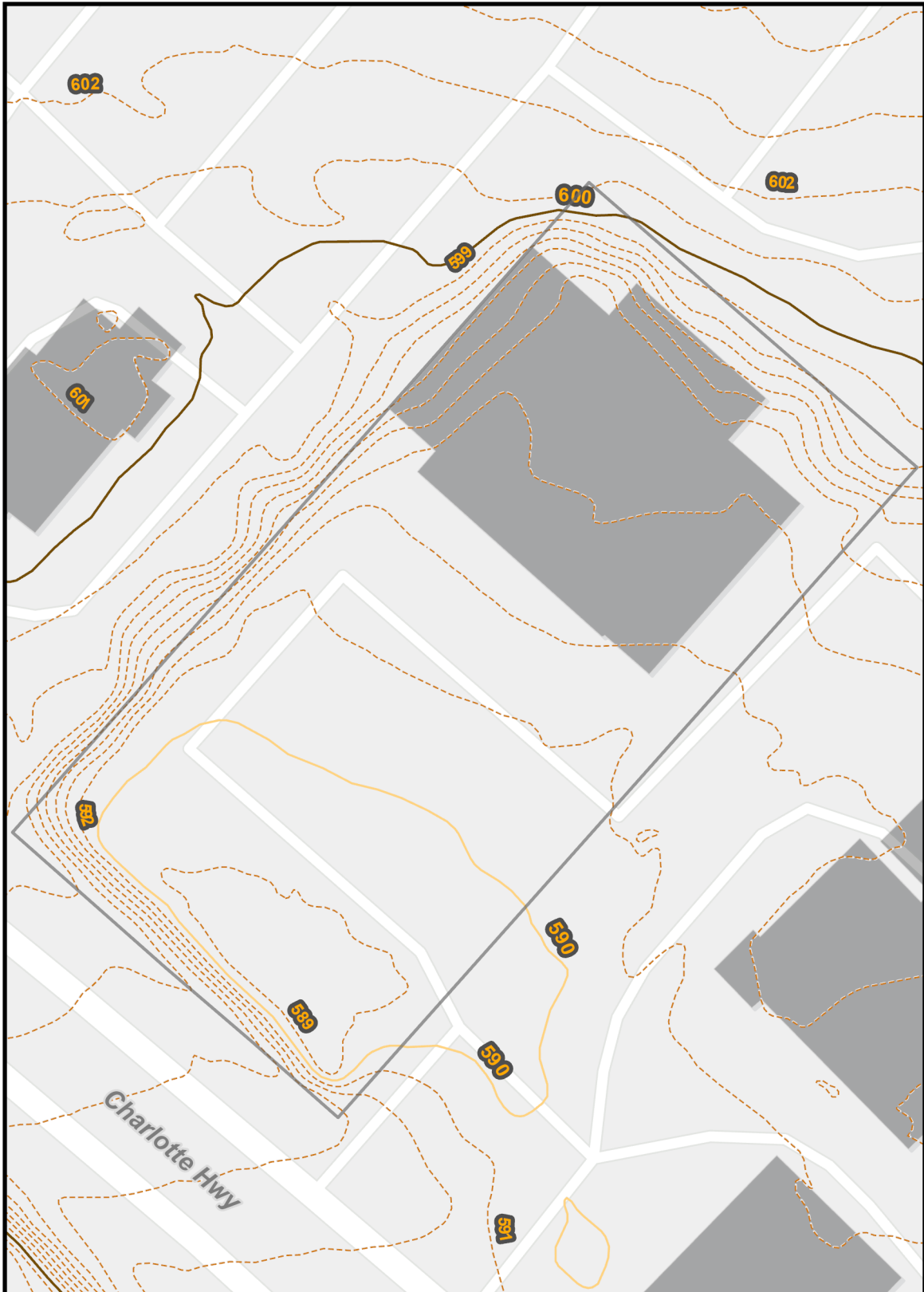


Exhibit F - Plat





YORK COUNTY REZONING APPLICATION

APPLICANT AND OWNER INFORMATION

APPLICANT NAME(S): Mariah Corkhill
ADDRESS: 6029 Oxfordshire Rd, Waxhaw, NC, 28173
PHONE: _____
 WORK HOME
EMAIL ADDRESS: _____

PROPERTY OWNER NAME(S): Corks Properties of the Carolinas LLC
ADDRESS: 4070 Charlotte Hwy, Clover, SC, 29710
PHONE: _____
 WORK HOME
EMAIL ADDRESS: _____

PROPERTY INFORMATION

PROPERTY ADDRESS: 4070 Charlotte Hwy, Clover, SC, 29710
PROPERTY TAX MAP #(s): 576-00-00-007
LAND AREA (ACRES) TOTAL: .81 AREA TO BE REZONED: .81
ZONING CURRENT: UD PROPOSED: GC
2035 LAND USE PLAN DESIGNATION: village center
CURRENT USE OF PROPERTY: mixed retail
PROPOSED USE OF PROPERTY: mixed general retail
TOTAL AREA OF PROPOSED BUILDINGS (COMMERCIAL): 0
TOTAL # OF DWELLING UNITS (RESIDENTIAL): 0
UTILITY PROVIDERS WATER: York County SEWER: York County
SCHOOL DISTRICT: 2LKW COUNTY COUNCIL DISTRICT: 2

SUPPLEMENTAL QUESTIONS

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

Requesting rezoning to change the current zoning to a more current to date zoning that will expand possible net of tenants in future leasing abilities.

2. Are there existing structures on the site?

Yes ☒

No ☐

If yes, please describe: 6,396sqft commercial building

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.

Manuel Cochill

APPLICANT(S)

2/2/2026

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.

Manuel Cochill

PROPERTY OWNER(S)

2/2/2026

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.

Manuel Cochill

APPLICANT(S)

2/2/2026

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.



STAFF REPORT

Meeting Date: March 9, 2026

Department: Planning and Development

Staff Contact: Jonathan Buono, Planning & Development Services Director
jonathan.buono@yorkcountygov.com

Agenda Title: 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.

Agenda Action: Motion

Executive Summary

Based on a review of the existing County regulations pertaining to the development of Data Centers and considering certain concerns expressed to County Council regarding Data Centers and Data Center development, Council is currently considering requiring a special exception and applying development standards for new data center developments in York County. The ordinance for Planning Commission consideration and recommendation has received first reading approval, with application of the pending ordinance doctrine.

Background

Data center uses in York County are allowed by-right in the Light Industrial (LI), Industrial Development (ID), and Business and Technology Park (BT) zoning districts. The proposed change would require data centers to obtain a special exception in LI and ID, which requires an approval from the Board of Zoning Appeals, finding future locations to be suitable. Adding reasonable, use-specific development standards to all future data centers will further safeguard the interests of York County and its citizens from negative externalities associated with Data Center development. The proposed standards build upon broadly applicable baseline provisions for uses in industrial zoning districts, and are based upon standards in practice in communities where data centers are much more prevalent.



Fiscal Impact

Strategic Plan

Recommendation

Attachments

- A. Data Center Ordinance - First Reading Draft

Ordinance No.: _____
Adopted: _____

AN ORDINANCE

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 ZONING DISTRICTS; TO APPLY CERTAIN CONDITIONS TO SUCH USES WHEN APPROVED AS A SPECIAL EXCEPTION OR AS A CONDITIONAL USE IN THE BUSINESS AND TECHNOLOGY DISTRICT, INCLUDING, BUT NOT LIMITED TO, CONDITIONS RELATED TO SETBACKS, BUFFERYARDS, EQUIPMENT SCREENING, BUILDING FACADES, SOUND AND VIBRATION MITIGATION, AND COOLING SYSTEMS; TO INVOKE THE PENDING ORDINANCE DOCTRINE PURSUANT TO § 155.964; TO PROVIDE FOR A PUBLIC HEARING; AND TO PROVIDE FOR OTHER MATTERS RELATING THERETO.

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

SECTION 1. Legislative Findings.

Incident to the adoption of this ordinance, the York County Council, as the governing body of York County, South Carolina, makes the following findings:

- 1.1 Council is empowered to enact ordinances for the implementation and enforcement of powers granted to Council pursuant to 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 general law of the State of South Carolina and 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 and 6-29-1120, respectively, and empowering local governments to adopt zoning ordinances and land development regulations in conformity therewith.
- 1.2 The Code of the County of York should be amended in order to modify the use regulations to require a special exception for data center uses in the light industrial and industrial development zoning districts; and to apply certain conditions to such uses when approved as a special exception, or as a conditional use in the Business and Technology zoning district, including, but not limited to, conditions related to setbacks, bufferyards, equipment screening, building facades, sound and vibration mitigation, and cooling systems.

- 1.3 Council finds that the provision of the use-specific development standards herein, will introduce reasonable standards applicable to Data Centers in York County, where none now exist to safeguard the interests of York County and its citizens from negative externalities from Data Center development.
- 1.4 Council finds the proposed standards build upon broadly applicable baseline provisions for uses in industrial zoning districts, and providing such additional conditions for consideration in any application and development of Data Centers and Data Center sites, henceforth, is in the public interest.
- 1.5 Council finds that the provisions herein are supportive of more fully detailed regulatory requirements enhancing the York County Code of Ordinances, as well as being responsive to myriad public comments and concerns received to date by County Council regarding impacts of Data Centers upon our County and communities.
- 1.6 Council finds that the amendments herein will promote the public health, safety, order, appearance, prosperity and overall general welfare of the County.

SECTION 2. York County Code of Ordinances Amended.

Chapter 155: Zoning Code, Subchapter B, Part 2: Base Districts, § 155.058(C) *Data Centers*, is hereby deleted in its entirety, with subsequent paragraphs relettered accordingly.

Chapter 155: Zoning Code, Subchapter C, Part 2: *Use Table*, Tables 155.271-1 and 155.271-2 are hereby amended to move “Data Centers” uses from the “Business, Professional, Scientific, and Technical” use category to the “Industrial, Manufacturing, and Production” use category.

Chapter 155: Zoning Code, Subchapter C, Part 2: *Use Table*, Table 155.271-2 *Use Table (RC, NC, OI, GC, OA, RI, LI, ID, BT, MU, UD Districts)* is hereby amended to list “Data Centers” as a special exception use in the Light Industrial (LI) and Industrial Development (ID) zoning districts, and as a conditional use in the Business and Technology Park (BT) zoning district.

Chapter 155: Zoning Code, Subchapter C, Part 3: *Conditional and Special Exception Uses* is hereby amended to add a new Subpart applying conditions to Data Center uses:

SUBPART 3.XX: DATA CENTERS

§ 155.XXX APPLICABILITY.

This Subpart applies to all data center uses that are specified as conditional or special exception uses in § 155.271: *Use Table*.

§ 155.XXX DEVELOPMENT STANDARDS FOR ALL DATA CENTERS.

(A) Noise Standards.

(1) **Noise Study Required.** Prior to zoning compliance approval, a noise study prepared by a licensed acoustical engineer shall be submitted demonstrating, to the satisfaction of the Zoning Administrator, that the operation of the data center use will comply with the York County Code of Ordinances Chapter 56: *Public Nuisances* and Subchapter D, Part 7: *Performance Standards*.

(2) Equipment Noise Mitigation.

(a) All rooftop mechanical equipment shall be screened by an acoustical barrier, such as a solid or louvred wall with sound-dampening materials.

(b) All ground mechanical equipment shall be fully enclosed, unless the Zoning Administrator determines enclosure to be infeasible, in which case such equipment shall be screened on all sides by an acoustical barrier.

(c) Generator use is limited to testing and as a backup power source in the event of an emergency.

(3) **Noise Ordinance.** At all times, data center uses shall comply with the maximum permitted sound levels identified in Subchapter D, Part 7: *Performance Standards*.

(4) **Vibration.** No vibration may be produced through the ground, such that it is discernible without the aid of instruments, at any point beyond the property line.

(B) **Maximum Height.** Regardless of zoning district, the maximum building height for a data center use is 80 feet, provided that two additional feet of side setback width and rear setback depth above the zoning district minimum is required for each foot of additional height above the district maximum.

(C) Building Design Standards.

(1) **Building Entrances.** All data center buildings shall feature a main entrance that is projected or recessed from the adjoining building plane, with distinct design elements such as building material, patterns, texture, color, or accents.

(2) **Modulation Required.** Exterior walls that face public rights-of-way, or property developed with a residential use or that is located in a Residential Zoning District, shall incorporate horizontal and/or vertical modulation at least every 150 horizontal linear feet.

(3) **Maximum Reflectivity.** To reduce glare and light reflection, exterior building colors shall be of paint or materials with a Light Reflectance Value of 70% or lower. Earth-tones are preferred.

(D) **Outdoor Lighting.** Data center uses shall comply with Subchapter D, Part 4: *Outdoor Lighting*.

(E) **Accessory Electrical Substation Screening.** All onsite accessory electrical substations must be screened from adjacent public rights-of-way, or property developed with a residential use or that is located in a Residential Zoning District, by an opaque element of at least eight feet in height.

(F) **Security Fencing.** Security fencing may be used, but shall not include chain-link fencing or barbed wire, and shall not exceed ten feet in height.

(G) **Low-Water Cooling Systems.** To prevent harm or strain to York County watersheds and potable water supply, data center uses shall employ air-cooled closed loop chiller systems, or other cooling systems that similarly use minimal water resources.

§ 155.XXX DEVELOPMENT STANDARDS WHEN ADJACENT TO RESIDENTIAL.

In addition to the development standards in § 155.XXX, the following standards apply to all data center uses located on property that is adjacent to property developed with a residential use, or located within a Residential Zoning District:

(A) **Increased Setbacks.**

(1) Any principal or accessory structure associated with a data center use must be set back at least 200 feet from the shared property line.

(2) Ground equipment, including, but not limited to, equipment associated with cooling, ventilation, power supply, or power generation must be set back at least 300 feet from the shared property line.

(B) **Loading Bay Locations.** Loading bays may not be located on any building walls that face adjacent residential property.

SECTION 3. Public Hearing Required.

The York County Council shall conduct a public hearing after publishing a notice of the date, time and place of such hearing at least fifteen (15) days in advance of such hearing before final legislative action is taken for the adoption of this ordinance.

SECTION 4. Severability.

The provisions of this ordinance are hereby declared to be severable, and if any provision or section of this ordinance is declared to be unconstitutional or unenforceable by a court of competent jurisdiction, such declaration shall not affect the constitutionality or legality of any other section or provision of this ordinance, which shall remain in force and effect.

SECTION 5. Repeal of Inconsistent Sections and Ordinances.

All sections of the York County Code of Ordinances and all York County ordinances in conflict with this ordinance are hereby amended to the extent of such conflict.

SECTION 6. Effective Date.

This ordinance shall take effect immediately upon adoption.

Adopted this ____ day of _____, 2026.

YORK COUNTY COUNCIL

By: _____
Christi P. Cox, Chairwoman
York County Council

Attest: _____
Joshua S. Edwards
County Manager

1st Reading: _____

2nd Reading: _____

3rd Reading: _____



**Planning Commission
Staff Report
Preliminary Plat – Gates at Springfield
March 9, 2026**



RECOMMENDATION: **That the Planning Commission approve the Preliminary Plat based on the Findings listed below.**

PROJECT DATA:

Property Owner/Applicant: Grand Living Homes, LLC

Application Type: Preliminary Plat, Single-Family Residential Subdivision

Tax Map Numbers: 728-00-00-007, -041, -048

Location: Osborne Farm Rd at the intersection of Hammond Rd, east of Springfield Parkway

Council District: District 7, Debi Cloninger

Zoning: Residential Single Family 30 (RSF-30)

Project Consistency: Consistent with the RSF-30 zoning district

Comprehensive Plan: Neighborhood Residential

Project Consistency: Consistent with the Comprehensive Plan

Land Use: -existing: Vacant
 -proposed: Single-family residential
 -in area: Single-family residential

Land Area: 9.73 acres

Lots Proposed: 6

Lot Dimensions: Regular

Planning Staff: Marion Ray, MPA

BACKGROUND AND PROJECT DESCRIPTION

The applicant is requesting approval of a preliminary plat for the Gates at Springfield subdivision. This subdivision includes six proposed single-family lots. Each lot will be at least 30,000 square feet in size, and located on a new proposed road, Mainbrook Lane, extending from Osborne Farm Road. The proposed density is 0.72 units per acre and the tree save area of the site is 0.95 acres, which represents twenty percent of the existing trees on the parcel. The open space required for the development is 1.67 acres, or twenty percent of the development, which includes a pocket park as an amenity.

The site is currently one parcel with an area of 9.73 acres, and is located on the southeastern corner of Osborne Farm Road and Hammond Road, east of Springfield Parkway in Fort Mill. The proposed development is surrounded by single-family lots, a church, and two developed neighborhoods within the Fort Mill town limits.

ANALYSIS

Zoning Ordinance

§155.031

The Residential Single-Family 30 (RSF-30) accommodates detached single-family residential uses and compatible institutional and non-residential land uses on lots generally with a minimum area of 30,000 square feet. The designation is designed to preserve and protect the character of existing large-lot subdivision in suburban areas and is intended to encourage residential development that complements the character of existing large lot residential subdivisions.

The proposed single-family residential subdivision is consistent with the purpose of the RSF-30 zoning district in that the proposed large lot division will not have an adverse impact on any of the neighboring properties.

Comprehensive Plan

The 2035 Comprehensive Plan, *York Forward* (adopted March 6, 2023), designated the future land use for the proposed project as Neighborhood Residential – 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 amenities both on foot or by bicycle.

The proposed residential subdivision is consistent with the Comprehensive Plan as the project is comprised of single-family residential lots connected directly by both streets and sidewalks to larger adjacent developments.

ACCESS AND CIRCULATION

The proposed lots will be accessed from Osborne Farm Road by Mainbrook Lane, a proposed 433.79-foot-long road. The road will be built to County specifications, but will remain privately owned and maintained. Sidewalks are provided within the development, extend the entire width of the development on Osborne Farm Road, and connect with adjacent sidewalks outside the project.

FINDINGS FOR PRELIMINARY PLAT REVIEW

Section §154.322

Section 154.322 of the York County Subdivision Code stipulates that the Planning Commission review and approve all applications for major subdivisions (seven or more lots, or that include new roads). Approval of the preliminary plat shall not constitute approval of the construction plan and final plat. Application for approval of the subdivision construction plan and final plat shall be considered only after the specifications and requires of the Subdivision Chapter are met and all other specified conditions have been met. Upon approval of the preliminary plat by the Planning Commission, the developer may proceed with the preparation of the subdivision construction plan.

(D) The Planning Commission shall not approve a preliminary plat, unless the following findings are made:

1. **The developer has provided willingness and capability letters from the applicable water and sewer service provider indicating the water and sewer infrastructure is sufficient to provide service to the development:**

The site will be serviced by York County utilities. A willingness and capability letter has been provided.

If the development will be served by individual wells and septic systems, the proposed lots meet minimum square footage requirements per county ordinances:

This finding does not apply.

2. **The proposed land use and density complies with the zoning district requirements:**

Single-family residential is an allowed use. The RSF-30 zoning district has a maximum residential density of 1.5 dwelling units per acre, the development has a density of .72 residential units per acre.

3. **Impacts to the transportation network, as identified in the Traffic Impact Analysis, have been adequately mitigated:**

A TIA was completed and approved by staff. Mitigation is not required due to minimal impact to the surrounding area.

4. **The development provides adequate street connectivity and pedestrian facilities to address public health and safety:**

The development is accessed from Osborne Farm Road, a York County maintained right-of-way. Sidewalks are required and provided both within and outside the development.

5. **The required open space and buffers have been provided:**

Twenty percent open space is required and provided at 1.67 acres, including a pocket park.

6. **All other applicable zoning and subdivision code requirements have been satisfied:**

A tree survey of required tree save areas and grand tree mitigation has been completed and accepted by staff.

SUMMARY AND RECOMMENDATION

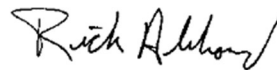
Staff recommends the Planning Commission accept the findings of fact and approve the preliminary plat.

Submitted by:

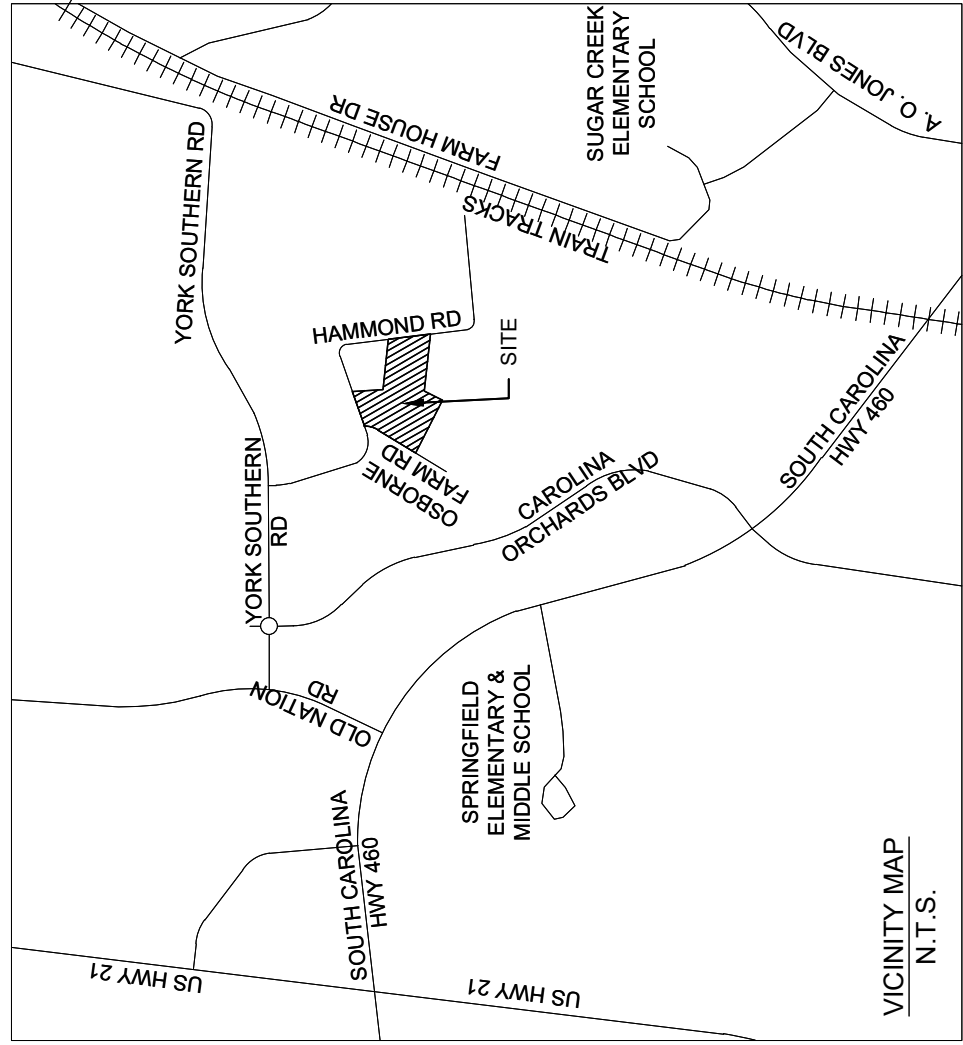


Marion Ray, MPA
Planner

Approved by:



Rick Abboud, AICP
Principal Planner



VICINITY MAP
N.T.S.

PROJECT DATA:

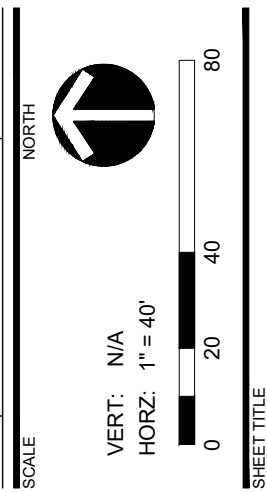
PROJECT NAME:	GATES AT SPRINGFIELD
OWNER/DEVELOPER:	GRAND LIVING HOMES, LLC 6236 FARMVIEW RD STE 105 CHARLOTTE, NC 28210
TAX MAP NUMBERS:	72800000047 72800000041, 72800000046
FEMA MAP INFO:	MAP NUMBER: 45991C0216F COMMUNITY NUMBER: 450183
ZONING DISTRICT:	RSF-30
EXISTING USE:	VACANT/WOODED
PROPOSED USE:	SINGLE FAMILY RESIDENTIAL
FRONT SETBACK:	25'
REAR SETBACK:	25'
SIDE YARD SETBACK:	10'
AVERAGE LOT SIZE:	34,993 SF (0.80 AC)
AVERAGE LOT WIDTH:	121'
TOTAL SITE AREA:	+/- 9.73 ACRES
NET SITE AREA:	+/- 8.36 ACRES
OPEN SPACE:	REQUIRED: 20% 1.67 AC
TREE SAVE:	EXISTING TREE COVERAGE: 1% REQUIRED: 20% OF EXISTING PROVIDED: 20% (0.95 ACRES)
TOTAL LOTS:	6
AVERAGE DENSITY:	1.39 LOTS / ACRE
MINIMUM LOT SIZE:	30,000 SF
MINIMUM LOT WIDTH:	100'
DEVELOPMENT TYPE:	MAJOR SUBDIVISION (DUE TO DISTRICT 7
COUNCIL DISTRICT:	DISTRICT 7
EXISTING CONDITIONS:	PORT HILL FORT MILL
EXISTING CONDITIONS:	1. THE EXISTING SITE CONTAINS 1 EXISTING DRIVEWAY 72800000047 AND 72800000048; 2 HOUSES, 2 PROPERTIES STRUCTURES, 2 WELLS, UNDERGROUND FEET OF FENCE UTILITIES; 2. THE EXISTING LANDSCAPE IS MOSTLY WOODED 3. ALL EXISTING HOUSES AND STRUCTURES TO BE REMOVED 4. ALL EXISTING DRIVEWAYS WILL BE REMOVED FROM A BUFFER AND OPEN SPACE).
UTILITY PROVIDERS:	
WATER & SEWER:	YORK COUNTY WATER SERVICE
NATURAL GAS:	YORK COUNTY NATURAL GAS
CABLE TV:	TIME WARNER CABLE
TELEPHONE:	AT&T COMMUNICATIONS
SEWER DISTRICT:	FORT MILL / FLINT HILL

EXISTING CONDITIONS:

1. THE EXISTING SITE CONTAINS 3 EXISTING PROPERTIES (TAX MAP NUMBERS 7280000007, 7280000048 AND 7280000048), 2 HIGHWAYS, 2 DRIVEWAYS, SEVERAL MISCELLANEOUS UTILITIES, 2 WELLS, HUNDREDS OF FEET OF FENCE LINE, POWER POLES AND OVERHEAD UTILITIES.
2. ALL EXISTING LANDSCAPE IS MOSTLY WOODED
3. ALL EXISTING HOUSES AND STRUCTURES TO BE REMOVED FROM THE SITE.
4. ALL EXISTING DRIVEWAYS WILL BE REMOVED FROM THE SITE (INCLUDING WITHIN THE 50' BUFFER AND OPEN SPACE).

UTILITY PROVIDERS:

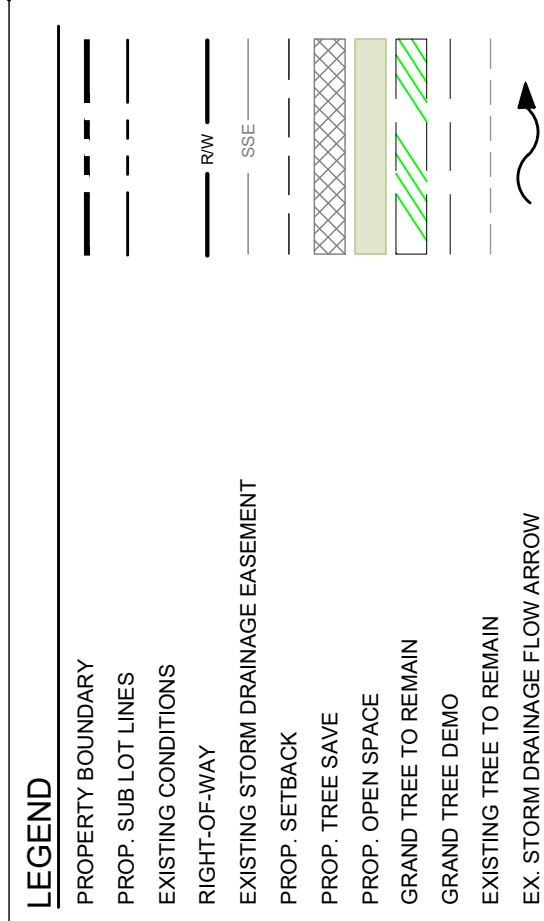
YORK COUNTY WATER SERVICE
YORK ELECTRIC
YORK COUNTY NATURAL GAS
TIME WARNER CABLE
AT&T/COMPUROM
FORT MILL 4
FORT MILL / FLINT HILL

[illegible]

PRELIMINARY PLAT

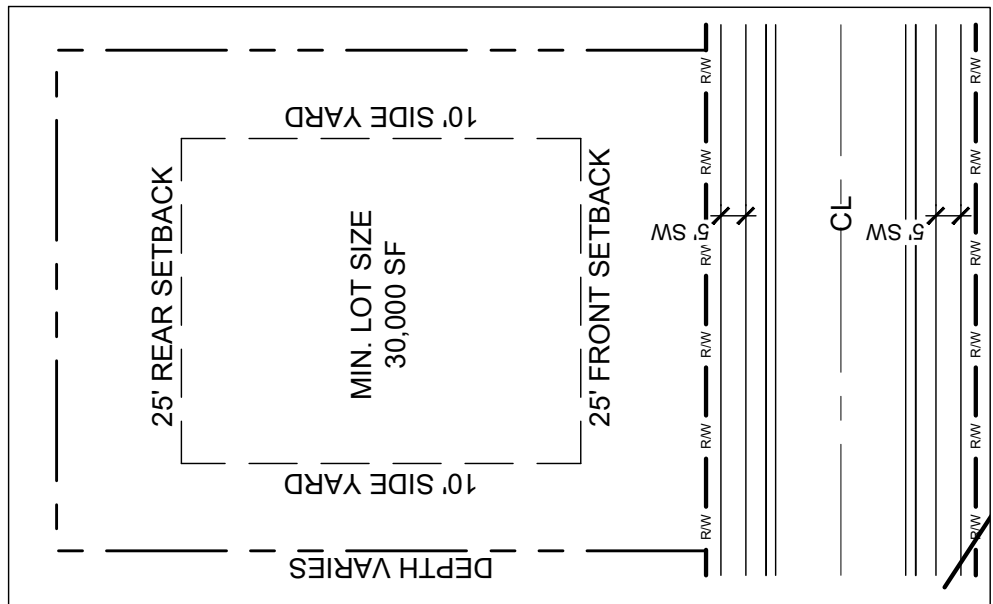
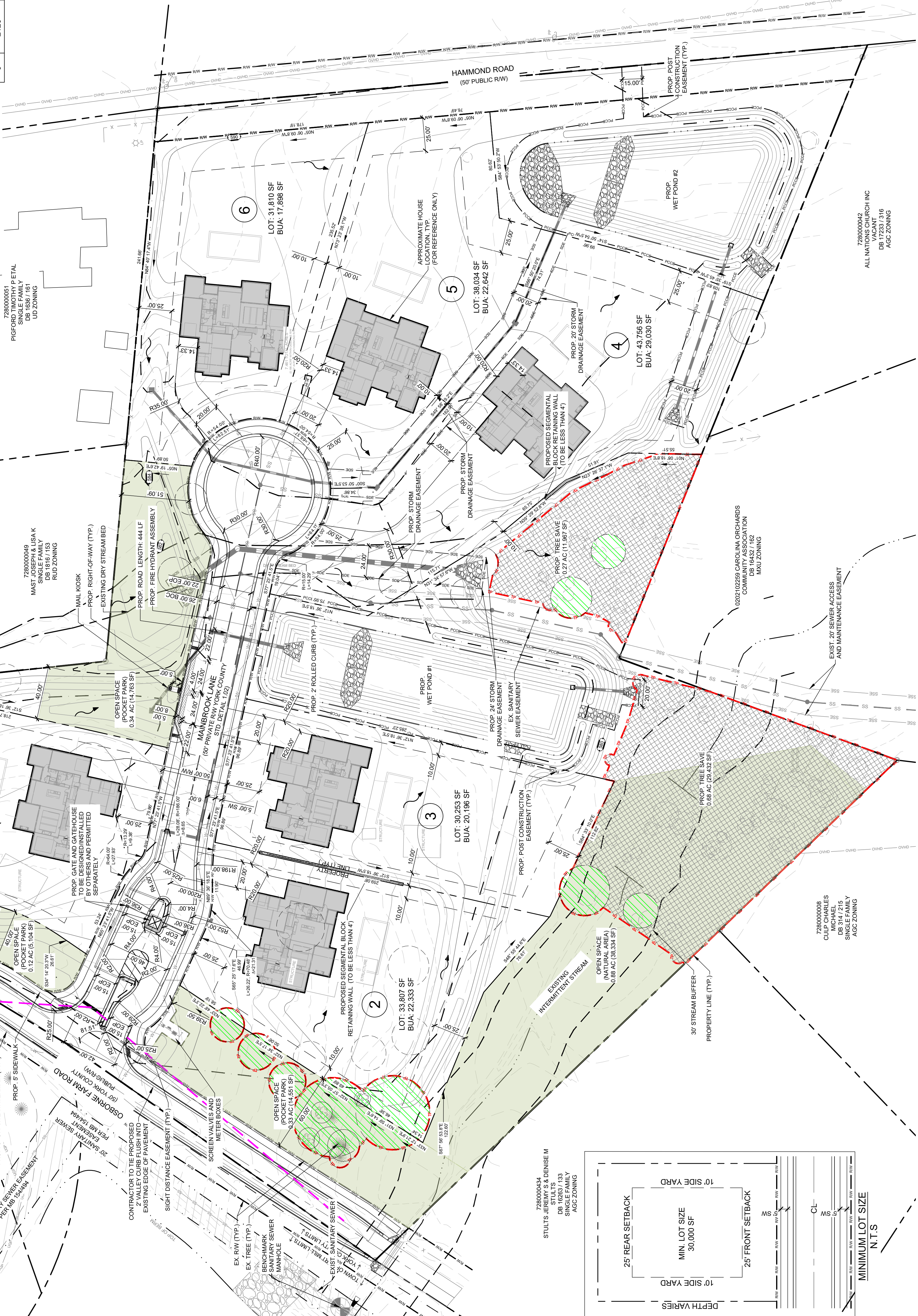
SHEET NUMBER

ORIGINAL SHEET SIZE: 24" X 36"

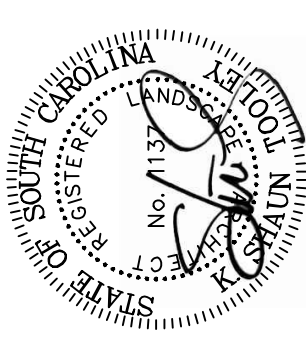
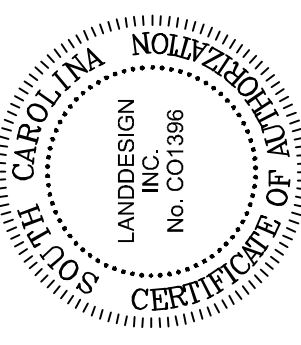
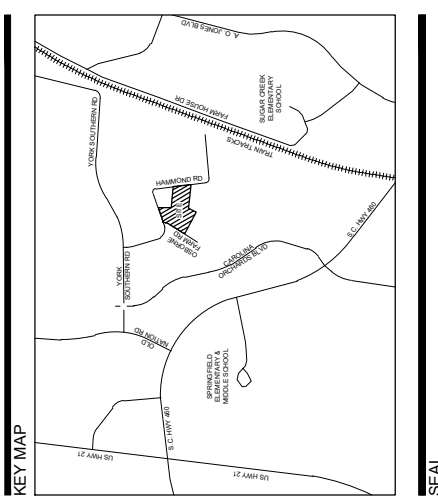


LOT #	FRONTAGE
1	±160
2	±122
3	±111
4	±102
5	±100
6	±126

EXISTING CONDITIONS HAVE BEEN PREPARED UTILIZING SURVEY'S OBTAINED FROM CAROLINA SURVEYORS INC, PREVIOUSLY APPROVED LAND DEVELOPMENT PLANS AND LIDAR.
FOR REFERENCE ONLY.

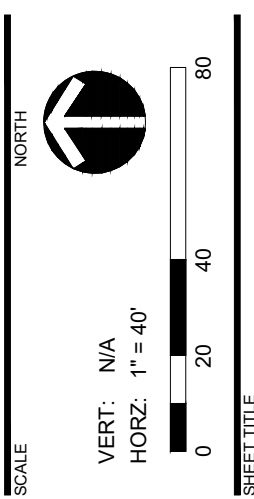


223 NORTH GRAHAM STREET
CHARLOTTE, NC 28202
704.333.0325
WWW.LANDESIGN.COM
SC ENG. FIRM LICENSE # C01396



GATES AT SPRINGFIELD

GRAND LIVING HOMES
351 OSBORNE FARM ROAD
FORT MILL, SC 29715

[illegible]

OPEN SPACE PLAN

C2-05

PROJECT DATA:

REQUIRED: 20% 1.67 AC
 PROVIDED: 20% 1.67 AC (72,865 SF)

TYPE OF OPEN SPACE:

- POCKET PARK: 0.79 AC (34,321 SF)
- NATURAL AREA: 0.88 AC (38,334 SF)

NOTES:

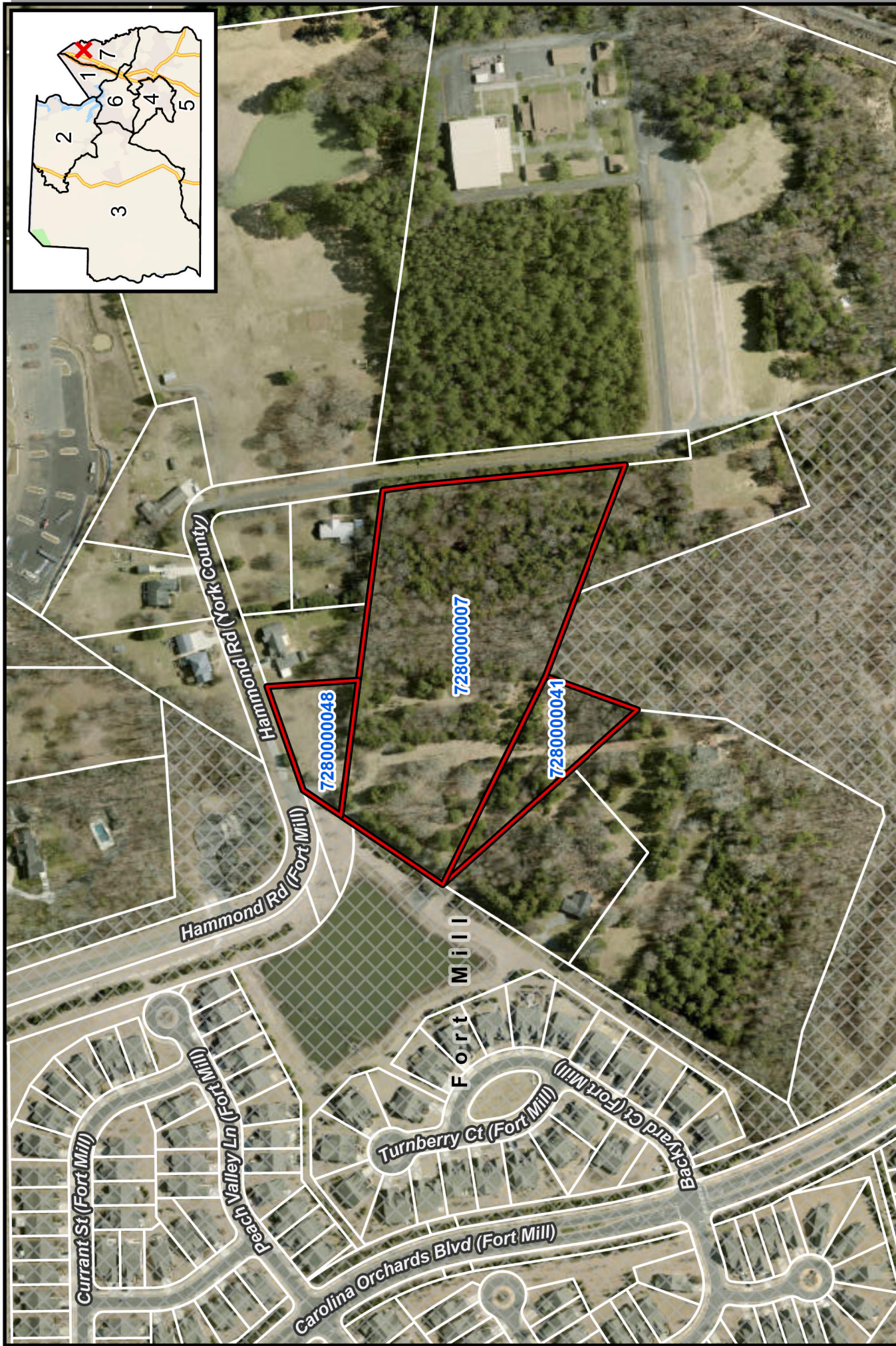
Open space maintenance requirements:

- Open space shall be free from hazards, nuisances, or unhealthy conditions;
- Open space shall be properly maintained, cleaned, and weeded to ensure safety;
- Hardscaped areas shall be maintained in good repair;
- Maintenance of natural areas is limited to removal of litter, dead trees, plant materials, and brush. Natural water courses shall be maintained as free flowing and devoid of debris. Stream channels shall be maintained so as not to alter floodplain levels, nor violate U.S. Army Corps of Engineers or S.C. Department of Health and Environmental Control regulations;
- Include a statement acknowledging that open space will be maintained

subject to § 154.168; Long Term Preservation and Maintenance of Open Space.



1/21/2025 4:54 PM CASSIE SCHILLING P:\Q T 2025\1025293\CARDNO\EXPERIMENTAL\PIAN SHEETS\1025293.PIAN 1.YOT.DWG

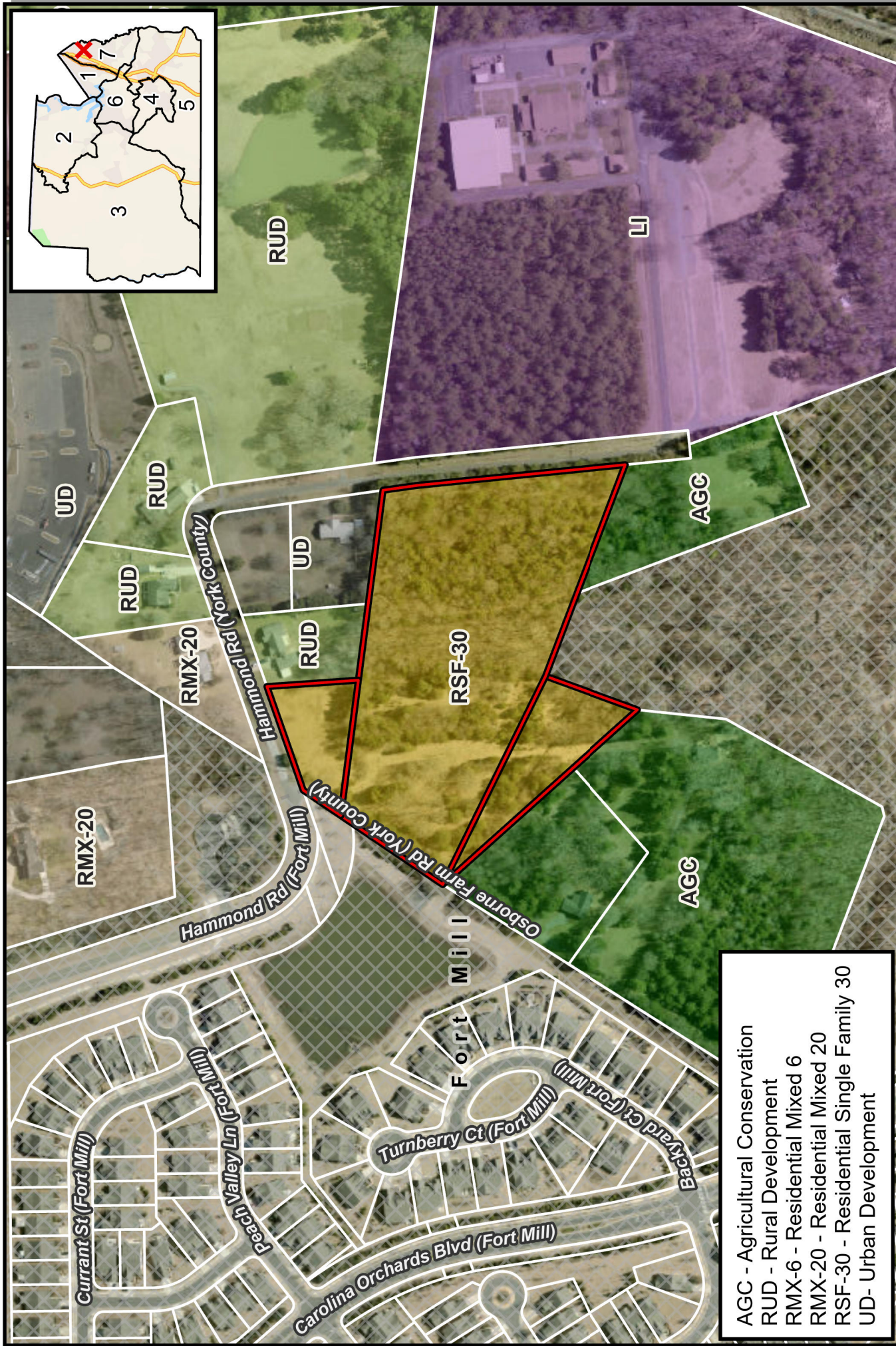


Vicinity Map

Applicant: Grand Living Homes, LLC
Tax Map Number: 728-00-00-007, -041, -048
Request: Preliminary Plat



Feet 0 250 500



- AGC - Agricultural Conservation
- RUD - Rural Development
- RMX-6 - Residential Mixed 6
- RMX-20 - Residential Mixed 20
- RSF-30 - Residential Single Family 30
- UD - Urban Development

Zoning Map

Applicant: Grand Living Homes, LLC
 Tax Map Number: 728-00-00-007, -041, -048
 Request: Preliminary Plat



**Planning Commission
Staff Report
Preliminary Plat – Sage Mill Subdivision at Haire Rd.
March 9, 2026**



RECOMMENDATION: **That the Planning Commission approve the Preliminary Plat based on the Findings listed below.**

PROJECT DATA:

Property Owner/Applicant: Haven Home Investments LLC

Application Type: Preliminary Plat, Single-Family Residential Subdivision

Tax Map Numbers: 738-00-00-046

Location: Haire Road, east of Fort Mill Pkwy
Council District: District 7, Debi Cloninger

Zoning: Rural Development (RUD)
 Rezoned approved February 2, 2026 – Case# 25-52

Project Consistency: Consistent with the RUD Zoning District

Comprehensive Plan: Municipal Infill
Project Consistency: Consistent with the Comprehensive Plan

Land Use: -existing: Vacant
 -proposed: Single-family residential
 -in area: Single-family residential

Land Area: 20.18 acres
Lots Proposed: 10

Lot Dimensions: Regular

Planning Staff: Jeff Kirchner

BACKGROUND AND PROJECT DESCRIPTION

The applicant is requesting approval of a preliminary plat for the Sage Mill Subdivision at Haire Rd. This subdivision includes ten (10) proposed single-family lots, each lot will be at least one acre in size, and located on an extension of Haire Rd.—Haire Rd. Ext.—and a new road, Ivy Ridge Court. The proposed density is 0.5 dwelling units per acre, and the maximum density allowed in the RUD District is one dwelling unit per acre. The tree save area of the site is about 5 acres, which represents greater than twenty percent

of the existing trees on the parcel. The development has labeled 5.24 ac of open space, which was designed when the parcel was within the Residential Single-Family 10 (RMX-10) Zoning District. The RUD District does not require designated open space.

The site is currently one parcel with an area of 20.18 acres, and is located at the end of Haire Road, east of Fort Mill Parkway in Fort Mill. The proposed development is surrounded by single-family lots, and vacant lots. The subject parcel borders the Fort Mill town limits.

ANALYSIS

Zoning Ordinance

§155.028

The Rural Development District (RUD) is intended to protect and preserve areas of the County that are presently rural or agricultural in character or use. This designation serves to discourage rapid growth while allowing growth through orderly use and timely transition of rural areas and is generally appropriate in areas designated as Rural Residential on the Comprehensive Plan Future Land Use Map.

The proposed single-family residential subdivision is consistent with the purpose of the RUD zoning district in that the proposed large lot division will not have an adverse impact on any of the neighboring properties.

Comprehensive Plan

The 2035 Comprehensive Plan, *York Forward* (adopted March 6, 2023), designated the future land use for the proposed project as Single Family Residential. This designation describes places comprised primarily of single-family homes on large lots in residential subdivisions that exhibit a rural or suburban character.

The proposed residential subdivision does not align with York County's York Forward 2035 Future Land Use Map and Comprehensive Plan. The proposed RUD zone is a residential zone that is less intense than expected within the FLU designation, however, the previous RMX-10 district is more intense than expected and allows housing types (duplex, triplex, quadplex) that are not appropriate for the area. Further, the subject parcel neighbors another RUD property, and there are several other large-lot detached single-family residences in the general vicinity.

ACCESS AND CIRCULATION

The proposed lots will be accessed from the proposed Haire Rd. Ext., which will be a ~767-foot-long road, and from Ivy Ridge Court, a proposed ~767-foot-long road. The road will be built to County specifications and proposed for acceptance into the York County roadway system. Sidewalks are not required due to the RUD zoning district of the project.

FINDINGS FOR PRELIMINARY PLAT REVIEW

Section 154.322 of the York County Land Development Code stipulates that the Planning Commission review and approve all applications for major subdivisions (seven or more lots). Approval of the preliminary plat shall not constitute approval of the construction plan and final plat. Application for approval of the subdivision construction plan and final plat shall be considered only after the specifications and requires of the Subdivision Chapter are met and all other specified conditions have been met. Upon approval of the preliminary plat by the Planning Commission, the developer may proceed with the preparation of the subdivision construction plan.

Approval Criteria. The Planning Commission shall not approve a preliminary plat, unless the following findings are made:

- 1. The developer has provided willingness and capability letters from the applicable water and sewer service provider indicating the water and sewer infrastructure is sufficient to provide service to the development:**

The site will be serviced by private water and septic systems as indicated on the proposed plat.

If the development will be served by individual wells and septic systems, the proposed lots meet minimum square footage requirements per county ordinances:

All proposed lots meet or exceed the minimum square acreage of one acre as stipulated by the RUD standards. Written statements from SCDES indicating the approval of individual septic tanks is not required due to the proposed lot size.

- 2. The proposed land use and density complies with the zoning district requirements:**

Single-family residential is an allowed use. The RUD zoning district has a maximum residential density of one dwelling unit per acre, the proposed development has a density of 0.50 dwelling units per acre.

- 3. Impacts to the transportation network, as identified in the Traffic Impact Analysis, have been adequately mitigated:**

A TIA was not required for this project.

- 4. The development provides adequate street connectivity and pedestrian facilities to address public health and safety:**

The development is accessed from Haire Road, which will be Haire Rd. Ext., and a new road Ivy Ridge Court. Sidewalks are not required within the development due to the RUD-I zoning designation of the project.

- 5. The required open space and buffers have been provided:**

The twenty percent open space is not required due the zoning designation of project.

- 6. All other applicable zoning and subdivision code requirements have been satisfied:**

A tree survey or required tree save areas has been completed and accepted by staff.

SUMMARY AND RECOMMENDATION

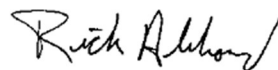
Staff recommends the Planning Commission accept the findings of fact and approve the preliminary plat.

Submitted by:



Jeff Kirchner
Planner

Approved by:



Rick Abboud, AICP
Principal Planner

THIS SITE IS CONSIDERED TO BE A LARGER COMMON PLAN (LCP) OR IS PART OF A LARGER COMMON PLAN OF DEVELOPMENT, AS DEFINED BY YORK COUNTY ORDINANCE AND SCDHEC REGULATIONS. STORMWATER DETENTION AND WATER QUALITY REQUIREMENTS SHALL BE REQUIRED FOR LAND DISTURBANCE DURING THE DEVELOPMENT OF ANY AND ALL LOTS WITHIN THIS LARGER COMMON PLAN.

A. STORMWATER QUANTITY OR DETENTION MEASURES SHALL BE IMPLEMENTED WHERE TWO (2) OR MORE ACRES ARE DISTURBED OR ARE PLANNED TO BE DISTURBED.

B. STORMWATER WATER QUALITY MEASURES SHALL BE IMPLEMENTED WHERE FIVE (5) OR MORE ACRES IN THIS LCP ARE DISTURBED OR ARE PLANNED TO BE DISTURBED.

C. ALL PERMANENT STORMWATER MANAGEMENT FACILITIES AND BEST MANAGEMENT PRACTICES (BMPs) SHALL REQUIRE A COVENANT FOR PERMANENT STORMWATER SYSTEM MAINTENANCE AND RESPONSIBILITY FORM TO BE RECORDED WITH THE YORK COUNTY REGISTRAR OF DEEDS. THIS AGREEMENT SHALL CONSTITUTE A COVENANT RUNNING WITH THE LAND, AND SHALL BE BINDING UPON THE RESPONSIBLE PARTIES, HEIRS, ADMINISTRATORS, EXECUTORS, ASSIGNS AND ANY OTHER SUCCESSORS IN INTEREST. THE PROVISIONS OF THIS AGREEMENT MUST ALSO IDENTIFY A SOURCE OF FUNDING TO SUPPORT FUTURE REQUIRED MAINTENANCE AND UPKEEP ACTIVITIES, AND AN ENTITY RESPONSIBLE FOR GENERAL UPKEEP, MAINTENANCE AND REPAIR.

D. NO PERMANENT BMPs CAN BE CONSTRUCTED ON A NUMBERED LOT. PROPERTY WHICH CONTAINS STORMWATER MANAGEMENT AND/OR WATER QUALITY FEATURES (PERMANENT BMPs) SHALL NOT BE NUMBERED AS LOTS AND SHALL BE SET ASIDE AS STORM DRAINAGE EASEMENTS WITHIN OPEN SPACE OR GREEN SPACE.

E. ALL PERMANENT BMPs TO BE IMPLEMENTED TO MEET THESE REQUIREMENTS WILL NEED TO BE APPROVED PRIOR TO ANY DISTURBANCE BEING PERMITTED.

F. ALL ASSOCIATED PERMITS, PLANS, FEES, ETC. MUST BE EXECUTED PRIOR TO THE DISTURBANCE OF ANY LAND ASSOCIATED WITH THIS PLAN AND/OR BUILDING PERMIT.

THE RESPONSIBILITY FOR MAINTAINING ALL TEMPORARY AND PERMANENT EROSION AND SEDIMENT CONTROL MEASURES AND STORMWATER FACILITIES, INCLUDING EASEMENTS, AFTER SITE LAND-DISTURBING ACTIVITY IS COMPLETED SHALL LIE WITH THE LANDOWNER OR PERSON IN POSSESSION OR CONTROL INCLUDING THE DEVELOPER, THE DEVELOPER'S DESIGNEE, OR ANY HOMEOWNER'S ASSOCIATION. PROPERTY OWNER'S ASSOCIATION OR OTHER COMMON OWNER ENTITY ESTABLISHED FOR THE GOVERNANCE/ADMINISTRATION OF A SUBDIVISION OR COMMON PLAN OF DEVELOPMENT, EXCEPT FACILITIES AND MEASURES INSTALLED WITHIN ROAD OR STREET RIGHTS-OF-WAY OR EASEMENTS ACCEPTED FOR MAINTENANCE BY YORK COUNTY.

FOR DEVELOPMENTS WHICH ESTABLISH A HOMEOWNER'S ASSOCIATION, PROPERTY OWNER'S ASSOCIATION OR OTHER COMMON OWNER ENTITY, PROVISIONS FOR LONG TERM MAINTENANCE OF SITE STORMWATER FACILITIES AND/OR BMPs, AS OUTLINED IN THE APPROVED PLAN, SHALL BE DEFINED IN A SIGNED AND RECORDED COVENANT FOR PERMANENT STORMWATER SYSTEM MAINTENANCE AND RESPONSIBILITY. THE PROVISIONS OF THIS COVENANT SHALL ALSO IDENTIFY A SOURCE OF FUNDING TO SUPPORT FUTURE REQUIRED MAINTENANCE AND UPKEEP ACTIVITIES, AND THE ENTITY RESPONSIBLE FOR GENERAL UPKEEP, MAINTENANCE AND REPAIR.

YORK COUNTY NOTES

LOCATION OF ANY KNOWN ABANDONED CEMETERIES AS DEFINED IN § 155-861. MINIMUM BUFFER REQUIREMENTS SHALL COMPLY WITH § 155-863.

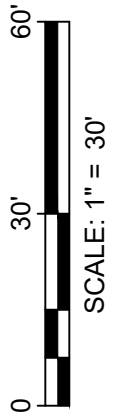
THE DEVELOPER OR PROPERTY OWNER HAS CONFIRMED THROUGH A TITLE SEARCH AND A REVIEW OF THE HISTORIC SURVEY OF YORK COUNTY MAINTAINED BY THE YORK COUNTY CULTURAL AND HERITAGE COMMISSION STAFF THAT NO KNOWN ABANDONED CEMETERIES EXIST ON THE PROPERTY.

ABANDONED CEMETERY NOTES

EXISTING	PROPOSED
SANITARY SEWER	
	
	
	
	
	
POTABLE WATER	
	
	
	
	
	
	
	
	
	
	
	
STORM SEWER	
	
	
	
	
	
	
	
GRADING / EROSION CONTROL	
	
	
	
	
	
	
	
	
	
	
	
	
	
	

EXISTING	PROPOSED
DRY UTILITIES	
	
	
	
	
	
	
	
	
	
	
	
	
SITE PLAN	
	
	
	
	
	
	
	
	
	
	
	
	
	
	
	
LANDSCAPING	
	
	
TREES	
	
	
	

SURVEY	
	
	
	
	



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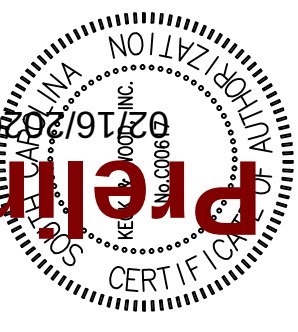


COLLABORATION BY DESIGN

300 Technology Center Way, Suite 400
Rock Hill, SC 29730
(803) 768-5200
keckwood.com

Preliminary

02/16/2026 3:18:41 PM



NO.	DATE	REVISION

Sage Mill Subdivision at Haire Rd.

Preliminary Plat

York County, South Carolina

Notes & Legend

PRELIMINARY PLAT

Project Manager:
Matthew D. Crawford, PE

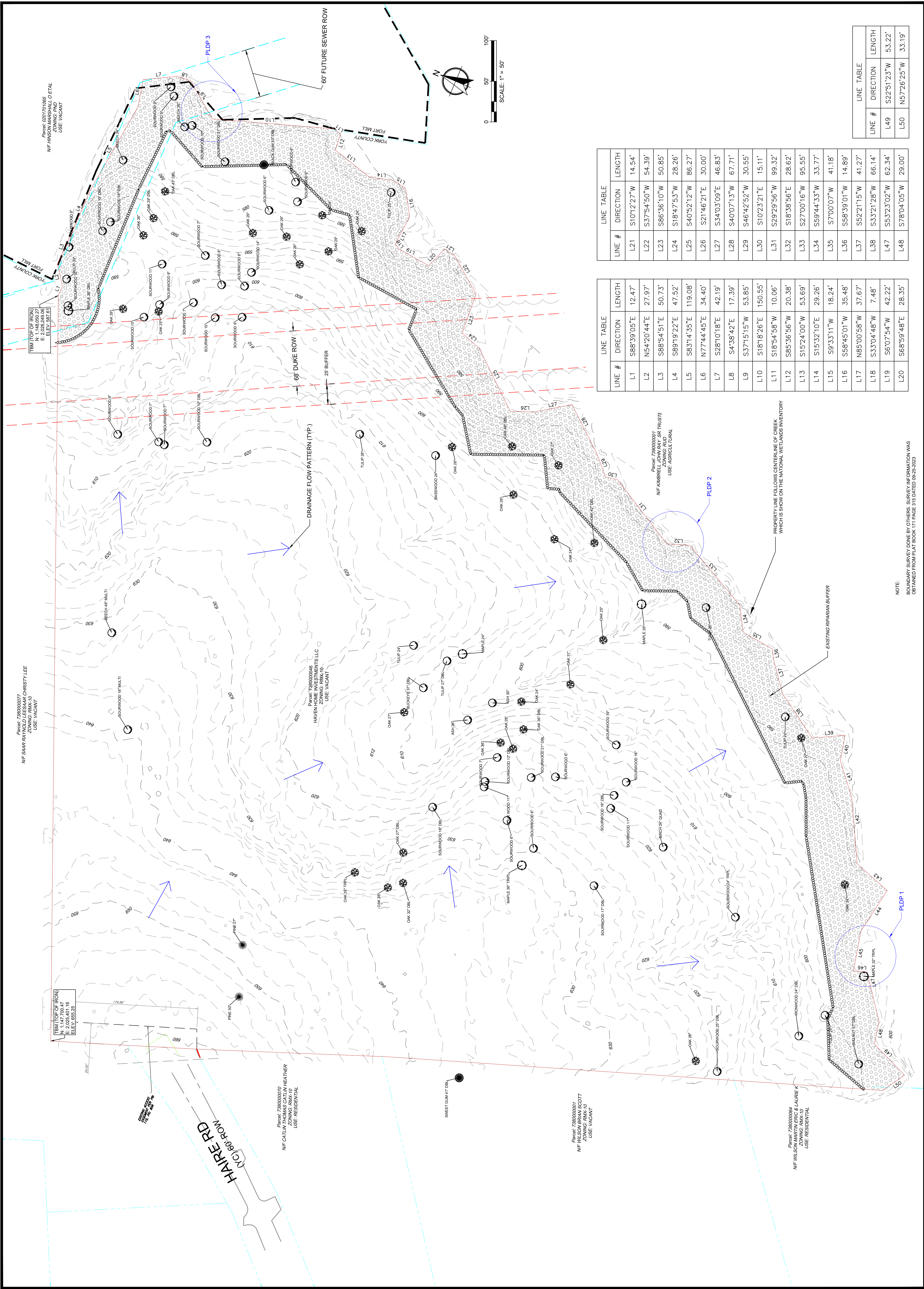
Drawn By: TEA Checked By: MDC

Date: 02/16/2026

Scale: As Shown

Project No.: **246145**

Drawing No.: **C0.1**



LINE #		LINE TABLE	
LINE #	DIRECTION	LENGTH	
L21	S101°12'27"W	14.54'	
L22	S37°54'50"W	54.39'	
L23	S86°36'10"W	50.85'	
L24	S18°47'53"W	28.26'	
L25	S40°52'12"W	86.27'	
L26	S21°46'21"E	30.00'	
L27	S34°03'09"E	46.83'	
L28	S40°07'13"W	67.71'	
L29	S46°42'52"W	30.55'	
L30	S10°23'21"E	15.11'	
L31	S29°29'56"W	99.32'	
L32	S18°38'56"E	28.62'	
L33	S27°00'16"W	95.55'	
L34	S59°44'33"W	33.77'	
L35	S77°00'07"W	41.18'	
L36	S58°39'01"W	14.89'	
L37	S52°21'15"W	41.27'	
L38	S33°21'28"W	66.14'	
L47	S53°23'02"W	62.34'	
L48	S78°04'05"W	29.00'	

LINE TABLE		LENGTH
LINE #	DIRECTION	
L1	S88°39'05"E	12.47'
L2	N54°20'44"E	27.97'
L3	S88°54'51"E	50.73'
L4	S89°19'22"E	47.52'
L5	S83°14'35"E	119.08'
L6	N77°44'45"E	34.40'
L7	S28°10'18"E	42.19'
L8	S4°38'42"E	17.39'
L9	S37°15'15"W	53.85'
L10	S18°18'26"E	150.55'
L11	S18°54'58"W	10.06'
L12	S85°36'56"W	20.38'
L13	S15°24'00"W	53.69'
L14	S15°32'10"E	29.26'
L15	S9°33'11"W	18.24'
L16	S68°45'01"W	35.48'
L17	N85°00'58"W	37.67'
L18	S33°04'48"W	7.48'
L19	S6°07'54"W	42.22'
L20	S68°59'46"E	28.35'

LINE TABLE		
LINE #	DIRECTION	LENGTH
L49	S22°51'23"W	53.22'
L50	N57°26'25"W	33.19'

NOTE: BOUNDARY SURVEY DONE BY OTHERS. SURVEY INFORMATION WAS OBTAINED FROM PLAT BOOK 171 PAGE 315 DATED 09-25-2023

Sage Mill Subdivision at Haire Rd.
Preliminary Plat
York County, South Carolina

Existing Conditions

PRELIMINARY
PLAT

Project Manager:
Matthew D. Crawford, PE

TEA	MDC
Date:	02/16/2026

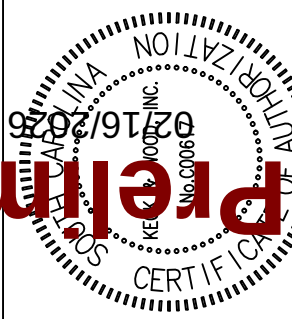
Scale: As Shown
Project No. :

Drawing No : 246145

Preliminary

NO.	DATE	REVISION

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300 Technology Center Way, Suite 400
Rock Hill, SC 29730
(803) 768-5200
keckwood.com

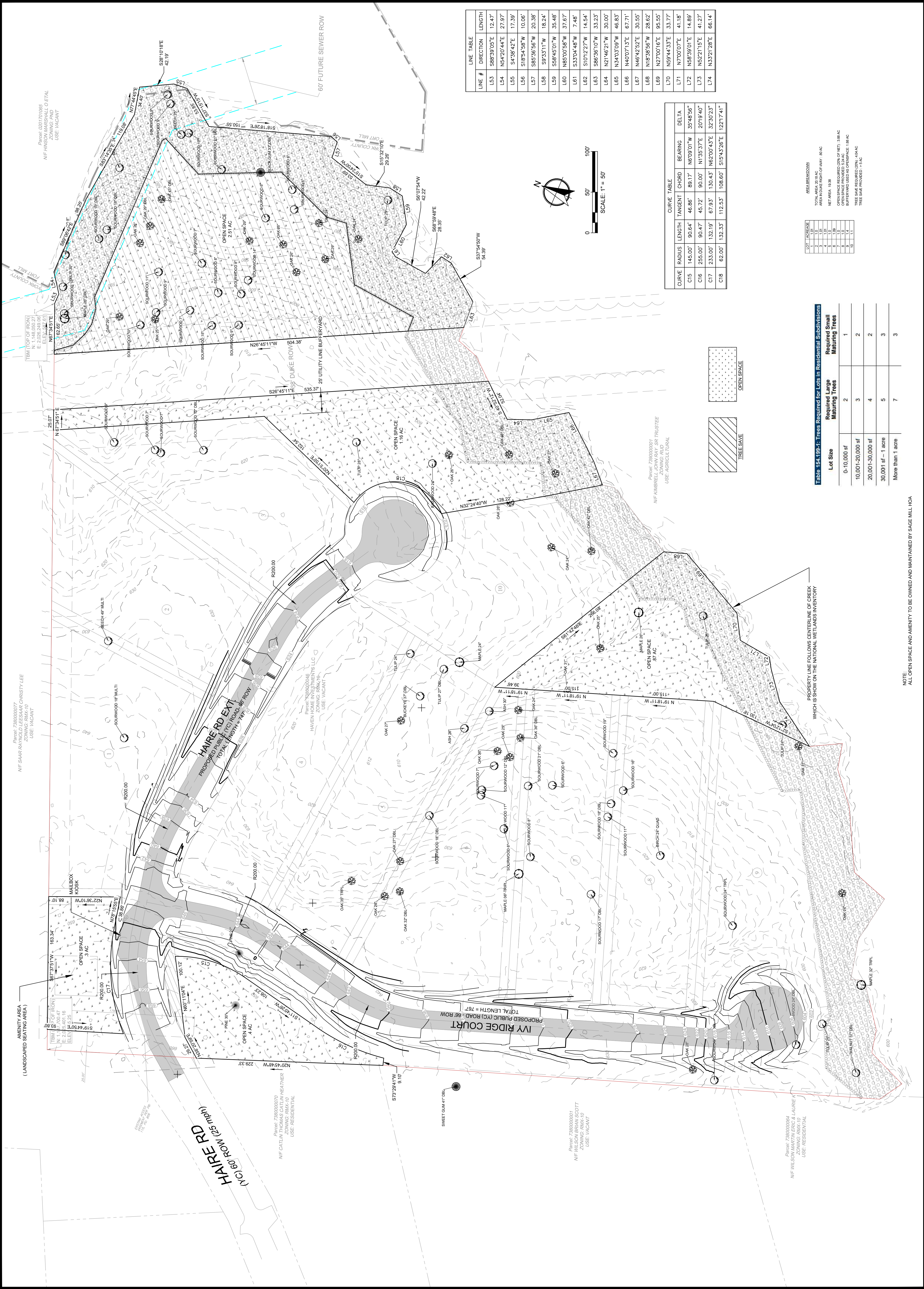


NO.	DATE	REVISION

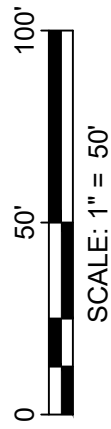
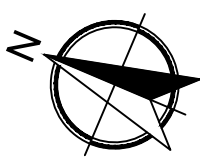
Sage Mill Subdivision at Haire Rd.
Preliminary Plat
York County, South Carolina
Open Space Plan

PRELIMINARY
PLAT

Project Manager: Matthew D. Crawford, PE	Drawn By: TEA	Checked By: MDC
Date: 02/16/2026	Scale: As Shown	Project No.: 246145
Drawing No.: C2.1		



LINE #	DIRECTION	LENGTH
L53	S88°39'05"E	12.47'
L54	N54°20'44"E	27.97'
L55	S4°38'42"E	17.39'
L56	S18°54'55"W	10.06'
L57	S85°36'56"W	20.38'
L58	S9°33'11"W	18.24'
L59	S58°45'01"W	35.48'
L60	N85°00'58"W	37.67'
L61	S3°30'44"W	7.48'
L62	S10°12'27"W	14.54'
L63	S86°36'10"W	33.23'
L64	N21°46'21"W	30.00'
L65	N34°03'09"W	46.83'
L66	N40°07'13"E	67.71'
L67	N46°42'52"E	30.55'
L68	N18°38'56"W	28.62'
L69	N27°00'16"E	95.55'
L70	N59°44'33"E	33.77'
L71	N7°00'07"E	41.18'
L72	N58°39'01"E	14.89'
L73	N52°21'15"E	41.27'
L74	N33°21'28"E	66.14'



SCALE: 1" = 50'

CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C15	145.00'	90.64'	46.86'	88.17'	N6°09'01"W	35°48'56"
C16	255.00'	90.47'	45.72'	90.00'	N1°35'37"E	20°19'40"
C17	233.00'	132.19'	67.93'	130.43'	N62°00'43"E	32°30'23"
C18	62.00'	132.33'	112.53'	108.60'	S15°43'26"E	122°17'41"

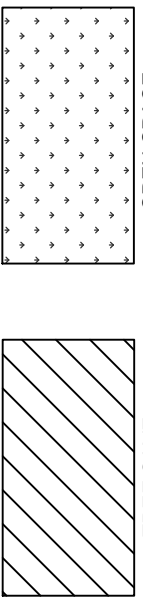


Table 154.194-1: Trees Required for Lots in Residential Subdivisions

Lot Size	Required Large Maturing Trees	Required Small Maturing Trees
0-10,000 sf	2	1
10,001-20,000 sf	3	2
20,001-30,000 sf	4	2
30,001 sf - 1 acre	5	3
More than 1 acre	7	3

LOT	AREA
1	1.01
2	1.01
3	1.01
4	1.01
5	1.01
6	1.01
7	1.01
8	1.01
9	1.01
10	1.11

AREA BREAKDOWN
TOTAL AREA 20.18 AC
AREA IN OPEN SPACE 10.00 AC
NET AREA 10.18 AC
OPEN SPACE REQUIRED (20% OF NET) 3.05 AC
BUFFERYARD USED AS OPEN SPACE 1.00 AC
TREE SAVE PROVIDED 1.00 AC

NOTE:
ALL OPEN SPACE AND AMENITY TO BE OWNED AND MAINTAINED BY SAGE MILL HOA

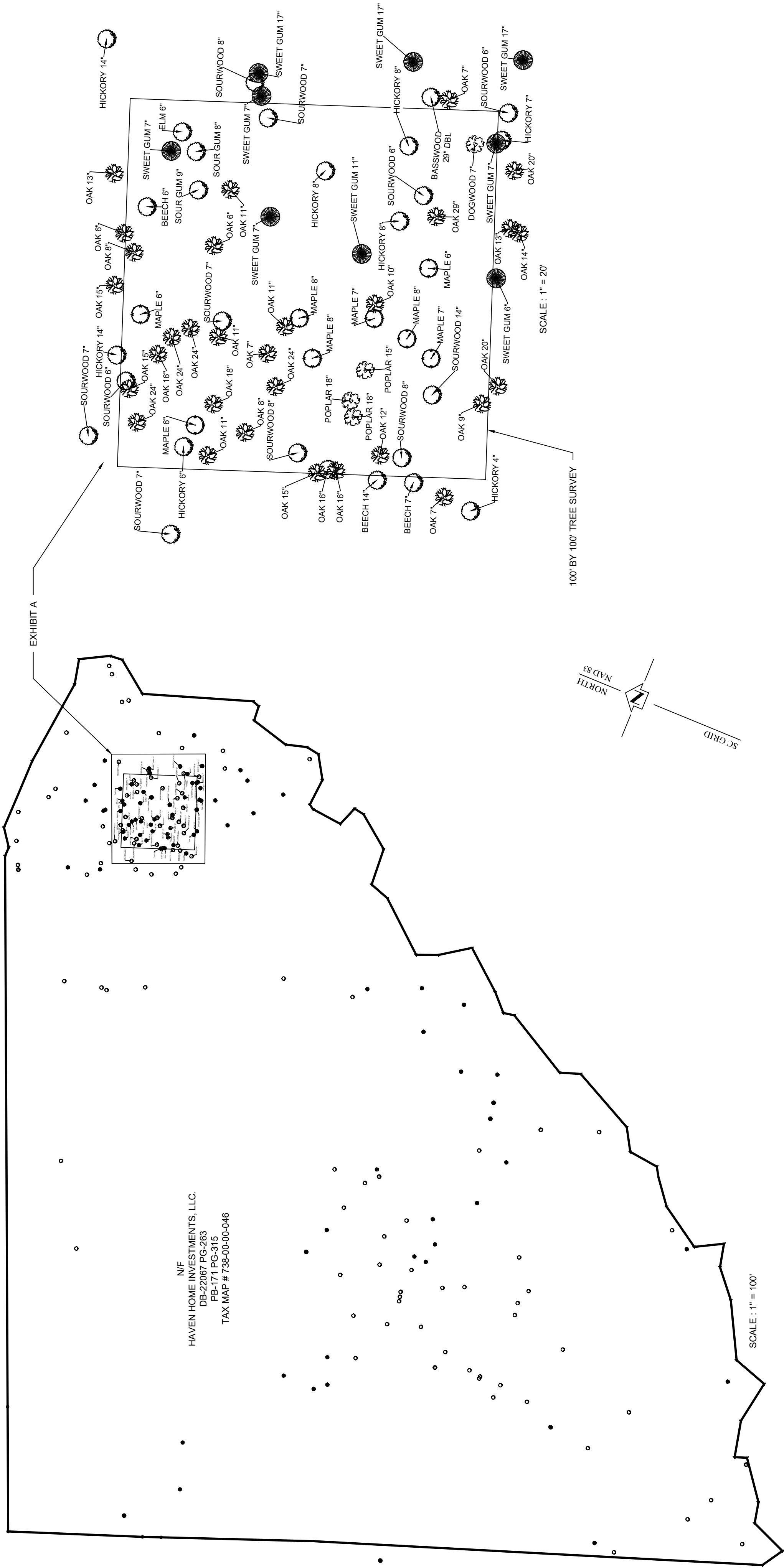
TREE SURVEY FOR

DB-22067 PG-263

PB-171 PG-315

FEBRUARY 12, 2026

TAX MAP # 738-00-00-046



NOTE TO CLERK OF COURT: THIS SURVEY CREATES NO NEW LOT OR PROPERTY LINES.

NOTES:

1. ACCORDING TO FEMA FLOOD MAP 4509/C0331F, DATED MAY 16, 2017, THIS PARCEL IS NOT LOCATED IN AN AREA DETERMINED TO BE A FLOOD HAZARD.
2. THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A TITLE SEARCH. WRITTEN OR UNWRITTEN EASEMENTS MAY EXIST.

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 "A" SURVEY AS SPECIFIED THEREIN.

PRELIMINARY

LARRY C. ROLLINGS
S.C. P.L.S. 30848

keck+Wood
 COLLABORATION BY DESIGN
 300 TECHNOLOGY CENTER WAY, SUITE 400
 ROCK HILL, SC 29730
 (803) 766-5200 keckwood.com

SCALE:	AS-SHOWN
DATE:	02-12-2026
JOB NO:	246145
FILE:	G:\Shared Files\2024 Projects\246145 -Hare Rd Site Survey\Drawings\246145.dwg
1 OF 1	



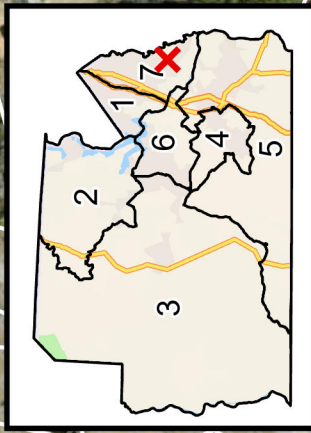
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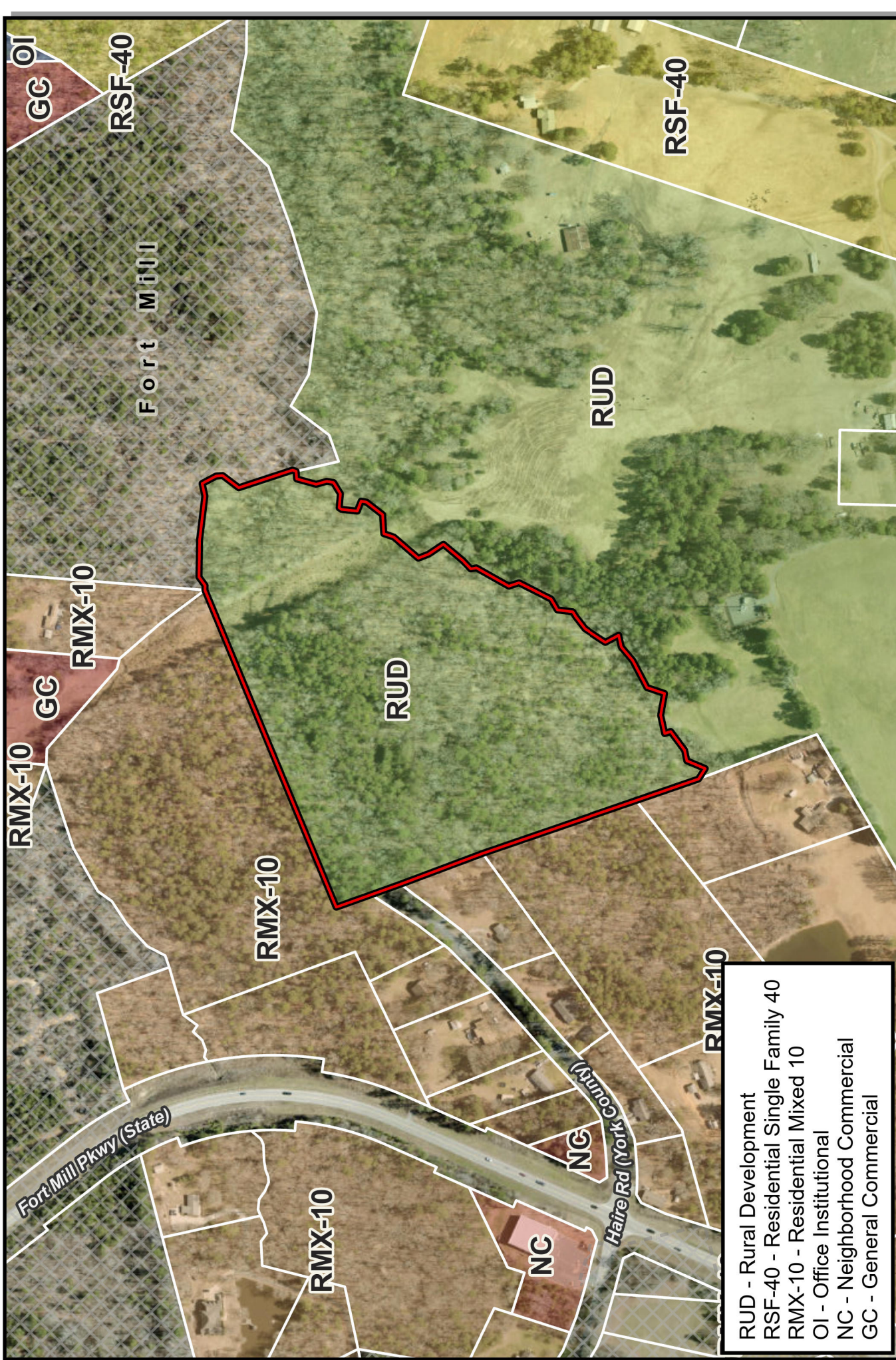
500

1,000

Vicinity Map

Applicant: Haven Home Investments LLC
Tax Map Number: 738-00-00-046
Request: Preliminary Plat





Zoning Map

- RUD - Rural Development
- RSF-40 - Residential Single Family 40
- RMX-10 - Residential Mixed 10
- OI - Office Institutional
- NC - Neighborhood Commercial
- GC - General Commercial

Applicant: Haven Home Investments LLC
Tax Map Number: 738-00-00-046
Request: Preliminary Plat