



**York County
Planning Commission
Agenda
April 13, 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. March 9, 2026 Minutes

Public Hearing

1. Waiver W26-1: Sean Schittler (Applicant) is requesting a Land Development Waiver from the minimum required driveway separation. The subject property is located at 5377 Old York Road in Rock Hill, is zoned Planned Development (PD), and is identified as tax map number 498-00-00-086. Council District 3 – Adkins

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.
2. Rezoning 26-03: Daniel Baker (Applicant) Joyce and Dan Baker (Owners); revised request to rezone a 12.8-acre portion of a 27.7-acre parcel from GC to RMX-20. 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.

New Business

1. Preliminary Plat: Prestige Land & Site Works, LLC (Applicant) is requesting preliminary plat approval for the “Newport Commons” development. The subject property is located at the southwest corner of Old York Road and Adnah Church Road in Rock Hill, is zoned Planned Development (PD), and is identified as tax map numbers 498-00-00-081, -083, and -086. Council District 3 – Adkins
2. Preliminary Plat: Mattamy Carolina Corporation (Applicant) is requesting preliminary plat approval for a new private road accessing a proposed single-family development "Williams Reserve". The subject property is located at 1443 Williams Road in Fort Mill, is zoned Residential

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Single-family 40 (RSF-40), and is identified as tax map number 739-00-00-005. Road name: Long Farm Lane – 572 feet. Council District 7 – Cloninger

3. Rezoning 26-10: Council-initiated; proposed rezoning of the Glen Ridge, Steele Meadows, and Sheffield Point existing townhome communities from RMX-20 to RMX-6. The proposal includes 184 individual parcels in the Fort Mill area, listed in the staff report; Council District 7 - Cloninger.
4. Rezoning 26-11: Pratik and Kanaiyalal Patel (Applicants and Owners); requesting to rezone a 1.62-acre parcel from NC to RC. The subject parcel is located on Chapel View Court. The property is referenced as tax map number 501-00-00-029; Council District 5 - Cox.
5. Rezoning 26-12: Ciara Britney Fenton and Kelly Faile (Applicants) Zane Allen Fenton (Owner); requesting to rezone a 0.99-acre parcel from UD to LI. The subject parcel is located on Grayson Road, Rock Hill. The property is referenced as tax map number 544-00-00-210; Council District 6 - Huckabee.
6. Rezoning 26-13: Michael & Susan Deckert (Applicants/Owners); requesting to rezone a 43.18-acre parcel from RSF-40 to AGC. The subject parcel is located on True Road, McConnells. The property is referenced as tax map number 313-00-00-002; Council District 3 - Adkins.

Other Business

Executive Session

Adjourn

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