



**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

"York County is committed to assuring accessibility with reasonable accommodation, of county services, facilities, employment and programs for all individuals, in compliance with federal law. Please contact the County Manager's Office at 803-684-8511 if you need assistance."

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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**York County
Planning Commission
Minutes
March 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, Tom Bach, John Segura, James Wallace, Derrick Williams, Mike Duralia, Aubrie Parham not present-late arrival.

Approval of Agenda

The agenda was amended with old business Waiver W25-11 moved to the next meeting. Unanimously approved with a motion by Mike Duralia and a second by Tom Bach.

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

Approval of Minutes

The minutes were unanimously approved with a motion by Kate Kraxberger and a second by John Segura.

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.

Thomas Newlin presented the request, Kate Kraxberger motioned to recommend denial. Mike Duralia seconded the motion, which passed unanimously.

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

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.

Thomas Newlin presented the request, James Wallace motioned to recommend approval. Mike Duralia seconded the motion, which passed.

MOVANT: James Wallace
SECOND: Mike Duralia
AYES: Kate Kraxberger, Aubrie Parham, Tom Bach, James Wallace, Derrick Williams, Mike Duralia
NAYS: John Segura

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.

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

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

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.

Thomas Newlin presented the request, Kate Kraxberger motioned to recommend approval. Tom Bach seconded the motion, which passed unanimously.

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

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

Thomas Newlin presented the request, Tom Bach motioned to recommend approval. John Segura seconded the motion, which passed unanimously.

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

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.

Thomas Newlin presented the request, Kate Kraxberger motioned to recommend approval. Mike Duralia seconded the motion, which passed unanimously.

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

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.

Thomas Newlin presented the request, Derrick Williams motioned to recommend approval. John Segura seconded the motion, which passed.

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

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.

Jonathan Buono presented the request; Kate Kraxberger motioned to recommend approval. Mike

Duralia seconded the motion. Mike Duralia made a motion to go into executive session for Legal Advice. John Segura seconded the executive session motion, which passed.

The Executive Session ended at 8:25pm

Kate Kraxberger motioned to amend the main motion to recommend approval, with these additional recommendations:

1. PC recommends that CC consider requiring all new data center applicants to submit, as part of the special exemption, estimated demand for electricity and water. Members are particularly concerned about what happens in the case of drought or extreme demand on the electrical grid.
2. PC recommends that CC pay special attention to issues of potential environmental pollution, above and beyond what is spelled out in Staff's recommendations. Light, noise and water pollution were mentioned specifically.
3. PC would like CC to research/consider additional requirements that have been identified by similarly situated counties with regard to data centers.

Mike Duralia seconded the amendment motion, which passed.

The amended main motion to recommend approval passed unanimously.

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

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.

Marion Ray presented the request, James Wallace motioned to approve. Aubrie Parham seconded the motion, which passed.

MOVANT:	James Wallace
SECOND:	Aubrie Parham
AYES:	Kate Kraxberger, Aubrie Parham, James Wallace, Derrick Williams, Mike Duralia
NAYS:	Tom Bach, John Segura

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.

Jeff Kirchner presented the request, Mike Duralia motioned to approve. Derrick Williams seconded the motion, which passed unanimously.

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

Other Business

Executive Session

Matters for consideration following Executive Session

Adjourn

The Meeting Adjourned at 8:45pm with a motion by Mike Duralia with a second by Derrick Williams,

Draft



York County Planning Commission

Meeting Date: April 13, 2026

PC Case No. W26-1



Location:	5377 Old York Road Rock Hill, SC 29732 Council District 3 – Adkins
Request:	Waiver from the Land Development Code Table §154.111-1, to allow a driveway separation of 32 feet.
Tax Map Number:	498-00-00-086
Zoning District:	Planned Development (PD)
Owner:	RP Newport Commons, LLC 832 Georgia Avenue, Suite 300 Chattanooga, TN 37402

Project Description and Background

The PD-zoned parcel, located on Old York Road, is 11.24 acres in its current configuration. The waiver requested for the separation distances is from a proposed entrance road to an approved mixed use Planned Development that includes two outparcels supporting commercial development, 138 single-family detached lots, and 57 townhome lots with a cumulative area of over 94 acres. The Applicant has worked with SCDOT who has accepted the proposed location of the driveway. A traffic signal will be installed at the location in a future phase of the development. A site plan review of the proposed project showed the existing access driveways on Old York Road do not meet York County standards for nonresidential driveway spacing.

The proposed driveway entrance on Old York Road does not meet minimum separation distances from three existing driveways found on Old York Road. The closest driveway (A), across the street to the west is just over 32 feet away from the proposed driveway and another driveway (B) across the street to the east is just over 90 feet away. One more driveway (C), on the same side of the street as the proposed driveway and to the east has 119 feet of separation (*see Figure 1*). The Land Development Code (LDC) § 154.111 requires a driveway separation distance minimum of 400 ft. for a 50 MPH major road like Old York Road. If approved by the Planning Commission as an LDC Waiver, the proposed

driveway will be allowed to move forward by waiving 368 feet of the required separation. Below is a short analysis of the proposal from York County Transportation Planner, Chris Stephens:

The Newport Commons development is projected to generate a significant number of trips, and therefore it is important to locate the site access in a reasonable location. In my opinion, the proposed site access has been located in a reasonable location. If you were to shift the proposed access to the west, the development would still need waivers. Additionally, Old York Road is maintained by SCDOT, and the department has confirmed the proposed site access location. A traffic study was completed for the development with the proposed access locations. The study included the recommendation for a traffic signal to be installed at the Old York Road entrance, once the eight-hour traffic warrants have been met.

Waiver:

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
≥ 50	400	275

Key: mph = miles per hour | ft = feet

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

Waiver Findings Analysis

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

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

Applicant Statement: The developer has worked with the South Carolina Department of Transportation to create an accessing plan for development that is

safe and effectively serves the development. SCDOT has provided correspondence that they have accepted the location of the proposed driveway.

Staff Analysis: The Applicant has an approved PUD and has performed a Traffic Impact Analysis. Access for this parcel is hindered due to several existing offsite driveways. Any alignment of a driveway that is necessary to provide access will encounter an issue with meeting the 400-foot separation requirement along Old York Road. Without access to Old York Road, development of the 94-acre tract as a mixed-use development is not feasible.

*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 proposed driveway location has been approved by SCDOT. A traffic impact analysis has been reviewed and conditionally approved by the county. The driveway location will align with a traffic signal that is to be installed at the location of the driveway in a future phase of development.

Staff Analysis: The purpose of the separation requirement is to implement access management practices that ensure the safe and efficient movement of traffic. Using the approved access location and installing a traffic signal will best facilitate traffic to and from the development in an acceptable manner.

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

Public Notification

The following public notification actions have been taken:

- March 26, 2026: Public Hearing notification postcard sent to property owners adjacent to the subject property.
- March 29, 2026: Planning Commission public hearing advertisement published in the local newspaper.

Public Feedback

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

Staff Recommendation

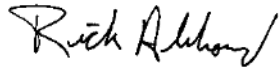
As staff finds that the proposed waiver request meets both criteria for approval, staff recommends **APPROVAL** of the 368-ft. waiver to the driveway separation standard to allow the existing Old York Road driveways to remain in the same locations.

Conditions

Staff Conditions: Design intersection as approved by SCDOT

Staff

Submitted by:



Rick Abboud, AICP
Zoning Administrator

Approved by:



Josh Reinhardt
Development Services Manager





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: Sean Schuttler

EMAIL ADDRESS: sean.schuttler@prestigecorp.com

ADDRESS: 820 Forest Point Cir #120

NUMBER

STREET

APT/PO BOX

Charlotte, NC 28273

CITY

STATE

ZIP CODE

PHONE: 321-230-3793

CELL

HOME

PROPERTY OWNER'S NAME: Steven Bailey - Prestige Land and Site Works, LLC

EMAIL ADDRESS: steven.bailey@prestigecorp.com

ADDRESS: 820 Forest Point Cir #120

NUMBER

STREET

APARTMENT/BOX NUMBER

Charlotte, NC 28273

CITY

STATE

ZIP CODE

PHONE: 704-892-7790

CELL

HOME

PROPERTY INFORMATION

PROPERTY ADDRESS: 5377 Old York Rd, York County, SC

PROPERTY DIRECTIONS: ± 1,500 Northwest of the intersection of Old York Rd and Adnah Church Rd

PROPERTY CONDITIONS: Dense woods with topography sloping from Northeast to Southwest.

	4980000002	4980000011	4980000060	4980000075
	4980000005	4980000012	4980000074	
PROPERTY TAX MAP #:	4980000009	4980000037	PLAT: <u>Please Attach to application.</u>	

LOT AREA: Cumulative area - 94.635 AC **ZONING DISTRICT:** Residential Improved

CURRENT USE OF PROPERTY: Vacant wooded area and houses

PROPOSED USE OF PROPERTY: Residential subdivision with 138 single family detached lots
and 57 townhome lots

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:**

Location of a new driveway access off of Old York Rd. Approximately 1,500 feet northwest of
the intersection of Old York Rd and Adnah Church Rd

Staff has denied the request based on the following:

The proposed driveway does not meet the minimum separation distance outlined in the

York County Land Development Code LDC 154.111

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

Construct a driveway approximately 1,500 feet northwest of the intersection of Old York Rd
and Adnah Church Rd.

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?]

The developer has worked with the South Carolina Department of Transportation to

create an accessing plan for the development that is safe and effectively serves the

development. SCDOT has provided correspondence that they have accepted the

location of the proposed driveway. That correspondence has been included with the waiver application.

- 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?]

The proposed driveway location has been approved by SCDOT. A traffic impact analysis

has been reviewed and conditionally approved by the county.

The driveway location will align with a traffic signal that is to be installed at the location

of the driveway in a future phase of development.

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

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

Email correspondence from the South Carolina Department of Transportation accepting the

driveway location.

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

(Hearing Date)

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.

SA _____

(Date)

S. Schutt

(Date)

(Date)

CERTIFICATION

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



02/09/2026

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.



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

Vinny Farina

From: Gamble, David, D. <GAMBLEDD@scdot.gov>
Sent: Thursday, February 5, 2026 10:56 AM
To: Jack Johnson
Cc: Nick Burns
Subject: RE: Newport Commons: Driveway Spacing

You don't often get email from gambledd@scdot.gov. [Learn why this is important](#)

EXTERNAL EMAIL - THINK BEFORE YOU CLICK

Jack,

The Department has worked with the developer to create an accessing plan for this overall site that is safe and effectively serves the development. It is our belief that the proposed drive is being shown in the best location and the waiver is simply to document that we do have a nonconforming element to this project.

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: Jack Johnson <jjohnson@fg-inc.net>
Sent: Thursday, February 5, 2026 10:44 AM
To: Gamble, David, D. <GAMBLEDD@scdot.gov>
Cc: Nick Burns <nick@impactdesignsinc.com>
Subject: Newport Commons: Driveway Spacing

*** 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. ***

Good morning, David,

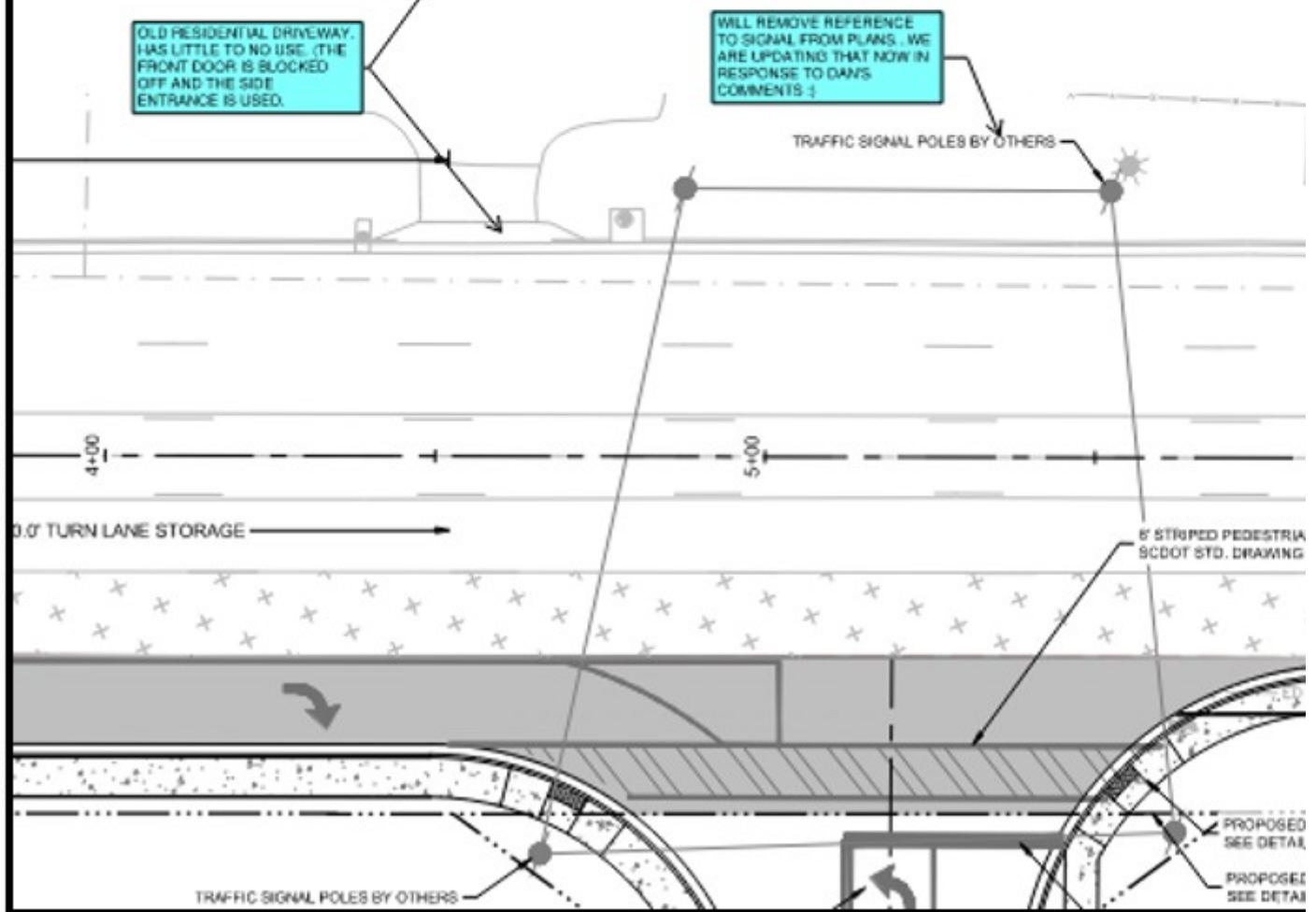
Good talking with you last week, I hope all your efforts to keep the roads ice-free panned out. I saw you got a crazy amount of snow.

Last week I let you know the county made a comment about the spacing of our main entrance off 161 compared to the existing old gravel residential drive across the street (see image below). Nick spoke to the County and worked out that the County will be okay with the spacing but, for the County, they are asking that we apply for a waiver similar to how we must apply for a waiver with SCDOT. We plan to apply for the waiver with SCDOT as we address Dan's plan review comments and prepare to resubmit. In the meantime, the County is asking for something from SCDOT to confirm SCDOT will be okay to grant a waiver. Is that something you can email me now? Obviously, I know we must submit the waiver to SCDOT, but it would greatly help us move forward with the county if we had something preliminary in advance as it will take some time to get the official waiver from SCDOT. This is the last County comment that is holding up our plat so any help you can provide here will be greatly appreciated!

Please don't hesitate to reach out if you have any questions. I copied Nick above as well.



10 2
E: 1" = 20'



JACK JOHNSON PE
Division Leader

FORESITE
group

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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

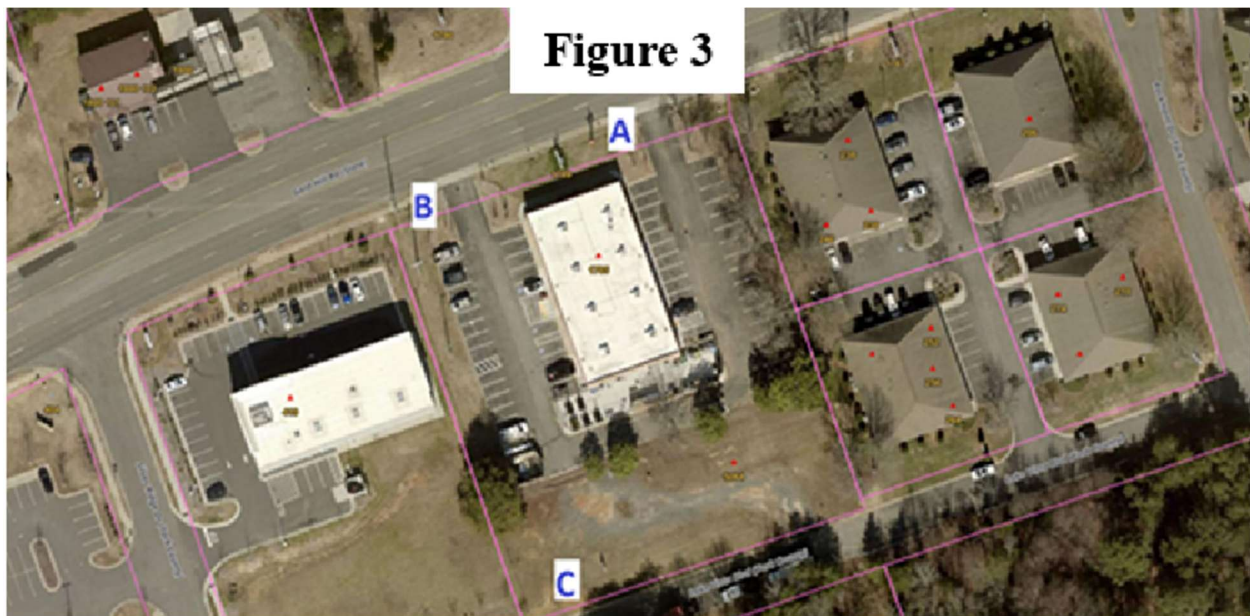
Waiver Findings Analysis

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 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 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.

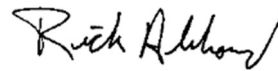
Staff

Submitted by:

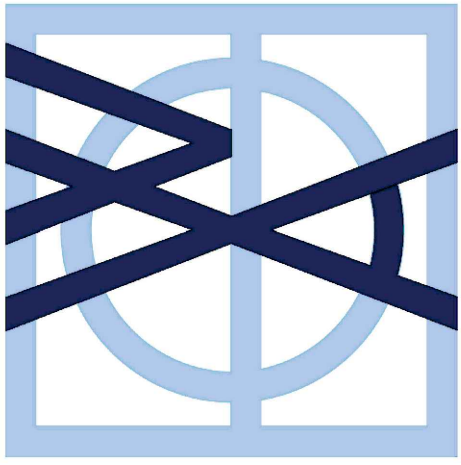


Jeff Kirchner
Planner

Approved by:



Rick Abboud, AICP
Zoning Administrator



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1785 GOLD HILL ROAD

YORK COUNTY, SOUTH CAROLINA

1785 GOLD HILL ROAD, FORT MILL, SC

Know what's below.
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REVISIONS

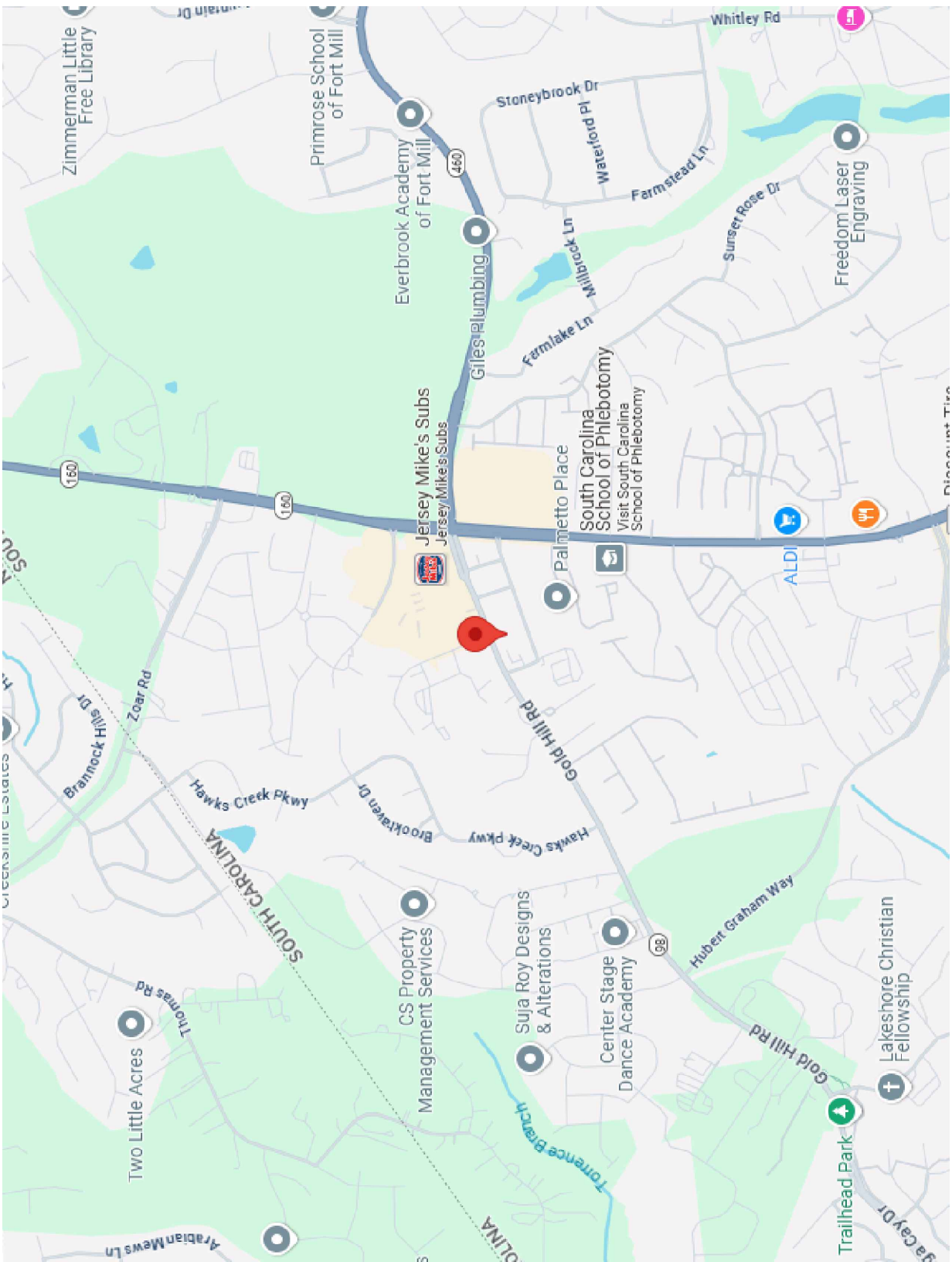
DATE	COMMENT

INITIAL SUB DATE:12/XX/2024

ISSUANCE DATE:12/XX/2024

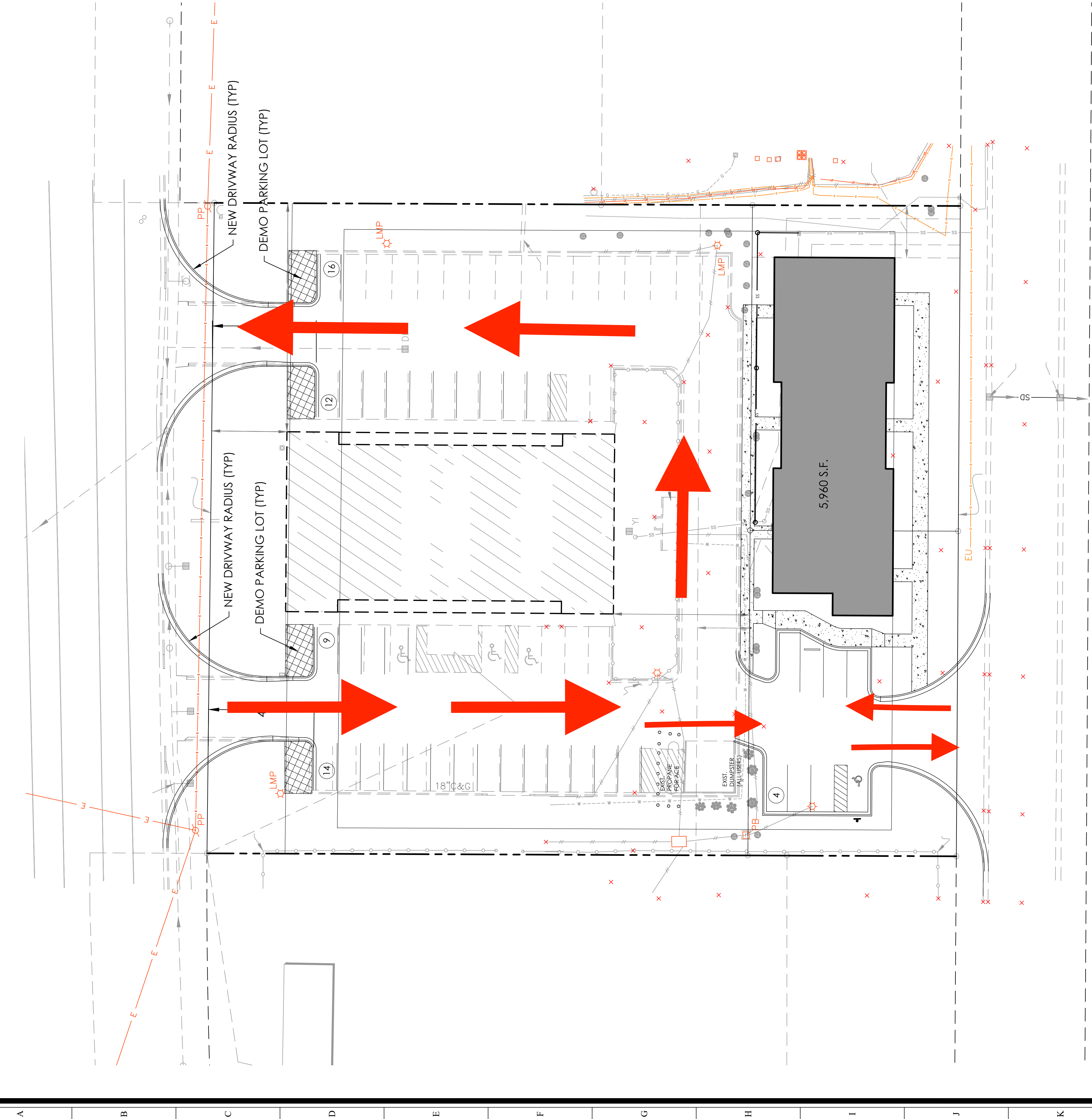
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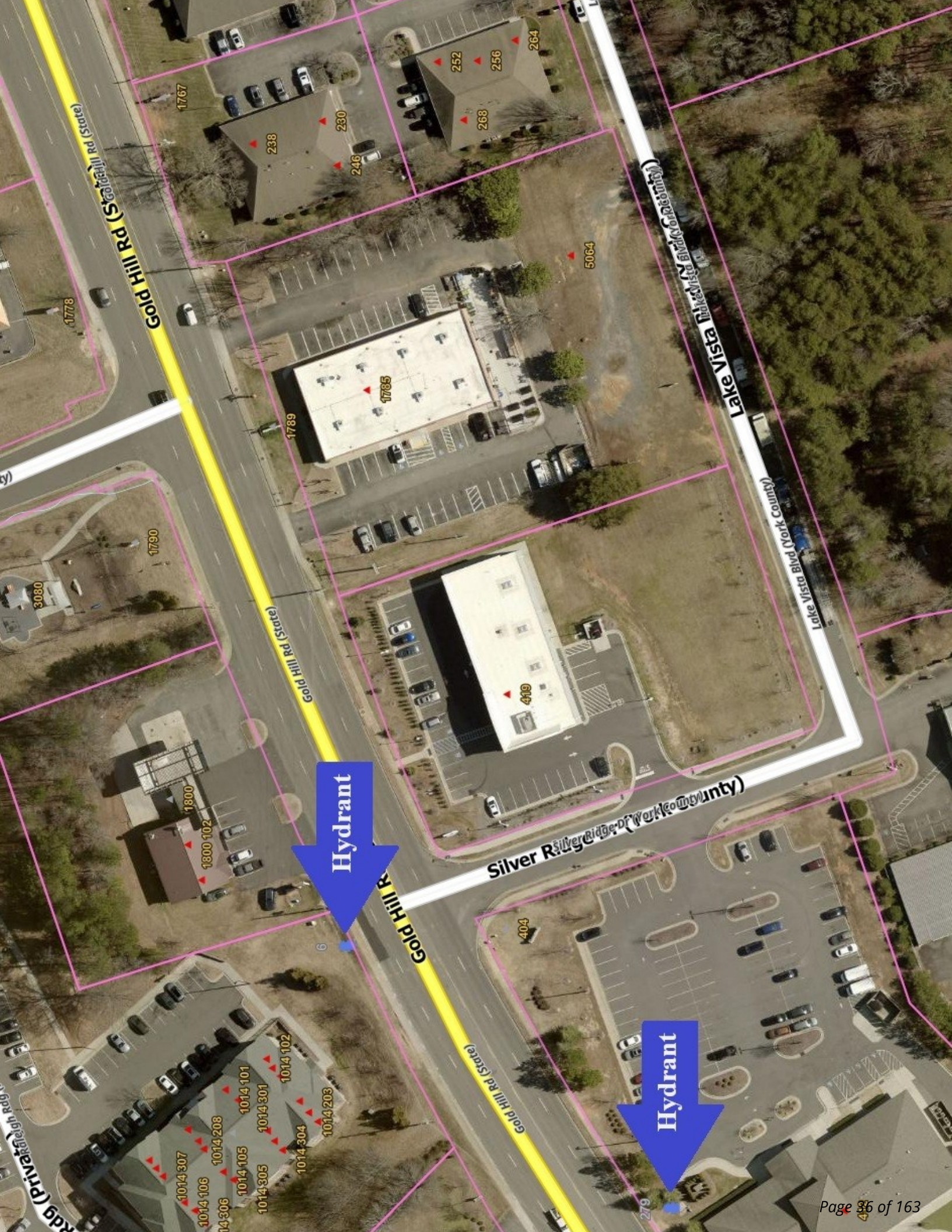
SC ENGINEERING BOARD LICENSE #: COA 7055
SC LANDSCAPE ARCHITECTURAL BOARD LICENSE #: LAF 477



VICINITY MAP

PARCELS:
1785 GOLD HILL ROAD
LOT 1: PIN 46500000460 (1.189 AC), LOT 2: #6500000339 (0.229 AC), LOT 3: #6500000640 (0.229 AC)
TOTAL ACRES = 1.647
ZONING DISTRICT: CC-BASE DISTRICT
JURISDICTION: YORK COUNTY
OVERLAY DISTRICT: N/A
PROPOSED LAND USE: RETAIL
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
10' MAXIMUM LOT WIDTH
100' LOT WIDTH MIN. MINOR ROADS
EXISTING BUILDING (ACE HARDWARE RETAIL USE 7,898 SF)
USE: RETAIL
PRIMARY FACADE: GOLD HILL ROAD
SECONDARY FACADE: LAKE VISTA BOULEVARD
UTILITY REAR WALL: LAKE VISTA BOULEVARD
PROPOSED BUILDING
USE: RETAIL
PRIMARY FACADE: GOLD HILL ROAD
SECONDARY FACADE: LAKE VISTA BOULEVARD
UTILITY REAR WALL: ADJACENT TO PIN 650000080
PARKING REQUIREMENT:
TOTAL PARKING REQUIRED: 55 SPACES
EXISTING BUILDING:
52 PARKING SPACES REQUIRED FOR ACE BLDG (7,898 SF RETAIL USE @ 1 SPACE PER 250 SF GFA)
PROPOSED BUILDING:
24 PARKING SPACES REQUIRED (5,960 SF RETAIL USE @ 1 SPACE PER 250 SF GFA)
TRASH:
1 LOCATION PROVIDED WITH 1 RECEPTACLE FOR EACH BUILDING
DEFENTION 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: [REDACTED]

ADDRESS: 776 Harvest Pointe Drive

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

PHONE: [REDACTED]

CELL HOME

PROPERTY OWNER'S NAME: Hang Yang

EMAIL ADDRESS: [REDACTED]

ADDRESS: 776 Harvest Pointe Drive

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

PHONE: [REDACTED]

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:

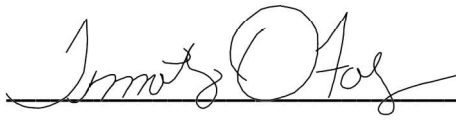
- * Construct the driveway radii to 40 feet as shown on the revised site plan.
 - * Remove parking adjacent to Gold Hill Road to establish a minimum 40-foot stacking area.
 - * Grant cross-access between all internal tenant spaces on the site to reduce external trips.
-
-

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:  3235D16C2B9A4PC...	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.

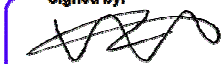
I, _____, have signed that I am aware of the Planning Commission hearing date.

(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:

 _____ APPLICANT	12/11/2025 _____ DATE
---	------------------------------------

I (we) certify that I (we) are the owners of the property involved in this application and further that I (we) designate the person signing as applicant to represent me (us) in this application.

Signed by:  _____ 3233D16C2B9A4FC... PROPERTY OWNER (S)*	12/11/2025 _____ DATE
---	------------------------------------

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

OFFICE USE ONLY

Amount Paid: _____ Check #: _____

Cash Amount: _____

Date Received: _____

Receipt Number: _____

PC Case #: _____

Meeting Date: _____

Accepted by:

_____ Staff Signature	_____ Date
---------------------------------	----------------------

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

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

(Hearing Date)

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

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

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

Signed by:



0200D1002B9A4FC...

(Property owner's signature)

12/11/2025

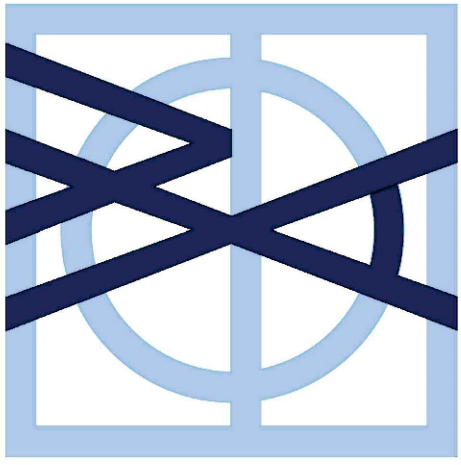
(Date)

(Applicant's signature)

(Date)

(Staff's signature)

(Date)



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1785 GOLD HILL ROAD

YORK COUNTY, SOUTH CAROLINA

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

REVISIONS

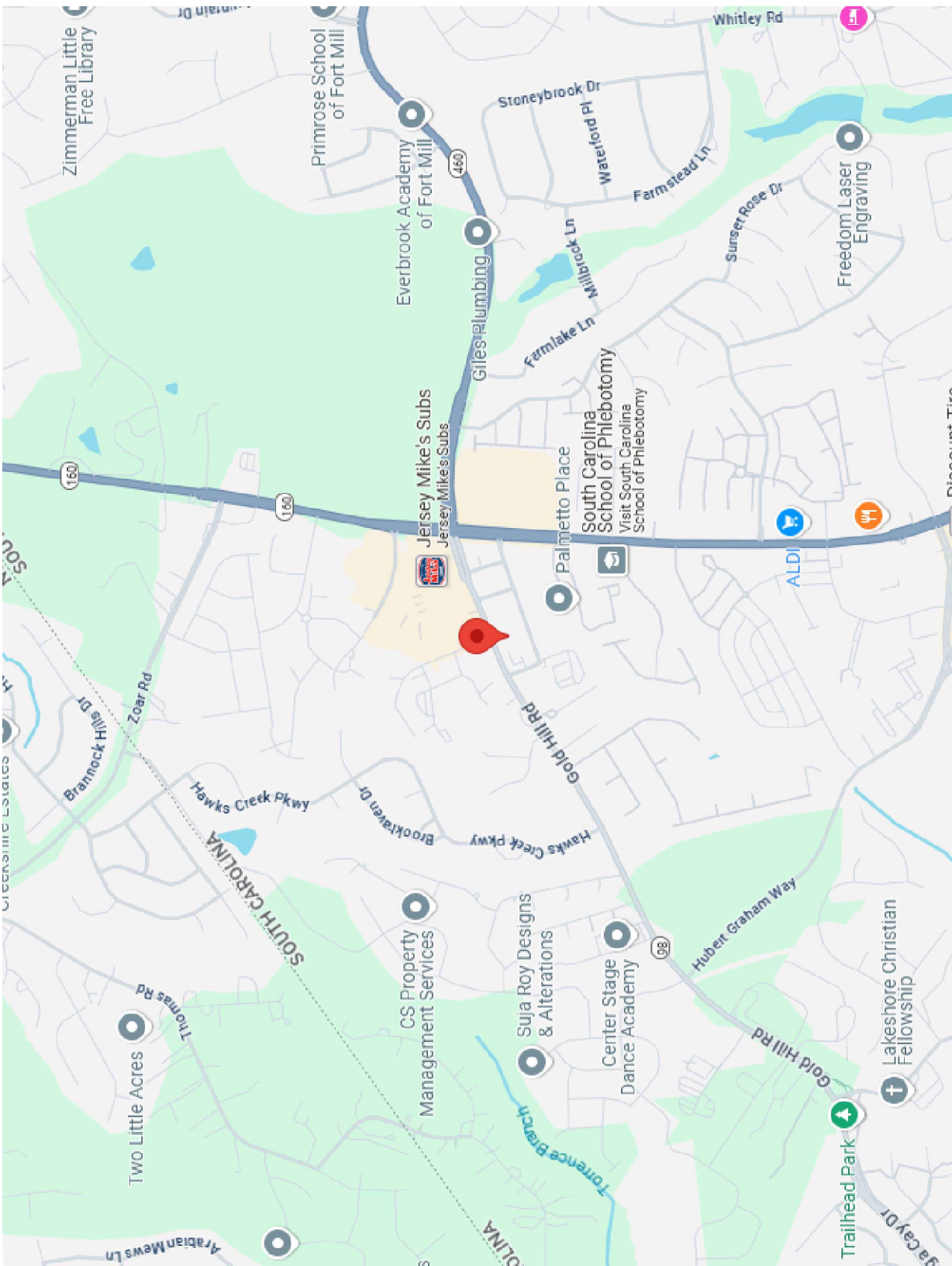
[illegible]

INITIAL SUB. DATE:12/XX/2024

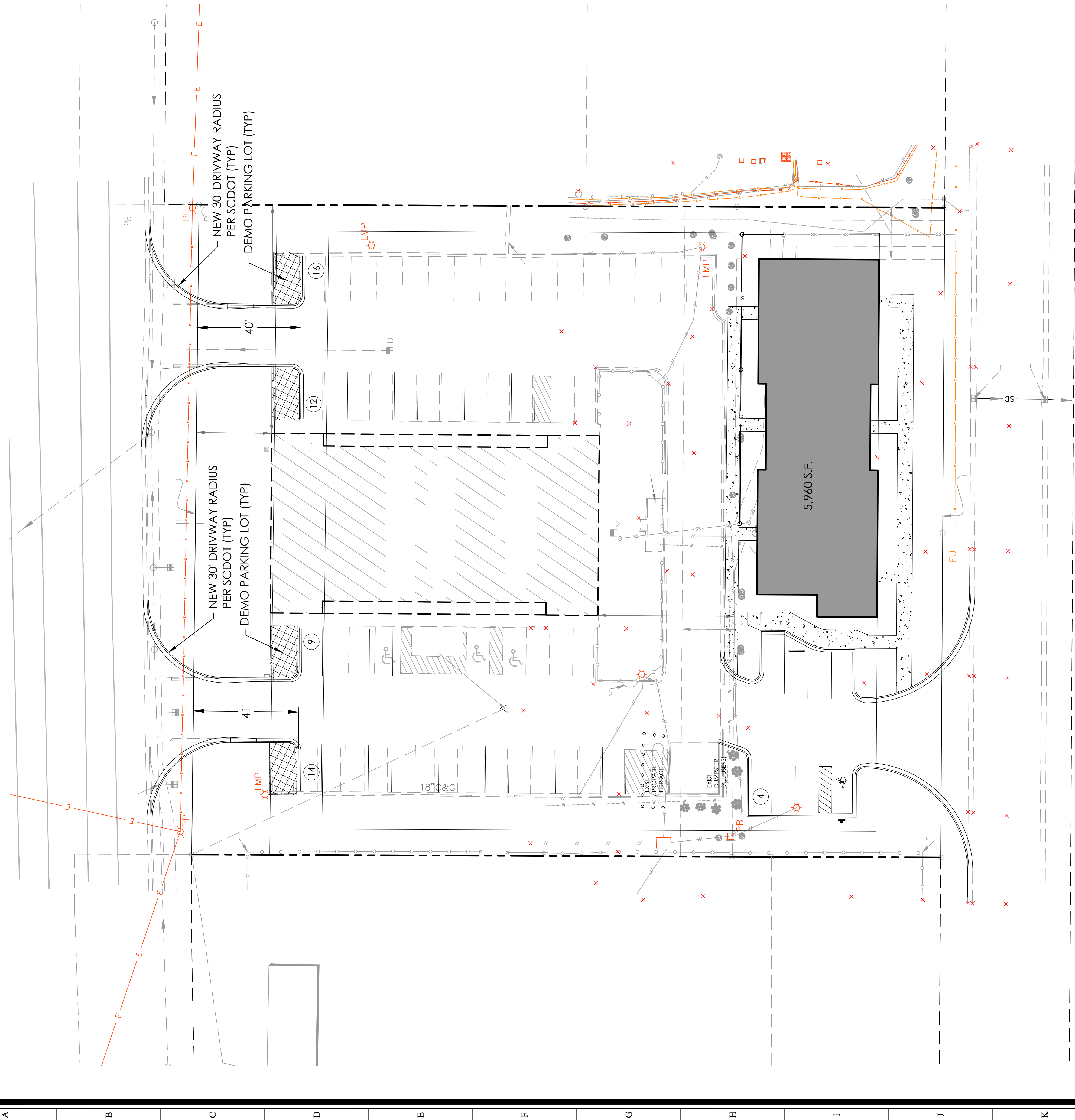
SSUANCE DATE:12/XX/2024

HFI PROJECT #: 224065

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



PARCELS:
 1786 GOLD HILL ROAD
 YORK COUNTY, SC
 1786 GOLD HILL ROAD (1.189 AC), LOT 2 46500000429 (0.229 AC), LOT 3 46500000440 (0.229 AC)
 TOTAL ACRES = 1.647
 ZONING DISTRICT CLASSIFICATION: GC BASE DISTRICT
 JURISDICTION: YORK COUNTY
 PROJECT PURPOSE: RETAIL
 PROPOSED USE: RETAIL
 DEVELOPMENT AND DESIGN REQUIREMENTS
 1. 10' SIDE YARD SETBACK (GOLD HILL ROAD)
 2. 25' FRONT MINOR ROAD SETBACK (LAKE VISTA BOULEVARD)
 3. 10' SIDE YARD
 4. 10' REAR YARD
 5. 10' BUILDING HEIGHT
 6. 150' LOT WIDTH MIN.
 7. 100' LOT WIDTH MIN. MINOR ROADS
 EXISTING BUILDING (ACE HARDWARE RETAIL USE 7,898 SF)
 USE: RETAIL
 PRIMARY FACADE: GOLD HILL ROAD
 SECONDARY FACADE: ADJACENT TO RN 45000000480
 UTILITY REAR WALL ADJACENT TO RN 4500000218
 UTILITY REAR WALL LAKE VISTA BOULEVARD
 PROPOSED BUILDING
 USE: RETAIL
 PRIMARY FACADE: GOLD HILL ROAD
 SECONDARY FACADE: LAKE VISTA BOULEVARD
 SECONDARY FACADE: INTERIOR SIDE (WRAP)
 UTILITY REAR WALL ADJACENT TO RN 45000000480
 PARKING REQUIREMENT:
 TOTAL PARKING REQUIRED: 45 SPACES
 32 PARKING SPACES REQUIRED FOR ACE BLDGS (7,898 SF RETAIL USE @ 1 SPACE PER 250 SF GFA)
 13 PARKING SPACES REQUIRED (127 AVAILABLE FOR NEW BUILDING)
 PROPOSED BUILDING:
 24 PARKING SPACES REQUIRED (3,540 SF RETAIL USE @ 1 SPACE PER 250 SF GFA)
 TRASH:
 1 LOCATION PROVIDED WITH 1 RECEPTACLE FOR EACH BUILDING
 DETENTION AREA:
 N/A

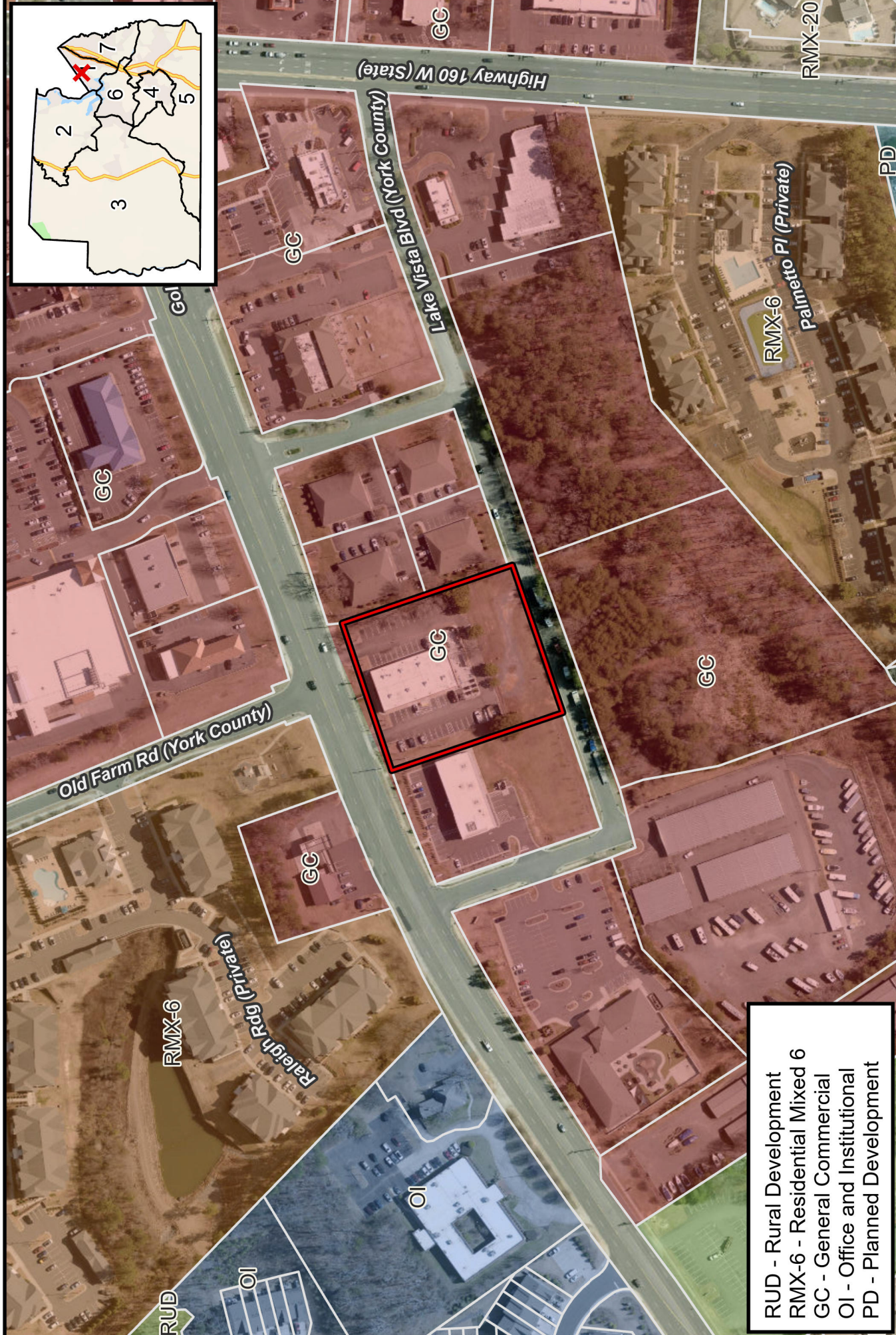




Feet 0 N 250 500

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

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

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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]



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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



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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

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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



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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.

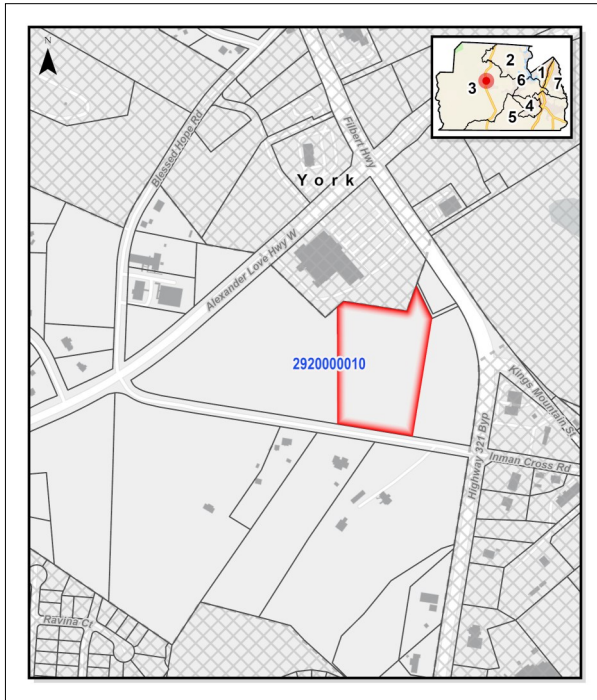
Hope this helps and I appreciate your patience in waiting for me to be able to respond. Have a great day!



Planning Commission

April 13, 2026

Case: 26-03
Staff Report



REQUEST SUMMARY

Applicant: Daniel Baker
Property Owner: Joyce Baker, Daniel Baker
Tax Map Number: 292-00-00-010
Address: Blessed Hope Road, York
Council District: 3—Adkins
Area: 12.8 acres
Current Zoning District: GC
Requested Zoning District: RMX-20
Future Land Use Designation: Municipal Infill
Staff Recommendation: Approve

PROJECT DESCRIPTION

After hearing feedback from the Planning Commission at their March 9, 2026 meeting, the applicant revised their application and is requesting to rezone 12.8-acres of a 27.7-acre parcel from *General Commercial* (GC) to Residential Mixed 20 (RMX-20) to subdivide the property and allow 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 *Living York: A Comprehensive Plan for our Future* designates this area as a *Community Center*, which describes places that contain commercial uses that serve a large area. Development includes medium to larger buildings, typically with a retail anchor, such as a grocery store, and a variety of other retail, service and office uses and a mix of residential housing types. Multi-family housing may be integrated as part of the mix of uses but should be located near shopping and services and have high levels of connectivity.

The rezoning request aligns with the expectations of the City of York's Future Land Use map and therefore is consistent with York County's *York Forward 2035* Future Land Use Map and Comprehensive Plan. The request would allow the housing types and density as expected in the FLU designation. There are other residential properties already zoned RMX-20 along Blessed

Staff Analysis

PROPERTY DESCRIPTION

The 27.7-acre subject parcel occupies undeveloped space in the jurisdiction donut-hole on the north side of the city of York. The general 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 consistent tree cover. The parcel is split zoned between RMX-20 and GC.

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 12.3 acres from GC to RMX-20

- ◆ *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: 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.*

Table 2: Zoning District Comparison		
	ZONING DISTRICT: RMX-20	ZONING DISTRICT: GC
MINIMUM LOT SIZE	20,000 SF	None
PERMITTED USES	Single-family detached, Duplex, Triplex, Quadplex homes	Gas stations, Grocery store, Large-scale retail

Exhibit B - Rezoning Context

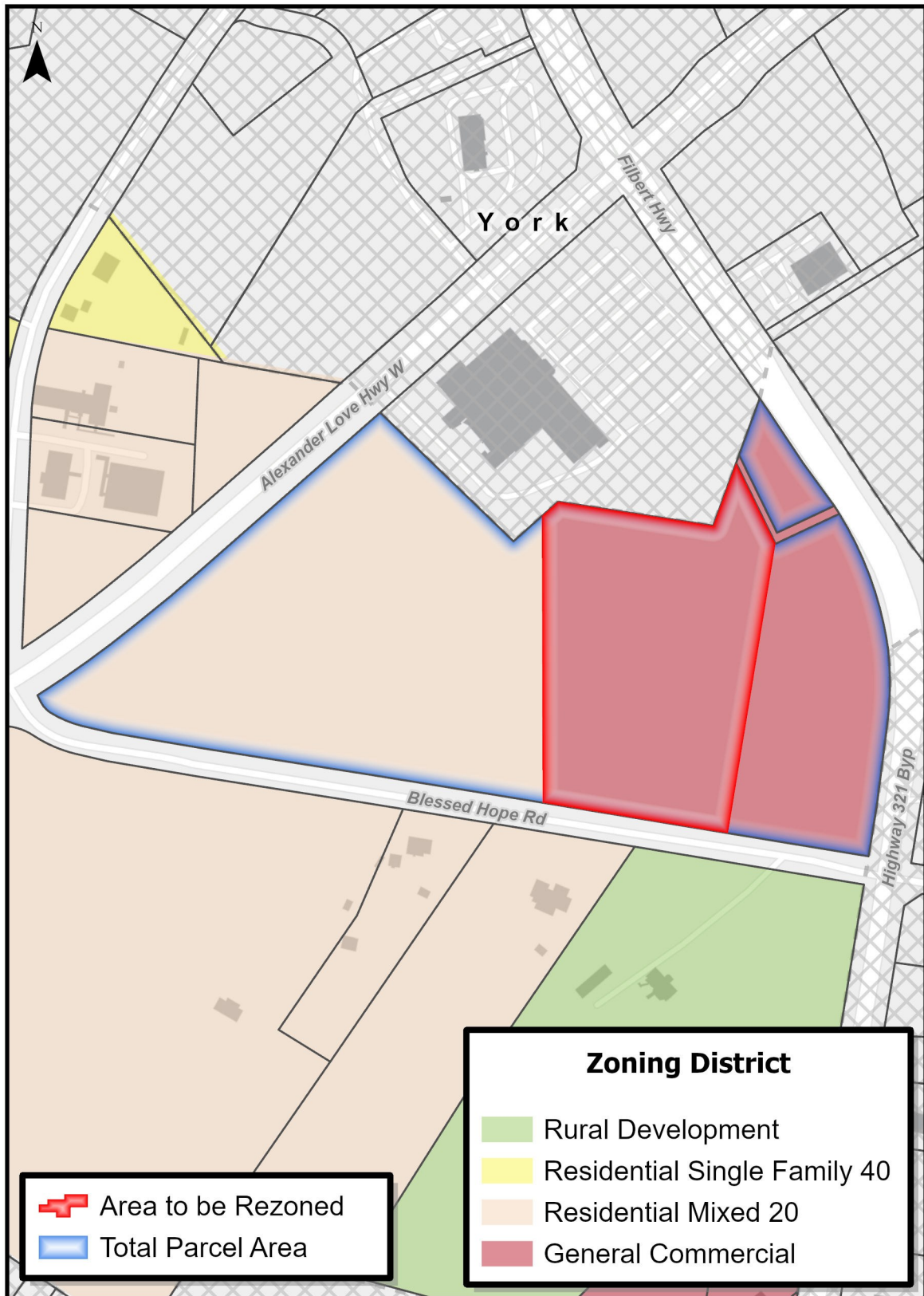


Exhibit C - Proposed Subdivision

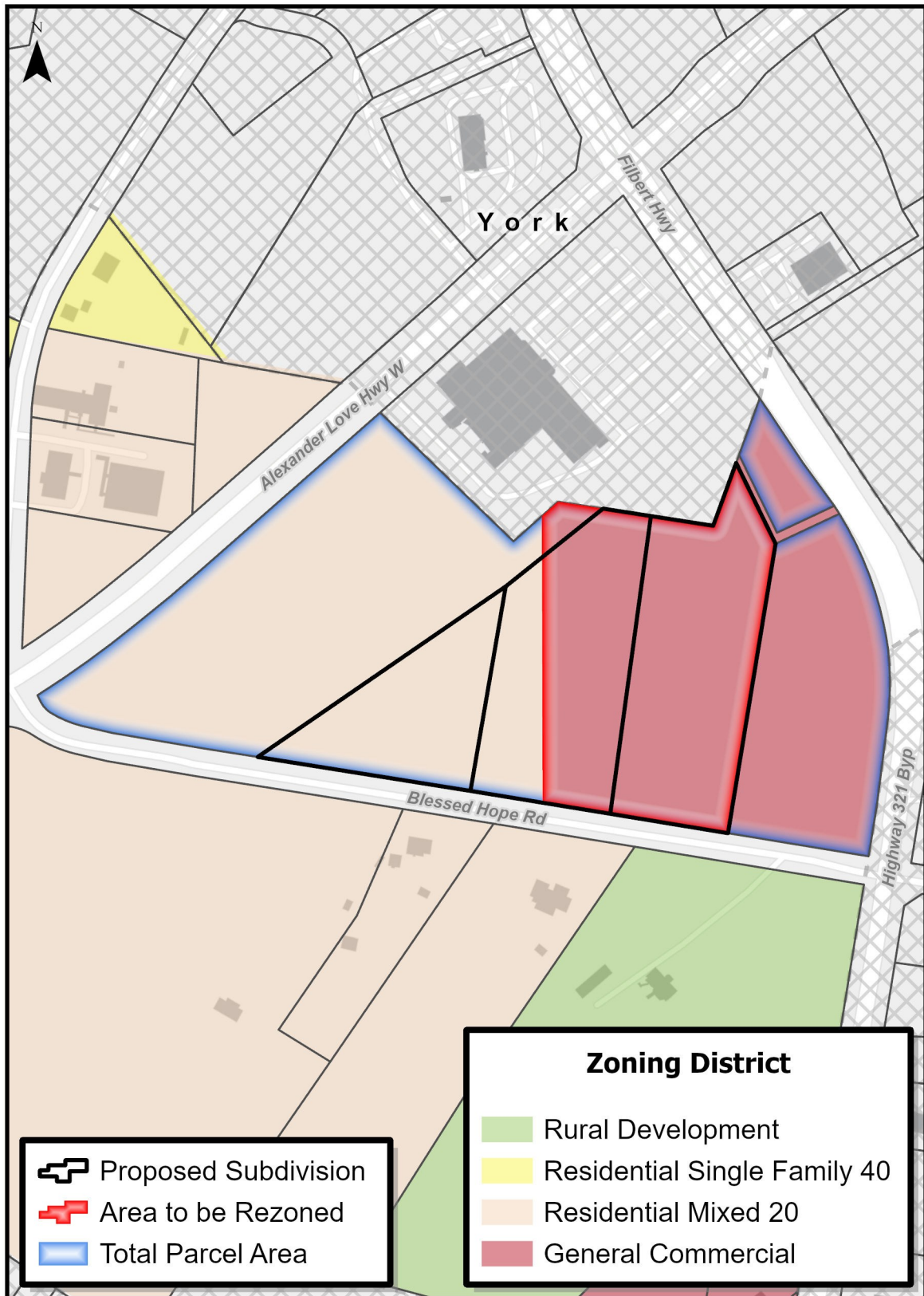


Exhibit D - Existing Zoning Map

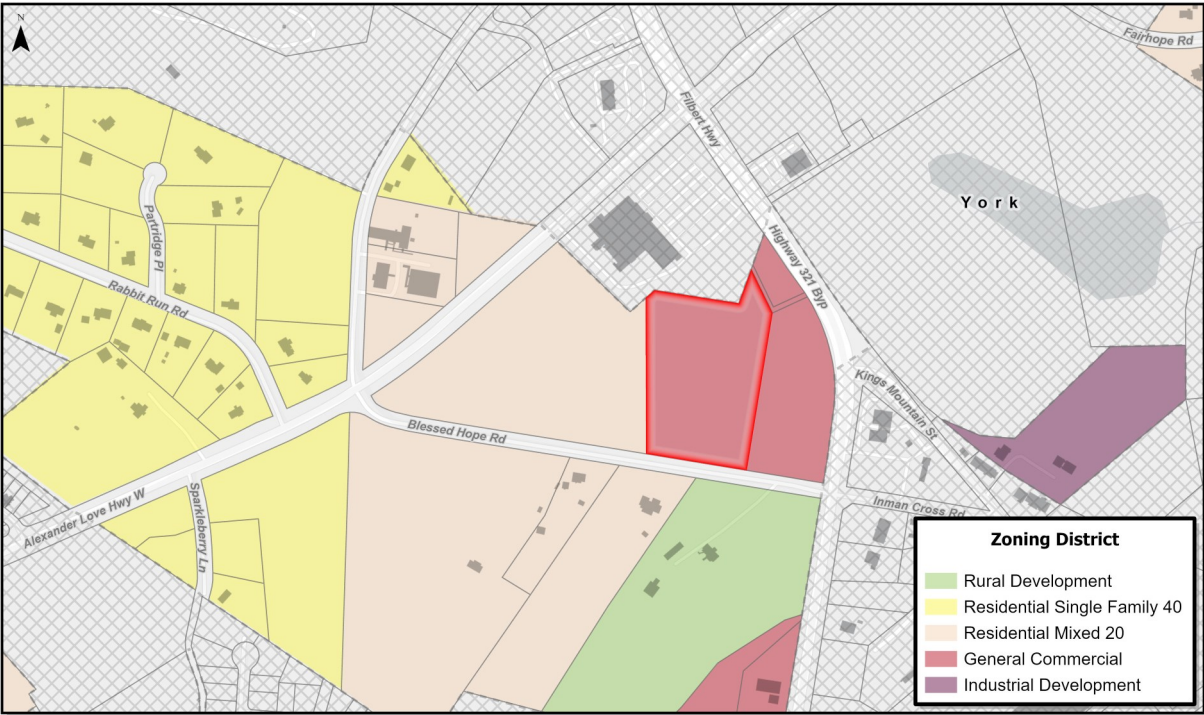


Exhibit E - 2035 Land Use Plan

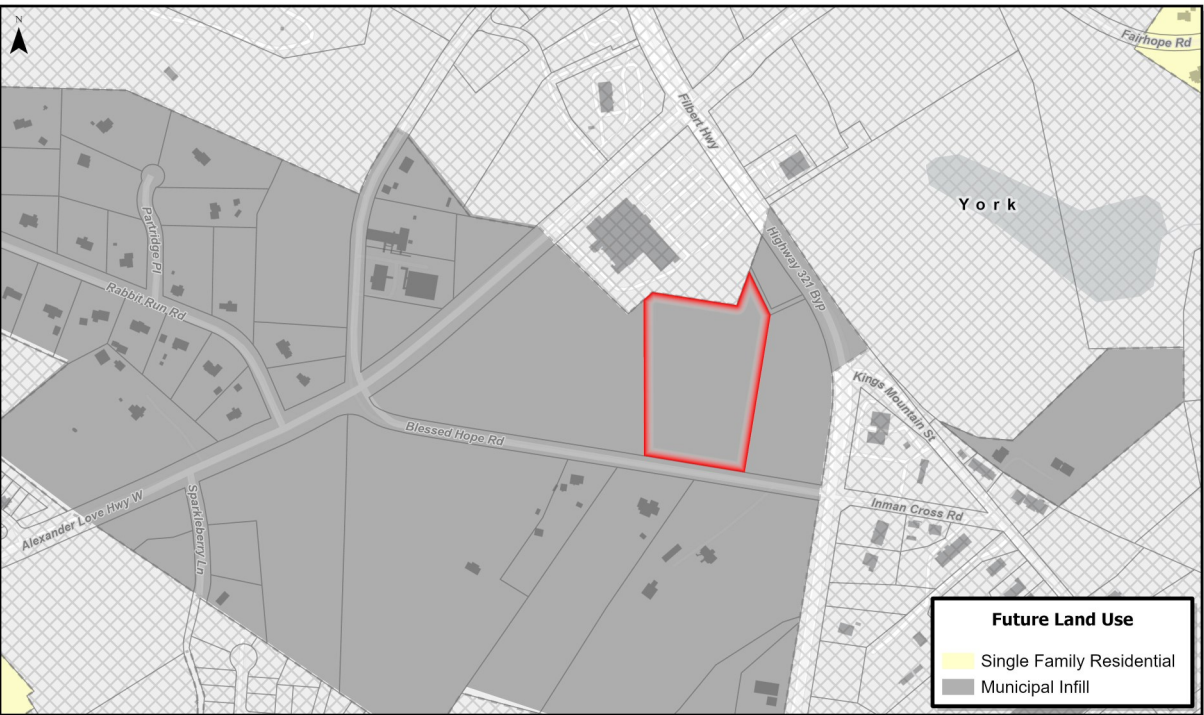
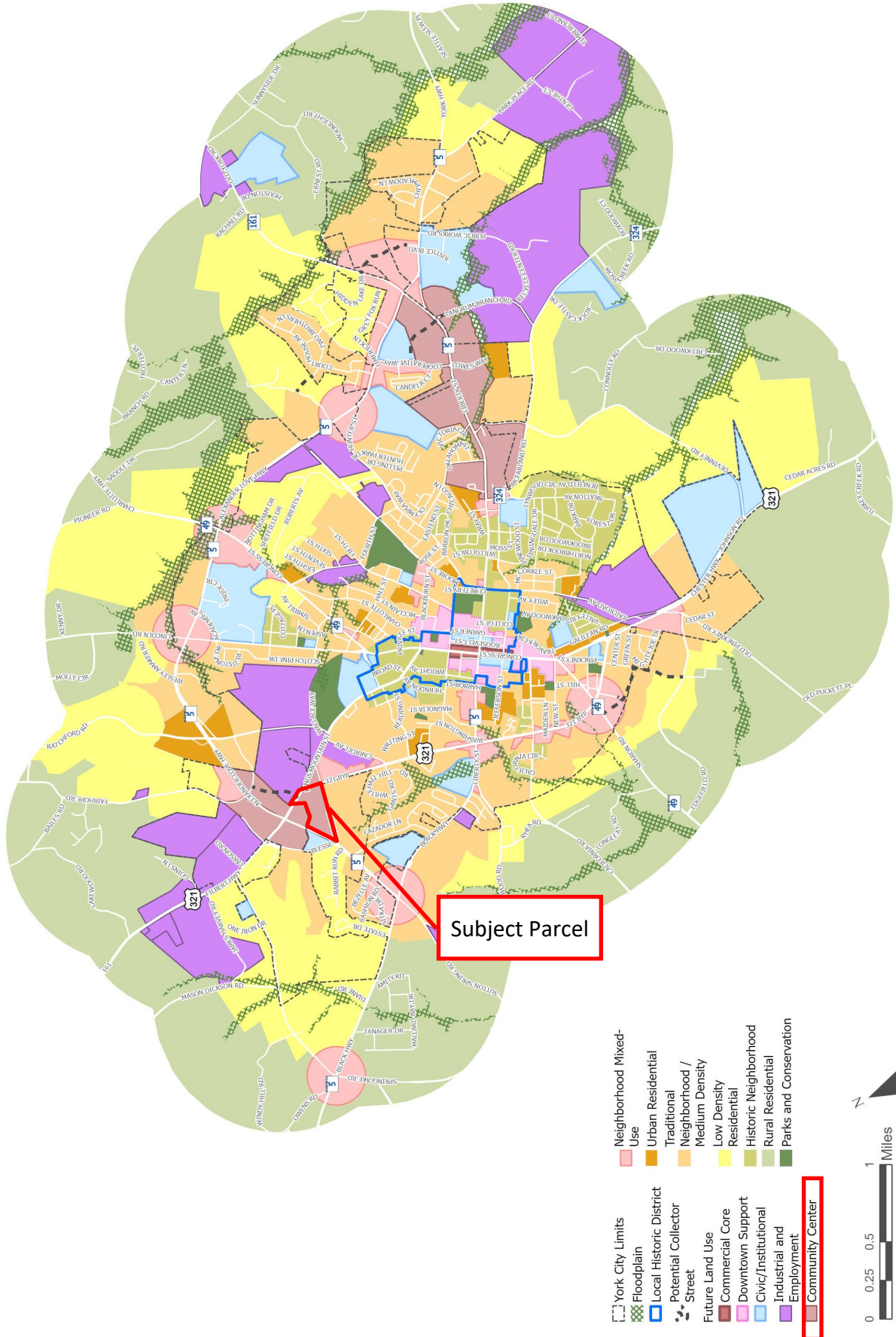


Exhibit F - Living York Comprehensive Plan FLU Map



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 *Living York: A Comprehensive Plan for our Future* designates this area as a *Community Center*, which describes places that contain commercial uses that serve a large area. Development includes medium to larger buildings, typically with a retail anchor, such as a grocery store, and a variety of other retail, service and office uses and a mix of residential housing types. Multi-family housing may be integrated as part of the mix of uses but should be located near shopping and services and have high levels of connectivity.

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

The rezoning request aligns with the expectations of the City of York's Future Land Use map and therefore is consistent with York County's *York Forward 2035 Future Land Use Map and Comprehensive Plan*. The request would allow the housing types and density as expected in the FLU designation. There are other residential properties already zoned RMX-20 along Blessed Hope Rd as well as in the general vicinity. Further, once subdivided as described, this request 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. The other properties along Blessed Hope Rd are residences also zoned RMX-20. The RMX-20 zone allows for alternate housing types that can integrate into the commercial character and uses centered on the Alexander Love Hwy and Filbert Hwy intersection.

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

The scale of the proposed development will be compatible with that of the surrounding current and future land uses. Across Blessed Hope Rd there are other properties zoned RMX-20 that are above the 20,000 SF minimum lot size.

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

The applicant intends to allow 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 recommends the following condition as part of the rezoning.

1. The property must be subdivided so that no more than one zoning district is applied to a parcel. An approved subdivision plat encompassing the portion of the property zoned RMX-20 and the portion zoned GC shall be recorded with the York County Register of Deeds within 90 days of the rezoning approval.

NEXT STEPS

The rezoning request is anticipated to follow the process below:

- | | |
|------------------------------------|--------------|
| ◆ Public Hearing: | May 4, 2026 |
| ◆ County Council (First Reading): | May 4, 2026 |
| ◆ County Council (Second Reading): | May 18, 2026 |
| ◆ County Council (Third Reading): | June 1, 2026 |

PLANNING AND DEVELOPMENT STAFF CONTACT

Thomas Newlin

Long Range Planner

(803) 909-7233

Thomas.Newlin@yorkcountysc.gov

Exhibit G - Aerial Map



Exhibit H - Aerial Map—Parcel



Exhibit I - Environmental Map West Portion

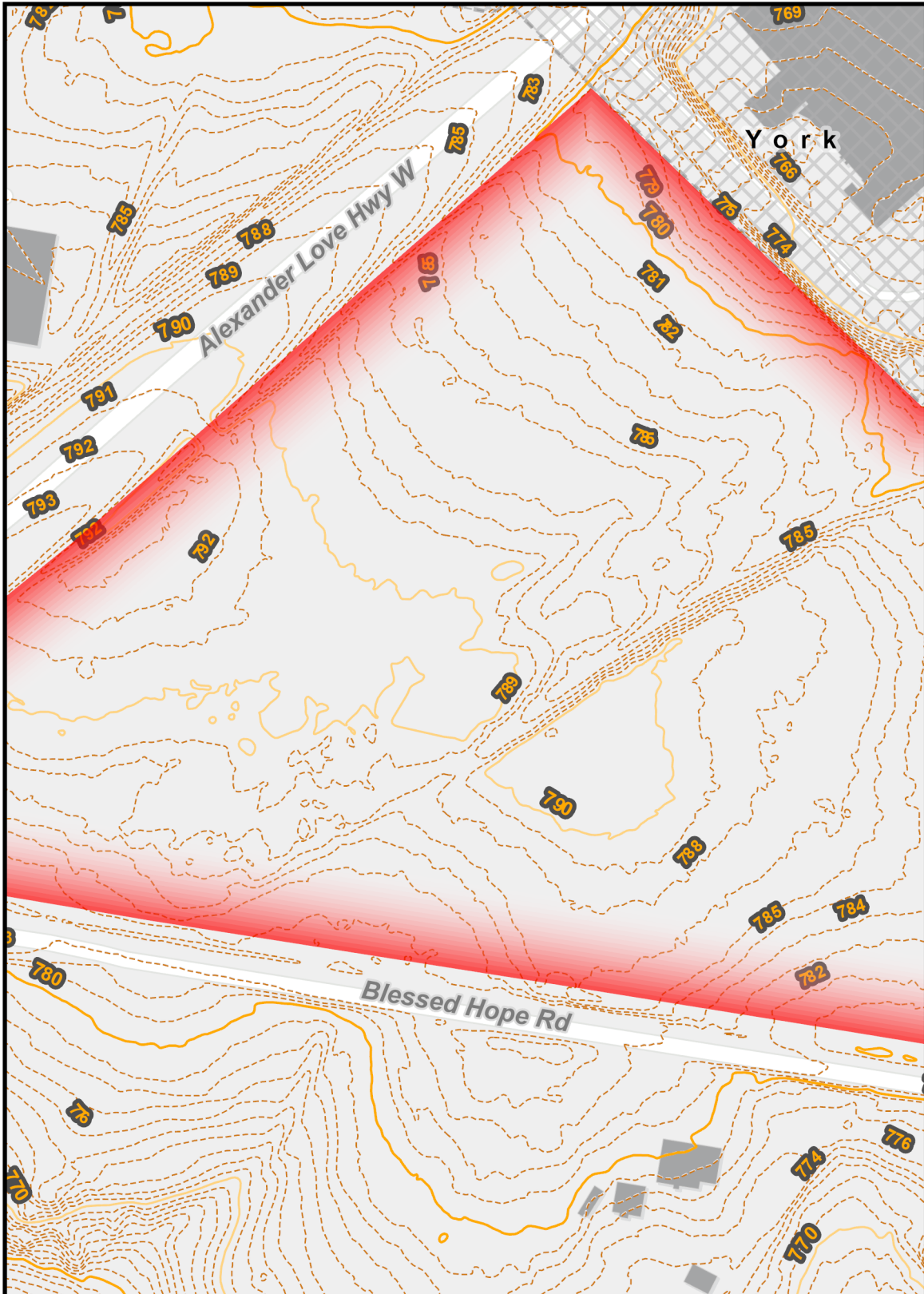
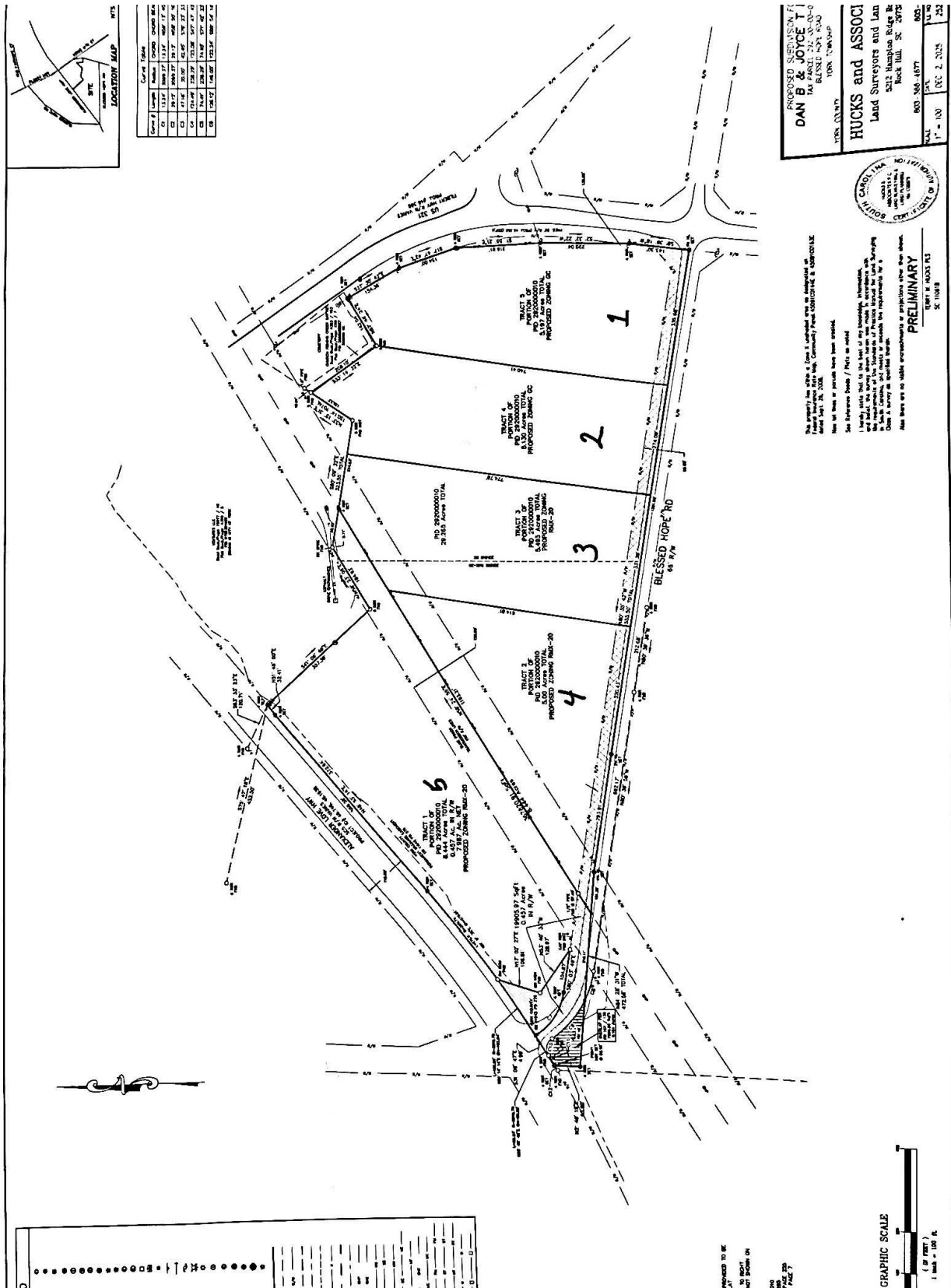


Exhibit J - Environmental Map East Portion



Exhibit K - 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.

SUPPLEMENTAL QUESTIONS

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

Consent To Amendment of Prior Zoning
Request From AGC To RMX20

2. Are there existing structures on the site?

Yes ☐

No ☐

If yes, please describe: _____

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

Yes ☐

No ☐

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

Yes ☐

No ☐

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

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

Yes ☐

No ☐

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

CERTIFICATION

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

APPLICANT(S)

DATE

I (we) certify that I (we) are the owners of the property involved in this application and further that I (we) designate the person signing as applicant to represent me (us) in this rezoning application.

PROPERTY OWNER(S)

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)

March 17, 2020
DATE

YOU MUST SUBMIT THE ORIGINAL 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.



**Planning Commission
Staff Report
Preliminary Plat – Newport Commons
April 13, 2026**



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

PROJECT DATA:

Property Owner/Applicant: Prestige Land & Site Works, LLC

Application Type: Preliminary Plat, Single-Family Residential Subdivision

Tax Map Numbers: 498-00-00-081, -083, -086

Location: Southwest corner of Old York Hwy and Adnah Church Road
Council District: District 3, Tommy Adkins

Zoning: Planned Development (PD)
Project Consistency: Consistent with the PD zoning district

Comprehensive Plan: Single Family Residential
Project Consistency: Consistent with the Comprehensive Plan

Land Use: -existing: Vacant and single-family residential
 -proposed: Single-family residential, commercial
 -in area: Single-family residential, commercial

Land Area: 63.53 acres
Lots Proposed: 138 single-family detached, 57 townhomes

Lot Dimensions: Regular

Planning Staff: Marion Ray, MPA

BACKGROUND AND PROJECT DESCRIPTION

The applicant is requesting approval of a preliminary plat for the Newport Commons subdivision. This subdivision includes 195 proposed single-family lots, 138 single-family detached lots and 57 townhome lots. The detached home lots will be a minimum of 6,000 square feet (.14 acres) in size, while townhome lots will meet a minimum of 2,400 sf in size. Several roads are proposed for this development: Lineberger Lane (1,744 feet) extends south from Old York Highway and intersects with Haskell Street (2,932 feet), Haskell Street intersects with Maida Road (1,264 feet) and Foster Street (1,848 feet), which culminates at Adnah Church Road. The proposed density is 3.07 units per acre and the tree save area of the site is 12.9

acres, or 16% of the existing canopy (in excess of the 15% required by the PD). The open space required for the development is 26.39 acres, or 42% of the development, which includes four amenities.

The site is currently three parcels with an area of 63.53 acres, and is located on the southwestern corner of Old York Highway and Adnah Church Road. The proposed development is part of the Newport Commons Planned Development, a recent rezoning approved by County Council and signed into ordinance November 17, 2025. The development area is surrounded by small businesses and single-family lots. Rock Hill city limits are .10 miles east.

ANALYSIS

Zoning Ordinance

§155.130

The purpose of the Planned Development District is to provide flexibility in the development of land to achieve the goals and objectives of the comprehensive plan and promote a compatible mix of uses that increases transportation choices and reduces travel demands. It is meant to improve the design, character, and quality of new development while protecting and preserving natural resources and sensitive environmental features. Planned Developments promote a mix of housing types and arrangements that respond to demographic needs, minimize land use conflicts, and promote the fiscal health of York County. In addition, Planned Developments facilitate the efficient provision of streets and utilities while preserving the natural and scenic features of open areas.

The proposed residential subdivision is consistent with the purpose of the PD zoning district in that the proposed development will contain a mixture of housing types while preserving significant amounts of open space.

Comprehensive Plan

The 2035 Comprehensive Plan, *York Forward* (amended March 6, 2023), designates the future land use for the proposed project as Single Family Residential, a designation composed primarily of single-family detached homes on large lots in residential subdivisions that exhibit a rural or suburban character. Small-scale office and civic uses are located at major street intersections or adjacent to similar uses and are designed to blend in with the residential character of the area.

The majority of the acreage is also within a Community Center node, a designation that describes places where a broad array of commercial and service establishments attract patrons from around the region. Multi-story mixed-use buildings comprise residential and office space above street-level shops and restaurants in a walkable atmosphere. These centers are strategically located and accommodate all modes of transportation, including transit.

The proposed residential subdivision is consistent with the Comprehensive Plan as the project is comprised of a mixture of home types connected directly to the adjacent commercial portion of the development.

ACCESS AND CIRCULATION

The proposed lots will be accessed from Old York Highway by Lineberger Lane and from Adnah Church Road by Foster Road. Two more roads, Maida Road and Haskell Street, provide interconnectivity within the subdivision. The road will be built to County specifications and the rights-of-way will be dedicated to county maintenance. Sidewalks and walking paths are provided within the development and extend beyond the residential neighborhood to the commercial areas of the Planned Development.

FINDINGS FOR PRELIMINARY PLAT REVIEW

Section §154.322

Section 154.322 of the York County Land Development Code (LDC) 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 LDC 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:**

Both detached single-family residential uses and townhomes are an allowed use per the Planned Development. The maximum allowed residential density is four units per acre, the development proposes a density of 3.07 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 required.

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

The development is accessed from Old York Highway and Adnah Church Road, both SCDOT-maintained rights-of-way. Sidewalks are required and provided.

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

Open space is required and provided at 26.39 acres, or 42% of the development. Fifty-foot buffers are also required and provided on the preliminary plat.

- 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

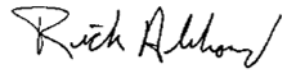
Staff recommends the Planning Commission accept the findings of fact and approve the preliminary plat.

Submitted by:

A handwritten signature in blue ink, appearing to read "Marion Ray".

Marion Ray, MPA
Planner

Approved by:

A handwritten signature in black ink, appearing to read "Rick Abboud".

Rick Abboud, AICP
Principal Planner

LEGEND

SIGHT DISTANCE LINE

50' BUFFER

20' UNDISTURBED BUFFER

AMENITIZED OPEN SPACE

TREE SAVE AREA

The site plan for Newport Commons shows a residential development with 138 lots arranged around three ponds (A, B, and C). The plan includes a pump station, a wet pond, and various amenitized open spaces and tree save areas. Surrounding parcels include Kenneth I. Bozeman & Sue P. Bozeman (TM4496-00-00-063), ETTA CAMERON (TM4496-00-00-071), CYNTHIA GOODHIRE (TM4496-00-00-213), JOANN CRITTENDON (TM4496-00-00-076), ELIZABETH MARFINO (TM4496-00-00-072), and LINCOLN INVESTMENTS LLC (TM4496-00-00-007). Roads shown include Old York Road (Hwy 101), Marion St., and Adair Church Road (Hwy 81). The plan also shows various easements and public rights-of-way.

SPECIAL FLOOD HAZARD AREA (SFHA) NOTES

1. NO ENCROACHMENT INTO THE SFHA IS PROPOSED FOR THIS PROJECT
2. NO ENCROACHMENT IN THE SFHA WILL TAKE PLACE UNLESS PRIOR PERMITTING FOR ENCROACHMENT HAS BEEN OBTAINED
3. SFHA WILL NEED TO BE FIELD LOCATED AND FLAGGED PRIOR TO CONSTRUCTION BEGINNING IN THE AREA TO ENSURE NO ENCROACHMENT INTO THE SFHA WILL TAKE PLACE.

BUFFER NOTE

1. LIMITS OF DISTURBANCE DURING DEVELOPMENT MAY ENCROACH UP TO 30 FEET INTO THE 50-FOOT BUFFER YARD, BUT ANY ENCROACHMENT MUST BE REPLANTED AT A DENSITY OF 16 TREES AND 48 SHRUBS PER 100 LINEAR FEET, PRIOR TO FINAL PLAT APPROVAL.

SIGHT DISTANCE NOTE

1. THE DEVELOPER OR HIS DESIGNEE IS RESPONSIBLE FOR KEEPING ALL SIGHT DISTANCE EASEMENTS CLEAR OF ALL SIGNS, VEGETATION, AND OTHER OBJECTS THAT MAY BLOCK DRIVERS LINE OF SIGHT.

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Know what's below.
Call before you dig.

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SCALE: 1" = 200'

SW

SEAMONWHITESIDE

MOUNT PLEASANT, SC

843.884.1667

GREENVILLE, SC

864.298.0534

SUMMERVILLE, SC

843.972.0710

SPARTANBURG, SC

864.272.1272

CHARLOTTE, NC

980.312.5450

RALEIGH, NC

980.312.5450

WWW.SEAMONWHITESIDE.COM

DISCLAIMER:
PLAN SETS ARE INTENDED TO BE VIEWED AND PRINTED IN COLOR

NEWPORT COMMONS

PRESTIGE LAND & SITE WORKS, LLC

YORK COUNTY

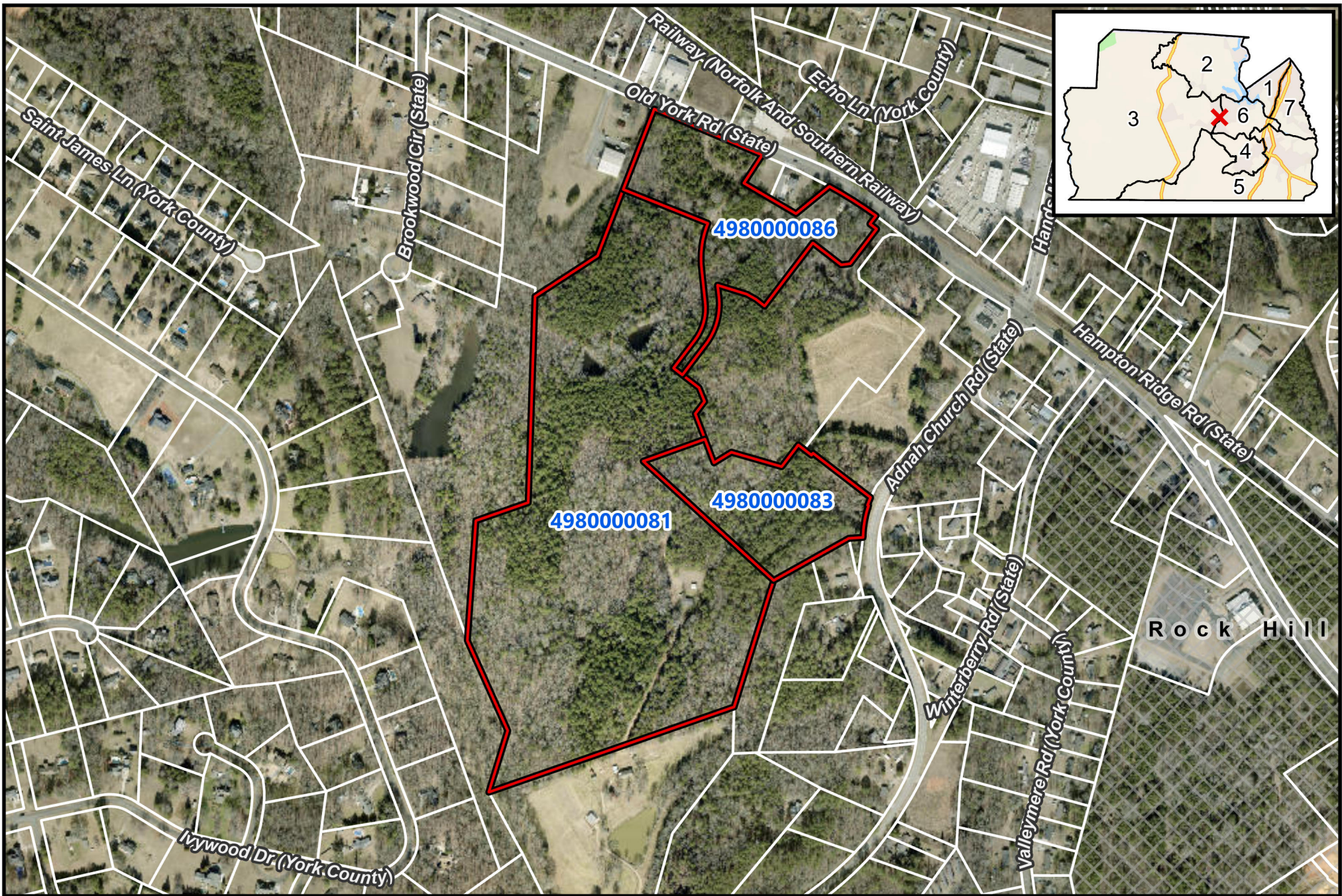
SOUTH CAROLINA

SW+ PROJECT: 12712
DATE: 12/08/2025
DRAWN BY: KMA
CHECKED BY: ATB

REVISION HISTORY	
12-08-25	
02-20-26	
03-20-26	

OVERALL
PRELIMINARY
PLAT

C3.0
Page 84 of 163

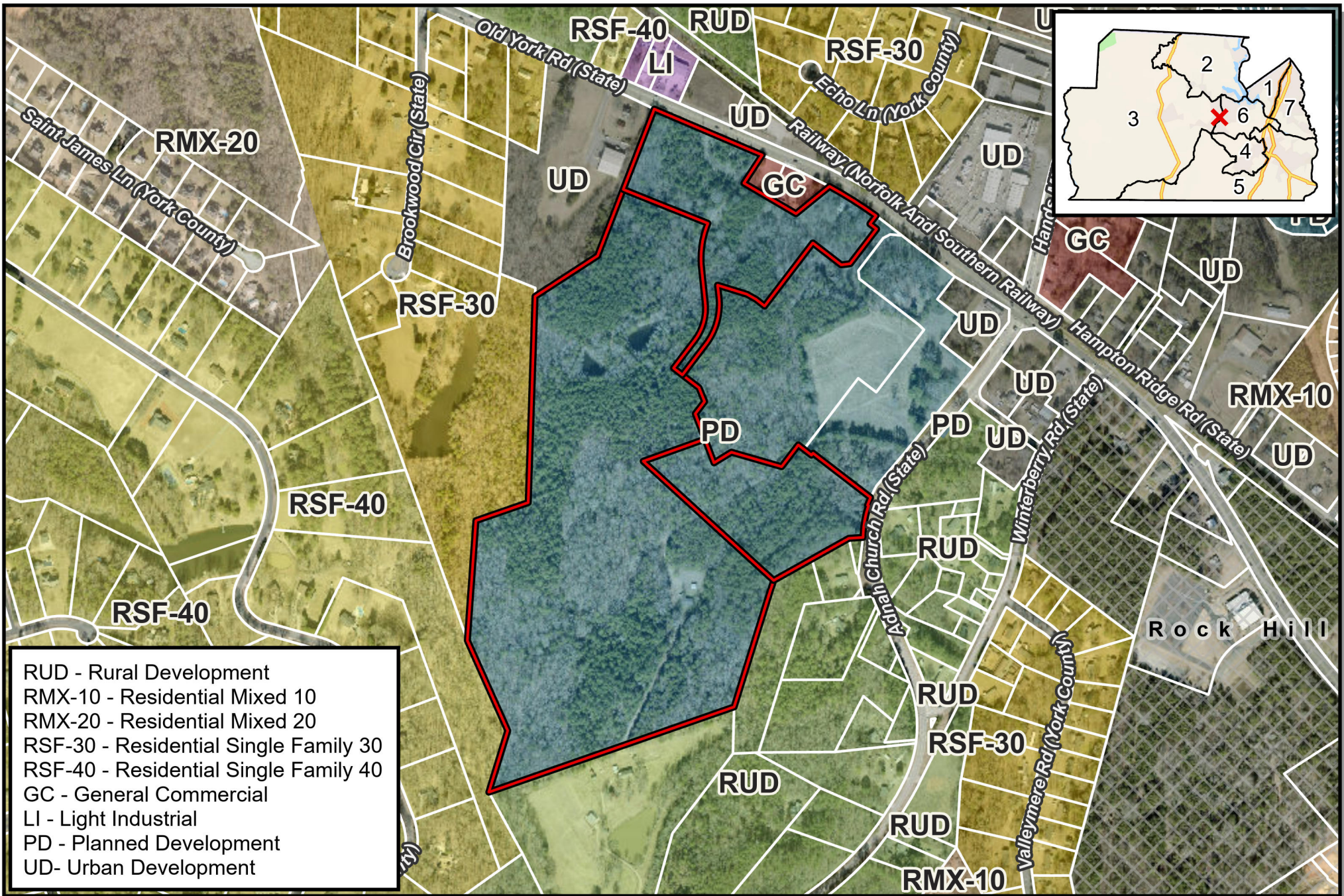


Applicant: Prestige Land & Site Works
Tax Map Number: 498-00-00-081, -083, -86
Request: Preliminary Plat

Vicinity Map



Feet 0 500 1,000



Applicant: Prestige Land & Site Works
 Tax Map Number: 498-00-00-081, -083, -86
 Request: Preliminary Plat

Zoning Map



Feet 0 500 1,000



**Planning Commission
Staff Report
Preliminary Plat – Williams Reserve
April 13, 2026**



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

PROJECT DATA:

Property Owner/Applicant: Mattamy Carolina Corporation

Application Type: Preliminary Plat, private road

Tax Map Numbers: 739-00-00-005

Location: South of Williams Road and east of the Fort Mill Parkway
Council District: District 7, Debi Cloninger

Zoning: Residential Single-Family 40 (RSF-40)
Project Consistency: Consistent with the RSF-40 zoning district

Comprehensive Plan: Single Family Residential
Project Consistency: Consistent with the Comprehensive Plan

Land Use: -existing: Vacant
 -proposed: Privately maintained residential road
 -in area: Single-family residential, small commercial

Land Area: 1.99 acres
Lots Proposed: None

Lot Dimensions: n/a

Planning Staff: Marion Ray, MPA

BACKGROUND AND PROJECT DESCRIPTION

The applicant is requesting approval of a preliminary plat for a neighborhood entrance road, Long Farm Lane, accessing a proposed development within Fort Mill town limits. This 572-foot, privately maintained road will access a new subdivision made up of 50 single-family lots, named Williams Reserve, all within Fort Mill town limits. No lots are proposed in York County; the residual acreage will be dedicated common open space for the development.

The site is currently a vacant single-family lot of 1.99 acres and located south of Williams Road, east of the Fort Mill Parkway. Long Farm Lane will intersect with Williams Road, an SCDOT-maintained right-of-

way. The development area is surrounded by single-family lots with a minimum lot size of one acre and a couple of small businesses.

ANALYSIS

Zoning Ordinance

§155.028

The purpose of the Residential Single-Family 40 (RSF-40) district is to accommodate detached single-family residential uses and compatible institutional and non-residential land uses on lots generally with a minimum area of 40,000 square feet and is designed to preserve and protect the character of existing large-lot residential subdivisions in areas transitioning from rural to suburban development patterns. The designation is intended to encourage residential development that complements the character of large-lot residential subdivisions.

The proposed residential road is consistent with the purpose of the RSF-40 zoning district in that the proposed development will preserve significant amounts of open space along Williams Road. No uses will be developed on this parcel.

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, a designation comprised primarily of single-family detached homes on large lots in residential subdivisions that exhibit a rural or suburban character. Small-scale office and civic uses are located at major street intersections or adjacent to similar uses and are designed to blend in with the residential character of the area.

The proposed residential road is consistent with the Comprehensive Plan, as the project is comprised of a substantial amount of open space buffering the neighboring homes and businesses from the proposed road.

ACCESS AND CIRCULATION

The proposed road will be accessed from Williams Road, an SCDOT right-of-way, and extend to the proposed development within Fort Mill town limits. The road will be built to County specifications but the right-of-way will be privately maintained. Sidewalks are provided along Long Farm Lane, connecting the internal sidewalks to Williams Road.

FINDINGS FOR PRELIMINARY PLAT REVIEW

Section §154.322

Section 154.322 of the York County Land Development Code (LDC) stipulates that the Planning Commission review and approve all applications for major subdivisions (seven or more lots, or 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 LDC 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:

This finding does not apply.

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:

The residential road is an allowed use per the RSF-40 zoning designation. Density does not apply for this project.

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

A TIA for the associated residential community in the Town of Fort Mill was completed and approved, with mitigation, by Town staff.

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

The development is accessed from Williams Road, an SCDOT-maintained right-of-way. Sidewalks are required and provided.

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

Open space has been provided at 1.83 acres, or 100% of the parcel. Fifty-foot buffers are also required and provided on the preliminary plat.

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 with the additional condition as follows:

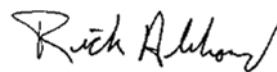
- 1. Civil construction plans for Long Farm Lane shall not be approved until the development it is proposed to serve, known as "The Enclave at Williams Reserve", is approved for civil construction by the Town of Fort Mill.**

Submitted by:



Marion Ray, MPA
Planner

Approved by:



Rick Abboud, AICP
Principal Planner

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**ENCLAVE AT WILLIAMS RESERVE
ENTRY ROAD**

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APRIL 2026

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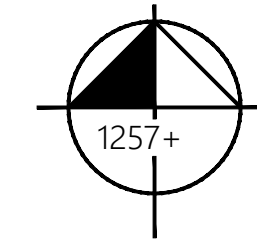
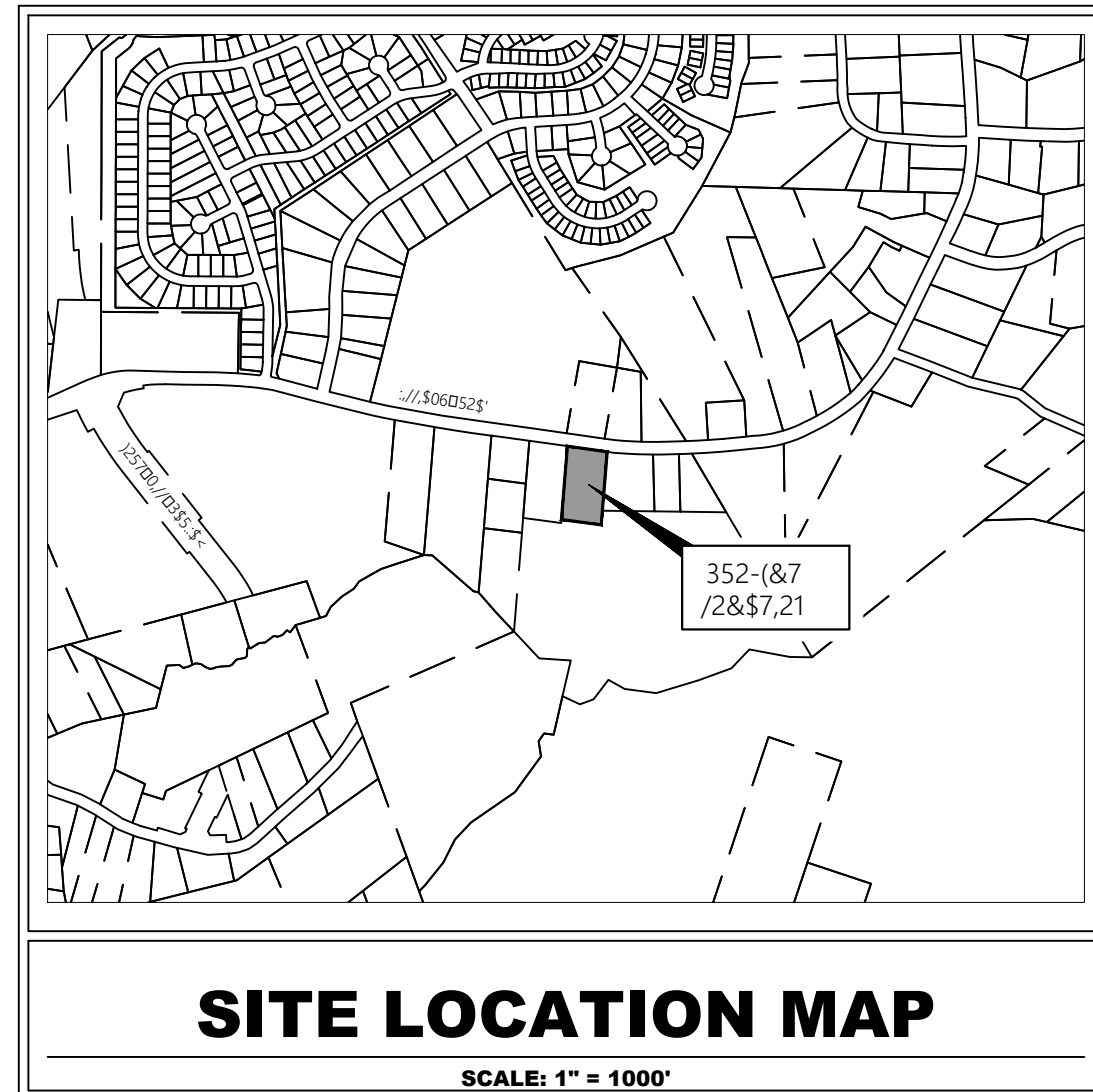
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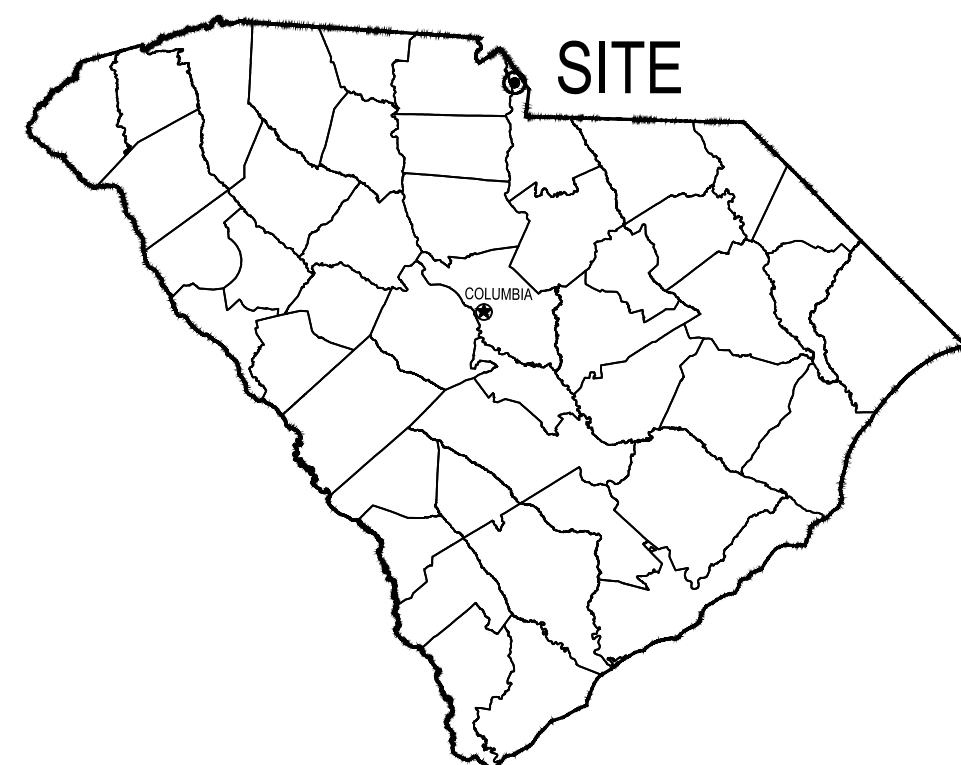
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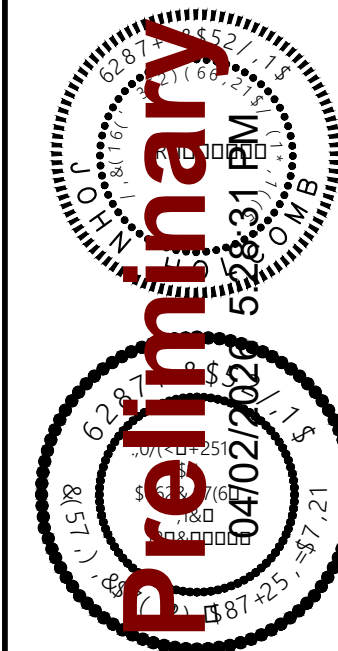
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CONSTRUCTION**



Know what's below.
Call before you dig.

Kimley»»Horn



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DRAINAGE STRUCTURES

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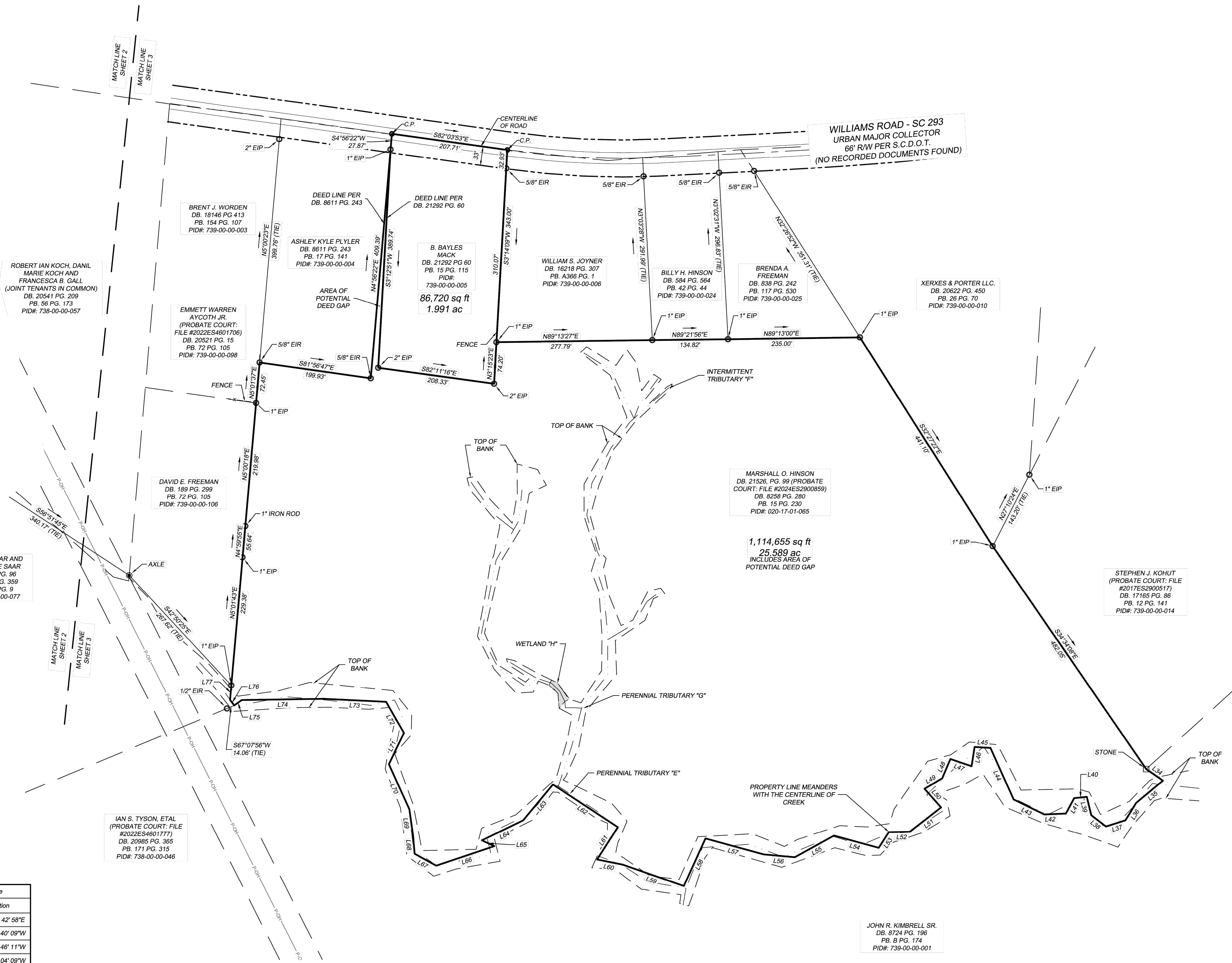
GENERAL DEMOLITION NOTES

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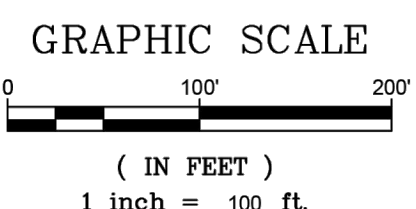
Parcel Line Table		
Line #	Length	Direction
L21	33.27	S52° 37' 44"W
L22	15.67	N30° 48' 02"W
L23	20.83	S31° 22' 34"W
L24	40.53	S53° 42' 44"W
L25	13.17	S16° 41' 59"W
L26	13.32	S68° 50' 05"W
L27	23.65	S26° 55' 52"W
L28	14.71	S53° 52' 08"W
L29	14.06	S5° 47' 16"W
L30	27.99	S87° 42' 24"W
L31	6.21	N25° 56' 55"W
L32	31.91	S63° 51' 17"W
L33	3.15	S74° 52' 20"W
L34	36.38	S55° 13' 57"E
L35	61.93	S50° 18' 28"W
L36	36.53	S31° 51' 51"W
L37	36.28	S72° 17' 51"W
L38	32.90	N52° 37' 28"W
L39	33.67	N13° 55' 20"W
L40	22.55	S84° 09' 18"W

Parcel Line Table		
Line #	Length	Direction
L41	31.14	S28° 42' 19"W
L42	38.38	S87° 43' 02"W
L43	60.70	N64° 11' 31"W
L44	100.64	N24° 13' 20"W
L45	28.37	N86° 22' 52"W
L46	34.62	S8° 44' 04"W
L47	39.80	N71° 11' 15"W
L48	37.40	S23° 10' 01"W
L49	36.68	S59° 18' 40"W
L50	44.48	S41° 36' 57"E
L51	70.71	S52° 51' 55"W
L52	37.28	S89° 03' 53"W
L53	33.43	S32° 50' 11"W
L54	82.57	N74° 33' 27"W
L55	79.77	S61° 01' 50"W
L56	55.84	N84° 52' 45"W
L57	107.44	N74° 40' 45"W
L58	93.13	S24° 32' 49"W
L59	115.26	N70° 38' 42"W
L60	46.57	N78° 39' 30"W

Parcel Line Table		
Line #	Length	Direction
L61	68.38	N32° 42' 58"E
L62	138.43	N56° 40' 09"W
L63	83.03	S39° 46' 11"W
L64	81.82	S64° 04' 09"W
L65	24.46	S65° 17' 36"E
L66	109.24	S71° 26' 41"W
L67	43.99	N61° 12' 18"W
L68	31.87	N4° 32' 27"W
L69	47.81	N8° 12' 14"W
L70	88.29	N24° 24' 04"W
L71	62.00	N25° 42' 40"E
L72	63.79	N29° 51' 38"W
L73	111.07	N87° 15' 36"W
L74	146.40	S89° 09' 19"W
L75	16.28	S54° 21' 17"W
L76	12.32	N37° 52' 56"W
L77	25.99	N4° 59' 28"E



JOHN R. KIMBRELL SR.
DB. 8724 PG. 196
PB. 8 PG. 174
PID#: 739-00-00-001



ALTA / NSPS SURVEY

DESIGNED BY	N/A	DRAWN BY	RMC	CHECKED BY	RLW
DATE	03/10/2025	SCALE	1" = 100'	JOB NUMBER	8676

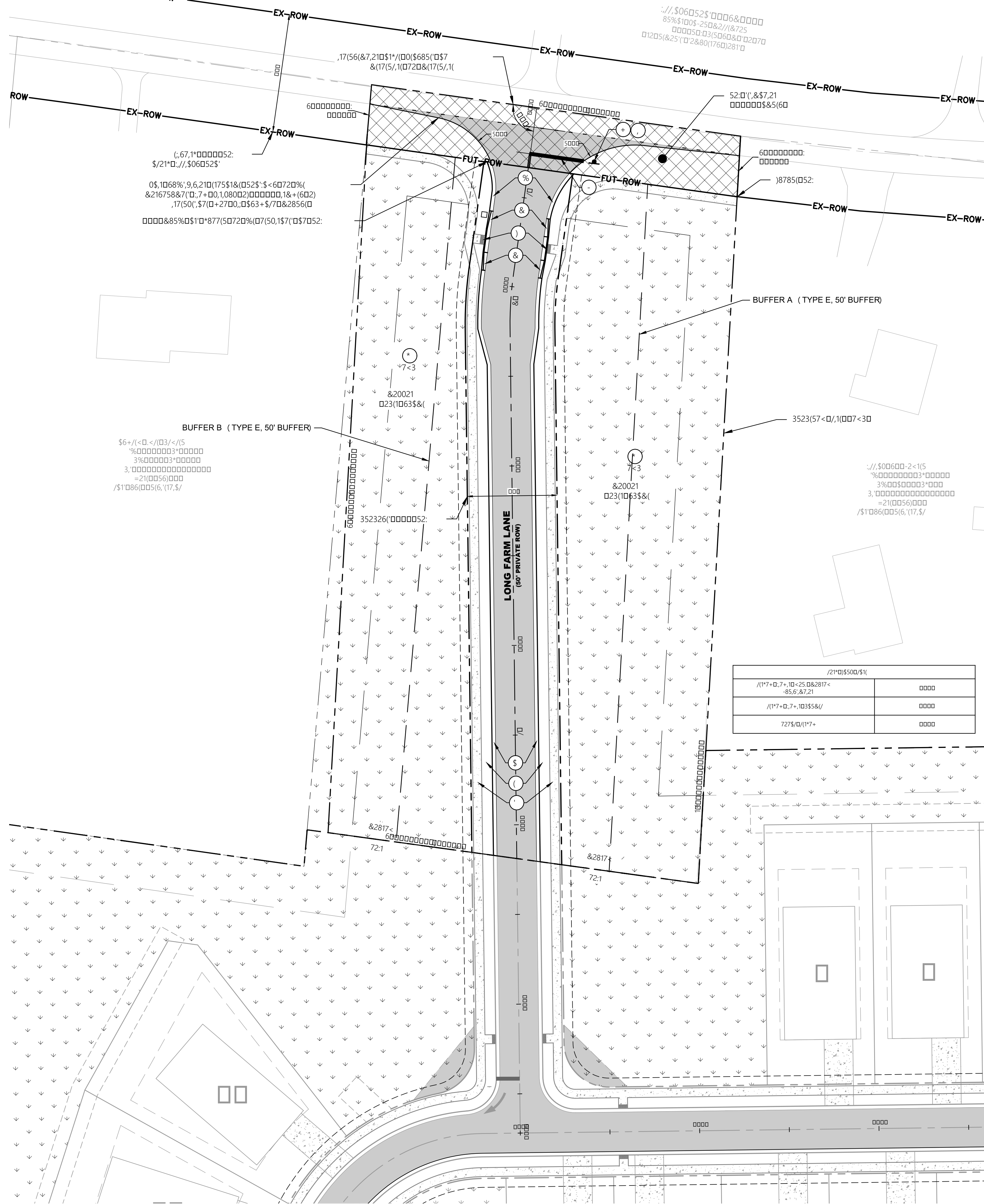
03/27/2025

PARCEL PID: 020-17-01-065, 020-17-01-064
AND 739-00-00-005
FORT MILL TOWNSHIP, YORK COUNTY, SOUTH CAROLINA

CERTIFY TO:
MATTAMY HOMES

NO.	DATE	BY	ISSUE

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



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PRELIMINARY PLAT NOTES

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ROADWAY NOTES

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STORMWATER AND EROSION & SEDIMENT CONTROL NOTES

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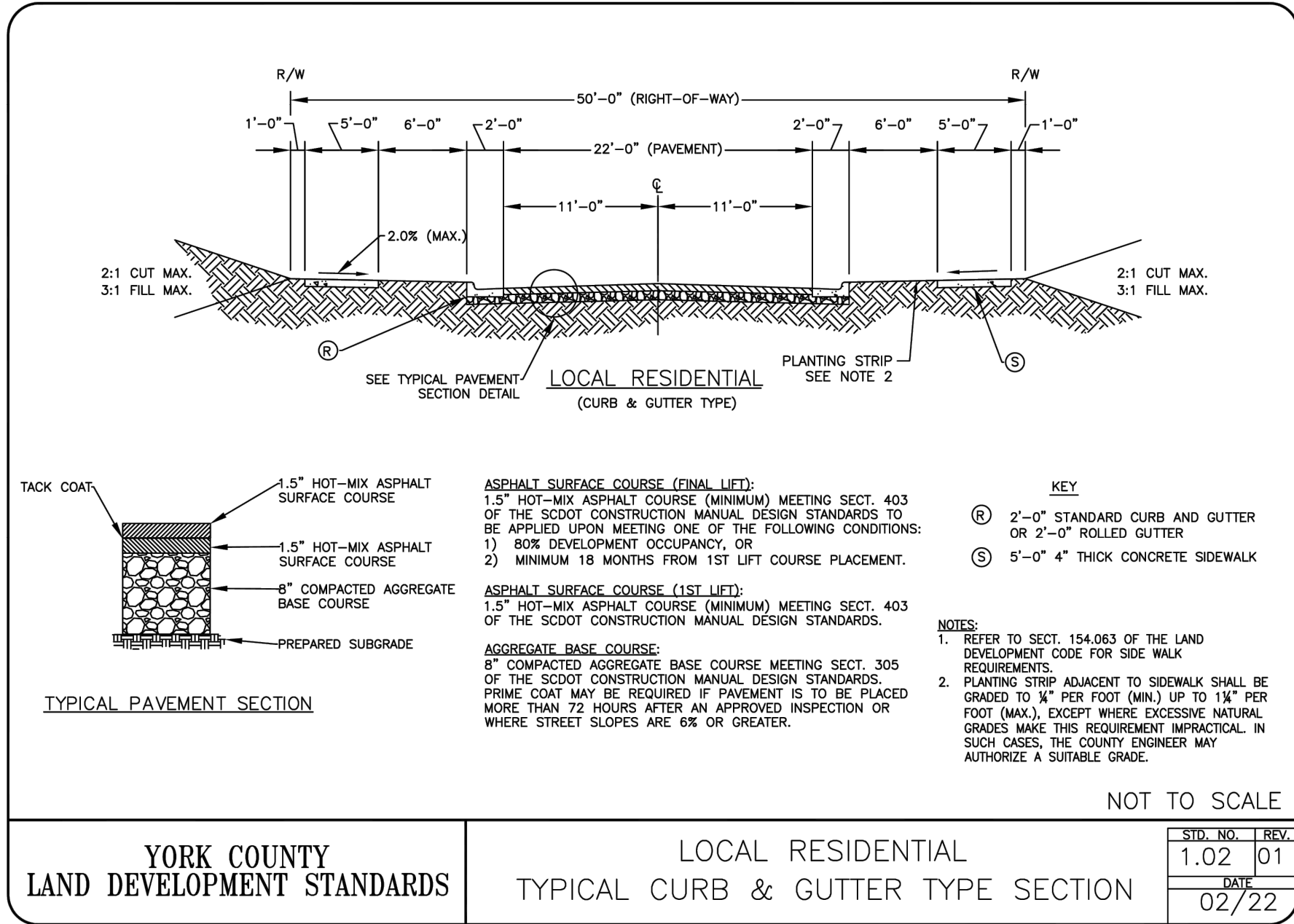
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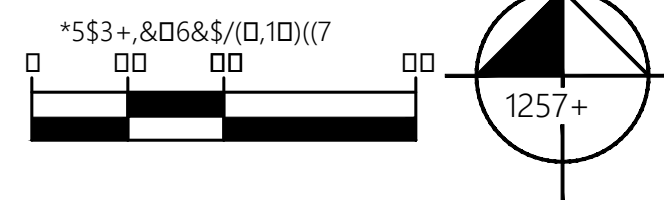
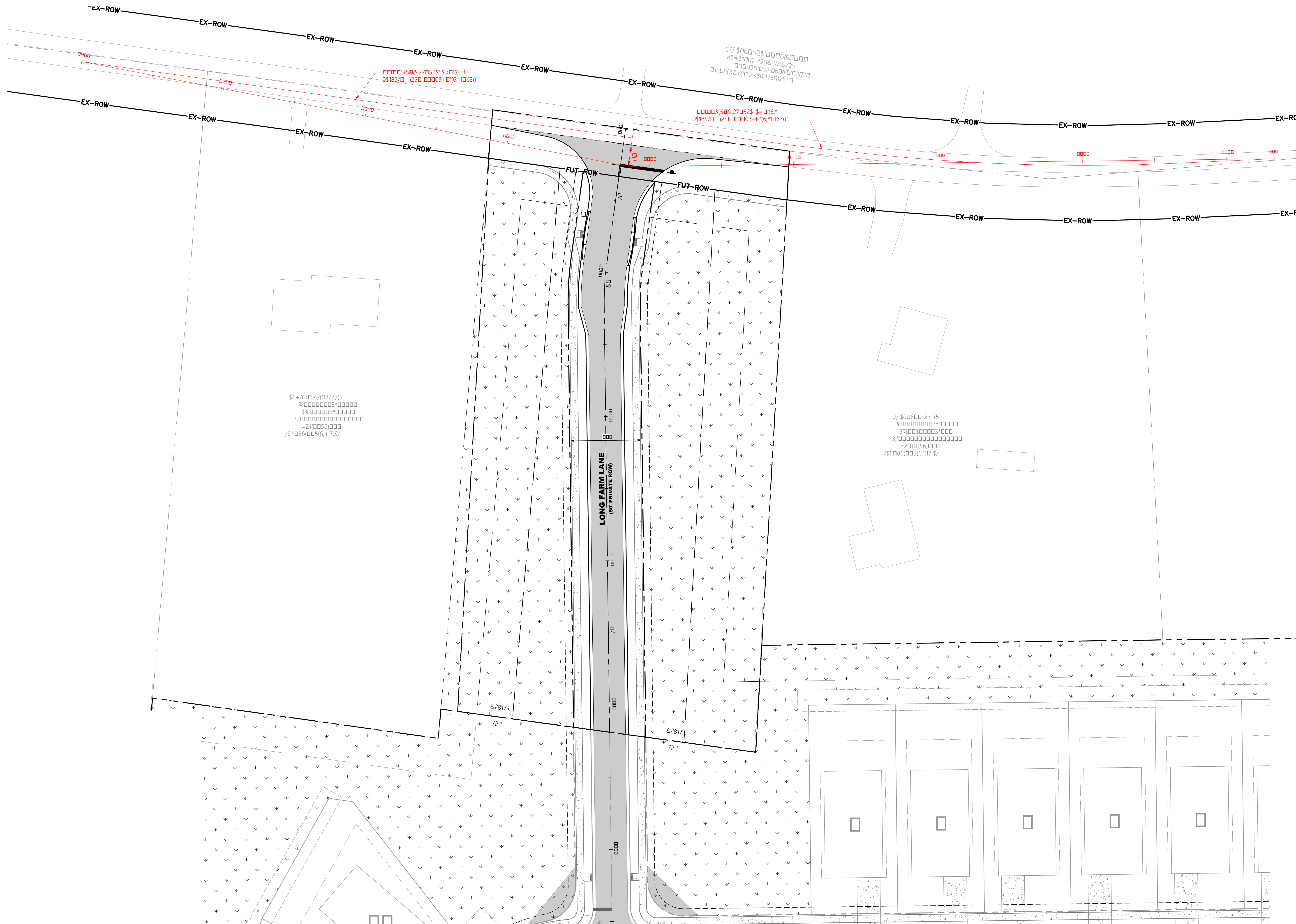
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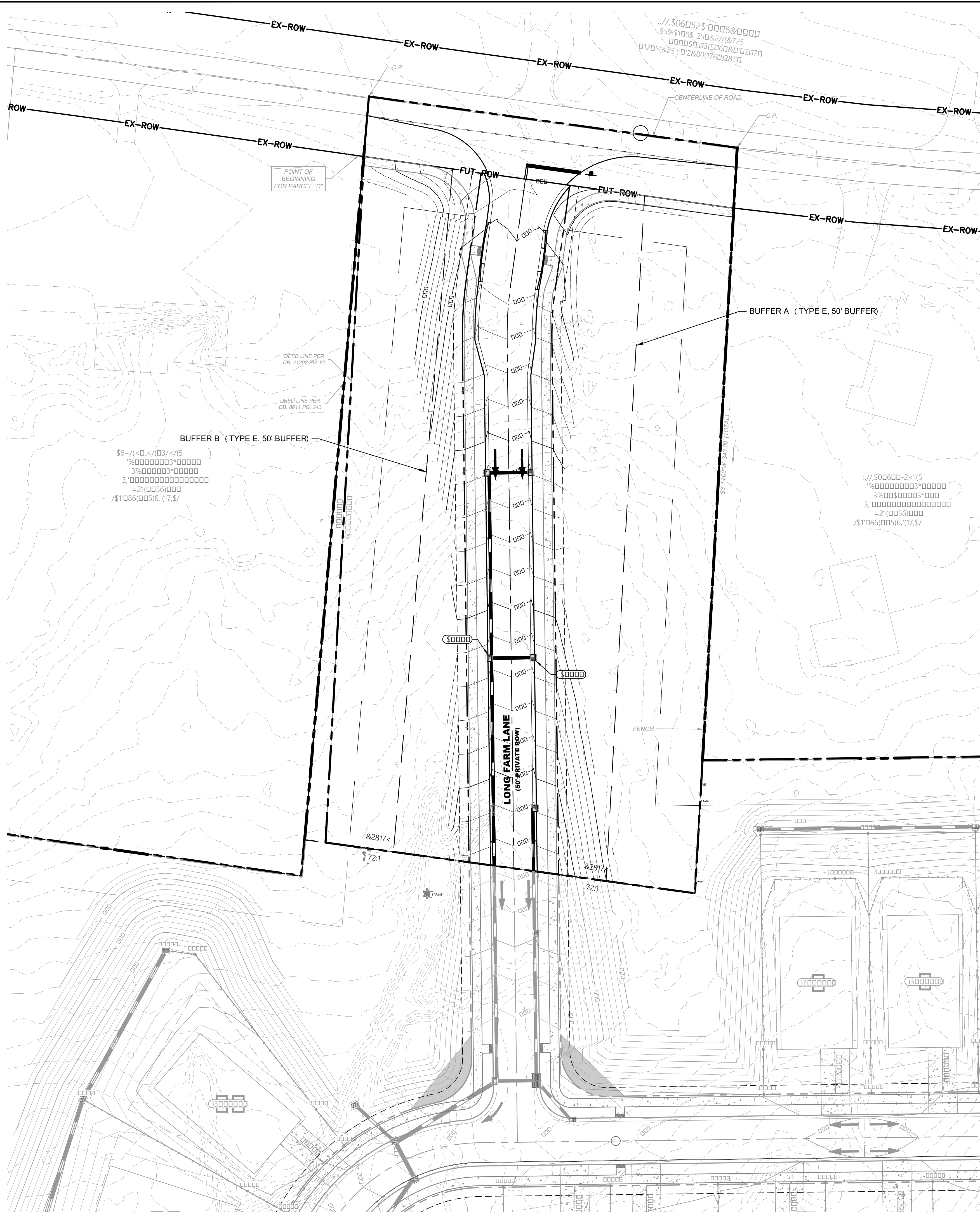
SITE DATA TABLE

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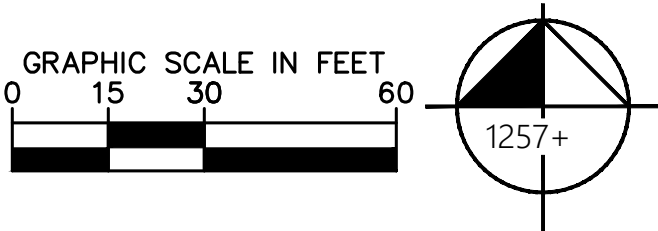
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Call before you dig.

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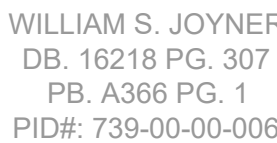
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GRADING PLAN NOTES

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Know what's below.
Call before you dig.

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 TREE TO BE REMOVED, SEE SHEET L051 FOR TREE DETAILS

 TREE TO BE PRESERVED AND PROTECTED, SEE SHEET L051 FOR TREE DETAILS

 TREE PROTECTION FENCE



Know what's below.
Call before you dig.

SHEET NUMBER
L-050



30

- | No. | REVISIONS | DATE | BY |
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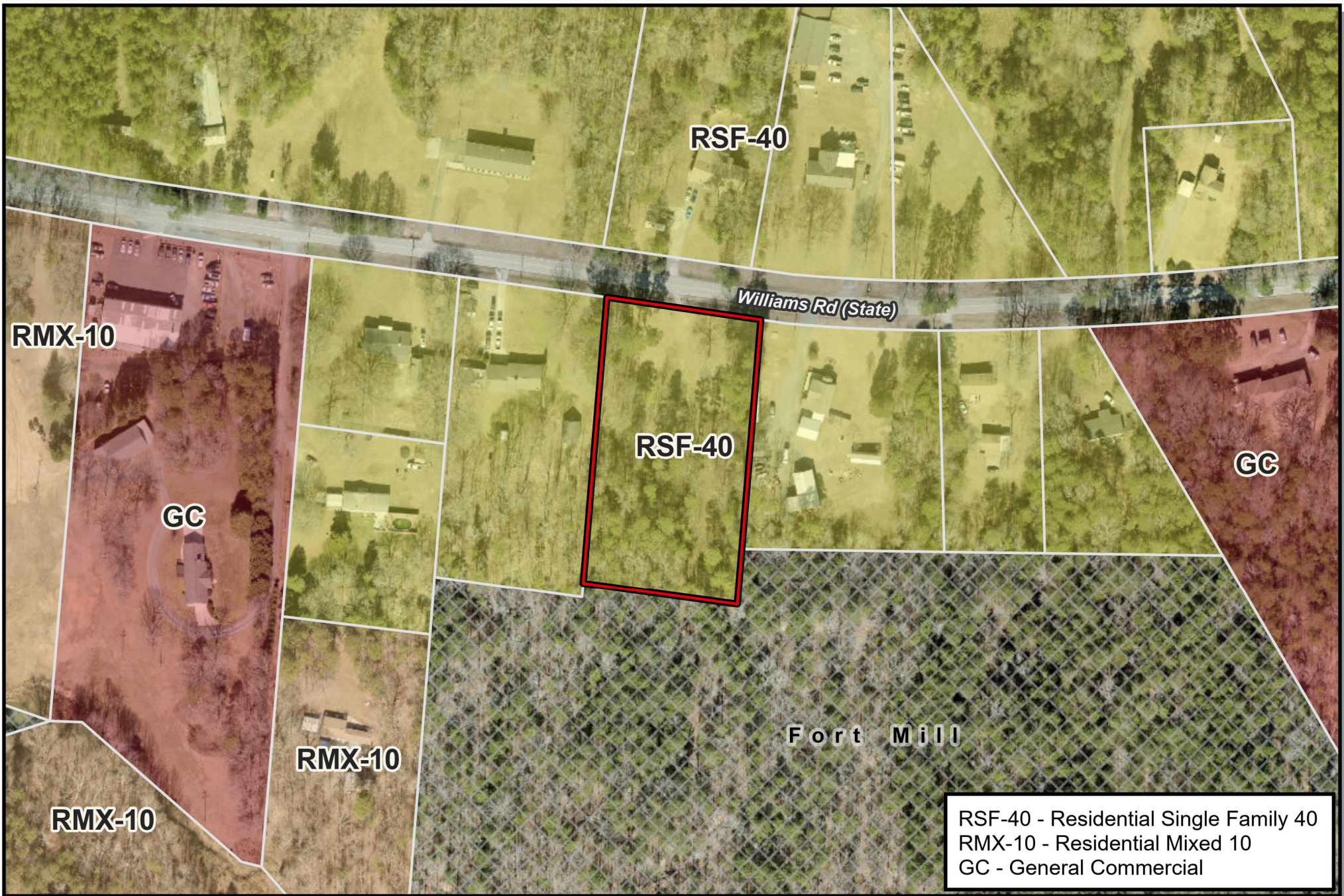


Applicant: Mattamy Carolina Corporation
Tax Map Number: 739-00-00-005
Request: Preliminary Plat

Vicinity Map



Feet 0 250 500



Applicant: Mattamy Carolina Corporation
Tax Map Number: 739-00-00-005
Request: Preliminary Plat

Zoning Map



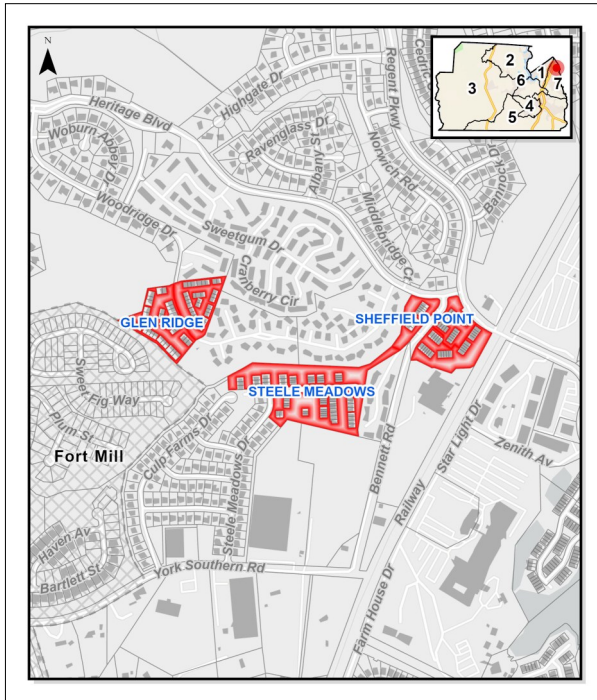
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Planning Commission

April 13, 2026

Case: 26-10
Staff Report



REQUEST SUMMARY

Applicant: York County Council

Property Owners: See Table 1

Tax Map Number: See Table 1

Location: Fort Mill area

Council District: 7— Cloninger

Requested Action: Rezone 184 parcels within three townhome communities from RMX-20 to RMX-6, as part of a council-initiated rezoning project

Staff Planner: Diane Dil, AICP

Staff Recommendation: Approval

PROJECT DESCRIPTION

On March 1 2022, the revised zoning and land development codes became effective, which established a new zoning district called Residential Mixed 6 (RMX-6). This district is designed to allow a diversity of housing types, including townhome 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.

On March 2, 2026 County Council voted to initiate a rezoning, pursuant to the York County Code of Ordinances Section 155.1137(A)(1), to rezone existing townhome properties to the newly created Residential Mixed 6 zoning district. The focus of this rezoning is within the Fort Mill area, specifically the Glen Ridge, Steele Meadows, and Sheffield Point townhomes in council district 7. The intention is to continue the process throughout the County. Table 1, on the following pages, includes the list of properties to be rezoned.

This action will have no effect on the manner in which the properties are currently used. However, it will remove the existing nonconforming status and allow the application of appropriate use, dimensional, and development standards for any future land improvements or expansions.

Property Summary

The table below details the three townhome communities that are proposed to be rezoned to the RMX-6 zoning districts to remove the parcel's nonconforming status.

Table 1: RMX-6 Rezoning Parcels

TAX MAP #	OWNER	ADDRESS	CURRENT ZONING
7280801001	DOWN JOHN K	1903 BELLFLOWER DR	RMX-20
7280801002	WHITELEY TARA S	1905 BELLFLOWER DR	RMX-20
7280801003	VAUGHAN JOHN & MARY	1907 BELLFLOWER DR	RMX-20
7280801004	NGUYEN LOAN T	2417 WOODRIDGE DR	RMX-20
7280801005	LEWISON DUNCAN H & MEREDITH E	2413 WOODRIDGE DR	RMX-20
7280801006	NELSON ANNE R TRSTEE	2409 WOODRIDGE DR	RMX-20
7280801007	MOCK RAYMOND W	2403 WOODRIDGE DR	RMX-20
7280801008	BEDDOW KATHRYN LYNNE	2399 WOODRIDGE DR	RMX-20
7280801009	REAGAN GROUP LLC	2395 WOODRIDGE DR	RMX-20
7280801010	WEIGHTMAN DANA CAYE	2391 WOODRIDGE DR	RMX-20
7280801012	VOSS JESSICA YVONNE	1909 BELLFLOWER DR	RMX-20
7280801013	SOBOTA LAURA	1911 BELLFLOWER DR	RMX-20
7280801014	BARTLES CALEB G	1913 BELLFLOWER DR	RMX-20
7280801015	CARTER FANISHA	1917 BELLFLOWER DR	RMX-20
7280801016	HOFFMAN OLGA TRUSTEE	1919 BELLFLOWER DR	RMX-20
7280801017	O'CONNOR MELISSA ANN	3820 FERN RUN CT	RMX-20
7280801018	TAYLOR MARY ANN	3818 FERN RUN CT	RMX-20
7280801019	PARADISE CRAIG M & JESSICA M	3816 FERN RUN CT	RMX-20
7280801020	MCCLINTON DORSHAI	3812 FERN RUN CT	RMX-20
7280801021	BOLEY CHRISTOPHER BRYAN	3810 FERN RUN CT	RMX-20
7280801022	DAVIS KIMBERLY LAVERNE	3808 FERN RUN CT	RMX-20
7280801023	DESSIE SAHYA	3806 FERN RUN CT	RMX-20
7280801024	KALTENBACH JOHN J & JILL M	3804 FERN RUN CT	RMX-20
7280801025	SANTOS KRISTEN	3802 FERN RUN CT	RMX-20
7280801026	DRESCHER WILLIAM	3813 FERN RUN CT	RMX-20
7280801027	TYSON SHANICE	3815 FERN RUN CT	RMX-20

Table 1: RMX-6 Rezoning Parcels

TAX MAP #	OWNER	ADDRESS	CURRENT ZONING
7280801028	FANNING JEANNE M	1910 BELLFLOWER DR	RMX-20
7280801029	GALATIO KERI ANN	1908 BELLFLOWER DR	RMX-20
7280801030	JOHN WENDY LAMB & NORRIS LAMB	1906 BELLFLOWER DR	RMX-20
7280801031	GUTIERREZ DANY O & JACQUILINE	2394 WOODRIDGE DR	RMX-20
7280801032	SERRANO JOAQUIN R	2396 WOODRIDGE DR	RMX-20
7280801033	ADAMS TRACEY R	2398 WOODRIDGE DR	RMX-20
7280801034	BIBO EDWARD J	2408 WOODRIDGE DR	RMX-20
7280801035	MONK CHARLOTTE P	2412 WOODRIDGE DR	RMX-20
7280801036	SPELLMAN JAMES C	2416 WOODRIDGE DR	RMX-20
7280801037	KLEIIN ERIC J & CYNTHIA M	725 TORREY PINES LN	RMX-20
7280801038	ROARK MAUREEN	723 TORREY PINES LN	RMX-20
7280801039	SHOPE SELENA	721 TORREY PINES LN	RMX-20
7280801040	WOODS ROSETTA DYNEA	719 TORREY PINES LN	RMX-20
7280801041	PUCKETT KEITH JAMES ETAL	913 DUNES CT	RMX-20
7280801042	BESS PRENTICE J JR &	915 DUNES CT	RMX-20
7280801043	COURTEMANCHE LISA	917 DUNES CT	RMX-20
7280801044	KRASNER MICHELLE ROSE	727 TORREY PINES LN	RMX-20
7280801045	NEELY AMBER NICOLE	729 TORREY PINES LN	RMX-20
7280801046	KHACHATRIAN GARIK PETROSOVICH	731 TORREY PINES LN	RMX-20
7280801047	SENKBEIL SARA	715 TORREY PINES LN	RMX-20
7280801048	ELTAKKALE ALI	713 TORREY PINES LN	RMX-20
7280801049	SINGER MAURISA	711 TORREY PINES LN	RMX-20
7280801050	DIRENZO LOUIS JOSEPH	921 DUNES CT	RMX-20
7280801051	THOMAS MELISSA TRUSTEE	923 DUNES CT	RMX-20
7280801052	LAMB WENDY C	705 TORREY PINES LN	RMX-20
7280801053	STUBBS MALLIKA S	707 TORREY PINES LN	RMX-20
7280801054	ROBLING STEPHEN W & MELANIE G KEEL	709 TORREY PINES LN	RMX-20
7280801055	VRANEK BRIAN & BONNIE	905 DUNES CT	RMX-20
7280801056	BENNETT JEREMY W TRUSTEES	907 DUNES CT	RMX-20
7280801057	KRUGER ANDREW	706 TORREY PINES LN	RMX-20
7280801058	MCGINTY MARK F	704 TORREY PINES LN	RMX-20
7280801059	GISE CHARLES E & JOYCE A	702 TORREY PINES LN	RMX-20
7280801060	JANSEN JAMES JOSEPH	716 TORREY PINES LN	RMX-20
7280801061	MCGUIRE DESIREE SABRINA	718 TORREY PINES LN	RMX-20

Table 1: RMX-6 Rezoning Parcels

TAX MAP #	OWNER	ADDRESS	CURRENT ZONING
7280801062	HOUSTON MOHOGANY D	908 DUNES CT	RMX-20
7280801063	HUGHES CIARRA	910 DUNES CT	RMX-20
7280801064	ORR GEORGETTE	404 CALLAWAY DR	RMX-20
7280801065	PENNY ANNA L	406 CALLAWAY DR	RMX-20
7280601002	BIRD STEPHANY E	932 HERITAGE PKWY	RMX-20
7280601003	KWIATKOWSKI DIANNE C	938 HERITAGE PKWY	RMX-20
7280601004	YOUSEF KAREN	944 HERITAGE PKWY	RMX-20
7280601005	STORMS KATHRYN M	950 HERITAGE PKWY	RMX-20
7280601006	MCDONNELL JAMES J	956 HERITAGE PKWY	RMX-20
7280601007	CUTTER RANDAL LEE	974 HERITAGE PKWY	RMX-20
7280601008	JIMENEZ ROXANA GIOVANA MORALES ETAL	980 HERITAGE PKWY	RMX-20
7280601009	STRAUSS SANDRA CONRAD TRUSTEE	986 HERITAGE PKWY	RMX-20
7280601010	BUTTERFIELD MILES ABBOTT	992 HERITAGE PKWY	RMX-20
7280601011	SHEPHERD BRENDA	998 HERITAGE PKWY	RMX-20
7290101001	ACANFORA JASON ROBERT	945 HERITAGE PKWY	RMX-20
7290101002	CHARLES HEATHER E	943 HERITAGE PKWY	RMX-20
7290101003	CACERES VICTOR HUGO SALINAS	941 HERITAGE PKWY	RMX-20
7290101004	JACKSON KENNETH A	939 HERITAGE PKWY	RMX-20
7290101005	WOOD SHARON	937 HERITAGE PKWY	RMX-20
7290101006	MONTGOMERY ROBERT DEAN	935 HERITAGE PKWY	RMX-20
7290101007	GRIFFIN PAUL & MIRIAM	953 HERITAGE PKWY	RMX-20
7290101008	PARHAM JOSHUA D	951 HERITAGE PKWY	RMX-20
7290101009	PINCHAC SHAUN M	949 HERITAGE PKWY	RMX-20
7290101010	DIGGS KAREN D	947 HERITAGE PKWY	RMX-20
7290101011	TAYLOR YORK PROPERTIES LLC	987 HERITAGE PKWY	RMX-20
7290101012	CALLINAN JOHN EDWARD	985 HERITAGE PKWY	RMX-20
7290101013	GOODE QUINCY	983 HERITAGE PKWY	RMX-20
7290101014	BATRES JESSE	981 HERITAGE PKWY	RMX-20
7290101015	QUDDOUS MICHAEL	979 HERITAGE PKWY	RMX-20
7290101016	GRDZELISHVILI VALERY ZURABOVICH	977 HERITAGE PKWY	RMX-20
7290101017	MASON DEBORAH L	975 HERITAGE PKWY	RMX-20
7290101019	YORK DEBORAH & STEVE J	955 HERITAGE PKWY	RMX-20
7290101020	KOZLOWSKI CHARLES HENRY	957 HERITAGE PKWY	RMX-20
7290101021	MCLAIN JULIAN	959 HERITAGE PKWY	RMX-20

Table 1: RMX-6 Rezoning Parcels

TAX MAP #	OWNER	ADDRESS	CURRENT ZONING
7290101022	LOLI MANUEL A & FRIDA J	961 HERITAGE PKWY	RMX-20
7290101023	STONE JAMI BETH	963 HERITAGE PKWY	RMX-20
7290101024	QUDDOUS MOHAMMED A	965 HERITAGE PKWY	RMX-20
7290101025	HENDRICKS JERRY & MAUREEN	967 HERITAGE PKWY	RMX-20
7290101026	MORRIS CHANDLER E & CHRISTIAN	969 HERITAGE PKWY	RMX-20
7290101027	BROOKHART RYAN & MELISSA	971 HERITAGE PKWY	RMX-20
7290101028	ZIENTEK KAREN	973 HERITAGE PKWY	RMX-20
7290101030	LOPES KELLEN ALVAREZ	901 HERITAGE PKWY	RMX-20
7290101031	BODIE CHADWICK B & SHANNON D	903 HERITAGE PKWY	RMX-20
7290101032	STAYDUHAR AMY M & WILLIAM A	905 HERITAGE PKWY	RMX-20
7290101033	LOPEZ TERESA	907 HERITAGE PKWY	RMX-20
7290101034	NICOLL MICHAEL A	909 HERITAGE PKWY	RMX-20
7290101035	SMITH CLARENCE HENRY IV & SHEANA SMITH	911 HERITAGE PKWY	RMX-20
7290101036	PENNY CAROL	913 HERITAGE PKWY	RMX-20
7290101037	GALTELLI JOSEPH THOMAS	915 HERITAGE PKWY	RMX-20
7290101038	SANCHEZ LEONARDO	917 HERITAGE PKWY	RMX-20
7290101039	DOUGLAS JARED W	919 HERITAGE PKWY	RMX-20
7290101040	VITAMVAS JAMES MICHAEL TRUSTEE	921 HERITAGE PKWY	RMX-20
7290101041	BROWNLEE TIERRA	923 HERITAGE PKWY	RMX-20
7290101042	MOORE KELLY E	925 HERITAGE PKWY	RMX-20
7290101043	FRIEDMAN DANIEL ETAL	927 HERITAGE PKWY	RMX-20
7290101044	GIANNINI THOMAS J II	929 HERITAGE PKWY	RMX-20
7290101045	BARTON SALEM	931 HERITAGE PKWY	RMX-20
7280000220	TARULLI JOSEPH A & MINDI P	208 ANSLEY WALK LN	RMX-20
7280000221	CARMICHAEL WILLIE J & TAMMIE L	210 ANSLEY WALK LN	RMX-20
7280000222	SALTSBERG ALAN	212 ANSLEY WALK LN	RMX-20
7280000223	BLANEY CHRISTINA M	213 ANSLEY WALK LN	RMX-20
7280000224	KENNEDY STACIE LYNN	211 ANSLEY WALK LN	RMX-20
7280000225	ARCHULETA DAVID A & RENEE	209 ANSLEY WALK LN	RMX-20
7280000256	THOMPSON JORDIN TYLER	312 GAMESFORD LN	RMX-20
7280000257	BAER BRITTANY G	310 GAMESFORD LN	RMX-20
7280000258	WILLIAMS ANN S	308 GAMESFORD LN	RMX-20
7280000259	ROBERTS GLEN A & MARY C	313 GAMESFORD LN	RMX-20
7280000260	MURPHY MONICA D	311 GAMESFORD LN	RMX-20
7280000261	STROUD TINA M	309 GAMESFORD LN	RMX-20

Table 1: RMX-6 Rezoning Parcels

TAX MAP #	OWNER	ADDRESS	CURRENT ZONING
7280000302	NASSRAH STEPHEN K TRUSTEE	711 CHELTON LN	RMX-20
7280000303	WILLIAMS STEVEN D & KAREN J	713 CHELTON LN	RMX-20
7280000304	FERRUGIA JOELLE D	715 CHELTON LN	RMX-20
7280000305	ENGEL JESSICA E	717 CHELTON LN	RMX-20
7280000306	MATTHEWS SELENA J	719 CHELTON LN	RMX-20
7280000307	FIGUEROA YOLANDA	721 CHELTON LN	RMX-20
7280000308	HYDE JOHN D	723 CHELTON LN	RMX-20
7280000309	MARTIN JEREMY BLAINE	725 CHELTON LN	RMX-20
7280000314	MCVAY LATORIS	716 CHELTON LN	RMX-20
7280000315	INGRAM YOLONDA	718 CHELTON LN	RMX-20
7280000316	MEEHAN LAUREN	720 CHELTON LN	RMX-20
7280000317	SWICEGOOD SHAWN & NANCY C	722 CHELTON LN	RMX-20
7280000330	CASTREJON DANIELA HERRERA	109 CADBURY LN	RMX-20
7280000331	RIDGEWAY BRADON TODD & GLEN O LITAKER	111 CADBURY LN	RMX-20
7280000393	DEVELLI SAMANTHA L	409 KILBERRY LN	RMX-20
7280000394	SHORT GARY	411 KILBERRY LN	RMX-20
7280000395	PIPKIN JOHN DAVID	413 KILBERRY LN	RMX-20
7280000396	RICKETTS BRADLEY	415 KILBERRY LN	RMX-20
7280000397	COLVIN JUSTIN LANCE	414 KILBERRY LN	RMX-20
7280000398	MCBRIDE QHUNTRIA FELICIA	412 KILBERRY LN	RMX-20
7280000399	HENSHAW EILEEN KENNEDY	410 KILBERRY LN	RMX-20
7280000400	HARPER DOUGLAS & CARLA R	408 KILBERRY LN	RMX-20
7280000401	SHAH RASNA P & PRASHANT A	609 CAHILL LN	RMX-20
7280000402	WHITE TAYLOR	611 CAHILL LN	RMX-20
7280000403	PARKER CHRISTINE JANE TRUSTEE	613 CAHILL LN	RMX-20
7280000404	COSTANZO DINA E	615 CAHILL LN	RMX-20
7280000405	EQUITABLE REAL ESTATE SOLUTIONS LLC	608 CAHILL LN	RMX-20
7280000406	SNYDER BLAKE ANDREW	610 CAHILL LN	RMX-20
7280000407	PATCHEY ERIN	612 CAHILL LN	RMX-20
7280000408	BRICE DUEVETTE A	614 CAHILL LN	RMX-20
7280000257	BAER BRITTANY G	310 GAMESFORD LN	RMX-20
7280000258	WILLIAMS ANN S	308 GAMESFORD LN	RMX-20
7280000259	ROBERTS GLEN A & MARY C	313 GAMESFORD LN	RMX-20
7280000260	MURPHY MONICA D	311 GAMESFORD LN	RMX-20
7280000261	STROUD TINA M	309 GAMESFORD LN	RMX-20

Table 1: RMX-6 Rezoning Parcels

TAX MAP #	OWNER	ADDRESS	CURRENT ZONING
7280000409	NGUYEN LOI QUOC	714 CHELTON LN	RMX-20
7280000410	CRUDUP JAMES	712 CHELTON LN	RMX-20
7280000411	WATSON CHRISTOPHER	710 CHELTON LN	RMX-20
7280000412	HOOVER KAREN N & COLBY I FERGUSON	708 CHELTON LN	RMX-20
7280000413	DWIGHT MELISSA D	706 CHELTON LN	RMX-20
7280000414	SHAW DEANDRA	704 CHELTON LN	RMX-20
7280000415	EQUITABLE REAL ESTATE SOLUTIONS LLC	509 ALDERMAN LN	RMX-20
7280000416	PETERSON MELISSA DAWN	511 ALDERMAN LN	RMX-20
7280000417	MURRAY JENNIFER	513 ALDERMAN LN	RMX-20
7280000418	AMARA INVESTMENTS LLC	515 ALDERMAN LN	RMX-20
7280000419	KOLLER MARGARET M	517 ALDERMAN LN	RMX-20
7280000420	BENSON CHRISHONDA NICOLE	523 ALDERMAN LN	RMX-20
7280000421	CHHALANI PANKAJ	525 ALDERMAN LN	RMX-20
7280000422	FANT MARSHALL A III TRUSTEE	527 ALDERMAN LN	RMX-20
7280000423	MILLS CHRISTOPHER J	529 ALDERMAN LN	RMX-20
7280000424	ABERNATHY WYNDE	531 ALDERMAN LN	RMX-20
7280000425	GALLAGHER CAROLYN	528 ALDERMAN LN	RMX-20
7280000426	MAPLE KANESIA	526 ALDERMAN LN	RMX-20
7280000427	HALSO JENNIFER GAYLE	524 ALDERMAN LN	RMX-20
7280000428	OTTLEY DIANE J	116 CADBURY LN	RMX-20
7280000429	LUITHLE TANNER	118 CADBURY LN	RMX-20
7280000430	MARTIN MARTHA EVELYN	120 CADBURY LN	RMX-20
7280000431	OSMANI DRITA	122 CADBURY LN	RMX-20
7280000432	ALEXANDER FALESHIA M	124 CADBURY LN	RMX-20
7280000433	SAVAGE AIMEE NICOLE	126 CADBURY LN	RMX-20

Exhibit A - Aerial Map



Exhibit A - Aerial Map—Glen Ridge

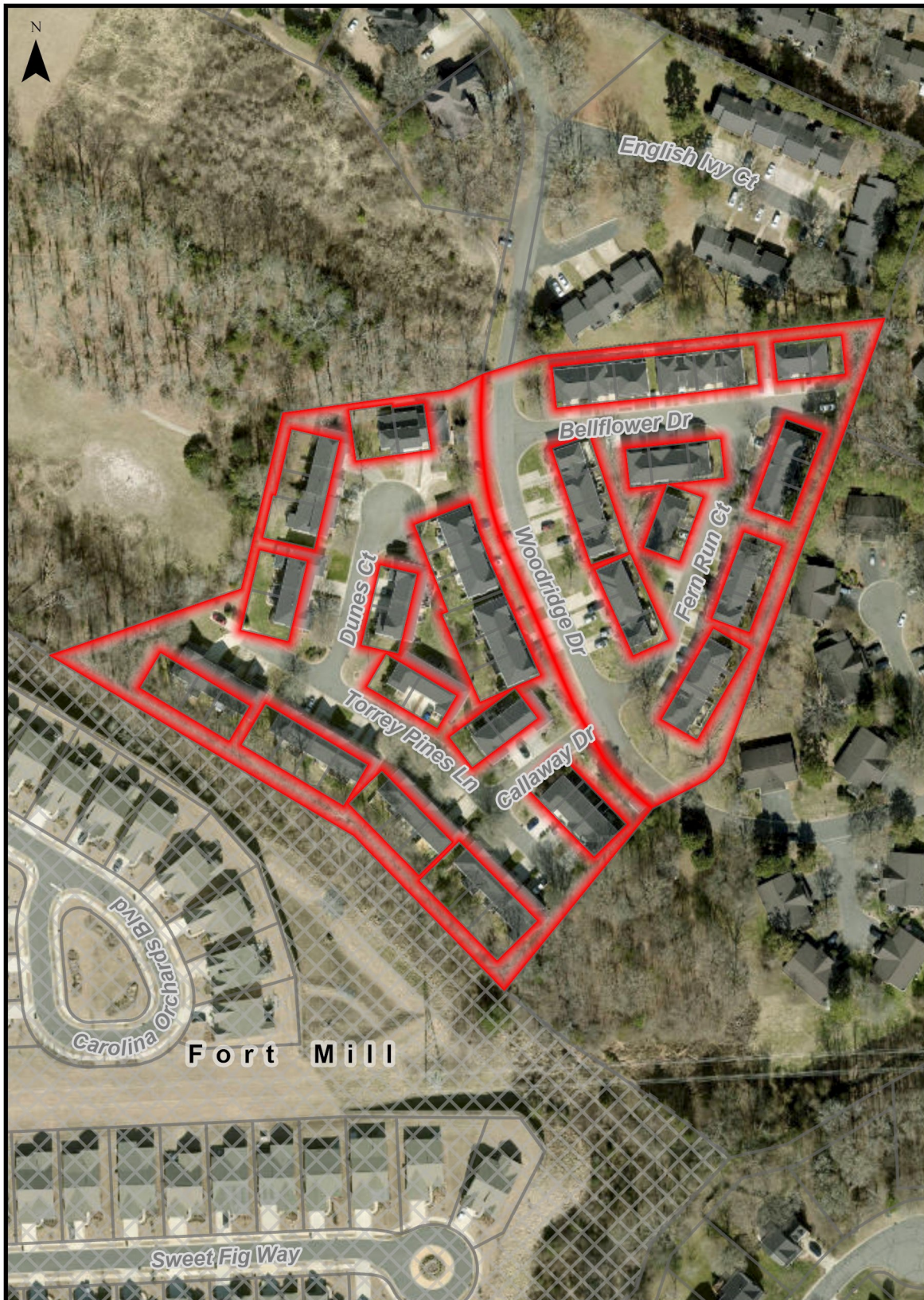


Exhibit A - Aerial Map—Sheffield Point

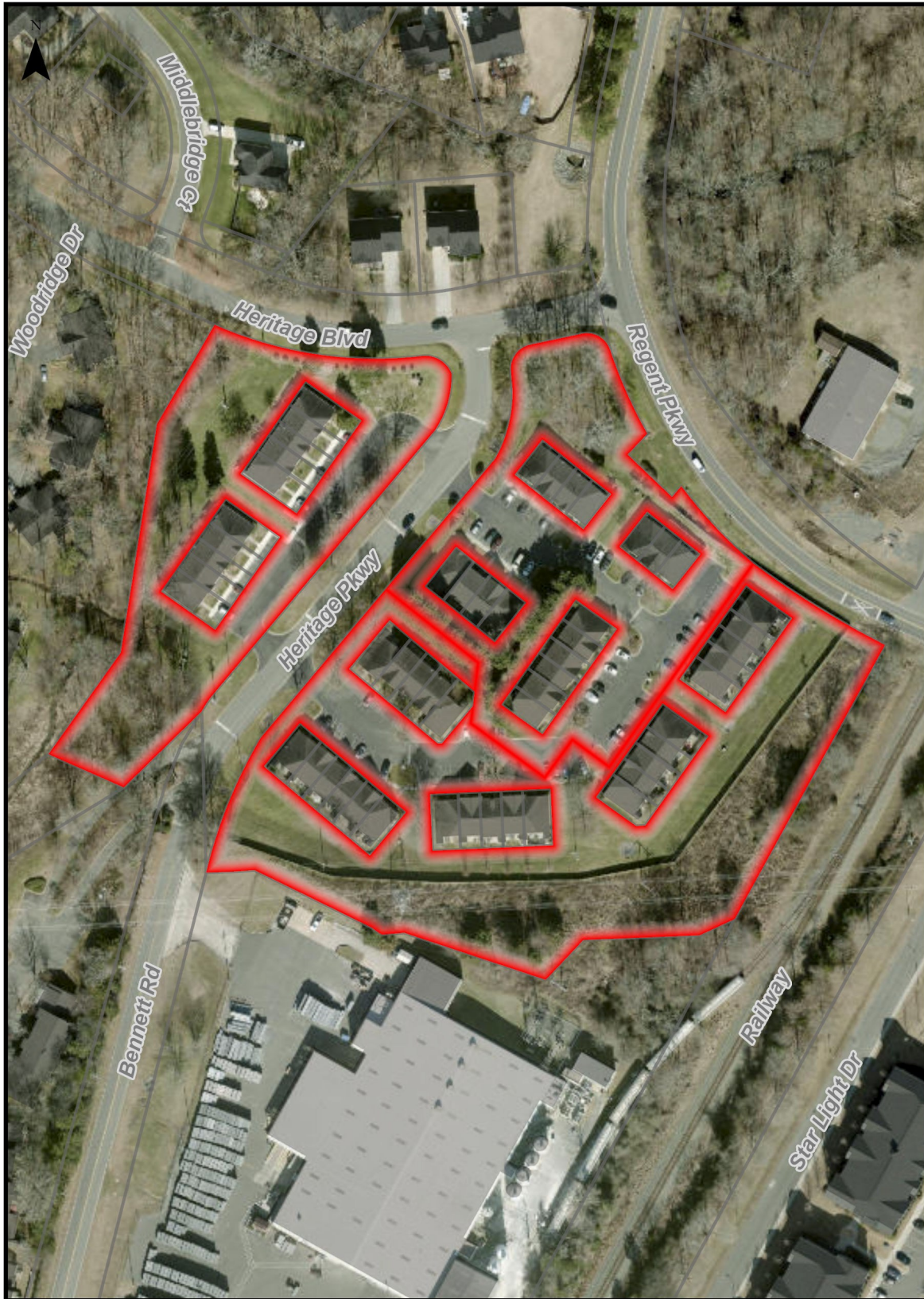


Exhibit A - Aerial Map



Exhibit B - Existing Zoning Map

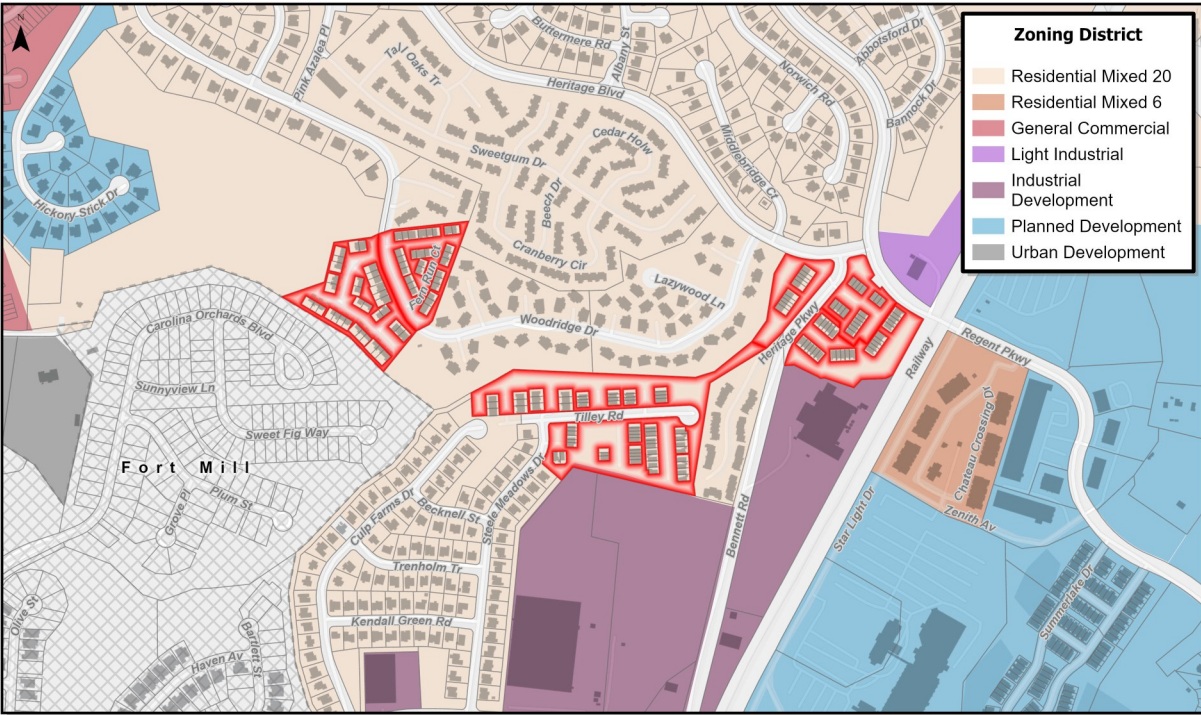
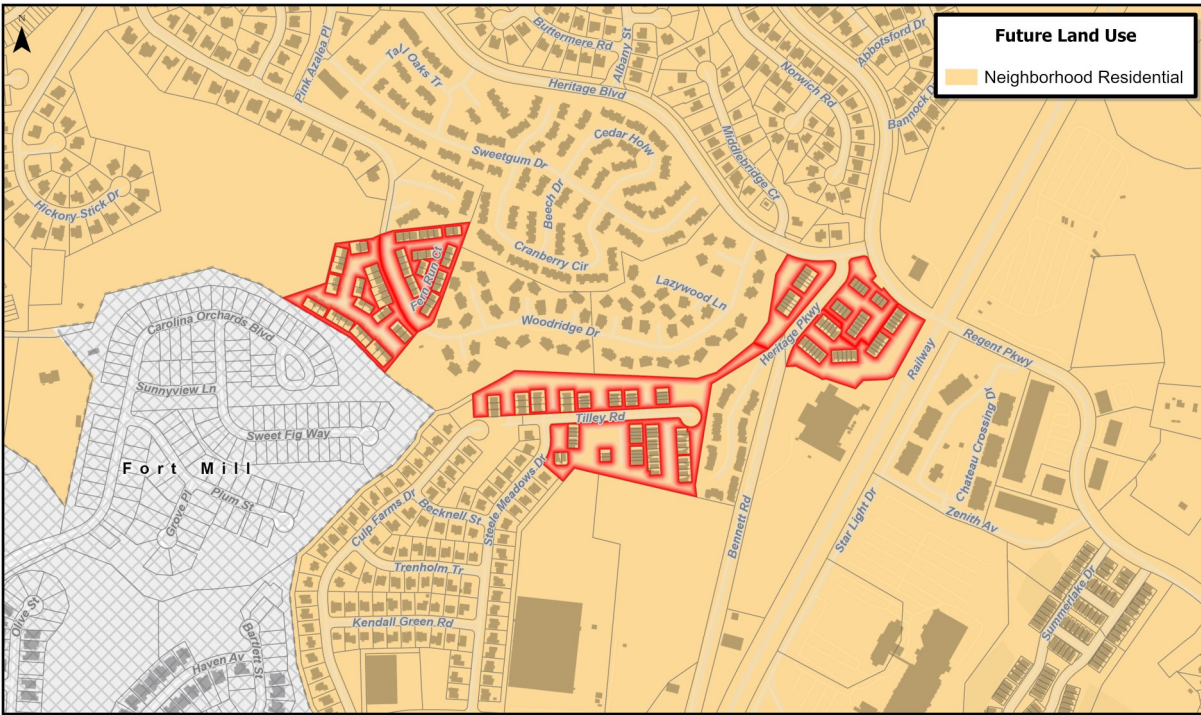


Exhibit C— 2035 Land Use Plan



FINDINGS

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

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

The Future Land Use Map recommends that higher density multifamily residential uses locate within nodes, such as *Neighborhood Centers*, *Community Centers*, or *Town Centers*. This rezoning action is simply to remove the nonconforming status of parcels with existing townhome developments.

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

Since the purpose of the rezoning is to remove a nonconforming status that was created with the adoption of the zoning ordinance, and since no new construction or development is associated with this request, the conformity with the Comprehensive Plan is not a consideration.

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

The residential uses are existing and are compatible with the surrounding land uses.

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

All parcels currently contain a townhome residential use and no new construction will occur, so there will be no change in the scale with the surrounding land uses.

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

The number of residential units will not change, therefore there will be no additional impact on the 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 subject parcels of this rezoning request are located within the York County water and sewer area and are already connected to this public facility.

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

This rezoning action will not affect the current use of the properties. Any new development will follow all required transportation related development procedures as dictated by the number of trips that will be generated by each new use.

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

No conditions are recommended by staff as part of this rezoning request.

NEXT STEPS

The rezoning request is anticipated to follow the process below:

- ◆ Public Hearing: May 4, 2026
- ◆ County Council (First Reading): May 4, 2026
- ◆ County Council (Second Reading): May 18, 2026
- ◆ County Council (Third Reading): June 1, 2026

PLANNING AND DEVELOPMENT STAFF CONTACT

Diane Dil, AICP

Planning Manager

(803) 909-7223

diane.dil@yorkcountysc.gov

Exhibit A - Council Initiated Rezonings - RMX-6

Tax Map Number	Address	Owner
7280801001	1903 BELLFLOWER DR	DOWN JOHN K
7280801002	1905 BELLFLOWER DR	WHITELEY TARA S
7280801003	1907 BELLFLOWER DR	VAUGHAN JOHN & MARY
7280801004	2417 WOODRIDGE DR	NGUYEN LOAN T
7280801005	2413 WOODRIDGE DR	LEWISON DUNCAN H & MEREDITH E
7280801006	2409 WOODRIDGE DR	NELSON ANNE R TRSTEE
7280801007	2403 WOODRIDGE DR	MOCK RAYMOND W
7280801008	2399 WOODRIDGE DR	BEDDOW KATHRYN LYNNE
7280801009	2395 WOODRIDGE DR	REAGAN GROUP LLC
7280801010	2391 WOODRIDGE DR	WEIGHTMAN DANA CAYE
7280801012	1909 BELLFLOWER DR	VOSS JESSICA YVONNE
7280801013	1911 BELLFLOWER DR	SOBOTA LAURA
7280801014	1913 BELLFLOWER DR	BARTLES CALEB G
7280801015	1917 BELLFLOWER DR	CARTER FANISHA
7280801016	1919 BELLFLOWER DR	HOFFMAN OLGA TRUSTEE
7280801017	3820 FERN RUN CT	O'CONNOR MELISSA ANN
7280801018	3818 FERN RUN CT	TAYLOR MARY ANN
7280801019	3816 FERN RUN CT	PARADISE CRAIG M & JESSICA M
7280801020	3812 FERN RUN CT	MCCLINTON DORSHAI
7280801021	3810 FERN RUN CT	BOLEY CHRISTOPHER BRYAN
7280801022	3808 FERN RUN CT	DAVIS KIMBERLY LAVERNE
7280801023	3806 FERN RUN CT	DESSIE SAHYA
7280801024	3804 FERN RUN CT	KALTENBACH JOHN J & JILL M
7280801025	3802 FERN RUN CT	SANTOS KRISTEN
7280801026	3813 FERN RUN CT	DRESCHER WILLIAM
7280801027	3815 FERN RUN CT	TYSON SHANICE
7280801028	1910 BELLFLOWER DR	FANNING JEANNE M
7280801029	1908 BELLFLOWER DR	GALATIO KERI ANN
7280801030	1906 BELLFLOWER DR	JOHN WENDY LAMB & NORRIS LAMB
7280801031	2394 WOODRIDGE DR	GUTIERREZ DANY O & JACQUILINE
7280801032	2396 WOODRIDGE DR	SERRANO JOAQUIN R
7280801033	2398 WOODRIDGE DR	ADAMS TRACEY R
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7280801035	2412 WOODRIDGE DR	MONK CHARLOTTE P
7280801036	2416 WOODRIDGE DR	SPELLMAN JAMES C
7280801037	725 TORREY PINES LN	KLEIN ERIC J & CYNTHIA M
7280801038	723 TORREY PINES LN	ROARK MAUREEN
7280801039	721 TORREY PINES LN	SHOPE SELENA
7280801040	719 TORREY PINES LN	WOODS ROSETTA DYNEA
7280801041	913 DUNES CT	PUCKETT KEITH JAMES ETAL
7280801042	915 DUNES CT	BESS PRENTICE J JR &
7280801043	917 DUNES CT	COURTEMANCHE LISA
7280801044	727 TORREY PINES LN	KRASNER MICHELLE ROSE

Exhibit A - Council Initiated Rezonings - RMX-6

7280801045	729 TORREY PINES LN	NEELY AMBER NICOLE
7280801046	731 TORREY PINES LN	KHACHATRIAN GARIK PETROSOVICH
7280801047	715 TORREY PINES LN	SENKBEIL SARA
7280801048	713 TORREY PINES LN	ELTAKKALE ALI
7280801049	711 TORREY PINES LN	SINGER MAURISA
7280801050	921 DUNES CT	DIRENZO LOUIS JOSEPH
7280801051	923 DUNES CT	THOMAS MELISSA TRUSTEE
7280801052	705 TORREY PINES LN	LAMB WENDY C
7280801053	707 TORREY PINES LN	STUBBS MALLIKA S
7280801054	709 TORREY PINES LN	ROBLING STEPHEN W & MELANIE G KEEL
7280801055	905 DUNES CT	VRANEK BRIAN & BONNIE
7280801056	907 DUNES CT	BENNETT JEREMY W TRUSTEES
7280801057	706 TORREY PINES LN	KRUGER ANDREW
7280801058	704 TORREY PINES LN	MCGINTY MARK F
7280801059	702 TORREY PINES LN	GISE CHARLES E & JOYCE A
7280801060	716 TORREY PINES LN	JANSEN JAMES JOSEPH
7280801061	718 TORREY PINES LN	MCGUIRE DESIREE SABRINA
7280801062	908 DUNES CT	HOUSTON MOHOGANY D
7280801063	910 DUNES CT	HUGHES CIARRA
7280801064	404 CALLAWAY DR	ORR GEORGETTE
7280801065	406 CALLAWAY DR	PENNY ANNA L
7280601002	932 HERITAGE PKWY	BIRD STEPHANY E
7280601003	938 HERITAGE PKWY	KWIATKOWSKI DIANNE C
7280601004	944 HERITAGE PKWY	YOUSEF KAREN
7280601005	950 HERITAGE PKWY	STORMS KATHRYN M
7280601006	956 HERITAGE PKWY	MCDONNELL JAMES J
7280601007	974 HERITAGE PKWY	CUTTER RANDAL LEE
7280601008	980 HERITAGE PKWY	JIMENEZ ROXANA GIOVANA MORALES ETAL
7280601009	986 HERITAGE PKWY	STRAUSS SANDRA CONRAD TRUSTEE
7280601010	992 HERITAGE PKWY	BUTTERFIELD MILES ABBOTT
7280601011	998 HERITAGE PKWY	SHEPHERD BRENDA
7290101001	945 HERITAGE PKWY	ACANFORA JASON ROBERT
7290101002	943 HERITAGE PKWY	CHARLES HEATHER E
7290101003	941 HERITAGE PKWY	CACERES VICTOR HUGO SALINAS
7290101004	939 HERITAGE PKWY	JACKSON KENNETH A
7290101005	937 HERITAGE PKWY	WOOD SHARON
7290101006	935 HERITAGE PKWY	MONTGOMERY ROBERT DEAN
7290101007	953 HERITAGE PKWY	GRIFFIN PAUL & MIRIAM
7290101008	951 HERITAGE PKWY	PARHAM JOSHUA D
7290101009	949 HERITAGE PKWY	PINCHAC SHAUN M
7290101010	947 HERITAGE PKWY	DIGGS KAREN D
7290101011	987 HERITAGE PKWY	TAYLOR YORK PROPERTIES LLC
7290101012	985 HERITAGE PKWY	CALLINAN JOHN EDWARD
7290101013	983 HERITAGE PKWY	GOODE QUINCY
7290101014	981 HERITAGE PKWY	BATRES JESSE

Exhibit A - Council Initiated Rezonings - RMX-6

7290101015	979 HERITAGE PKWY	QUDDOUS MICHAEL
7290101016	977 HERITAGE PKWY	GRDZELISHVILI VALERY ZURABOVICH
7290101017	975 HERITAGE PKWY	MASON DEBORAH L
7290101019	955 HERITAGE PKWY	YORK DEBORAH & STEVE J
7290101020	957 HERITAGE PKWY	KOZLOWSKI CHARLES HENRY
7290101021	959 HERITAGE PKWY	MCLAIN JULIAN
7290101022	961 HERITAGE PKWY	LOLI MANUEL A & FRIDA J
7290101023	963 HERITAGE PKWY	STONE JAMI BETH
7290101024	965 HERITAGE PKWY	QUDDOUS MOHAMMED A
7290101025	967 HERITAGE PKWY	HENDRICKS JERRY & MAUREEN
7290101026	969 HERITAGE PKWY	MORRIS CHANDLER E & CHRISTIAN
7290101027	971 HERITAGE PKWY	BROOKHART RYAN & MELISSA
7290101028	973 HERITAGE PKWY	ZIENTEK KAREN
7290101030	901 HERITAGE PKWY	LOPES KELLEN ALVAREZ
7290101031	903 HERITAGE PKWY	BODIE CHADWICK B & SHANNON D
7290101032	905 HERITAGE PKWY	STAYDUHAR AMY M & WILLIAM A
7290101033	907 HERITAGE PKWY	LOPEZ TERESA
7290101034	909 HERITAGE PKWY	NICOLL MICHAEL A
7290101035	911 HERITAGE PKWY	SMITH CLARENCE HENRY IV & SHEANA SMITH
7290101036	913 HERITAGE PKWY	PENNY CAROL
7290101037	915 HERITAGE PKWY	GALTELLI JOSEPH THOMAS
7290101038	917 HERITAGE PKWY	SANCHEZ LEONARDO
7290101039	919 HERITAGE PKWY	DOUGLAS JARED W
7290101040	921 HERITAGE PKWY	VITAMVAS JAMES MICHAEL TRUSTEE
7290101041	923 HERITAGE PKWY	BROWNLEE TIERRA
7290101042	925 HERITAGE PKWY	MOORE KELLY E
7290101043	927 HERITAGE PKWY	FRIEDMAN DANIEL ETAL
7290101044	929 HERITAGE PKWY	GIANNINI THOMAS J II
7290101045	931 HERITAGE PKWY	BARTON SALEM
7280000220	208 ANSLEY WALK LN	TARULLI JOSEPH A & MINDI P
7280000221	210 ANSLEY WALK LN	CARMICHAEL WILLIE J & TAMMIE L
7280000222	212 ANSLEY WALK LN	SALTSBERG ALAN
7280000223	213 ANSLEY WALK LN	BLANEY CHRISTINA M
7280000224	211 ANSLEY WALK LN	KENNEDY STACIE LYNN
7280000225	209 ANSLEY WALK LN	ARCHULETA DAVID A & RENEE
7280000256	312 GAMESFORD LN	THOMPSON JORDIN TYLER
7280000257	310 GAMESFORD LN	BAER BRITTANY G
7280000258	308 GAMESFORD LN	WILLIAMS ANN S
7280000259	313 GAMESFORD LN	ROBERTS GLEN A & MARY C
7280000260	311 GAMESFORD LN	MURPHY MONICA D
7280000261	309 GAMESFORD LN	STROUD TINA M
7280000302	711 CHELTON LN	NASSRAH STEPHEN K TRUSTEE
7280000303	713 CHELTON LN	WILLIAMS STEVEN D & KAREN J
7280000304	715 CHELTON LN	FERRUGIA JOELLE D
7280000305	717 CHELTON LN	ENGEL JESSICA E

Exhibit A - Council Initiated Rezoning - RMX-6

7280000306	719 CHELTON LN	MATTHEWS SELENA J
7280000307	721 CHELTON LN	FIGUEROA YOLANDA
7280000308	723 CHELTON LN	HYDE JOHN D
7280000309	725 CHELTON LN	MARTIN JEREMY BLAINE
7280000314	716 CHELTON LN	MCVAY LATORIS
7280000315	718 CHELTON LN	INGRAM YOLONDA
7280000316	720 CHELTON LN	MEEHAN LAUREN
7280000317	722 CHELTON LN	SWICEGOOD SHAWN & NANCY C
7280000330	109 CADBURY LN	CASTREJON DANIELA HERRERA
7280000331	111 CADBURY LN	RIDGEWAY BRADON TODD & GLEN O LITAKER
7280000393	409 KILBERRY LN	DEVELLI SAMANTHA L
7280000394	411 KILBERRY LN	SHORT GARY
7280000395	413 KILBERRY LN	PIPKIN JOHN DAVID
7280000396	415 KILBERRY LN	RICKETTS BRADLEY
7280000397	414 KILBERRY LN	COLVIN JUSTIN LANCE
7280000398	412 KILBERRY LN	MCBRIDE QHUNTRIA FELICIA
7280000399	410 KILBERRY LN	HENSHAW EILEEN KENNEDY
7280000400	408 KILBERRY LN	HARPER DOUGLAS & CARLA R
7280000401	609 CAHILL LN	SHAH RASNA P & PRASHANT A
7280000402	611 CAHILL LN	WHITE TAYLOR
7280000403	613 CAHILL LN	PARKER CHRISTINE JANE TRUSTEE
7280000404	615 CAHILL LN	COSTANZO DINA E
7280000405	608 CAHILL LN	EQUITABLE REAL ESTATE SOLUTIONS LLC
7280000406	610 CAHILL LN	SNYDER BLAKE ANDREW
7280000407	612 CAHILL LN	PATCHEY ERIN
7280000408	614 CAHILL LN	BRICE DUEVETTE A
7280000409	714 CHELTON LN	NGUYEN LOI QUOC
7280000410	712 CHELTON LN	CRUDUP JAMES
7280000411	710 CHELTON LN	WATSON CHRISTOPHER
7280000412	708 CHELTON LN	HOOVER KAREN N & COLBY I FERGUSON
7280000413	706 CHELTON LN	DWIGHT MELISSA D
7280000414	704 CHELTON LN	SHAW DEANDRA
7280000415	509 ALDERMAN LN	EQUITABLE REAL ESTATE SOLUTIONS LLC
7280000416	511 ALDERMAN LN	PETERSON MELISSA DAWN
7280000417	513 ALDERMAN LN	MURRAY JENNIFER
7280000418	515 ALDERMAN LN	AMARA INVESTMENTS LLC
7280000419	517 ALDERMAN LN	KOLLER MARGARET M
7280000420	523 ALDERMAN LN	BENSON CHRISHONDA NICOLE
7280000421	525 ALDERMAN LN	CHHALANI PANKAJ
7280000422	527 ALDERMAN LN	FANT MARSHALL A III TRUSTEE
7280000423	529 ALDERMAN LN	MILLS CHRISTOPHER J
7280000424	531 ALDERMAN LN	ABERNATHY WYNDE
7280000425	528 ALDERMAN LN	GALLAGHER CAROLYN
7280000426	526 ALDERMAN LN	MAPLE KANESIA
7280000427	524 ALDERMAN LN	HALSO JENNIFER GAYLE

Exhibit A - Council Initiated Rezoning - RMX-6

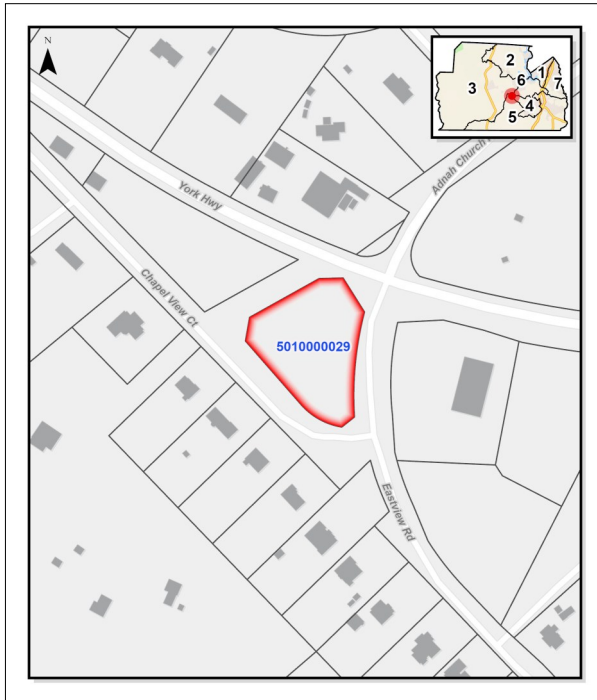
7280000428	116 CADBURY LN	OTTLEY DIANE J
7280000429	118 CADBURY LN	LUITHLE TANNER
7280000430	120 CADBURY LN	MARTIN MARTHA EVELYN
7280000431	122 CADBURY LN	OSMANI DRITA
7280000432	124 CADBURY LN	ALEXANDER FALESHIA M
7280000433	126 CADBURY LN	SAVAGE AIMEE NICOLE



Planning Commission

April 13, 2026

Case: 26-11
Staff Report



REQUEST SUMMARY

Applicant: Pratik Patel, Kanaiyalal Patel
Property Owner: Pratik Patel, Kanaiyalal Patel
Tax Map Number: 501-00-00-029
Address: Chapel View Ct
Council District: 5—Cox
Area: 1.62 acres
Current Zoning District: NC
Requested Zoning District: RC
Future Land Use Designation:
Single Family Residential, Rural Center
Staff Recommendation: Deny

PROJECT DESCRIPTION

The applicant is requesting to rezone a 1.62-acre parcel from *Neighborhood Commercial* (NC) to *Rural Commercial* (RC) to allow a gas station and convenience retail strip.

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 composed primarily of single-family detached homes on large lots in residential subdivisions that exhibit a rural or suburban character. Small-scale office and civic uses are located at major street intersections or adjacent to similar uses and are designed to blend in with the residential character of the area.

The subject parcel is also within a *Rural Center* node. This designation describes places in the form of a cluster of small-scale civic and/or commercial buildings located at the intersection of major or minor roads in the rural areas of York County. Residents from the surrounding rural communities rely on rural centers to provide basic goods and services through convenience stores, gas stations, and the post office.

The rezoning request is not consistent with York County's *York Forward 2035 Future Land Use Map and Comprehensive Plan*. While within a *Rural Center* node according to the FLU map, the request would allow more intense commercial development on a lot positioned directly across from residences. Further, this section of Chapel View Ct is primarily accessed by residential driveways and would be inappropriate for a higher-traffic business access point as proposed.

Staff Analysis

PROPERTY DESCRIPTION

The 1.62-acre subject parcel is undeveloped, and acts as a natural median between York Highway and Chapel View Court. This lot was formed when the intersection between Adnah Church Road and York Highway was reconfigured as part of a Pennies for Progress 2 project in 2003. This area is characteristically rural, with a combination of residential and commercial properties.

Table 1: Property Context			
PROXIMITY	CURRENT LAND USE	CURRENT ZONING	2035 LAND USE PLAN RECOMMENDATION
NORTH	Commercial/Residential	GC, RSF-40	Single Family Residential, Rural Center
SOUTH	Residential	RSF-40	Rural Residential, Rural Center
EAST	Commercial/Residential	GC, RUD, RSF-40	Single Family Residential, Rural Center
WEST	Commercial/Residential	NC, RUD, RSF-40	Rural Residential, Rural Center

ZONING AND LAND USE HISTORY

- ♦ July 22, 1986: Subject parcel was originally zoned NC.
- ♦ December, 2012: Recorded current plat of subject parcel (PB E172, PG 3).
- ♦ October, 2025: Recorded current deed of subject parcel (RB 22220, PG 170).

REZONING REQUEST

The applicant is requesting to rezone approximately 1.62 acres from NC to RC.

- ♦ *Current Zoning District: The Neighborhood Commercial (NC) District is designed to provide residential areas with small-scale commercial services, professional offices, and convenience uses, and is intended to principally serve residential neighborhoods located within the Urban Services Boundary. The maximum gross floor area of any building, except grocery stores, in Neighborhood Commercial is 15,000 square feet.*
- ♦ *Proposed Zoning District: The Rural Commercial (RC) District is designed to provide rural areas with small-scale commercial services, professional offices, and convenience uses, and principally serves residents of rural areas.*

Table 2: Zoning District Comparison		
	ZONING DISTRICT: NC	ZONING DISTRICT: RC
MINIMUM LOT SIZE	None	None
PERMITTED LAND USES	Galleries, Theaters	Gasoline Sales, Gas Stations, Building/Farm/Garden Supply

Exhibit A - Existing Zoning Map

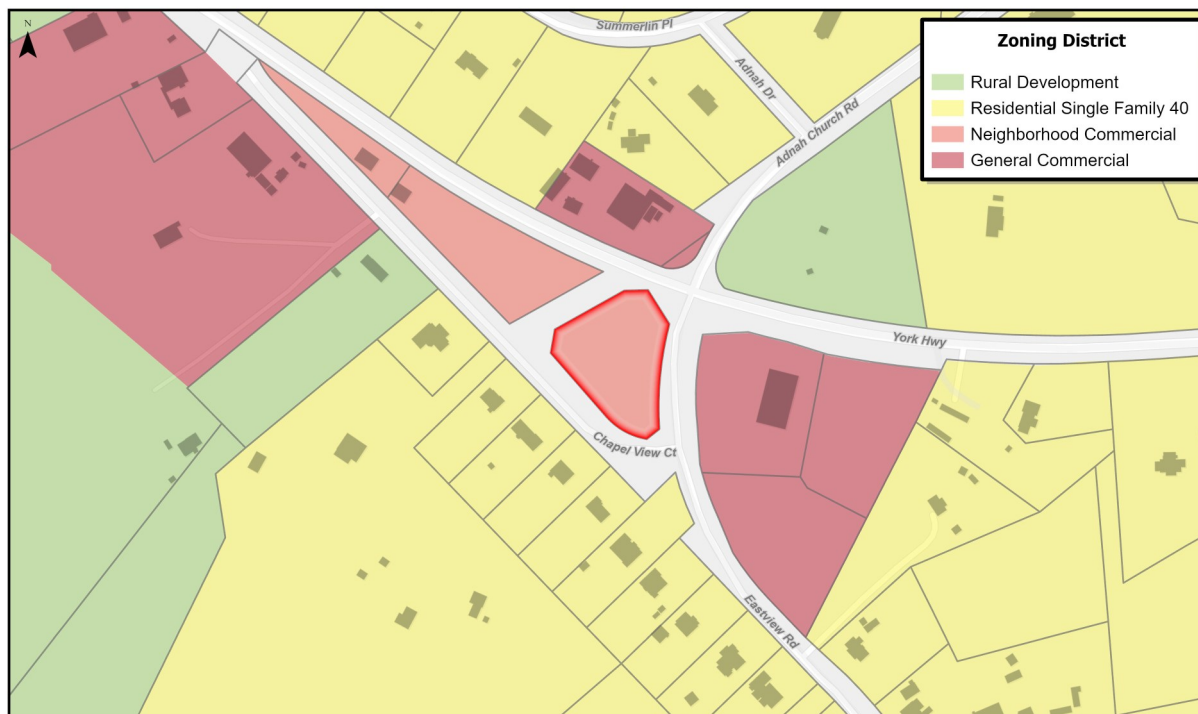
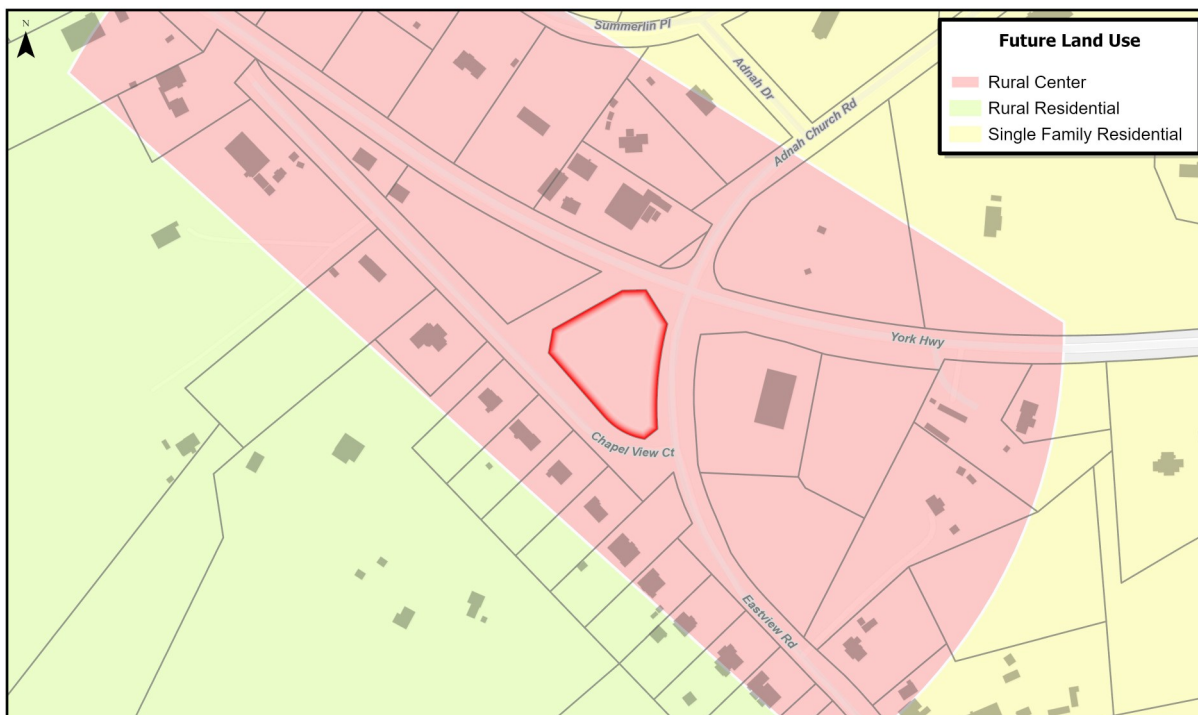


Exhibit B - 2035 Land Use Plan



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 composed primarily of single-family detached homes on large lots in residential subdivisions that exhibit a rural or suburban character. Small-scale office and civic uses are located at major street intersections or adjacent to similar uses and are designed to blend in with the residential character of the area.

The subject parcel is also within a *Rural Center* node. This designation describes places in the form of a cluster of small-scale civic and/or commercial buildings located at the intersection of major or minor roads in the rural areas of York County. Residents from the surrounding rural communities rely on rural centers to provide basic goods and services through convenience stores, gas stations, and the post office.

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*. While within a *Rural Center* node according to the FLU map, the request would allow more intense commercial development on a lot positioned directly across from residences. Further, this section of Chapel View Ct is primarily accessed by residential driveways and would be inappropriate for a higher-traffic business access point as proposed.

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 current NC zone allows for commercial development that is less intense and less prone to nuisance than those permitted in the requested RC zone. While there are other business operations in the vicinity, this lot is uniquely positioned directly in front of residences, with limited options for potential access points to Eastview Rd and Chapel View Ct.

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.

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

The applicant does not intend to build any residences; therefore, the proposed rezoning will have no impact on public school facilities.

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

The property is located in the Rock Hill's Water services district, but will use 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 York Road, Eastview Road and Chapel View Road. York Road and Eastview Road are maintained by SCDOT as S-5 and S-102. York Road is designated as a principal arterial with an average daily volume of 16,800 trips per day. York Road is a paved two-lane roadway with a posted speed limit of 55 mph. Eastview Road is designated as a major collector roadway with an average daily volume of 7,400 trips. Eastview Road is a paved, two-lane roadway with a posted speed limit of 45 mph. Chapel View Road is maintained by York County. Chapel View Road is designated as a local roadway, and there is no count data available. Chapel View Road is a paved two-lane roadway, and there is no posted speed limit. The development is proposing a gas station and convenience store. The site should be accessed from Eastview Road or Chapel View Road. A Tier 2 TIA will be required for 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: | May 4, 2026 |
| ◆ County Council (First Reading): | May 4, 2026 |
| ◆ County Council (Second Reading): | May 18, 2026 |
| ◆ County Council (Third Reading): | June 1, 2026 |

PLANNING AND DEVELOPMENT STAFF CONTACT

Thomas Newlin

Long Range Planner

(803) 909-7233

Thomas.Newlin@yorkcountysc.gov

Exhibit C - Vicinity Context



Exhibit D - Aerial Map

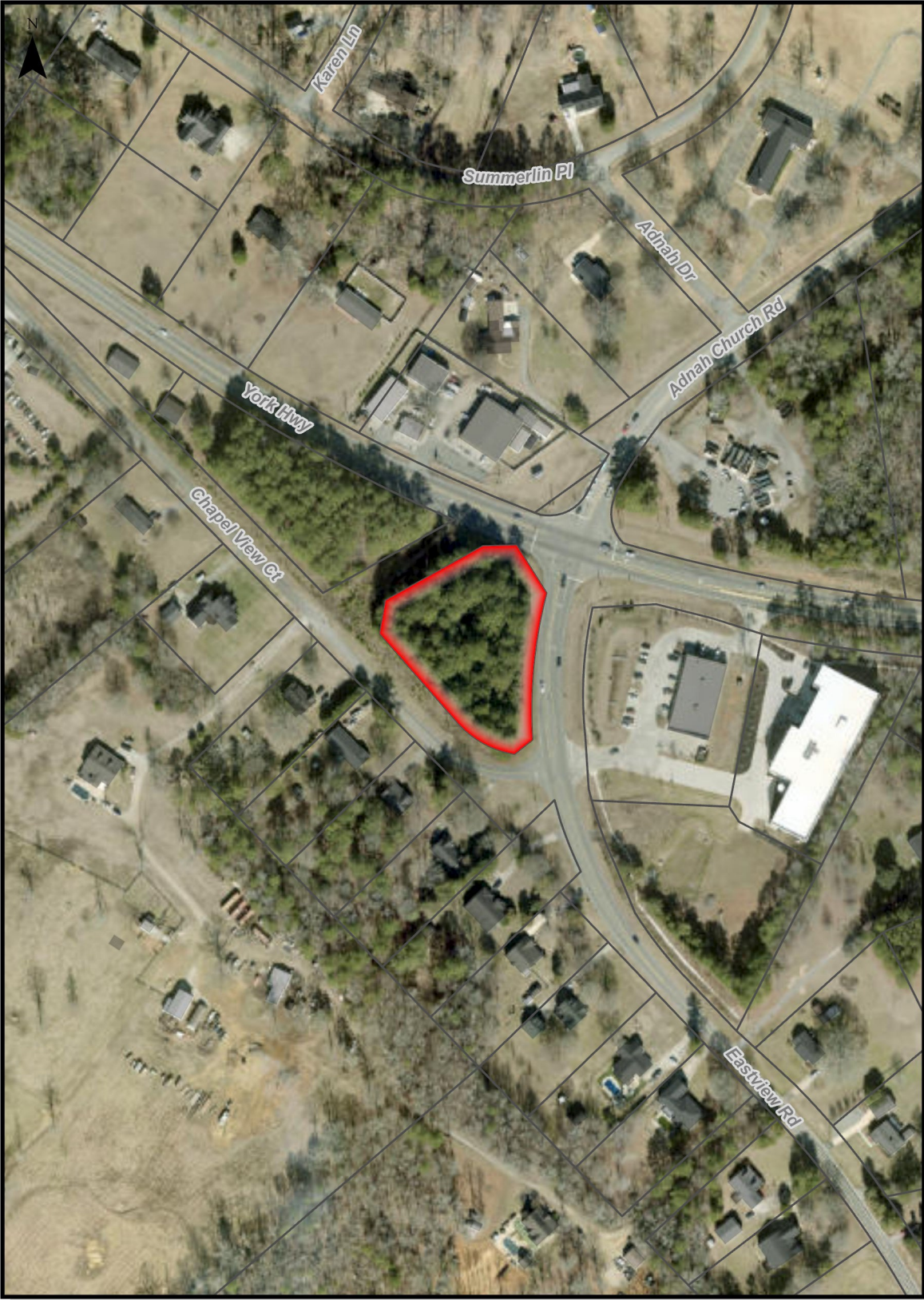


Exhibit E - Aerial Map—Parcel



Exhibit F - Environmental Map

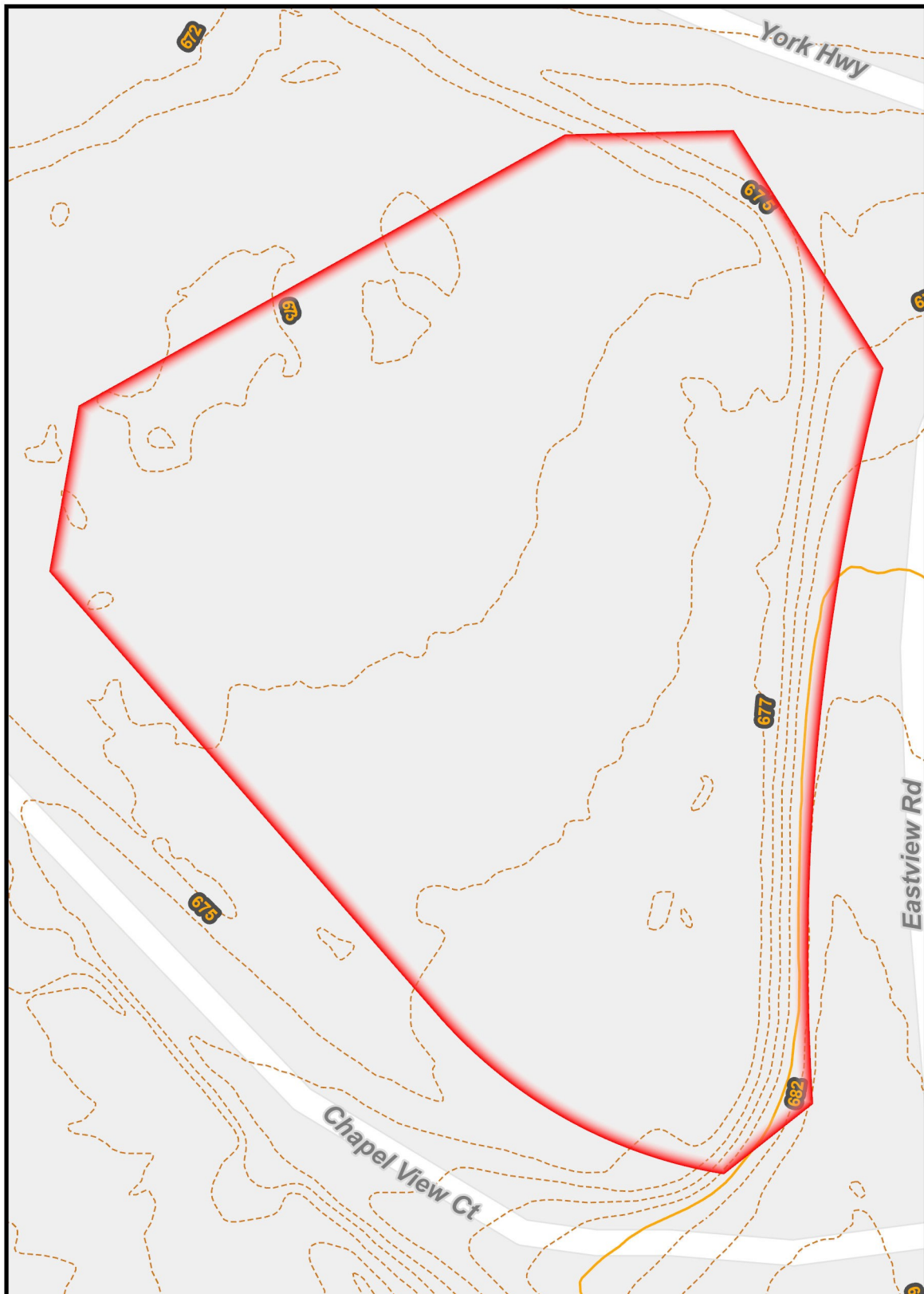
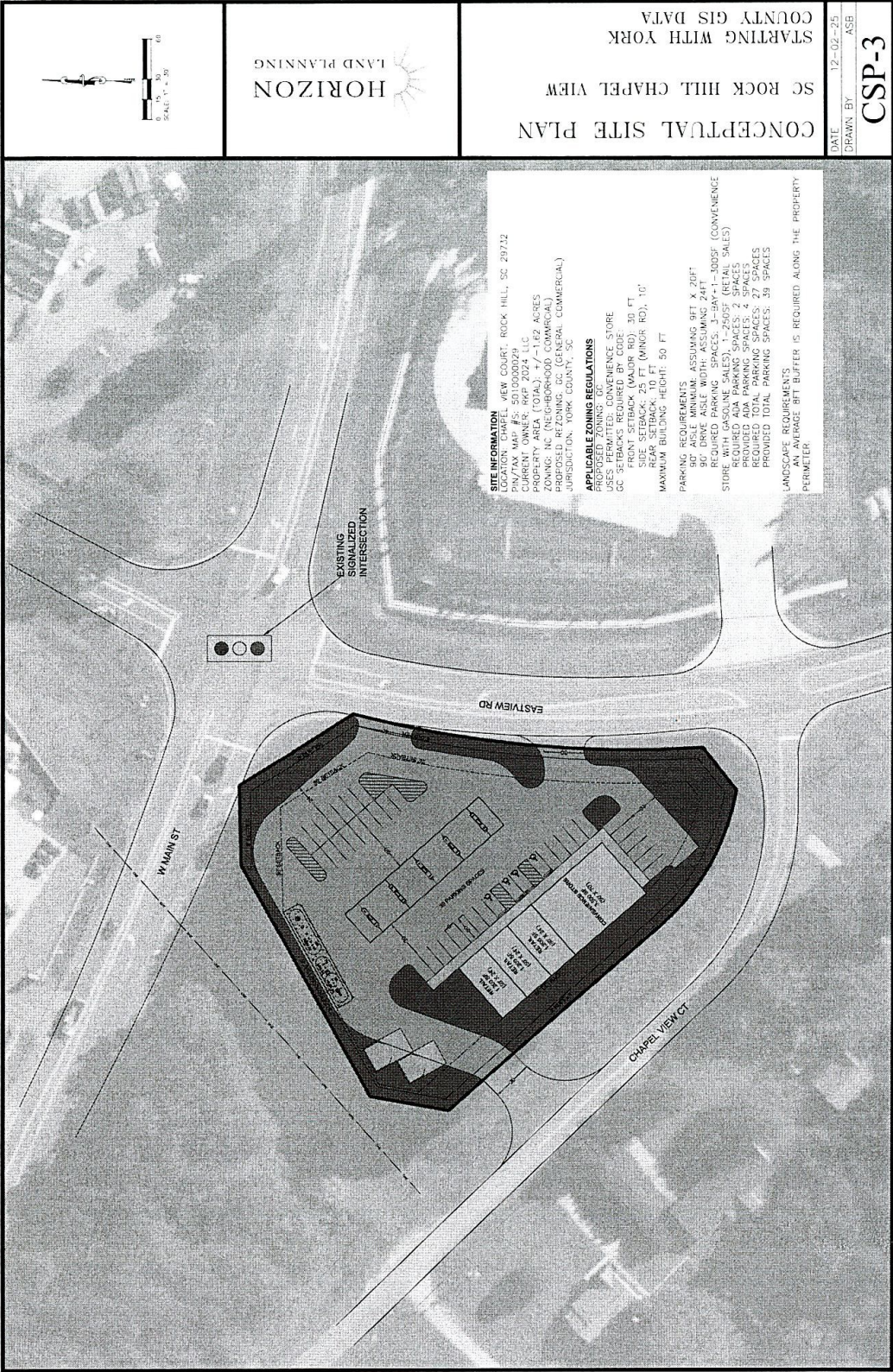
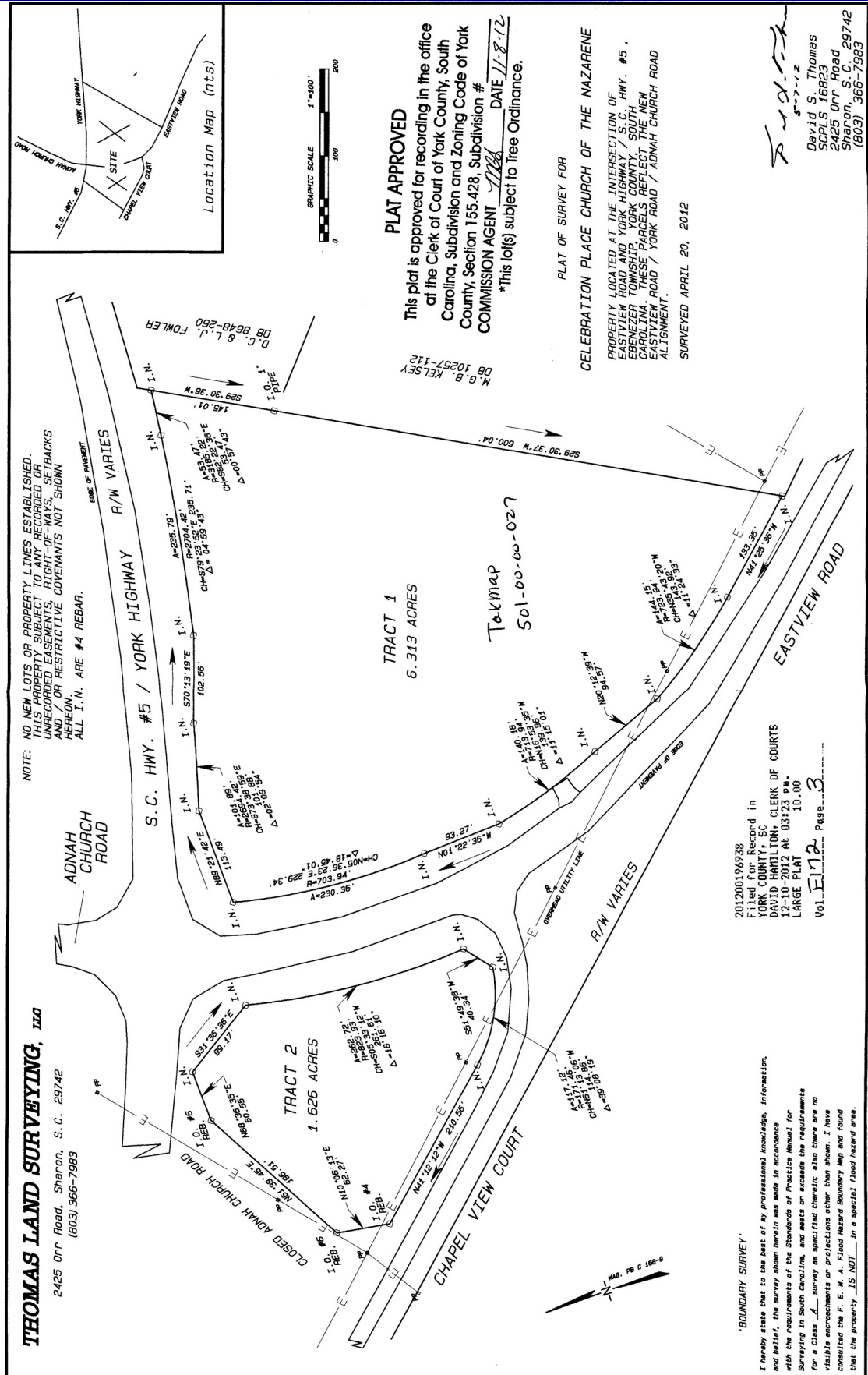


Exhibit G - Site Plan



CASE 26-11





YORK COUNTY REZONING APPLICATION

APPLICANT AND OWNER INFORMATION

APPLICANT NAME(S): PRATIK PATEL / KANAIYALAL PATEL
ADDRESS: 817 WINGTHORN ROSE DR. GASTONIA NC 28056
PHONE: - - 704-689-3969
 WORK HOME MOBILE
EMAIL ADDRESS: PDPATEL1986@GMAIL.COM
PROPERTY OWNER NAME(S): PRATIK PATEL / KANAIYALAL PATEL
ADDRESS: 817 WINGTHORN ROSE DR.
PHONE: - - 704-689-3969
 WORK HOME MOBILE
EMAIL ADDRESS: PDPATEL1986@GMAIL.COM

PROPERTY INFORMATION

PROPERTY ADDRESS: TR #2 CHAPEL VIEW CT.
PROPERTY TAX MAP #(s): 5010000029
LAND AREA (ACRES) TOTAL: 1.62 AREA TO BE REZONED: 1.62
ZONING CURRENT: NC PROPOSED: RC
2035 LAND USE PLAN DESIGNATION: _____
CURRENT USE OF PROPERTY: N/A
PROPOSED USE OF PROPERTY: GAS STATION / C-STORE / RETAIL STRIP.
TOTAL AREA OF PROPOSED BUILDINGS (COMMERCIAL): 1.62
TOTAL # OF DWELLING UNITS (RESIDENTIAL): N/A
UTILITY PROVIDERS WATER: ROCKHILL WATER SEWER: YORK COUNTY SEWER.
SCHOOL DISTRICT: 3 COUNTY COUNCIL DISTRICT: 5, CHRISTI COX

SUPPLEMENTAL QUESTIONS

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

PURPOSE OF THE REZONING REQUEST IS FOR TO
BUILD GAS-STATION / C-STORE ALONG WITH RETAIL STRIP.
WHICH IS ONLY ALLOWED IN (RC) ZONE. (GAS-STATION)

2. Are there existing structures on the site?

Yes ☐

No ☒

If yes, please describe: _____

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

Yes ☐

No ☒

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

Yes ☐

No ☒

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

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

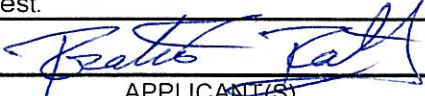
Yes ☐

No ☒

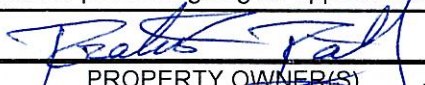
If yes, municipal utility providers may require signed annexation agreements as a condition of providing services. Please contact your municipal service provider prior to submitting your application.

CERTIFICATION

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

 APPLICANT(S)	1/19/26 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) Sanayalul, Patel	1/19/26 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)	1/19/26 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.



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.

8. The York County Council, York County Planning Commission, or the owner of the property can initiate a rezoning.
9. The assignment of more than one zoning district to a parcel is prohibited. Any request to rezone a portion of a parcel must include a survey of the parcel and its proposed lot lines, which shall be recorded with the York County Register of Deeds within 90 days of approval of the rezoning request.
10. Rezoning applications will not be accepted or processed when a zoning violation exists on or in the use of the land that is the subject of the requested change. The violation must be resolved before the application can be accepted, or if a violation is discovered during the processing of the application, the rezoning process will not proceed until the violation has been resolved.
11. If the proposed rezoning will resolve a zoning violation or if the County Council elects to initiate a rezoning request for a parcel(s) with a zoning violation, the application may be accepted and/or processed. In these cases, a rezoning request stays all legal proceedings in furtherance of the requested relief, unless the Planning and Development Services Department certifies to the County Council, after the rezoning application has been filed, that by reason of facts stated in the application, a stay would, in the Department's opinion, cause an imminent peril to life and property. In such cases, proceedings will not be stayed unless a restraining order is granted by the County Council or by a court of record on application.
12. If a rezoning application is denied, the property owner or the owner's agent may not initiate another application for a rezoning affecting all or part of the same parcel or lot for 12 months following denial of the request by the County Council. However, the County Council may initiate rezoning affecting the same parcel or lot, or any part thereof, within this 12-month period.

Need help with the application? Contact the Planning Division at 803.909.7220

<u>Application Type</u>	<u>Fee Amount</u>	<u>Notes</u>
Rezone to Base District (except AGC or RUD)	\$500 + 50 per acre	\$5,000 max fee Round up to full acre
Rezone to AGC or RUD	\$500 + 50 per acre	\$2,500 max fee Round up to full acre
Rezone from UD District	No fee	
Rezone to Special District	\$1,500 + 50 per acre	Round up to full acre
Special District – Major Change	\$1,500	
Special District – Minor Change	\$250	
Development Agreement Review	\$1,500	

Application Submittal:

Office Location
18 W. Liberty Street
York, SC 29745

Mailing Address
York County Planning Division
PO Box 96
York, SC 29745

APPLICATION GUIDE

APPLICANT: This person will represent the property owner at the public hearing and be the point of contact throughout the process. The applicant can also be the property owner or authorized representative.

PROPERTY OWNER: The person(s) listed with the tax assessor as the property owner(s). If property owner includes "et al", include all owner names from the most recent deed. All owners must sign the rezoning certification form. Applications with deceased property owners will need to include a personal representative appointment letter from the probate court, and a will or order from the probate court authorizing the sale or division of the property.

PROPERTY ADDRESS: Provide the official address of the property proposed to be rezoned. The address can be obtained from the York County Addressing Department at 803.909.7483.

PROPERTY TAX MAP #: The Tax Map Number can be found on the property tax notice or it can be obtained by calling the York County Tax Assessor at 803.684.8526.

DEED AND PLAT OF PROPERTY: These can be obtained from the property owner or at the Register of Deeds office at the York County Government Center. If a plat does not exist, a survey of the property or a deed that indicates property line distances (metes and bounds) will be accepted.

LAND AREA: Provide the size (area) of the parcel based upon the most recent survey, plat, or deed. Fill in whether all or a portion of the property are to be rezoned.

CURRENT ZONING: Fill in the current Zoning Classification(s) of the property. This information can be obtained through the York County's Planning Viewer online or by contacting or meeting with Planning staff.

PROPOSED ZONING: Fill in the requested Zoning Classification(s) that are being requested in this application.

2035 LAND USE PLAN DESIGNATION: Fill in the 2035 future land use designation for the property from the 2035 York Forward Comprehensive Plan. The land use designation can be obtained through York County's Planning Viewer online or by contacting or meeting with Planning staff.

USE OF PROPERTY: Describe in general terms the current and proposed use of the property. Example: house, vacant land, convenience store, etc.

WATER: Describe the type of water service available. If served by public water provide the name of the service provider. Example: private well, City of Rock Hill, etc.

SEWER: Describe the type of sewer service available. If served by public water provide the name of the service provider. Example: private septic, City of York.

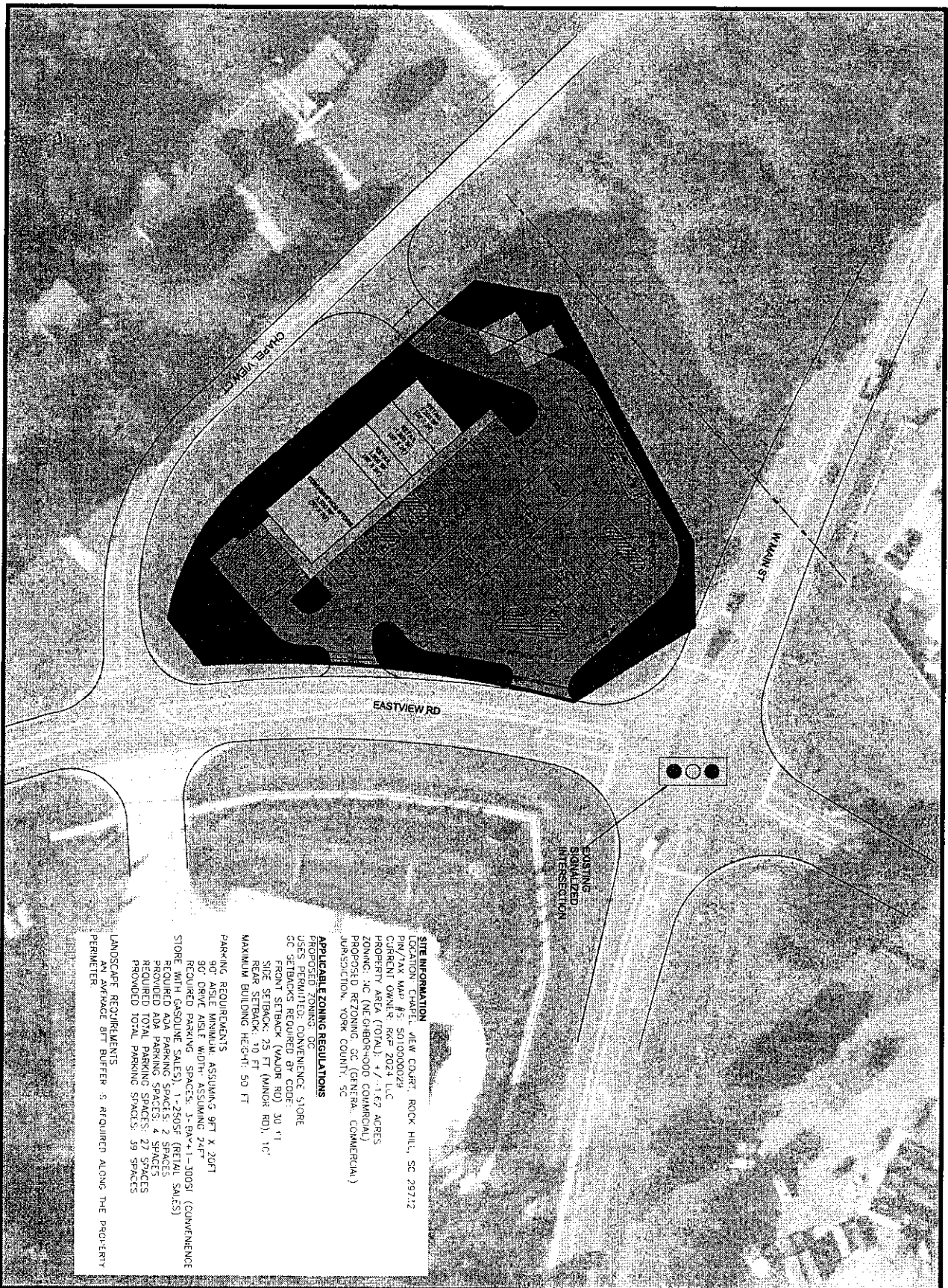
SCHOOL DISTRICT: Provide the School District in which the subject property is located.

COUNTY COUNCIL DISTRICT: Provide the Council District in which the subject property is located.

APPLICANT SIGNATURE: The applicant *must* sign the form certifying the information is correct. Sign even if applicant is the owner.

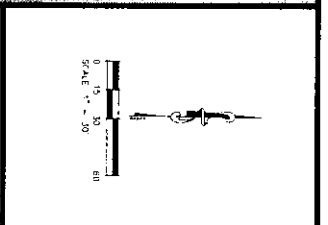
OWNER SIGNATURE: The property owner(s) must sign this section. Notarized written authorization from the property owner(s) giving the applicant permission to act of his/her behalf can be substituted for property owner's signature. All persons with an interest in the property per the most recent deed must sign the rezoning certification form.

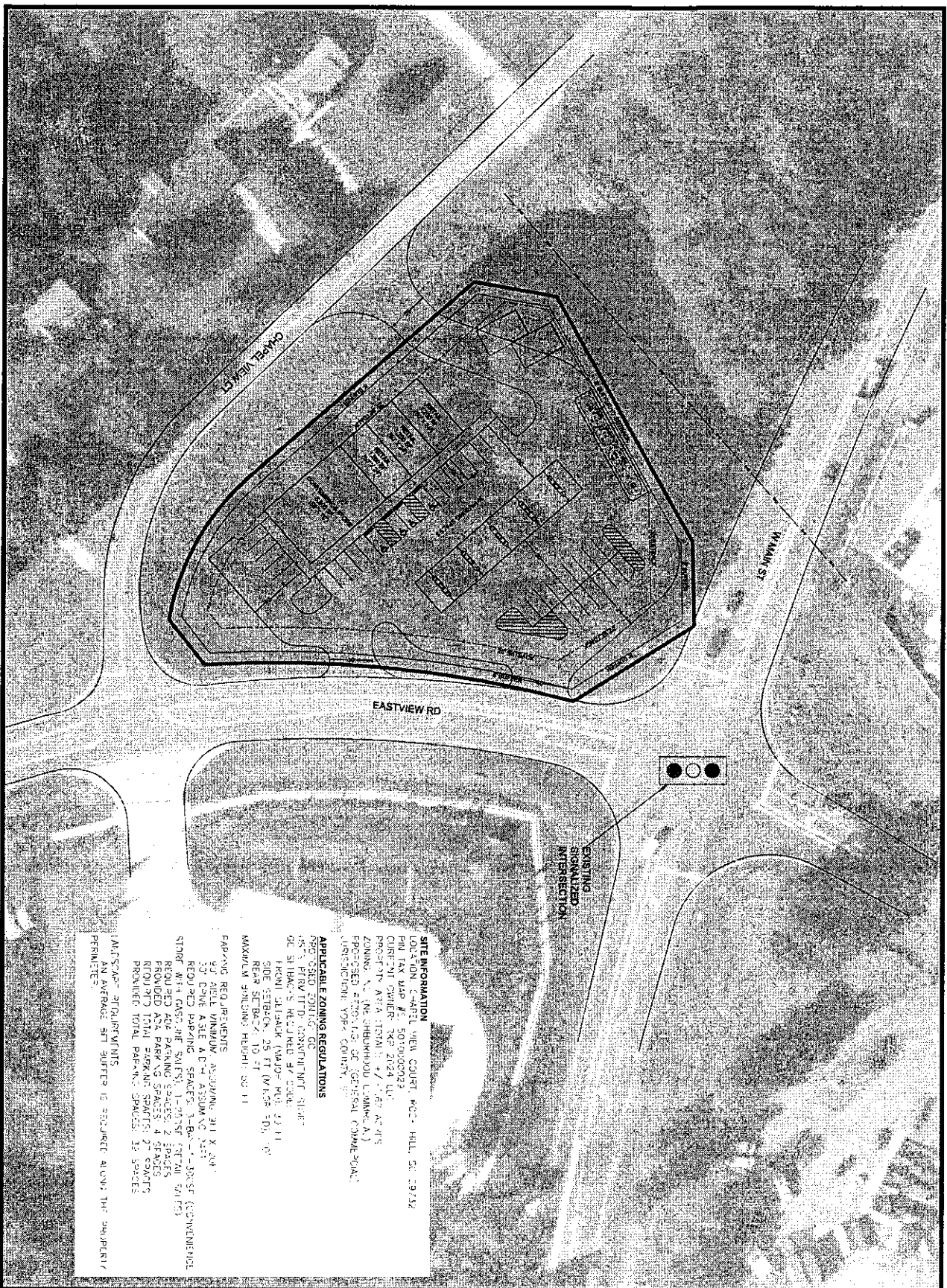
REZONING PURPOSE: Provide the purpose for your request as it applies to the selection(s) made in the first question. This can include applicable limitations posed to the subject property under current zoning.



DATE: 12-02-25
 DRAWN BY: ASB
CSP-3

CONCEPTUAL SITE PLAN
 SC ROCK HILL CHAPEL VIEW
 STARTING WITH YORK
 COUNTY GIS DATA





SITE INFORMATION
 LOCATION: CHAPEL VIEW COURT, ROCK HILL, SC 29732
 PIN TAX MAP #1: 5010000023
 CURRENT OWNER: TRP 2024 LLC
 PROJECT AREA TOTAL: 47,160 ACRES
 ZONING: NO ONE (SHERBOOD COMMERCIAL)
 PROPOSED: 47,160 AC (GENERAL COMMERCIAL)
 JURISDICTION: YORK COUNTY, SC

APPLICABLE ZONING REGULATIONS
 SHERBOOD COMMERCIAL
 MAXIMUM BUILDING HEIGHT: 35 FT
 SIDE SETBACK: 25 FT (MINIMUM 10 FT)
 REAR SETBACK: 10 FT
 MAXIMUM BUILDING HEIGHT: 35 FT

PARKING REQUIREMENTS
 33' WIDE DRIVEWAY, ASSUMING 31' X 20'
 33' DRIVE ASSE, 60' H, ASSUMING 33' X 20'
 REQUIRED PARKING SPACES: 3-BAY, 1-500 SF (CONVENIENCE)
 STORMWATER POND: 1-500 SF (CONVENIENCE)
 PROPOSED ASSE PARKING SPACES: 2 SPACES
 PROPOSED TOTAL PARKING SPACES: 27 SPACES
 PROVIDED TOTAL PARKING SPACES: 27 SPACES
 PROVIDED TOTAL PARKING SPACES: 27 SPACES

LANDSCAPE REQUIREMENTS
 AN AVERAGE 5 FT BUFFER IS REQUIRED ALONG THE ADJACENT PERMITS.

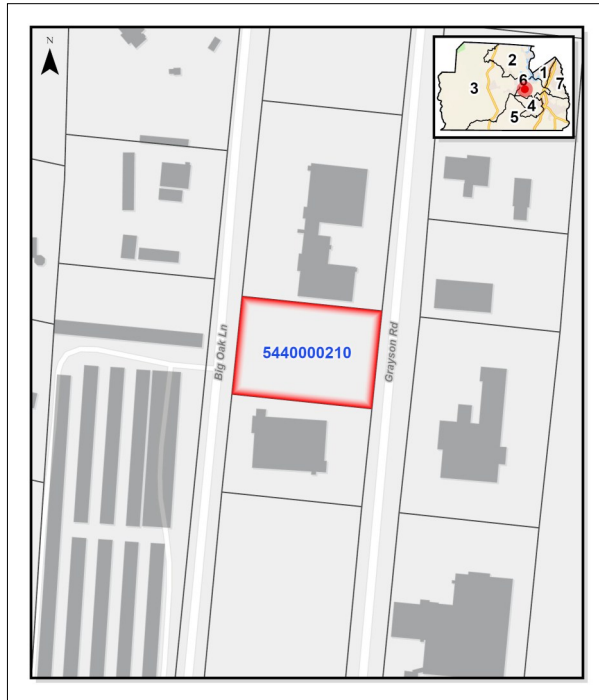
DATE: 12-02-23 DRAWN BY: ASE CSP-3	CONCEPTUAL SITE PLAN SC ROCK HILL CHAPEL VIEW STARTING WITH YORK COUNTY GIS DATA	HORIZON LAND PLANNING	
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Planning Commission

April 13, 2026

Case: 26-12
Staff Report



REQUEST SUMMARY

Applicant: Ciara Britney Fenton, Kelly Faile

Property Owner: Zane Allen Fenton

Tax Map Number: 544-00-00-210

Address: Grayson Road, Rock Hill

Council District: 6—Huckabee

Area: .99 Acres

Current Zoning District: UD

Requested Zoning District: LI

Future Land Use Designation:

Single Family Residential

Staff Recommendation: Approve

PROJECT DESCRIPTION

The applicant is requesting to rezone a .99-acre parcel from *Urban Development* (UD) to *Light Industrial* (LI) to build and operate a *Machine Shop*, which includes office space, an attached warehouse, and a truck loading bay.

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 primarily of single-family detached homes on large lots in residential subdivisions that exhibit a rural or suburban character. Small-scale office and civic uses are located at major street intersections or adjacent to similar uses and are designed to blend in with the residential character of the area.

The rezoning request is not consistent with York County's *York Forward 2035 Future Land Use Map and Comprehensive Plan*. However, residential development as indicated by the FLU designation would not be appropriate for this property given its position at the center of an industrial quarter. The request instead aligns with the land uses and character of the surrounding area. Further, the request will remove another instance of the legacy UD district.

Staff Analysis

PROPERTY DESCRIPTION

The .99-acre subject parcel is undeveloped with access to Big Oak Ln and Grayson Rd, surrounded by small-lot manufacturing and distribution operations. This lot was created from parent parcel TM#544-043, which was divided to generate the neighboring lot TM#544-046. The other businesses utilize metal structures and warehouses similar to the style the applicant intends.

Table 1: Property Context			
PROXIMITY	CURRENT LAND USE	CURRENT ZONING	2035 LAND USE PLAN RECOMMENDATION
NORTH	Industrial	UD	Single Family Residential
SOUTH	Industrial	UD	Single Family Residential
EAST	Industrial	UD / LI	Single Family Residential
WEST	Industrial	UD	Single Family Residential

ZONING AND LAND USE HISTORY

- ◆ July 22, 1986: Parent parcel TM#544-043 was originally zoned UD.
- ◆ September 15, 2017: Subject parcel created from remainder of TM#544-043 (PB 155, PG 367).
- ◆ May 14, 2025: Recorded current deed of subject parcel (RB 21908, PG 367).
- ◆ February 25, 2026: Recorded current plat of subject parcel (PB 175, PG 236).

REZONING REQUEST

The applicant is requesting to rezone approximately 1 acre from UD to LI.

- ◆ *Current Zoning District: 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: 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.*

Table 2: Zoning District Comparison		
	ZONING DISTRICT: UD	ZONING DISTRICT: LI
MINIMUM LOT SIZE	None	None
PERMITTED LAND USES	Warehousing, Distribution, Animal Production,	Machine or Machinery Shops

Exhibit A - Existing Zoning Map

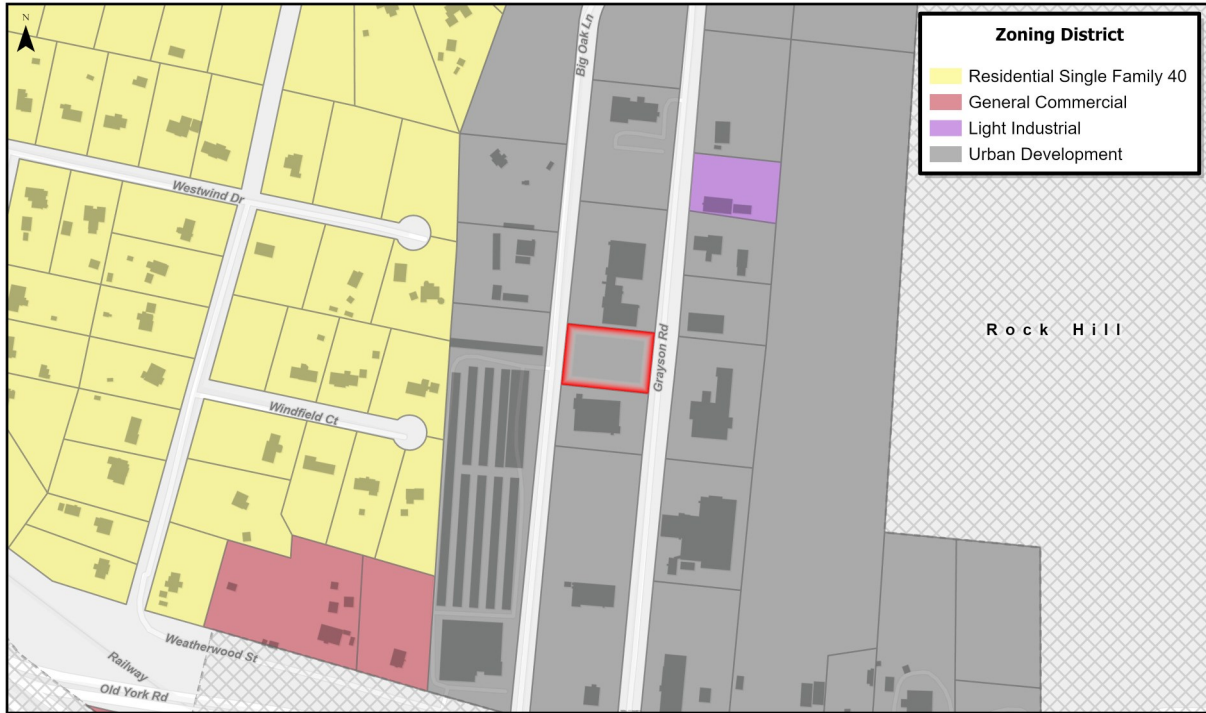
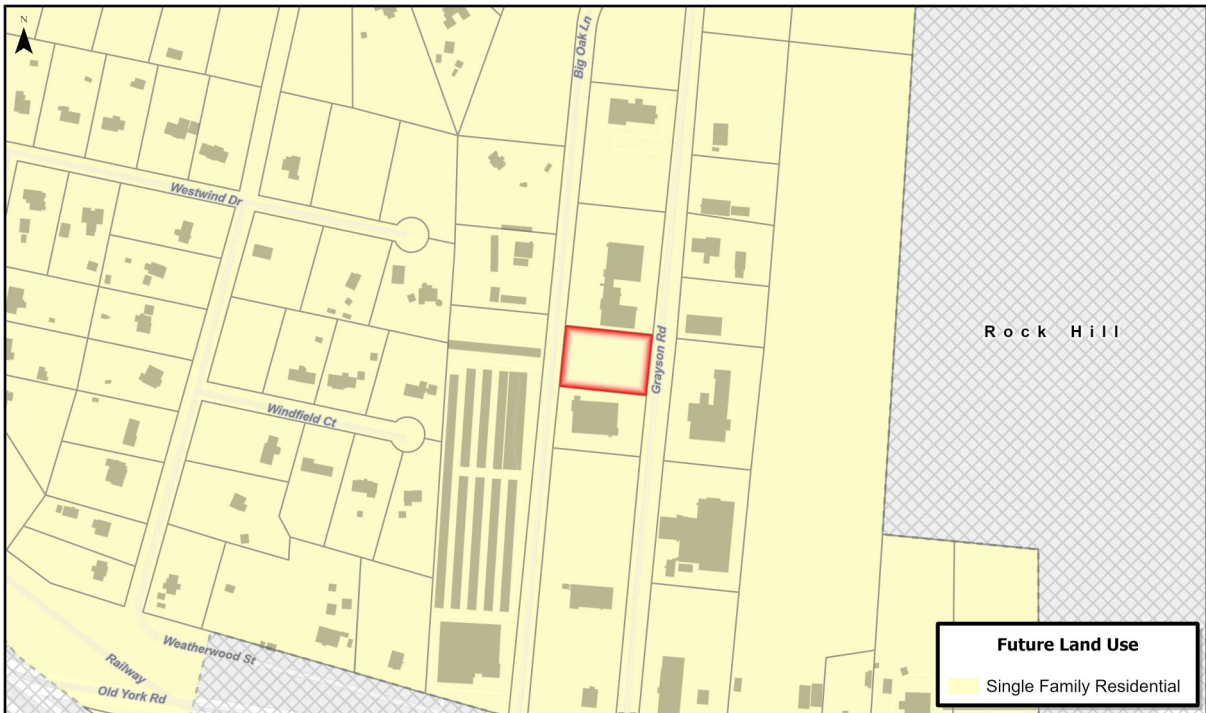


Exhibit B - 2035 Land Use Plan



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 primarily of single-family detached homes on large lots in residential subdivisions that exhibit a rural or suburban character. Small-scale office and civic uses are located at major street intersections or adjacent to similar uses and are designed to blend in with the residential character of the area.

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

The rezoning request is not consistent with York County's *York Forward 2035* Future Land Use Map and Comprehensive Plan. However, residential development as indicated by the FLU designation would not be appropriate for this property given its position at the center of an industrial quarter. The request instead aligns with the land uses and character of the surrounding area. Further, the request 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 surrounding UD properties are predominately used for manufacturing and distribution. The nearby property TM#544-207 (Case 24-53) was similarly rezoned to LI from UD in January 2025.

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 the Rock Hill Water services district, but will use 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 Big Oak Lane and Grayson Road. Big Oak Lane is maintained by York County. Big Oak Lane is designated as a local roadway, and there is no count data available. Big Oak Lane is a narrow-paved roadway and there is no posted speed limit. Grayson Road is maintained by SCDOT as S-109. Grayson Road is designated as a local collector roadway, and there is no count data available. Grayson road is a paved two-lane

roadway, and there is no posted speed limit. The development is proposing a machine shop. 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: May 4, 2026
- ◆ County Council (First Reading): May 4, 2026
- ◆ County Council (Second Reading): May 18, 2026
- ◆ County Council (Third Reading): June 1, 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

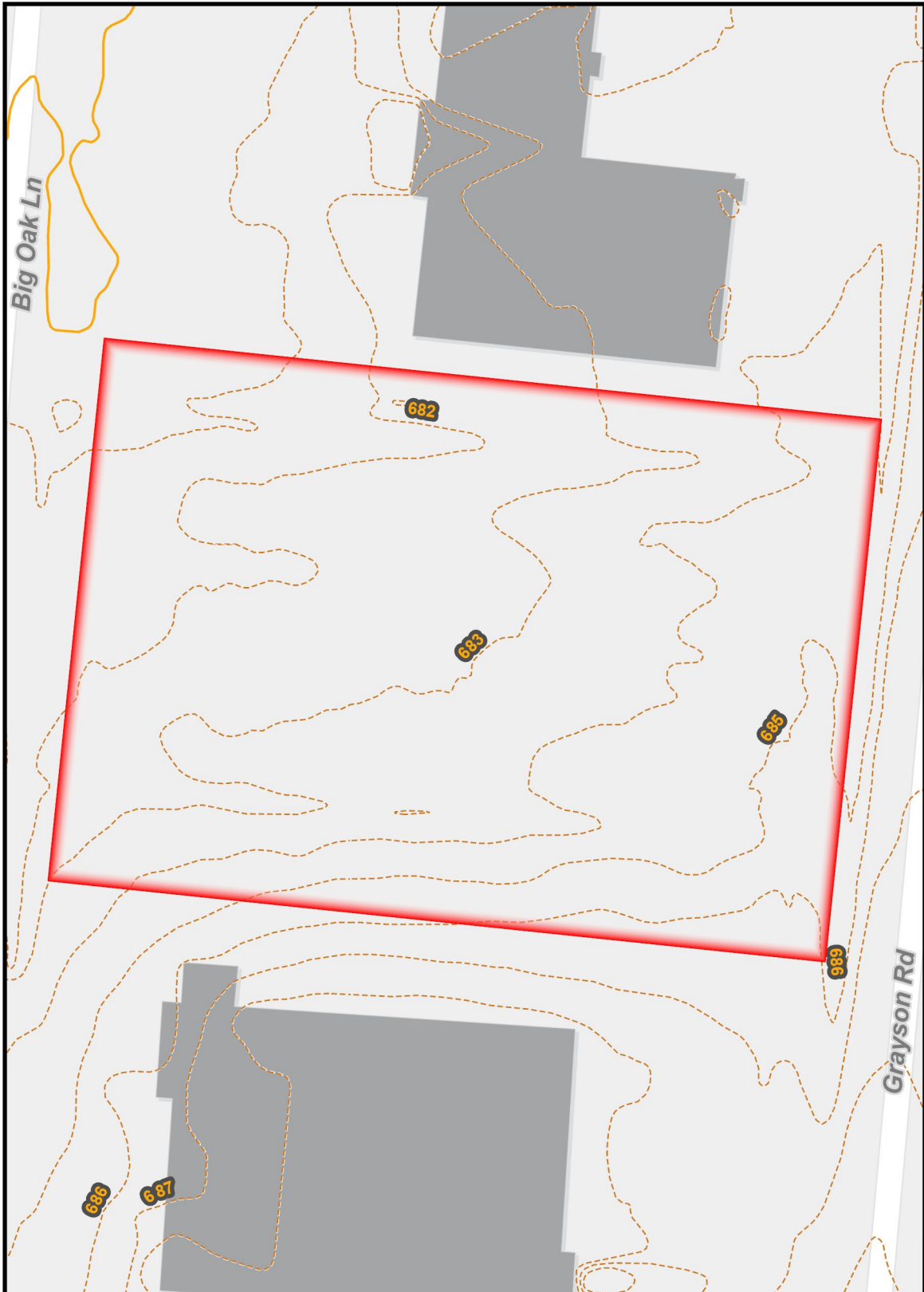


Exhibit F - Site Plan



SUPPLEMENTAL QUESTIONS

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

After submitting to the County a preliminary construction plan it was suggested Light Industrial would better suite our

needs for construction purposes. Since we are not open to the public and have less than 10 employees the building

requirements for LI would match the rest of the street. Metal buildings with parking and office space.

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.

* all the neighbors have a well. GIS says there is public water. We are open to either.

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.

C. Fenton Kelly Jail
APPLICANT(S)

2.24.26 / 2.24.26
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.

[Signature]
PROPERTY OWNER(S)

2/24/26
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: _____

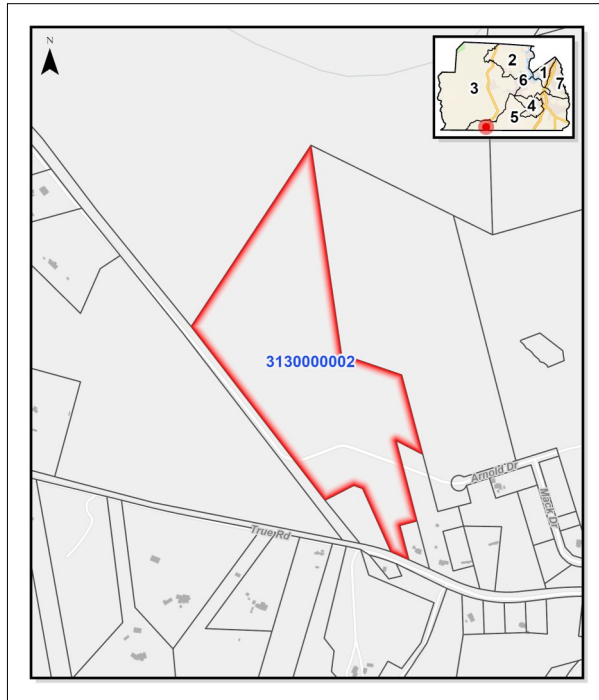
Any information provided on this document may be subject to the SC Freedom of Information Act and may be disclosed to third parties in accordance with applicable law.



Planning Commission

April 13, 2026

Case: 26-13
Staff Report



REQUEST SUMMARY

Applicant: Michael Deckert, Susan Deckert

Property Owner: Michael Deckert, Susan Deckert

Tax Map Number: 313-00-00-002

Address: True Road, McConnells

Council District: 3—Adkins

Area: 43.18 Acres

Current Zoning District: RSF-40

Requested Zoning District: AGC

Future Land Use Designation:

Agriculture

Staff Recommendation: Approve

PROJECT DESCRIPTION

The applicant is requesting to rezone a 43.18-acre parcel from *Residential Single Family 40* (RSF-40) to *Agricultural Conservation* (AGC) to permit the construction of a barn to facilitate the use of the property for timberland.

CONSISTENCY WITH THE COMPREHENSIVE PLAN

The subject parcel is designated with the *Agriculture* 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 rezoning request is consistent with York County's *York Forward 2035* Future Land Use Map and Comprehensive Plan. The proposed AGC zone will permit the expected land uses, scale, and character of the *Agriculture* FLU designation. Further, the property is neighbored by other AGC lots of similar scale and use, and facilitate the current use of the property for agriculture.

Staff Analysis

PROPERTY DESCRIPTION

The 43.18-acre subject parcel is used for timberland and personal gardening. The applicant has expressed intentions to build a primary dwelling here, along with a barn for storage. The area has a strong rural character, comprised of rural homesteads, pastureland, and other timberland. Also, a portion of Susybole Creek crosses the property.

Table 1: Property Context

PROXIMITY	CURRENT LAND USE	CURRENT ZONING	2035 LAND USE PLAN RECOMMENDATION
NORTH	Undeveloped	AGC	Agriculture
SOUTH	Residential	AGC	Agriculture
EAST	Agriculture	AGC / RSF-40	Agriculture
WEST	Agriculture	AGC	Agriculture

ZONING AND LAND USE HISTORY

- ◆ July 22, 1986: Subject parcel was originally zoned RSF-40.
- ◆ July 30, 2010: Recorded current plat of subject parcel (PB E48, PG 7).
- ◆ August 11, 2010: Recorded current deed of subject parcel (RB 11537, PG 228).

REZONING REQUEST

The applicant is requesting to rezone approximately 43.18 acres from RSF-40 to AGC.

- ◆ *Current Zoning District: The Residential Single Family 40 District accommodates detached single-family residential uses and compatible institutional and non-residential land uses on lots generally with a minimum area of 40,000 square feet, is designed to preserve and protect the character of existing large-lot residential subdivisions in areas transitioning from rural to suburban development patterns, and is intended to encourage residential development that complements the character of large-lot residential subdivisions.*
- ◆ *Proposed Zoning District: The Agricultural Conservation 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: RSF-40	ZONING DISTRICT: AGC
MINIMUM LOT SIZE	40,000 SF	5 Acres
PERMITTED LAND USES	Residential single-family detached homes	Residential single-family detached homes, General farming

Exhibit A - Existing Zoning Map

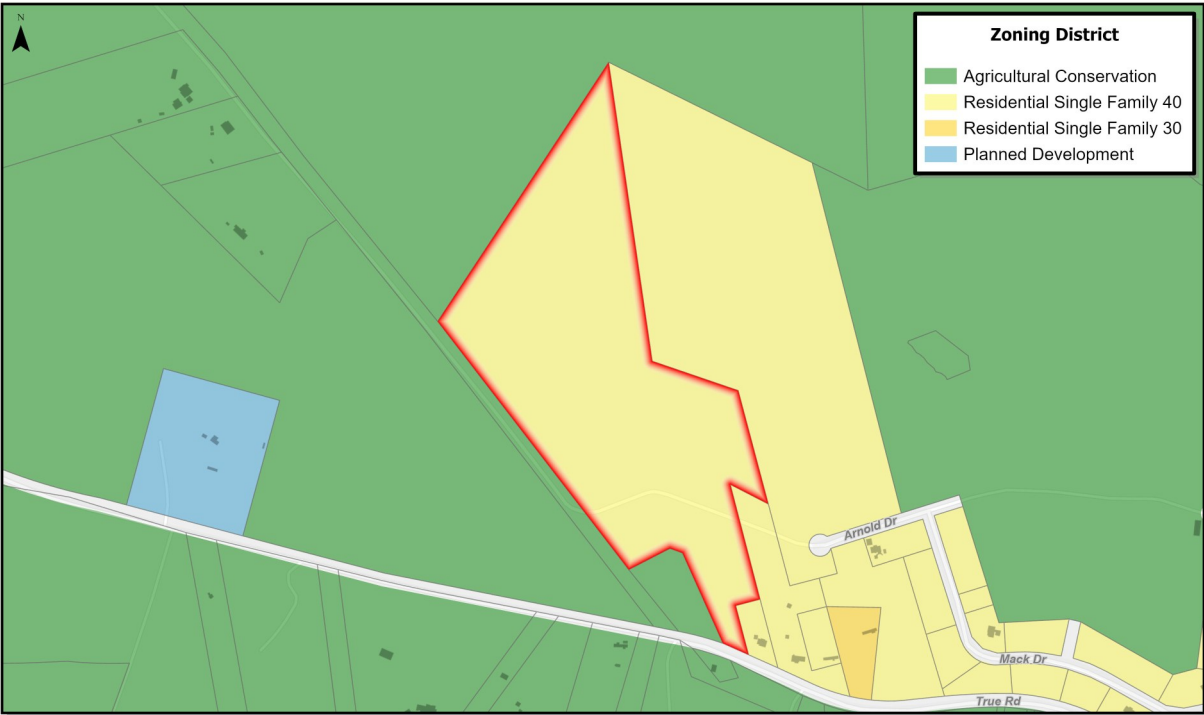


Exhibit B - 2035 Land Use Plan



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 *Agriculture* 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 rezoning request is consistent with York County's *York Forward 2035* Future Land Use Map and Comprehensive Plan. The proposed AGC zone will permit the expected land uses, scale, and character of the *Agriculture* FLU designation. Further, the property is neighbored by other AGC lots of similar scale and use, and facilitate the current use of the property for agriculture.

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 request will better facilitate the current operations of the property for agricultural uses, similar to its neighbors.

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 is 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, but will use 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 True Road, which is maintained by SCDOT as S-1002. True Road is designated as a collector roadway, and there is no count data available. True Road is a paved two-lane roadway with a posted speed limit of 40 mph. True Road intersects with Chester Highway. Chester Highway is maintained by SCDOT as S-321. Chester Highway is designated as principal arterial roadway with an average volume of 4,700 trips per day. The development is proposing adding storage to the existing tree farm. The proposed

storage is not expected to add new vehicle trips to the 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: May 4, 2026
- ♦ County Council (First Reading): May 4, 2026
- ♦ County Council (Second Reading): May 18, 2026
- ♦ County Council (Third Reading): June 1, 2026

PLANNING AND DEVELOPMENT STAFF CONTACT

Thomas Newlin

Long Range Planner

(803) 909-7233

Thomas.Newlin@yorkcountysc.gov

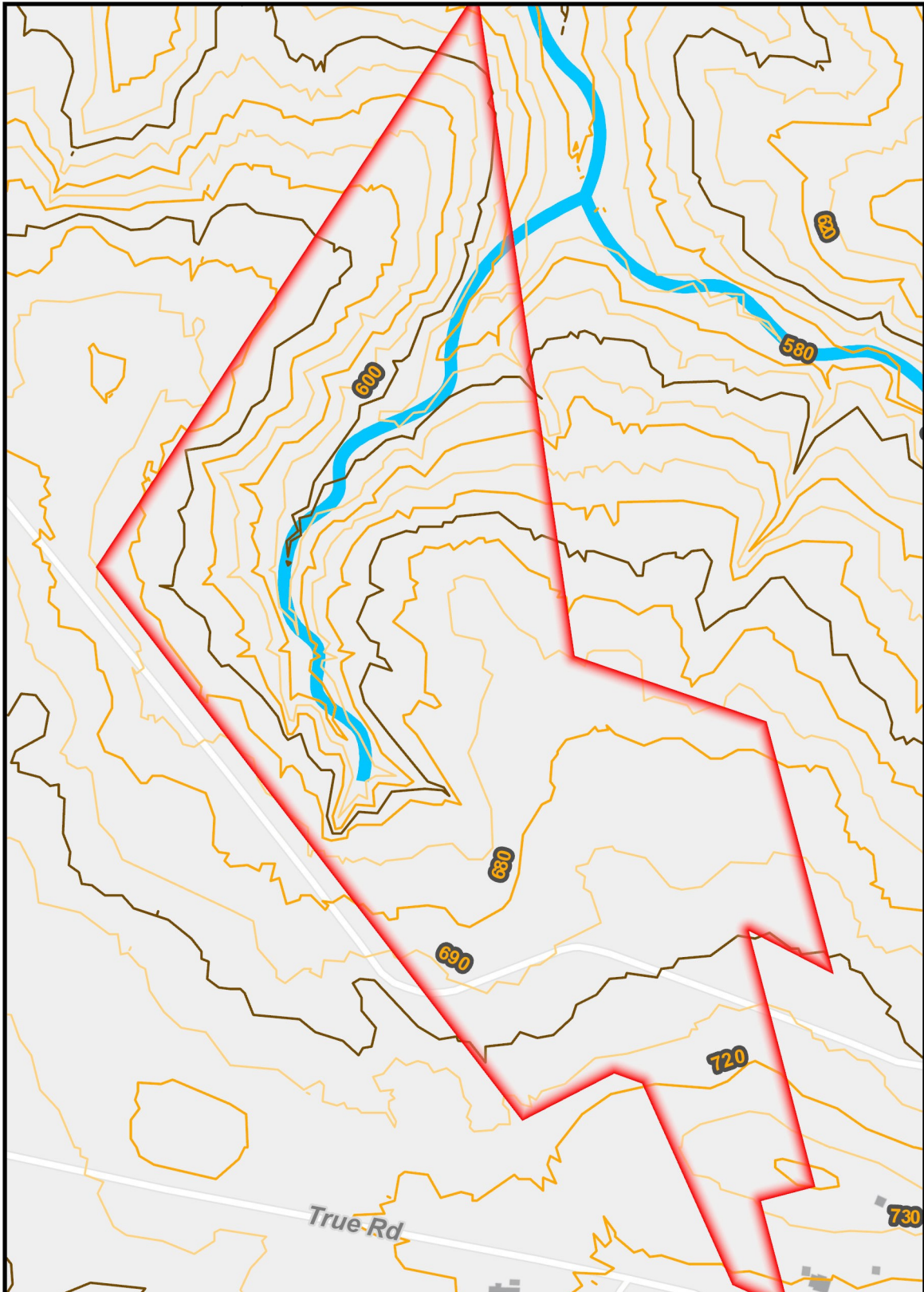
Exhibit C - Aerial Map



Exhibit D - Aerial Map—Parcel



Exhibit E - Environmental Map





YORK COUNTY REZONING APPLICATION

APPLICANT AND OWNER INFORMATION

APPLICANT NAME(S): MICHAEL + SUSAN DECKERT

ADDRESS: 520 BENTON LN ROCK HILL SC 29732

PHONE: 803-448- 803-481-8045
WORK HOME MOBILE

EMAIL ADDRESS: SIDECKERT1@gmail.com

PROPERTY OWNER NAME(S): SAME AS ABOVE

ADDRESS:

PHONE:
WORK HOME MOBILE

EMAIL ADDRESS:

PROPERTY INFORMATION

PROPERTY ADDRESS: TRACT 1 / TRUE RD

PROPERTY TAX MAP #(s): 3130000002

LAND AREA (ACRES) TOTAL: 43.18 AREA TO BE REZONED: 43.18

ZONING CURRENT: RSF-40 PROPOSED: AGC

2035 LAND USE PLAN DESIGNATION: AGRICULTURAL

CURRENT USE OF PROPERTY: TREE FARM

PROPOSED USE OF PROPERTY: TREE FARM w/ STORAGE

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

TOTAL # OF DWELLING UNITS (RESIDENTIAL): NONE

UTILITY PROVIDERS WATER: NONE SEWER: NONE

SCHOOL DISTRICT: York 1 COUNTY COUNCIL DISTRICT: 5

SUPPLEMENTAL QUESTIONS

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

SEE ATTACHED

2. Are there existing structures on the site?

Yes ☒ No ☐

If yes, please describe: SMALL STORAGE

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.

[Signature]

APPLICANT(S)

2/25/2026

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.

[Signature]

PROPERTY OWNER(S)

2/25/2026

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 Justification Statement

Request to Rezone to AGC (Agricultural Conservation)

We respectfully request rezoning of our 43-acre parcel to **AGC (Agricultural Conservation)** in order to align the zoning classification with the property's long-term intended use, surrounding land uses, and the York County Comprehensive Plan.

1. Consistency with the Comprehensive Plan

The York County Comprehensive Plan identifies Agricultural areas as those characterized by farmland, timberland, very-low-density residential development, and accessory agricultural structures.

Our intended use — one future single-family residence, multiple agricultural/storage buildings, continued forestry, and preservation of open space — is directly consistent with the Agricultural land use designation and the County's stated goal of maintaining rural character and limiting suburban encroachment.

2. Compatibility with Surrounding Properties

The surrounding area is predominantly agricultural and rural in nature. Rezoning to AGC would:

- Maintain low-density land use
- Preserve large tract character
- Avoid increased traffic or infrastructure strain
- Reinforce existing rural development patterns

This request does not introduce higher residential density or commercial activity.

3. Intensity of Use

The proposed long-term use consists of:

- One future single-family residence
- Accessory agricultural and storage structures
- Continued forestry and agricultural activity

There is no intent to subdivide, develop commercially, or increase residential density. The overall intensity of use will remain low and consistent with AGC standards.

4. Public Interest and Community Benefit

Approval of this rezoning would:

- Support preservation of agricultural and forestry land
- Maintain rural character in accordance with County policy
- Reduce development pressure toward suburban density
- Align zoning classification with actual and intended land use

The property is also a Certified Tree Farm, reflecting an ongoing commitment to responsible land stewardship.

5. Infrastructure Impact

The proposed use will rely on private well and septic systems and will not require expanded public infrastructure or utilities. Traffic generation will remain minimal.

For these reasons, rezoning to AGC is consistent with the Comprehensive Plan, compatible with surrounding land uses, and in the long-term public interest.

We respectfully request approval.

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.