



**York County
Planning Commission
Agenda
May 11, 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. Planning Commission Minutes April 12, 2026

New Business

1. Rezoning 26-16: Steven Moss (Applicant) Sherer Family LLC of the Carolinas (Owners); requesting to rezone a 73.73-acre parcel from RUD to AGC. The subject parcel is located on Lockart Road, Sharon. The property is referenced as tax map number 138-00-00-006; Council District 3 - Adkins.
2. Rezoning 26-17: David Hudspeth (Applicant) Williams Road Holdings, LLC (Owner); requesting to rezone a 3.01-acre parcel from OI to NC. The subject parcel is located on Williams Road, Fort Mill. The property is referenced as tax map number 739-00-00-011; Council District 7 - Cloninger.
3. Rezoning 26-18: James Britt Springs and Amy D Springs (Applicants) WF Papke III (Owner); requesting to rezone a 33.95-acre parcel from RMX-10 to RUD The subject parcel is located on Windmill Lane, Clover. The property is referenced as tax map number 571-00-00-001; Council District 2 - Litten.
4. Planning Commission to receive information requested from staff on allowing manufactured homes in the RSF-40 Zoning District.

Other Business

1. Rezoning Tracking Sheet

Executive Session

Matters for consideration/actions following Executive Session

Adjourn

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



**York County
Planning Commission
Minutes
April 13, 2026**



Regular Meeting

**York County Government Center
6 South Congress Street
York, SC 29745**

6:00 PM

Call to Order

The meeting was called to order at 5:58 p.m. by Kate Kraxberger.

Present: Kate Kraxberger, Aubrie Parham, Mike Duralia - Arrived at 6:04pm, Tom Bach, John Segura, Derrick Williams, James Wallace

Absent:

Excused:

Approval of Agenda

The agenda was unanimously approved with a motion by Derrick Williams and a second by Aubrie Parham.

Approval of Minutes

The minutes were unanimously approved with a motion by Kate Kraxberger and a second by Derrick Williams.

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

Rick Abboud presented the request. Kate Krazberger asked if anyone was there and wanted to speak at this public hearing. There was no one to speak at the public hearing, Tom Bach motioned to close the public hearing. Aubrie Parham seconded the motion, which passed unanimously.

Tom Bach motioned to approve. Kate Kraxberger seconded the motion, which passed unanimously.

Passed	Yes 7, No 0, Abstained 0
MOVANT:	Tom Bach

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

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.

Jeff Kirchner presented the request.

Kate Krazberger motioned to approve the request for the minimum required driveway separation with the following conditions. — Approval is to just Driveway B, and requires the closing of Driveway A. Derrick Williams seconded the motion, which passed unanimously.

	Yes 7, No 0, Abstained 0
MOVANT:	Kate Kraxberger
SECOND:	Derrick Williams
AYES:	Kate Kraxberger, Aubrie Parham, Mike Duralia, Tom Bach , John Segura, Derrick Williams , James Wallace
NAYS:	None
ABSENT:	
RECUSED:	None

Kate Krazberger motioned to approve the request to allow the reduced driveway vehicle stacking to a minimum of 40ft. John Segura seconded the motion, which passed unanimously.

	Yes 7, No 0, Abstained 0
MOVANT:	Kate Kraxberger
SECOND:	John Segura
AYES:	Kate Kraxberger, Aubrie Parham, Mike Duralia, Tom Bach , John Segura, Derrick Williams , James Wallace
NAYS:	None
ABSENT:	
RECUSED:	None

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.

Thomas Newlin presented the request. Aubrie Parham motioned to Approve with the condition of - No Split Zoning. Mike Duralia seconded the motion, which passed unanimously.

	Yes 7, No 0, Abstained 0
MOVANT:	Aubrie Parham
SECOND:	Mike Duralia
AYES:	Kate Kraxberger, Aubrie Parham, Mike Duralia, Tom Bach , John Segura, Derrick Williams , James Wallace
NAYS:	None
ABSENT:	
RECUSED:	None

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

Marion Ray presented the request. Tom Bach motioned to approve. Derrick Williams seconded the motion, which passed unanimously.

	Yes 7, No 0, Abstained 0
MOVANT:	Tom Bach
SECOND:	Derrick Williams
AYES:	Kate Kraxberger, Aubrie Parham, Mike Duralia, Tom Bach , John Segura, Derrick Williams , James Wallace
NAYS:	None
ABSENT:	
RECUSED:	None

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 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

Marion Ray presented the request. John Holcomb from Kimley Horn was also there to help clarify the nature of the request. Kate Kraxberger motioned to approve with the conditions - 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. 2. The stipulation that it is also recorded as a private

road. James Wallace seconded the motion, which passed unanimously.

	Yes 7, No 0, Abstained 0
MOVANT:	Kate Kraxberger
SECOND:	James Wallace
AYES:	Kate Kraxberger, Aubrie Parham, Mike Duralia, Tom Bach , John Segura, Derrick Williams , James Wallace
NAYS:	None
ABSENT:	
RECUSED:	None

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.

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

	Yes 7, No 0, Abstained 0
MOVANT:	Tom Bach
SECOND:	Aubrie Parham
AYES:	Kate Kraxberger, Aubrie Parham, Mike Duralia, Tom Bach , John Segura, Derrick Williams , James Wallace
NAYS:	None
ABSENT:	
RECUSED:	None

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.

Thomas Newlin presented the request. Tom Bach motioned to deny. Derrick Williams seconded the motion, which passed unanimously.

	Yes 7, No 0, Abstained 0
MOVANT:	Tom Bach
SECOND:	Derrick Williams
AYES:	Kate Kraxberger, Aubrie Parham, Mike Duralia, Tom Bach , John Segura, Derrick Williams , James Wallace
NAYS:	None
ABSENT:	
RECUSED:	None

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.

Thomas Newlin presented the request. Derrick Williams motioned to approve. Aubrie Parham seconded the motion, which passed unanimously.

	Yes 7, No 0, Abstained 0
MOVANT:	Derrick Williams
SECOND:	Aubrie Parham
AYES:	Kate Kraxberger, Aubrie Parham, Mike Duralia, Tom Bach , John Segura, Derrick Williams , James Wallace
NAYS:	None
ABSENT:	
RECUSED:	None

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.

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

	Yes 7, No 0, Abstained 0
MOVANT:	Aubrie Parham
SECOND:	Mike Duralia
AYES:	Kate Kraxberger, Aubrie Parham, Mike Duralia, Tom Bach , John Segura, Derrick Williams , James Wallace
NAYS:	None
ABSENT:	
RECUSED:	None

Other Business

Executive Session

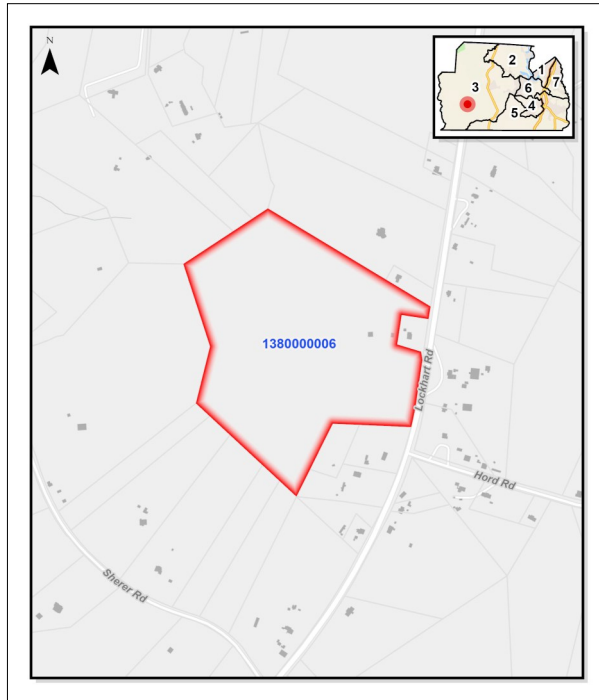
Adjourn

The meeting adjourned at 7:21 p.m. with a motion by Aubrie Parham and a second by Mike Duralia.



Planning Commission May 11, 2026

Case: 26-16
Staff Report



REQUEST SUMMARY

Applicant: Steven Moss

Property Owner: Sherer Family LLC of the Carolinas

Tax Map Number: 138-00-00-006

Address: Lockhart Rd, Sharon

Council District: 3—Adkins

Area: 73.73 Acres

Current Zoning District: RUD

Requested Zoning District: AGC

Future Land Use Designation: Agriculture

Staff Recommendation: Approve

PROJECT DESCRIPTION

The applicant is requesting to rezone a 73.73-acre parcel from *Rural Development* (RUD) to *Agricultural Conservation* (AGC) to preserve the allowed agricultural uses and restrict the property from subdividing into lots that are smaller than 5-acres.

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 predominate 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 abutting properties are also zoned AGC. Further, this is an opportunity to preserve large-lot agricultural space in accordance with Goal LU-4.1 of the Comprehensive Plan; to maintain the character of rural and agricultural areas.

Staff Analysis

PROPERTY DESCRIPTION

The 73.73-acre subject parcel is along the stretch of Lockhart Rd south of the town of Sharon. It is farmed for hay and timber similar to its neighbors, and has been used this way for decades. The easterly headwaters of the Mitchell Branch stream system are found throughout the northern and southern ends of the property.

Table 1: Property Context

PROXIMITY	CURRENT LAND USE	CURRENT ZONING	2035 LAND USE PLAN RECOMMENDATION
NORTH	Residential	AGC	Agriculture
SOUTH	Residential/Agricultural	RUD/AGC	Agriculture
EAST	Residential	RUD	Agriculture
WEST	Residential/Agricultural	AGC	Agriculture

ZONING AND LAND USE HISTORY

- ◆ July 22, 1986: Subject parcel was originally zoned RUD.
- ◆ March 29, 2000: Recorded current deed of subject parcel (RB 3066, PG 131).

REZONING REQUEST

The applicant is requesting to rezone approximately 73.73 acres from RUD to AGC.

- ◆ *Current Zoning District: RUD: The Rural Development district is intended to protect and preserve areas of the County that are presently rural or agricultural in character and use and serves to discourage rapid growth while allowing growth through orderly use and timely transition of rural areas.*
- ◆ *Proposed Zoning District: AGC: 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: RUD	ZONING DISTRICT: AGC
MINIMUM LOT SIZE	1 Acre	5 Acres
PERMITTED LAND USES	Livestock keeping, farming, hunting clubs (SE), landscape supply facilities (SE), craft breweries (SE)	Livestock keeping, farming, hunting clubs, landscape supply facilities, craft breweries

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 predominate 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. Further, this is an opportunity to preserve large-lot agricultural space in accordance with Goal LU-4.1 of the Comprehensive Plan; to maintain the character of rural and agricultural areas.

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 properties are used for agricultural yield and services, including for hay, timberland, and equestrian uses. The RUD and AGC zoning districts have only a few differences in their allowed uses. Some of those uses, which may be inappropriate for a specific area (hunt clubs, landscape supply facilities, breweries, etc.), require a Special Exception from the Board of Zoning Appeals.

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. There are other properties in the surrounding area appropriately zoned AGC that are over 50 acres in size.

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 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 Lockhart Road, which is maintained by SCDOT. Lockhart Road is designated as a collector roadway with an average daily volume of 2,700

trips. Lockhart Road is a paved two-lane roadway with a posted speed limit of 55 mph.

The applicant is proposing to maintain its agriculture use for the parcel, therefore, the request is expected to have a minimal impact on the 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: | June 1, 2026 |
| ◆ County Council (First Reading): | June 1, 2026 |
| ◆ County Council (Second Reading): | June 15, 2026 |
| ◆ County Council (Third Reading): | July 20, 2026 |

PLANNING AND DEVELOPMENT STAFF CONTACT

Thomas Newlin

Long Range Planner

(803) 909-7233

Thomas.Newlin@yorkcountysc.gov

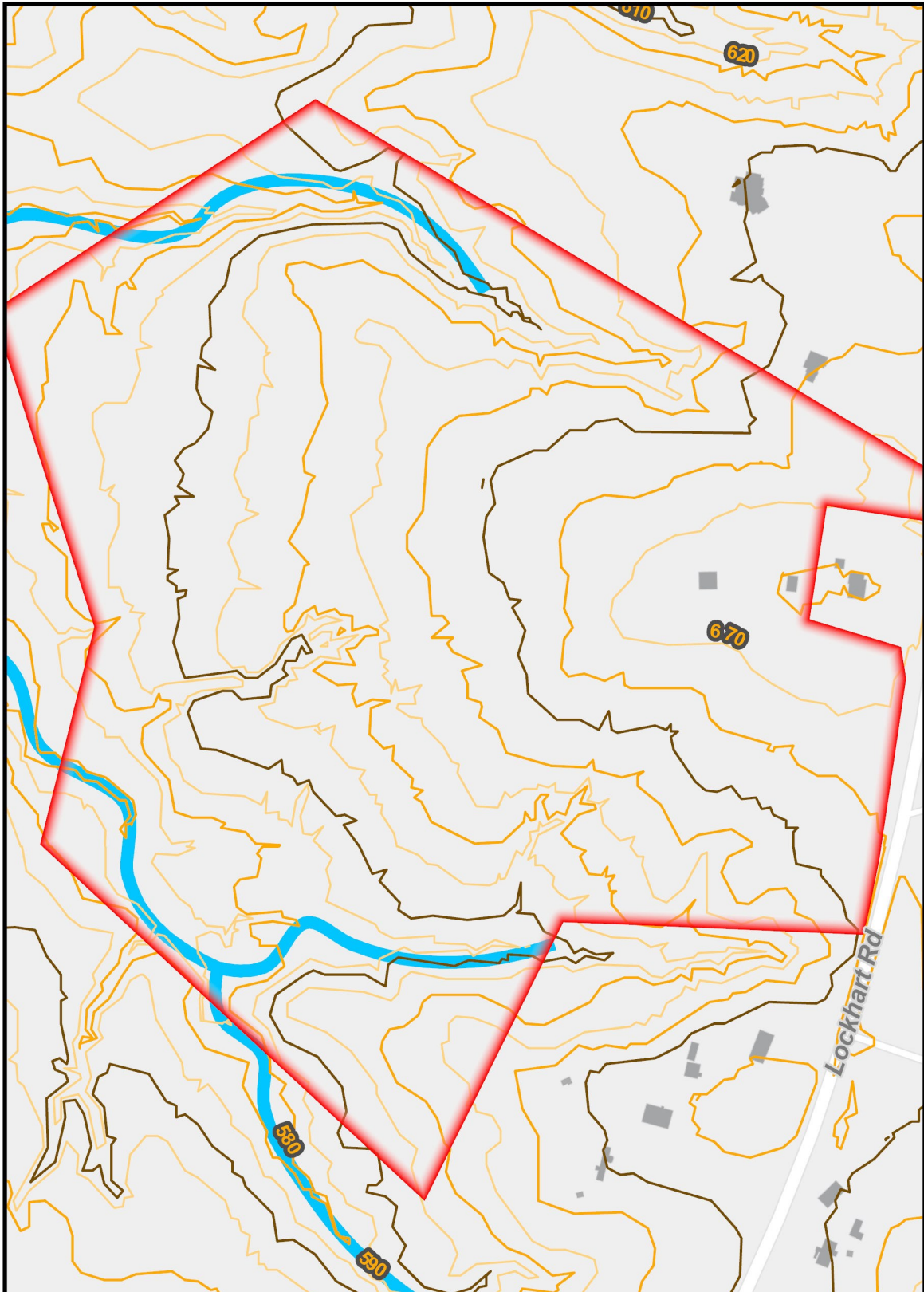
Exhibit C - Aerial Map



Exhibit D - Aerial Map—Parcel



Exhibit E - Environmental Map





YORK COUNTY REZONING APPLICATION

APPLICANT AND OWNER INFORMATION

APPLICANT NAME(S): Steven Moss

ADDRESS: 4572 Lockhart Hwy, Sharon, SC 29742

PHONE: [REDACTED]

WORK

HOME

MOBILE

EMAIL ADDRESS: [REDACTED]

PROPERTY OWNER NAME(S): Jane Sherer

ADDRESS: 2017 Creekwood Dr. York, SC 29745

PHONE: [REDACTED]

WORK

HOME

MOBILE

EMAIL ADDRESS: [REDACTED]

PROPERTY INFORMATION

PROPERTY ADDRESS: Lockhart Hwy

PROPERTY TAX MAP #(s): 13B-00-00-006

LAND AREA (ACRES) TOTAL: 73.73 AREA TO BE REZONED: 73.73

ZONING CURRENT: RUD PROPOSED: AGC

2035 LAND USE PLAN DESIGNATION: Agriculture

CURRENT USE OF PROPERTY: Agriculture

PROPOSED USE OF PROPERTY: Agriculture

TOTAL AREA OF PROPOSED BUILDINGS (COMMERCIAL): None

TOTAL # OF DWELLING UNITS (RESIDENTIAL): None

UTILITY PROVIDERS WATER: None SEWER: None

SCHOOL DISTRICT: 1 COUNTY COUNCIL DISTRICT: 3

SUPPLEMENTAL QUESTIONS

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

To be used as agriculture

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.

Sh E. H.
APPLICANT(S)

3/3/20
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.

See attached

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.

Sh E. H.
APPLICANT(S)

3/3/20
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.

Tax Map Number: 138-00-00-006

Current Zoning District RUD

Requested Zoning District AGC

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.

Steven Moss
PRINT NAME(S)

Steven S. Moss 3/3/26
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.

Leigh S. Boyd
PRINT NAME(S)

Leigh S. Boyd 3-15-26
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.

Steven S. Moss 3/3/26
APPLICANT(S) DATE

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

Tax Map Number: 138-00-00-006

Current Zoning District R00

Requested Zoning District AGC

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.

Steven Moss
PRINT NAME(S)

Steven E. Moss
APPLICANT(S) 3/3/26
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.

Elizabeth S. Durham
PRINT NAME(S)

Elizabeth S. Durham
PROPERTY OWNER(S) 3/8/26
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.

Steven E. Moss
APPLICANT(S) 3/3/26
DATE

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

Tax Map Number: 138-00-00-006

Current Zoning District RUD

Requested Zoning District AGC

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.

Steven Moss
PRINT NAME(S)

Steven Moss 3/3/26
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.

Jane S. Sherer
PRINT NAME(S)

Jane S. Sherer 3/4/26
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.

Steven Moss 3/3/26
APPLICANT(S) DATE

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

Tax Map Number: 138-00-00-006

Current Zoning District RUD

Requested Zoning District AGC

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.

Steven Moss
PRINT NAME(S)

Steven S. Moss 3/3/26
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.

Theresa S. Smith
PRINT NAME(S)

Theresa S. Smith 3-7-26
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.

Steven S. Moss 3/3/26
APPLICANT(S) DATE

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

Tax Map Number: 138-00-00-006

Current Zoning District RUD

Requested Zoning District AGC

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.

Steven Moss
PRINT NAME(S)

Steve E. Moss 3/3/26
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.

Matthew R. Smith
PRINT NAME(S)

Matthew R. Smith 3/8/2026
PROPERTY OWNER(S) DATE

I certify that any relevant restrictive covenants will be adhered to concerning this rezoning request. To assist verification, I have attached the relevant restrictive covenant information.

Steve E. Moss 3/3/26
APPLICANT(S) DATE

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

Tax Map Number: 138-00-00-006

Current Zoning District R6D

Requested Zoning District AGC

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.

Steven Moss
PRINT NAME(S)

Steven E. Moss 3/3/26
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.

Sherer Reid
PRINT NAME(S)

Sherer A Reid 3/12/26
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.

Steven E. Moss 3/3/26
APPLICANT(S) DATE

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

Tax Map Number: 138-00-00-006

Current Zoning District RUD

Requested Zoning District AGC

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.

Steven Moss
PRINT NAME(S)

Steven E. Moss 3/3/26
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.

JAMES SHERER
PRINT NAME(S)

[Signature] 3/3/26
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.

Steven E. Moss 3/3/26
APPLICANT(S) DATE

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

Tax Map Number: 138-00-00-006

Current Zoning District R00

Requested Zoning District AGC

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.

Steven Moss
PRINT NAME(S)

Stu E. Moss 3/3/26
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.

John Duncan Sherer Jr
PRINT NAME(S)

John Duncan Sherer Jr 3/16/2026
PROPERTY OWNER(S) DATE

I certify that any relevant restrictive covenants will be adhered to concerning this rezoning request. To assist verification, I have attached the relevant restrictive covenant information.

Stu E. Moss 3/3/26
APPLICANT(S) DATE

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

Tax Map Number: 138-00-00-006

Current Zoning District RCD

Requested Zoning District AGC

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.

Steven Moss
PRINT NAME(S)

St. S. Moss 3/3/26
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.

John Duncan Sherer
PRINT NAME(S)

John D. Sherer 3-16-26
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.

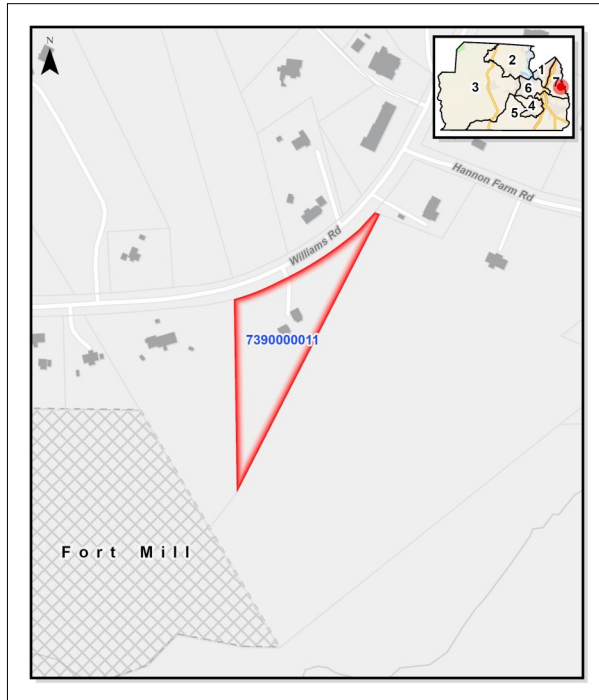
St. S. Moss 3/3/26
APPLICANT(S) DATE

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



Planning Commission May 11, 2026

Case: 26-17
Staff Report



REQUEST SUMMARY

Applicant: David Hudspeth

Property Owner: Williams Road Holdings, LLC

Tax Map Number: 739-00-00-011

Address: 1545 Williams Rd, Fort Mill

Council District: 7—Cloninger

Area: 3.01 Acres

Current Zoning District: OI

Requested Zoning District: NC

Future Land Use Designation: Single Family Residential

Staff Recommendation: Approve

PROJECT DESCRIPTION

The applicant is requesting to rezone a 3.01-acre parcel from *Office and Institutional* (OI) to *Neighborhood Commercial* (NC) to develop one or two multi-tenant buildings. Future uses could include the existing property owner's office, small-scale medical offices, artisan studios, neighborhood scale retail, or other personal services.

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 consistent with York County's *York Forward 2035 Future Land Use Map and Comprehensive Plan*. Since the subject parcel is located adjacent to a parcel zoned GC, it meets the adjacency tenet of the *Single Family Residential* land use designation. While this GC parcel is currently a residential use, it could potentially be redeveloped as a similar commercial use. The lesser intensive NC zone will limit the potential building footprint of a non-residential development to what is appropriate for an area with suburban residences nearby.

Staff Analysis

PROPERTY DESCRIPTION

The 3.01-acre subject parcel is accessed from Williams Rd, which is mostly a residential street with a scattering of businesses along it, including the subject parcel which currently operates as an office space. Aside from the buildings that are part of the building operation, the lot is mostly tree cover.

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

ZONING AND LAND USE HISTORY

- ◆ May 22, 1964: Recorded current plat of subject parcel (PB 26, PG 70).
- ◆ July 22, 1986: Subject parcel was originally zoned RC-I (RSF-40).
- ◆ August 1, 2007: Rezoning from RC-I (RSF40) to BD-III (GC) denied (Case 07-01).
- ◆ September 21, 2009: Rezoning from RC-I (RSF-40) to BD-II (OI) approved (Case 09-12).
- ◆ December 28, 2023: Recorded current deed of subject parcel (RB 21102, PG 100).

REZONING REQUEST

The applicant is requesting to rezone approximately 3 acres from OI to NC.

- ◆ *Current Zoning District: OI: The Office and Institutional District is designed to provide land area for office and institutional development and May be appropriate as a transitional district between industrial and commercial areas or between commercial and residential areas.*
- ◆ *Proposed Zoning District: NC: The Neighborhood Commercial 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.*

Table 2: Zoning District Comparison		
	ZONING DISTRICT: OI	ZONING DISTRICT: NC
MINIMUM LOT SIZE	N/A	N/A
PERMITTED LAND USES	Business support sales and services, R&D facilities	Artisan workshops, Health clubs

Exhibit A - Existing Zoning Map

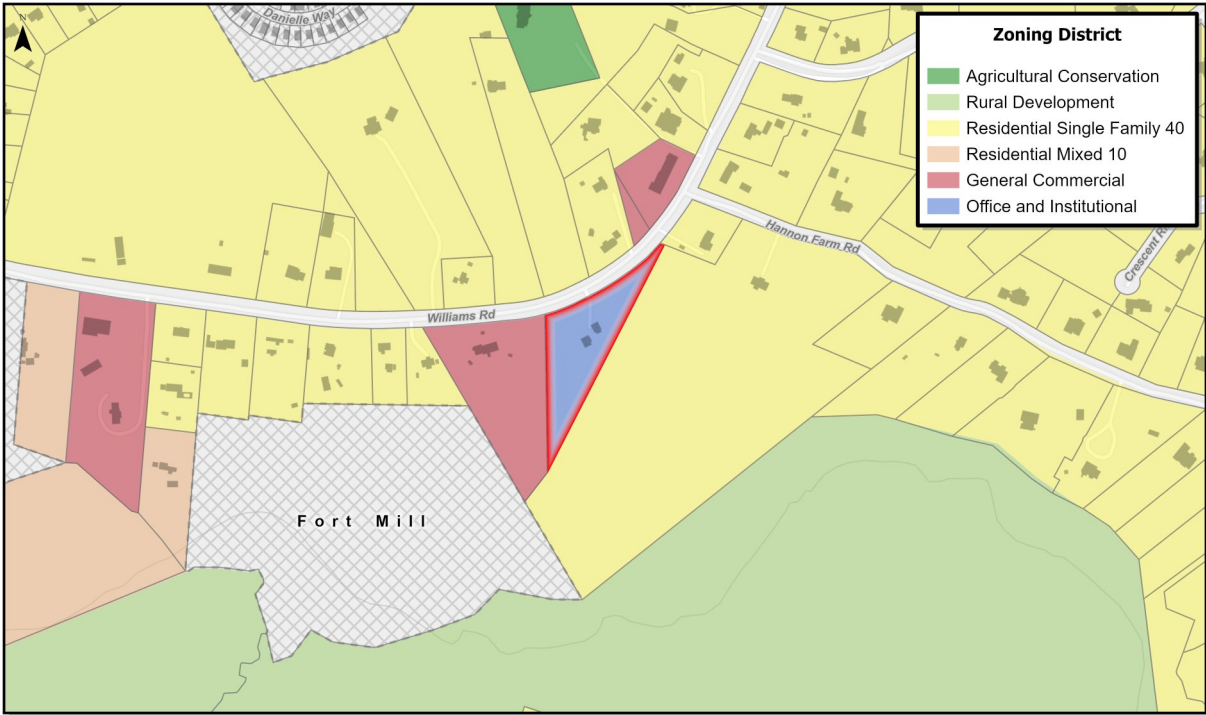
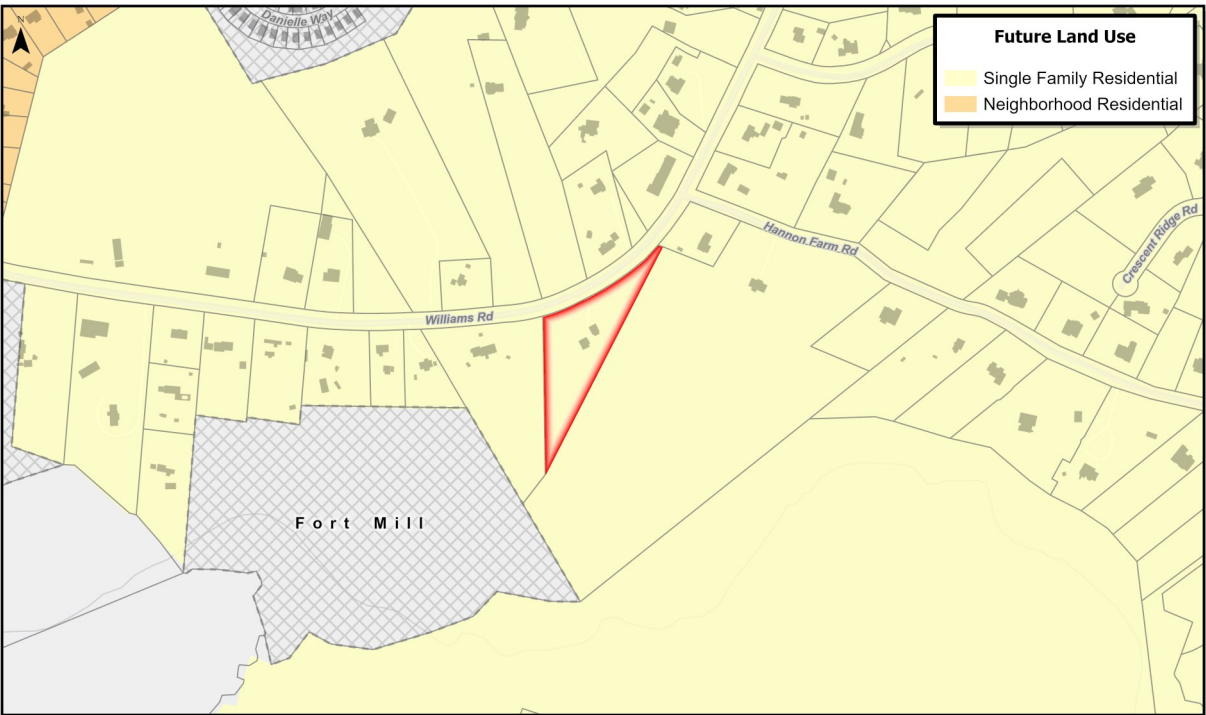


Exhibit B - 2035 Land Use Plan



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 consistent with York County's *York Forward 2035* Future Land Use Map and Comprehensive Plan. Since the subject parcel is located adjacent to a parcel zoned GC, it meets the adjacency tenet of the *Single Family Residential* land use designation. While this GC parcel is currently a residential use, it could potentially be redeveloped as a similar commercial use. The lesser intensive NC zone will limit the potential building footprint of a non-residential development to what is appropriate for an area with suburban residences nearby.

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

The allowed uses of the proposed zoning district are compatible with the surrounding land uses. The property is adjacent to other parcels zoned GC.

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

The scale of the proposed development will be compatible with that of the surrounding current and future land uses. The property is currently non-residential, and the NC zone will limit the potential building footprint of a business development to what is appropriate for an area with suburban residences nearby.

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 Fort Mill'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 Williams Road, which is maintained by SCDOT as S-253. Williams Road is designated as a major collector roadway with an average daily volume of 1,900 trips. Williams Road is a paved two-lane roadway with a posted speed limit of 35 mph.

The applicant is proposing to develop the site as commercial flex space. The site should be accessed at a single point. A preliminary site evaluation form will determine the need for a TIA.

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: June 1, 2026
- ◆ County Council (First Reading): June 1, 2026
- ◆ County Council (Second Reading): June 15, 2026
- ◆ County Council (Third Reading): July 20, 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

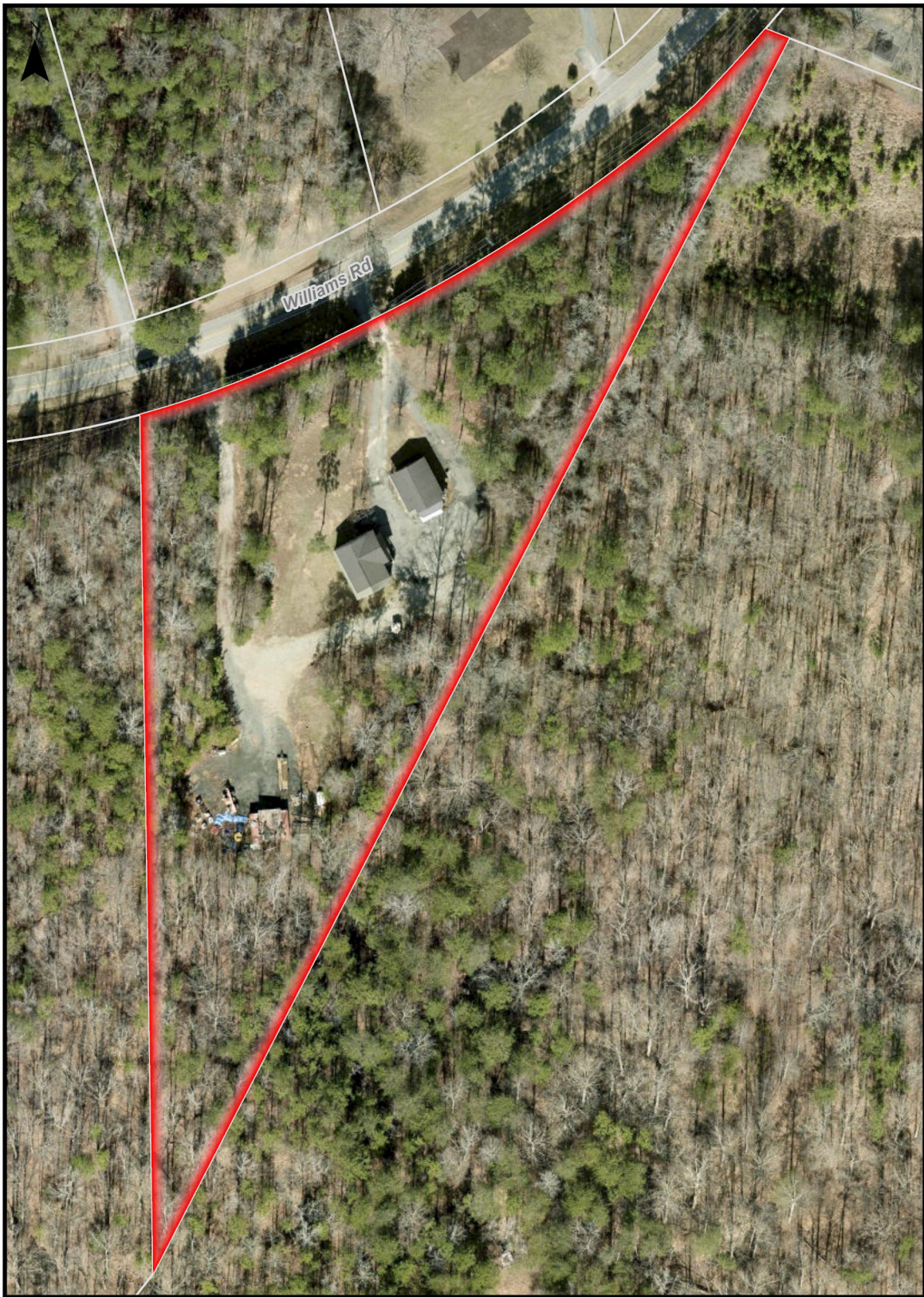


Exhibit E - Environmental Map

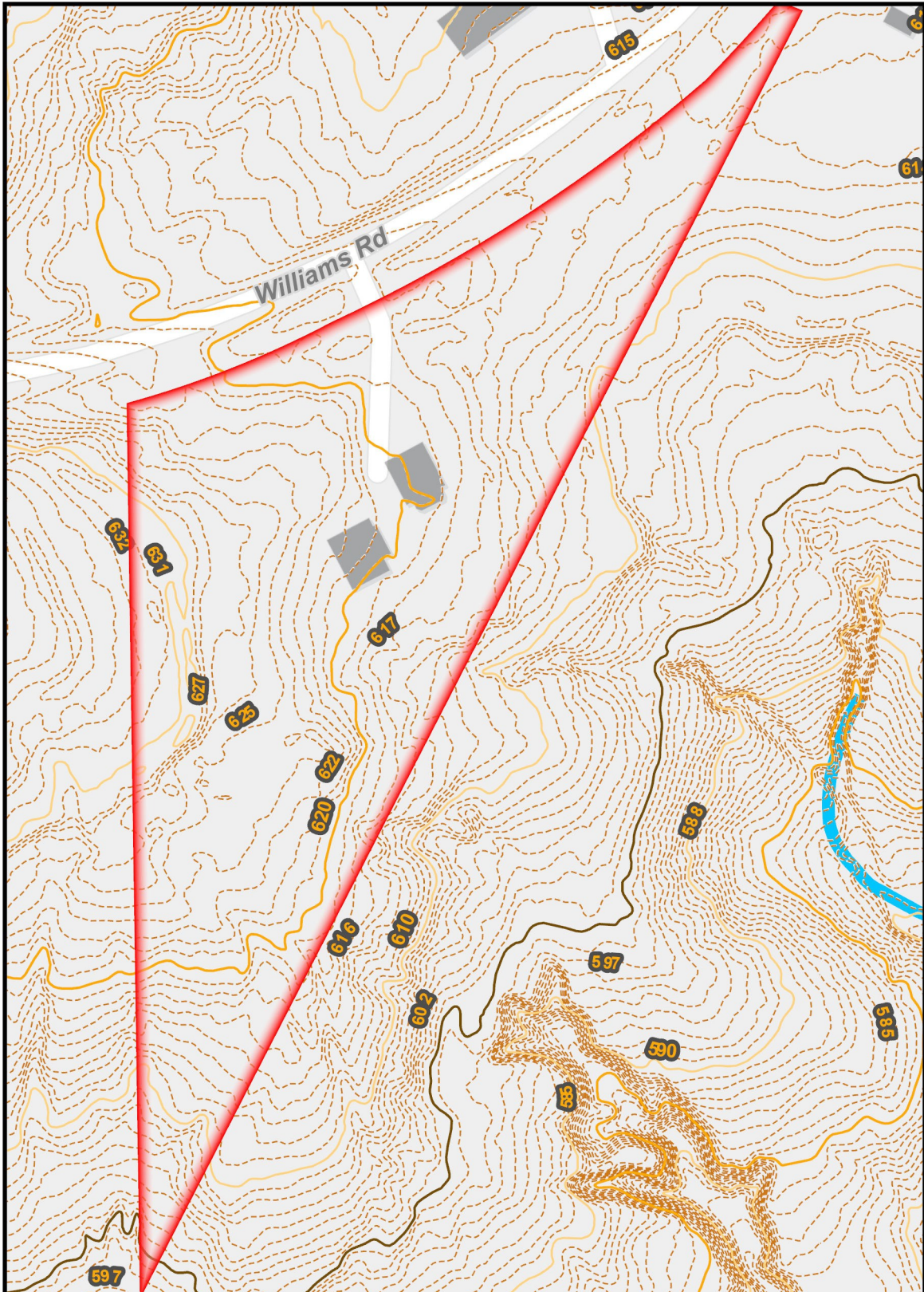
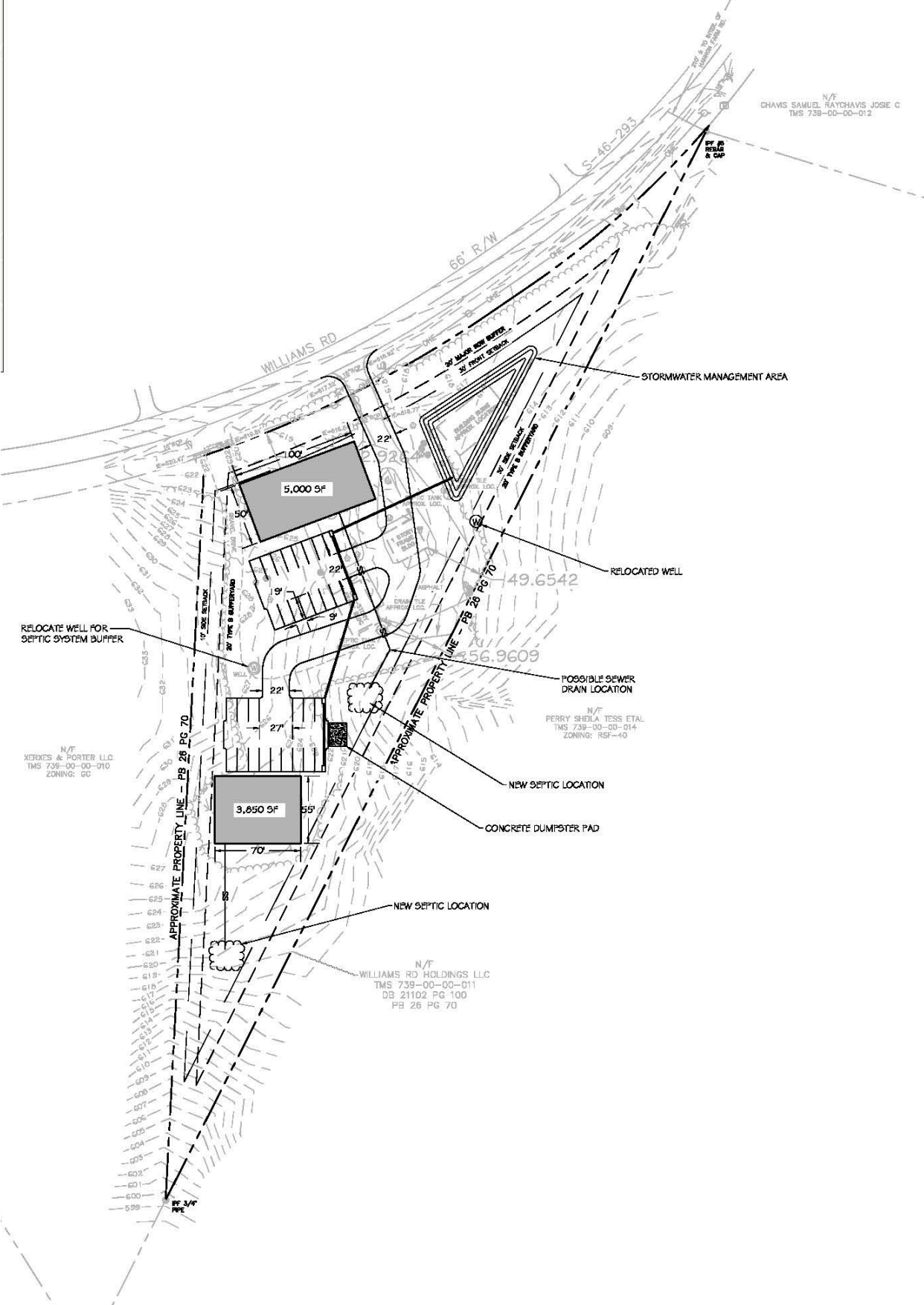


Exhibit F - Sketch Plan





YORK COUNTY REZONING APPLICATION

APPLICANT AND OWNER INFORMATION

APPLICANT NAME(S): David Hudspeth

ADDRESS: 338 Mariemont Way

PHONE: _____

WORK

HOME

MOBILE

EMAIL ADDRESS: _____

PROPERTY OWNER NAME(S): Williams Road Holdings, LLC

ADDRESS: 1545 Williams Rd. Fort Mill, SC 29715

PHONE: _____

WORK

HOME

MOBILE

EMAIL ADDRESS: _____

PROPERTY INFORMATION

PROPERTY ADDRESS: 1545 Williams Road

PROPERTY TAX MAP #(s): 739-00-00-011

LAND AREA (ACRES) TOTAL: 3.01

AREA TO BE REZONED: _____

ZONING CURRENT: OI

PROPOSED: NC

2035 LAND USE PLAN DESIGNATION: Single Family

CURRENT USE OF PROPERTY: Office

PROPOSED USE OF PROPERTY: Office mixed use

TOTAL AREA OF PROPOSED BUILDINGS (COMMERCIAL): 15,000

TOTAL # OF DWELLING UNITS (RESIDENTIAL): 0

UTILITY PROVIDERS WATER: Well

SEWER: Septic

SCHOOL DISTRICT: 4

COUNTY COUNCIL DISTRICT: 7

SUPPLEMENTAL QUESTIONS

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

Rezoning to the GC district to allow uses more consistent with adjacent property to include construction of a potential new flex space commercial building.

2. Are there existing structures on the site?

Yes ☒

No ☐

If yes, please describe: Old residential structure converted to an office with an accessory storage building.

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

Yes ☐

No ☒

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

Yes ☒

No ☐

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

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

Yes ☐

No ☒

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

CERTIFICATION

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



APPLICANT(S)

5/1/24

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.

James J Forbes

Digitally signed by James J Forbes
DN: C=US, E=jamesforbes@williamsrdholdings.com, O=Williams Rd Holdings, LLC,
CN=James J Forbes
Date: 2026.03.17 09:33:27-0400

PROPERTY OWNER(S)

03-17-2026

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.

Sandra Forbes

Digitally signed by Sandra Forbes
Date: 2026.03.30 15:15:03 -04'00'

APPLICANT(S)

03-30-2026

DATE

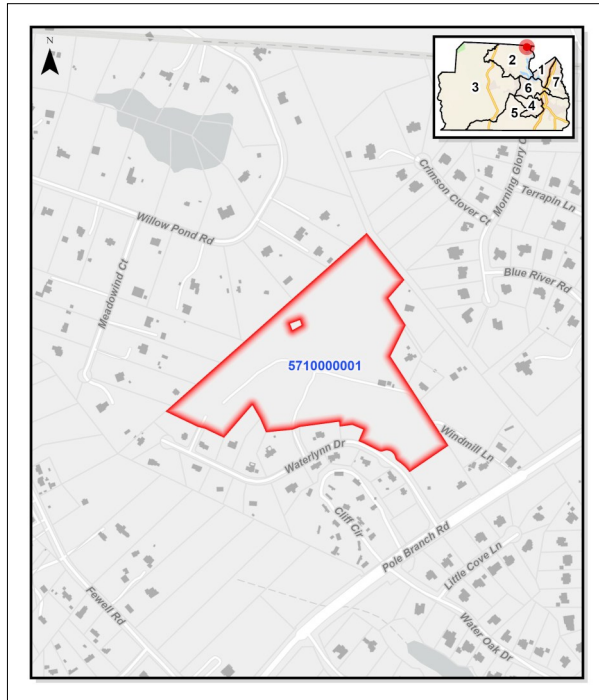
YOU MUST SUBMIT THE ORIGINAL OR DIGITAL SIGNATURES ABOVE. COPIED OR SCANNED IMAGES WILL NOT BE ACCEPTED. ATTACH OWNER'S NOTARIZED WRITTEN AUTHORIZATION IF OWNER'S SIGNATURE CANNOT BE OBTAINED. ALL PROPERTY OWNERS MUST SIGN ABOVE.



Planning Commission

May 11, 2026

Case: 26-18
Staff Report



REQUEST SUMMARY

Applicant: James Britt Springs, Amy D Springs
Property Owner: WF Papke III Income/Expense LLC
Tax Map Number: 571-00-00-001
Address: 5082 Windmill Ln, Clover
Council District: 2—Litten
Area: 33.95 Acres
Current Zoning District: RMX-10
Requested Zoning District: RUD
Future Land Use Designation: Single Family Residential
Staff Recommendation: Approve

PROJECT DESCRIPTION

The applicant is requesting to rezone a 33.95-acre parcel from *Residential Mixed 10* (RMX-10) to *Rural Development* (RUD) to build a homestead and barn for livestock and general agricultural use.

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

The rezoning request is not consistent with York County's *York Forward 2035 Future Land Use Map and Comprehensive Plan*. However, the property abuts the *Rural Residential* future land use designation, as well as other RUD properties. Further, the current RMX-10 zone allows a housing density that is not appropriate for the area or expected within the FLU.

Staff Analysis

PROPERTY DESCRIPTION

The 33.95-acre subject parcel is accessed from Windmill Lane. The parcel was once intended to be a mobile home park as part of the second phase of the Waterlynn Downs subdivision. Despite these intentions, it has never been used as a residence while surrounded by communities on all sides. There are metal buildings on the lot and ample tree cover. Another parcel, TM#571-158, is nested within it, where the pump facility for the aforementioned Waterlynn Downs subdivision is housed.

Table 1: Property Context			
PROXIMITY	CURRENT LAND USE	CURRENT ZONING	2035 LAND USE PLAN RECOMMENDATION
NORTH	Residential	RUD-I	Rural Residential
SOUTH	Homesteads	RUD/RMX-10	Single Family Residential, Rural Residential
EAST	Residential	RUD	Single Family Residential, Rural Residential
WEST	Residential	RUD/RMX-10	Single Family Residential, Rural Residential

ZONING AND LAND USE HISTORY

- ◆ July 22, 1986: Subject parcel was originally zoned RMX-10.
- ◆ January 1, 1991: Recorded plat of Waterlynn Downs Phase II (PB107, PG 1)
- ◆ February 2, 2006: Recorded plat of subject parcel TM#571-002 (PB D70, PG 2).
- ◆ August 23, 2011: Recorded current deed and recombination plat of subject parcel TM#571-001 with TM#571-002 (RB 12123, PG 161; PB E107, PG 6).

REZONING REQUEST

The applicant is requesting to rezone approximately 34 acres from RMX-10 to RUD.

- ◆ *Current Zoning District: RMX-10: The Residential Mixed 10 district is designed to allow a diversity of housing types at variable, moderate densities based on residential land use, on lots generally with a minimum area of 10,000 square feet, is applied principally to undeveloped parcels where housing type and density flexibility will complement existing residential neighborhoods, and where public water and sewer is readily available.*
- ◆ *Proposed Zoning District: RUD: The Rural Development district is intended to protect and preserve areas of the County that are presently rural or agricultural in character and use and serves to discourage rapid growth while allowing growth through orderly use and timely transition of rural areas.*

Table 2: Zoning District Comparison		
	ZONING DISTRICT: RMX-10	ZONING DISTRICT: RUD
MINIMUM LOT SIZE	10,000 SF	1 Acre
PERMITTED LAND USES	Single family detached, quadplex, triplex, duplex homes	Manufactured homes, General farming, Livestock

Exhibit A - Existing Zoning Map

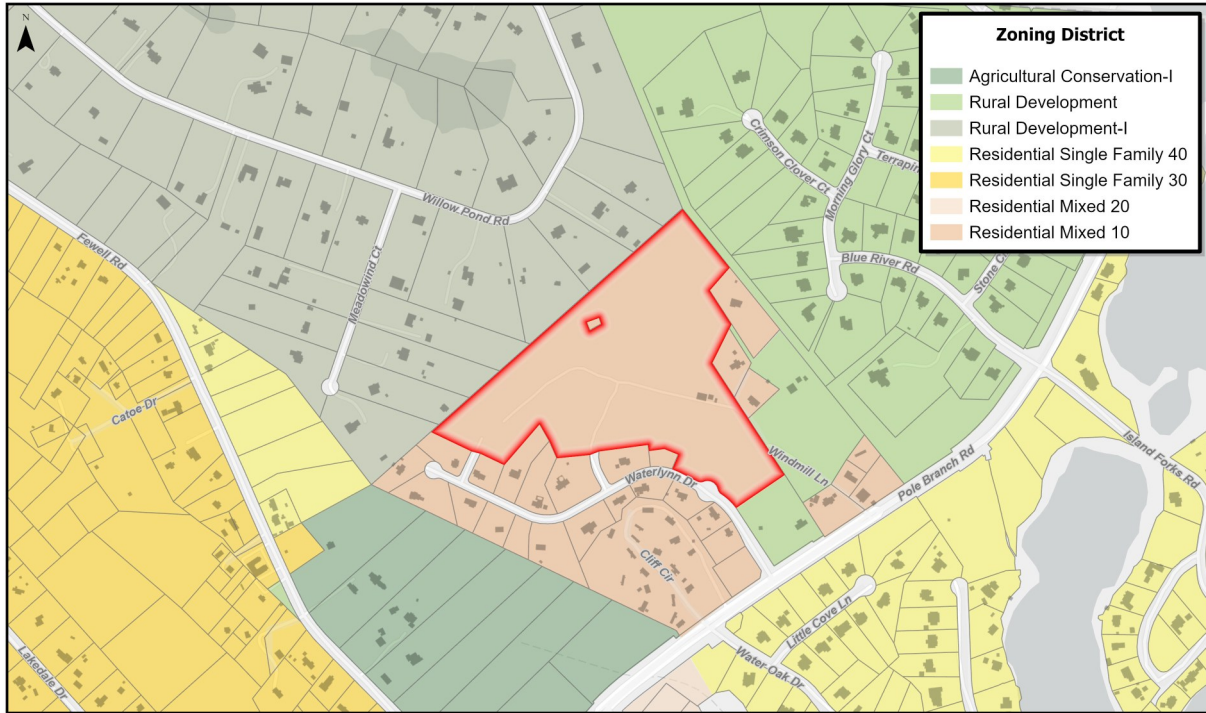
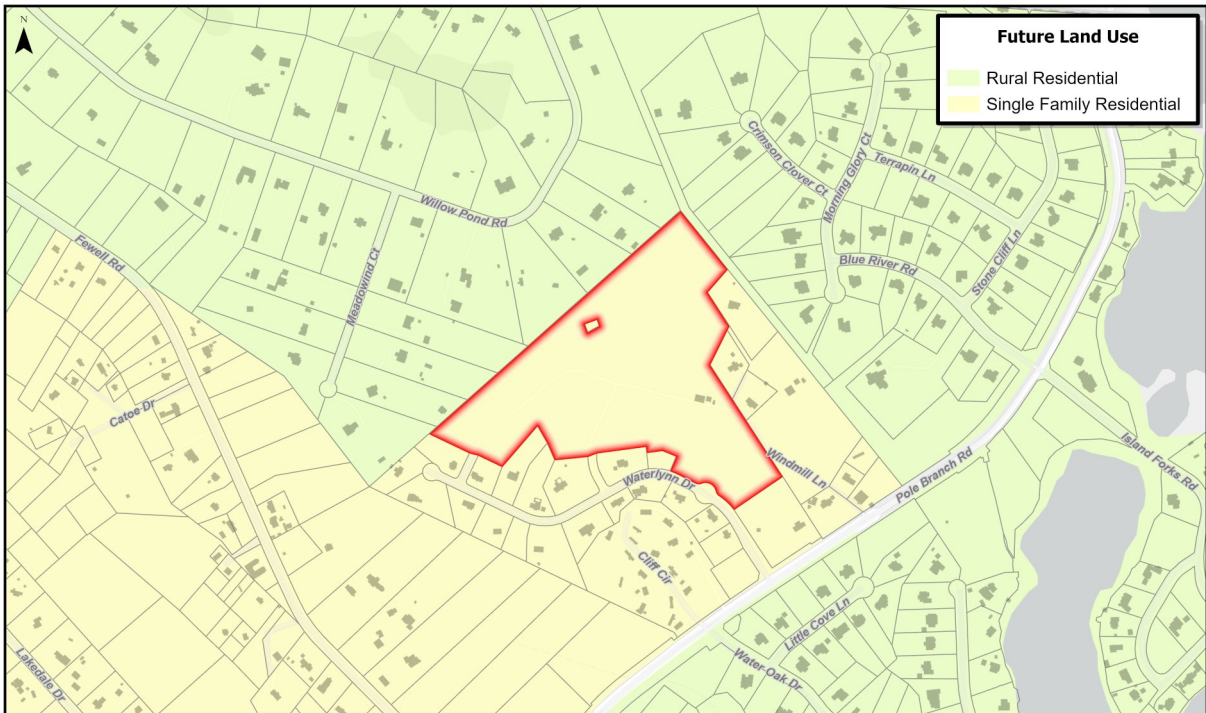


Exhibit B - 2035 Land Use Plan



FINDINGS

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

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

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

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

The rezoning request is not consistent with York County's *York Forward 2035 Future Land Use Map and Comprehensive Plan*. However, the property abuts the *Rural Residential* future land use designation, as well as other RUD properties. Further, the current RMX-10 zone allows a housing density that is not appropriate for the area or expected within the FLU.

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. Neighboring properties along Windmill Ln are zoned RUD and function as rural homesteads. The abutting property to the south, TM#571-006, was rezoned in January 2026 (Case 25-40) for the similar purpose of allowing agricultural uses.

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. While it is one of the only properties in the area over 30-acres and the applicant does not intend to subdivide, the current RMX-10 zone allows a housing density that is not appropriate for the area or expected within the FLU.

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

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

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

The property is located in York County's Water services district, but will use private well and septic.

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

The parcel to be rezoned has frontage on Downey Circle, Waterlynn Drive, and Windmill Lane, which are all maintained by York County. The three road are local roadways and there is currently no count data available. Downey Circle is a paved roadway and with no posted speed limit. Down Circle currently serves two single family dwellings and terminates at the parcel to be rezoned. Waterlynn Drive is a paved roadway with no posted speed limit. Windmill Lane is a gravel roadway and with no posted speed limit. Windmill Lane runs through the parcel to be rezoned.

The applicant is proposing a single-family dwelling and agriculture use, therefore the proposed request should have a minimal impact to the surround 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: | June 1, 2026 |
| ♦ County Council (First Reading): | June 1, 2026 |
| ♦ County Council (Second Reading): | June 15, 2026 |
| ♦ County Council (Third Reading): | July 20, 2026 |

PLANNING AND DEVELOPMENT STAFF CONTACT

Thomas Newlin

Long Range Planner

(803) 909-7233

Thomas.Newlin@yorkcountysc.gov

Exhibit C - Aerial Map

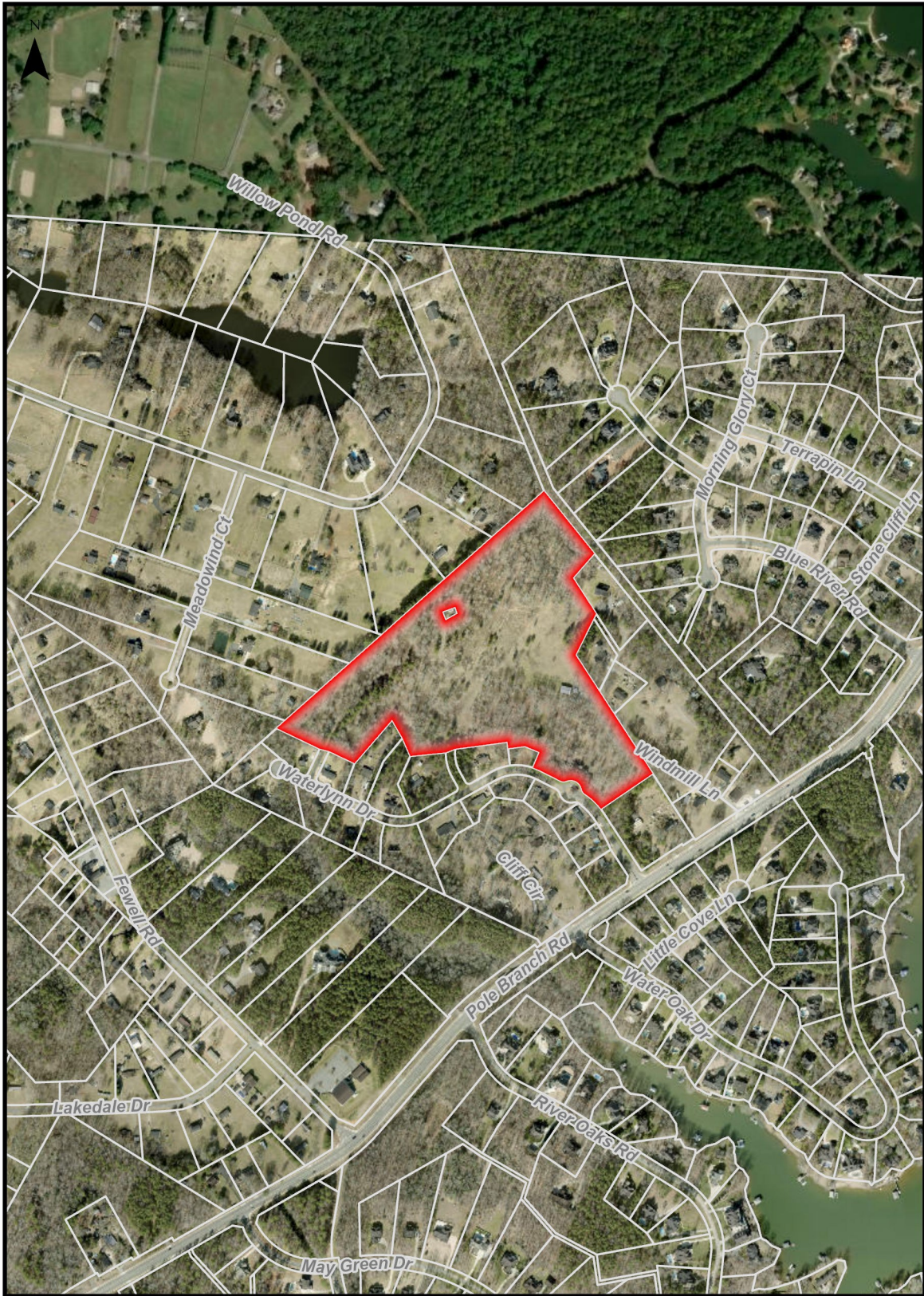
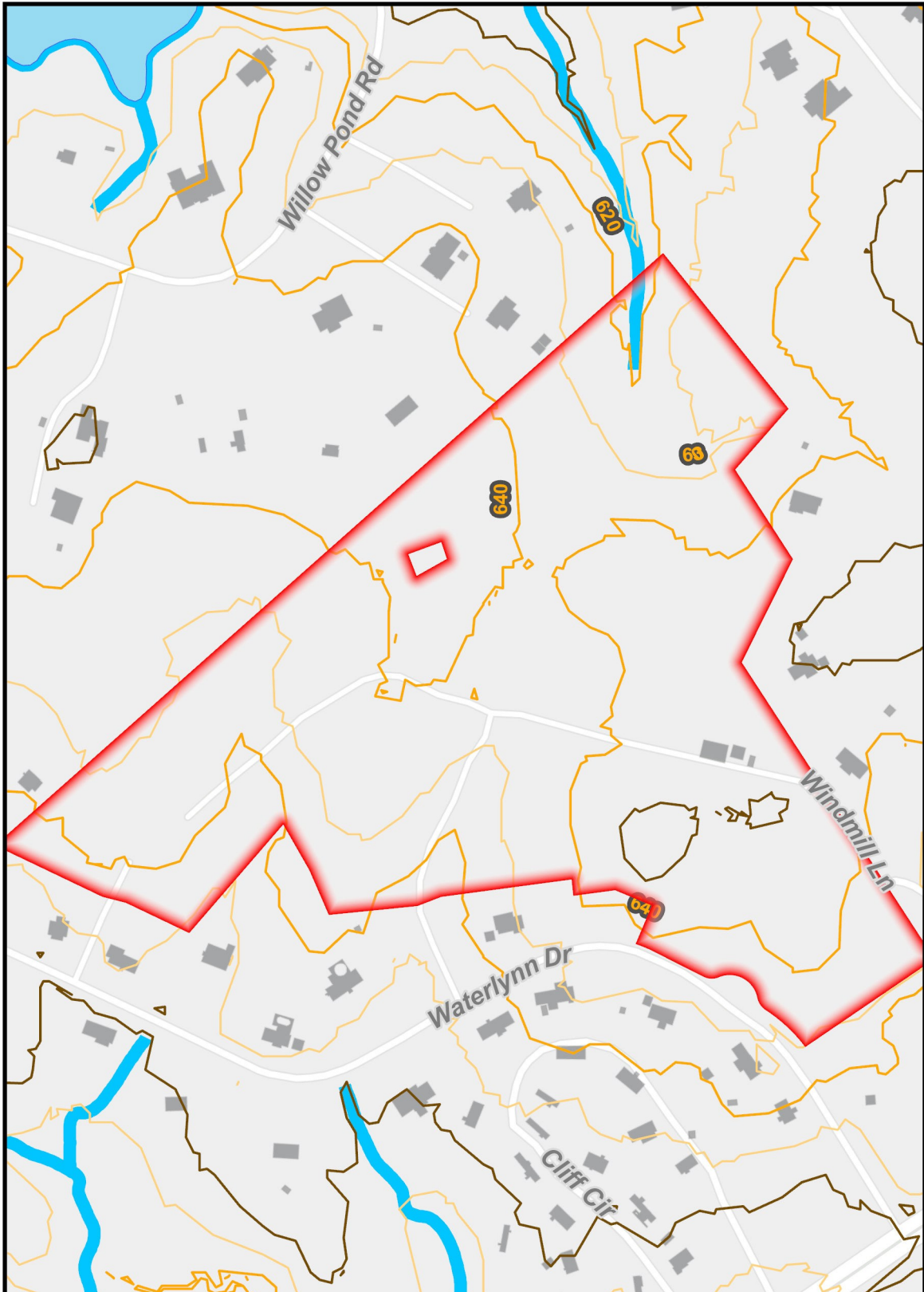
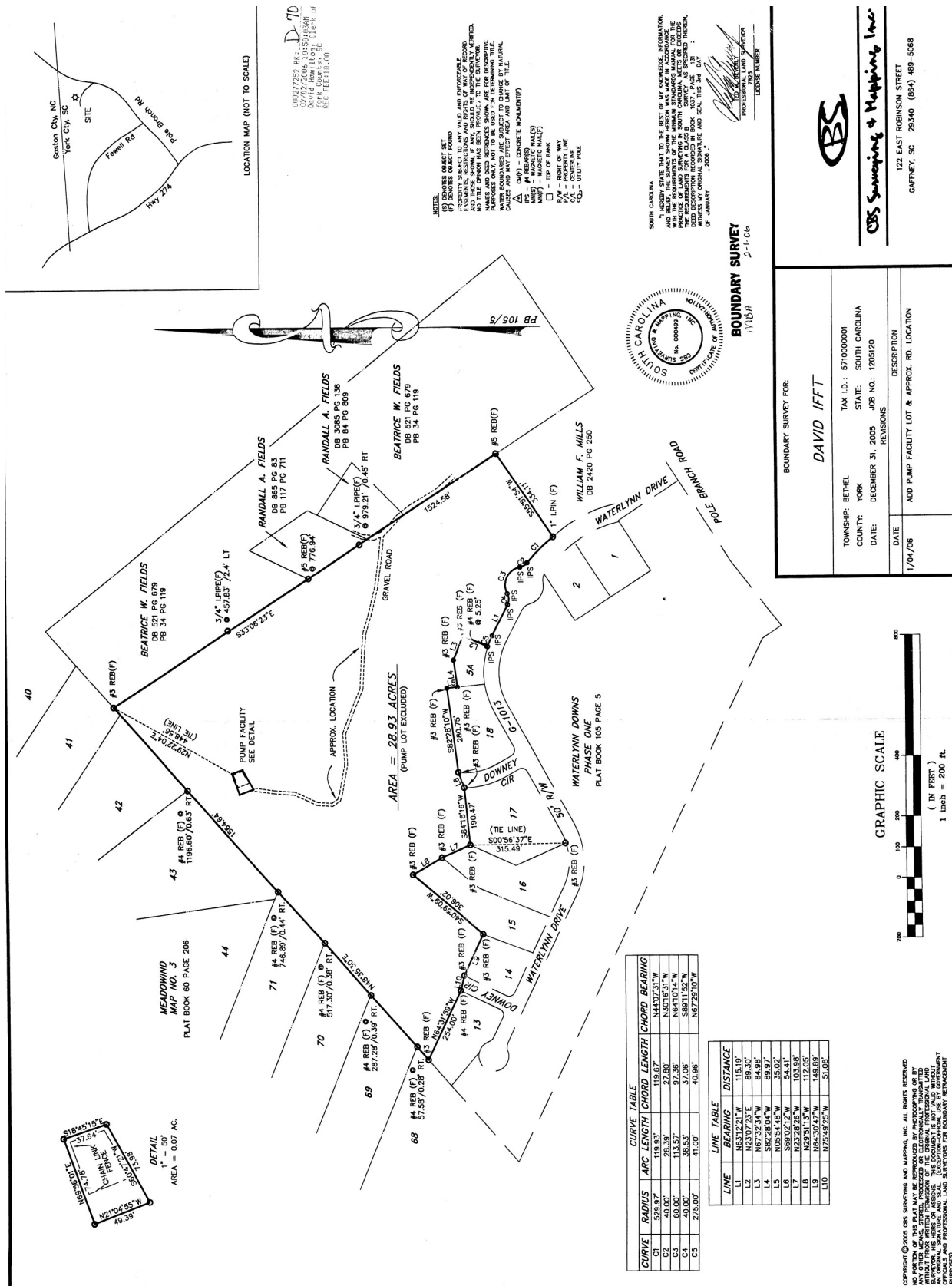


Exhibit D - Aerial Map—Parcel



Exhibit E - Environmental Map







YORK COUNTY REZONING APPLICATION

APPLICANT AND OWNER INFORMATION

APPLICANT NAME(S): James Britt Springs & Amy D Springs

ADDRESS: 176 Meek Rd. Gastonia, NC 28056

PHONE: _____

WORK

HOME

MOBILE

EMAIL ADDRESS: _____

PROPERTY OWNER NAME(S): WF Papke III Income/Expense LLC

ADDRESS: 1921 Tonawanda Creek Rd Amherst NY 14228

PHONE: _____

WORK

HOME

MOBILE

EMAIL ADDRESS: _____

PROPERTY INFORMATION

PROPERTY ADDRESS: 5082 Windmill Ln. Clover SC 29710

PROPERTY TAX MAP #(s): 5710000001

LAND AREA (ACRES) TOTAL: 33.95 AREA TO BE REZONED: 33.95

ZONING CURRENT: RMX-10 PROPOSED: RUD

2035 LAND USE PLAN DESIGNATION: _____

CURRENT USE OF PROPERTY: Agc.

PROPOSED USE OF PROPERTY: Home and Agriculture

TOTAL AREA OF PROPOSED BUILDINGS (COMMERCIAL): _____

TOTAL # OF DWELLING UNITS (RESIDENTIAL): 1

UTILITY PROVIDERS WATER: Private Well SEWER: Private

SCHOOL DISTRICT: _____

COUNTY COUNCIL DISTRICT: _____

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.



MEMORANDUM

TO: York County Planning Commission
RE: Allowing Manufactured Homes in the RSF-40 Zoning District
DATE: May 1, 2026

INTRODUCTION

During the discussion of a request to rezone a parcel from RSF-40 to RSF-30, for the sole purpose of allowing the applicant to place a manufactured home on their property, Commissioner Mike Duralia asked staff the reason for allowing the use in one zoning district and not the other, especially given the similarity of the two districts. Staff stated this is the long-standing status of this use within the Use Table, but if it was the will of the Commission, staff could research the history of the use, to perhaps provide some clarity. At its February 9, 2026 meeting, the Commission voted unanimously to approve a motion to request that staff provide additional information regarding potential revisions to the Use Table within the Zoning Code that would allow manufactured homes as a permitted use within the RSF-40 zoning district.

ZONING CODE ANALYSIS

Single family detached dwellings can be divided into three categories of dwelling units: manufactured homes (formerly called mobile home), modular homes, and site-built homes. The table below defines the construction method and regulatory authority of the three types of single family detached dwelling units.

Dwelling Type	Construction Method	Regulatory Authority
Manufactured Home	A dwelling unit constructed off-site and approved by the Secretary of the Department of Housing and Urban Development (HUD). Sectional homes and "double wide homes" (consisting of two or more sections) must be factory-fabricated and designed specifically for the	HUD Code (Federal)

	purpose of creating one single-family residence. A recreational vehicle is not considered a manufactured home.	
Modular Home	Factory-constructed but assembled onsite to local building codes.	SC Building Code
Site-Built Home	Built entirely on the lot using local building codes. May contain pre-built floor and roof trusses, floors, insulation, electrical and plumbing systems manufactured in a factory, but the home is constructed on-site.	SC Building Code

Another component of this discussion that requires distinction is a manufactured home park, which Zoning Code defines as *"Any site or parcel of land under one ownership where land is rented for the placement and occupancy of manufactured homes."* A key characteristic of this use is one parcel to many manufactured homes.

As shown below, manufactured homes are permitted in the AGC, RUD, and RSF-30 zoning districts. A manufactured home park is allowed with a Special Exception from the BZA in the RMX-10 and RMX-6 districts, as these two zoning districts align with the characteristically higher density typical of manufactured home parks. The Use Table does not differentiate between modular homes and site-built homes, and classifies both as single family detached dwellings.

Table Error! Reference source not found.-1: Use Table (PR, AGC, AGC-I, RUD, RUD-I, RSF-40, RSF-30, RMX-20, RMX-10, and RMX-6 Districts)

Uses	Use Conditions	PR	AGC	AGC-I	RUD	RUD-I	RSF-40	RSF-30	RMX-20	RMX-10	RMX-6
RESIDENTIAL											
Manufactured Home Parks	Error! Reference source not found.									SE	SE

Table Error! Reference source not found.-1: Use Table (PR, AGC, AGC-I, RUD, RUD-I, RSF-40, RSF-30, RMX-20, RMX-10, and RMX-6 Districts)

Uses		PR	AGC	AGC-I	RUD	RUD-I	RSF-40	RSF-30	RMX-20	RMX-10	RMX-6
Manufactured Homes	Error! Reference source not found.		C		C			C			
Single-Family Detached Dwellings			P	P	P	P	P	P	P	P	P

The Zoning Code establishes certain use conditions that are required for all new or relocated homes outside of a manufactured home park within all three districts. These conditions include compliance with state or manufacturer specifications and underpinning. Additional design standards are required for manufactured homes within the RSF-30 zoning district that regulate siding color and texture, underpinning, roof structure and material, minimum floor area and width, and front porch requirement (see the attachment for the complete section of the ordinance). Should the Planning Commission consider adding manufactured homes to RSF-40, it would need to evaluate whether or not to apply these design standards, or to allow them by-right.

The purpose statements, as listed below, for both the RSF-40 and RSF-30 zoning districts are exactly the same, and the Comprehensive Plan considers that both zoning districts align with the Single-Family Residential future land use designation.

(A) Purpose

§ 155.028 RSF-40 (RESIDENTIAL SINGLE-FAMILY 40) **AND** § 155.029 RSF-30 (RESIDENTIAL SINGLE-FAMILY 30)

- Purpose. The Residential Single-Family 40 (RSF-40) and Residential Single Family 30 (RSF-30) Districts:
 - (1) 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 (30,000 square feet for RSF-30);

- (2) Is designed to preserve and protect the character of existing large-lot residential subdivisions in areas transitioning from rural to suburban development patterns;
- (3) Is intended to encourage residential development that complements the character of large-lot residential subdivisions; and
- (4) Is generally appropriate in areas designated as Single-Family Residential on the Comprehensive Plan Future Land Use Map.

The two zoning districts only differ in one use category – manufactured homes being allowed in RSF-30, but not RSF-40. In reviewing the zoning districts description and dimensional standards, the two districts differ in their minimum lot size and density. However, minimum lot width, setbacks, and maximum impervious surface are the same for both zoning districts.

Table Error! Reference source not found.-1: Lot Size by Use and Zoning District¹

Lot Use		Zoning District						
		AGC/ AGC-I	RUD/ RUD-I	RSF-40	RSF-30	RMX-20	RMX-10	RMX-6
Residential Uses	Single Family Detached Dwelling	5 ac	43,560 sf	40,000 sf	30,000 sf	20,000 sf	10,000 sf	6,000 sf
	Cluster Subdivision Home	14,500 sf	14,500 sf	14,500 sf	10,000 sf	8,000 sf	6,000 sf	4,000 sf
	With Public Water & Sewer	5 ac	43,560 sf	40,000 sf	30,000 sf	20,000 sf	10,000 sf	6,000 sf

Key: ac = acres | sf = square feet | -- = use not permitted in zoning district

¹ All lot sizes specified in this table are the minimum required area.

Table Error! Reference source not found.-1 Residential Density in Base Zoning Districts

Zoning District	Land Use	Gross Density (max)
RSF-40	Single-family detached dwellings	1 du/ac
	Cluster subdivisions	1.25 du/ac

18 W. Liberty Street, PO Box 96, York, South Carolina 29745-0096
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Table Error! Reference source not found.-1 Residential Density in Base Zoning Districts

Zoning District	Land Use	Gross Density (max)
RSF-30	Single-family detached dwellings Manufactured homes	1.5 du/ac
	Cluster subdivisions	2 du/ac

Key: max = maximum allowed | du/ac = dwelling units per acre

Both the RSF-40 and RSF-30 zoning districts, originally called “Residential Conservation I & II”, respectively, were established when the original Zoning Code was adopted in 1986. The prohibition of manufactured homes in the RSF-40 zoning district was included at that time and has been carried forward since.

EXISTING LAND USE ANALYSIS

It is important to understand the implication a potential text amendment may have on the existing use of land. The RSF-40 zoning district is far more common than the RSF-30 district. There are 17,458 RSF-40 parcels, versus the 5,921 parcels zoned RSF-30. Of those parcels zoned RSF-40, 13,439 are located within an existing platted subdivision, where it is not uncommon to have recorded covenants that prohibit manufactured homes, regardless of County zoning. Of those 13,439 RSF-40 parcels within a platted subdivision, only 708 are vacant. There are 314 vacant parcels located outside of a platted subdivision, where it is unlikely that recorded covenants prohibiting manufactured homes exist.

Distribution of RSF-40 Zoned Parcels		
	Number	% of Total
Total parcels	17,458	100%
Parcels in platted subdivision	13,439	76%
Vacant parcels in platted subdivision	708	4.0%
Parcels not in a platted subdivision	4,019	23%
Vacant parcels, not in a platted subdivision	314	1.8%

Because of their current acreage, there are some RSF-40 parcels that could be further subdivided to create more potential manufactured homes. For instance, of the 314 vacant

parcels not located within an existing subdivision, 110 are at least 80,000 SF, 54 are at least 120,000 SF, and 15 are at least 280,000 SF.

NEXT STEPS

If the Planning Commission finds that the RSF-40 and RSF-30 are similar enough in use, purpose, and dimensional standards that adding the Manufactured Home use to RSF-40 would not be detrimental to the purpose and character of that zoning district, the Commission may initiate a Zoning Code text amendment to add Manufactured Homes as a permitted use in RSF-40, by adoption of a motion, pursuant to § 155.1107. Staff would then prepare a complete staff report and necessary text amendment to achieve the motion for Commission recommendation and County Council adoption.

Submitted by:



Diane Dil, AICP
York County Planning Manager

(4) For manufactured homes located in a floodplain, the requirements set forth in Chapter 151: *Floodplain Management* take precedence over the requirements of § 155.457(B)(1) and (2), above.

§ 155.458 DESIGN STANDARDS FOR THE RSF-30 DISTRICT.

All manufactured homes located in the RSF-30 District shall comply with the following design standards:

- (A) **Exterior Siding.** Exterior siding shall be made of non-reflective and non-metallic materials. Acceptable siding materials include vinyl, wood, stucco, brick, stone, or other masonry materials, or any combination of these materials.
- (B) **Color/Texture.** Color and texture of exterior materials shall be compatible with the adjacent single-family structures.
- (C) **Underpinning.** All manufactured homes shall be underpinned with permanent wood, stucco, brick, stone, or other masonry materials, or any combination of these materials.
- (D) **Roof Structure.** Except for authorized deck areas, all roof structures shall have a minimum pitch of at least 3/12 and provide an eave projection of at least two inches but no greater than 30 inches.
- (E) **Roofing Material.** All roofing material shall consist of one of the following categories: wood, shingle, wood shake, synthetic composite shingle, concrete tile, or any other material that the Zoning Administrator deems to meet the intent of this Subpart. Metallic roofing surfaces are not permitted on a manufactured home or on any garage or carport unless approved by the Planning and Development Services Director.
- (F) **Minimum Floor Area.** The minimum floor area for a manufactured home that is not part of a manufactured home park is 800 square feet, excluding the garage or carport.
- (G) **Minimum Width.** The minimum width of a manufactured home that is not part of a manufactured home park is 16 feet.
- (H) **Front Porch Required.** All manufactured homes shall have a front porch with a minimum depth of four feet.

§ 155.459 RESERVED.

Active Rezoning Cases													
Case	Tax Map ID	Applicant / Owner	Council District	Acres	Street	Current Zoning(s)	Proposed Zoning(s)	Comprehensive Plan Designation	Planning Commission	Public Hearing	County Council 1st Reading	County Council 2nd Reading	County Council 3rd Reading
25-48	6520000006 6520000022	Eakin	1	0.40	Highway 160 W	RUD	GC	Single Family Res	9-Feb Approve	2-Mar	2-Mar Approve	16-Mar Approve	20-Apr Approve
25-55	6550000005	Mike McLeod	1	4.91	Pleasant Road	GC	GC	I-77 Corridor Employment	Holding				
26-01	5280000047	CDP Rock Hill	5	2.2	Saluda Road	AGC	NC	Rural Residential	9-Feb Deny	2-Mar	2-Mar Deny		
26-02	5430000004 5430000005 5430000018	Burnette	6	7.0	Hands Mill Hwy	UD	GC	Neighborhood Res Community Center	9-Feb Approve	2-Mar	2-Mar Approve	16-Mar Approve	20-Apr Approve
26-03	2920000010	Daniel Baker	3	15.62	Blessed Hope Road	RMX-20/GC	RMX-20	Municipal Infill	13-Apr Approve	4-May	4-May	18-May	1-June
26-04	5810000068	Geoffrey Martin	2	8.38	Sand Tar Road	RMX-10	RUD	Rural Residential	9-Mar Approve	6-April	6-April Approve	20-April Approve	4-May
26-05	5170000003	Terry Sabrina Pickett Porter	5	1.97	Erby Road	RUD-I	RUD	Agriculture	9-Mar Approve	Withdrawn			
26-06	6500000336	TWP Ft Mill Retail, LLC	1	1.77	Highway 160	PD	GC	Neighborhood Res	9-Mar Approve	6-April	6-April Approve	20-April Approve	4-May
26-07	7190000100	Stephen R. McCrae, Jr.	7	50.8	Gold Hill Road	LI	GC	I-77 Corridor Employment	9-Mar Approve	6-April	6-April Approve	20-April Approve	4-May
26-08	6480000009 6480000010 6480000022 6480000026 6480000030 6480000033 6480000038 6480000041	Lawrence J. Shaheen Jr.	1	14.06	Highway 160	RMX-6	RMX-6	Transitional Area, Community Center	9-Mar Approve	6-April	6-April Approve	20-April Approve	4-May
26-09	5760000007	Mariah Corkhill	2	0.81	Charlotte Hwy	UD	GC	Single Family Res Village Center	9-Mar Approve	6-April	6-April Approve	20-April Approve	4-May
26-10	Multiple Parcels See Staff Report	York County Council	7		District 7 Townhome Communities	RMX-20	RMX-6	See Staff Report	13-Apr Approve	4-May	4-May	18-May	1-June
26-11	5010000029	Pratik Patel, Kanaiyalal Patel	5	1.62	Chapel View Court	NC	RC	Single Family Res, Rural Center	13-Apr Deny	4-May	4-May	18-May	1-June
26-12	5440000210	Ciara Britney Fenton, Kelly Faile	6	.99	Grayson Road	UD	LI	Single Family Res	13-Apr Approve	4-May	4-May	18-May	1-June
26-13	3130000002	Michael Deckert, Susan Deckert	3	43.18	True Road	RSF-40	AGC	Agriculture	13-Apr Approve	4-May	4-May	18-May	1-June
26-14	4450000085	Eastwood Construction	3	1.0	Osteen Road	RUD	RSF-40	Rural Residential	11-May	1-Jun	1-Jun	15-Jun	20-Jul
26-16	1380000006	Steven Moss	3	73.73	Lockart Hwy	RUD	AGC	Agriculture	11-May	1-Jun	1-Jun	15-Jun	20-Jul
26-17	7390000011	David Hudspeth	7	3.01	Williams Road	OI	GC	Single Family Residential	11-May	1-Jun	1-Jun	15-Jun	20-Jul
26-18	5710000001	James and Amy Springs	2	33.95	Windmill Lane	RMX-10	RUD	Single Family Residential	11-May	1-Jun	1-Jun	15-Jun	20-Jul

Shaded fields indicate that the action has been completed at time of publication (April 30, 2026). If the County Council vote is to deny the rezoning request, that is the final action.