



**York County
Planning Commission
Agenda
June 8, 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. Draft Minutes Planning Commission May 11, 2026

Public Hearing

1. Waiver W26-2: Lennar Carolinas, LLC (Applicant) is requesting a Land Development Waiver from the minimum required side setback from contiguous sublots (§154.052(D) of the Land Development Code). The subject property is located on the eastern side of Coltharp Road in Fort Mill, is zoned Residential Mixed-Use 6 (RMX-6), and is identified as tax map numbers 655-00-00-011, 650-00-00-057, and -083. Council District 1 – Audette
2. Waiver W26-3: Kevin Garton with Bolton & Menk (Applicant) is requesting a Land Development Waiver from the minimum required driveway separation (§154.111-1 of the Land Development Code). The subject property is located on the southeastern corner of Dam Road and Highway 160 in Fort Mill, is zoned Rural Development (RUD), and is identified as tax map number 652-00-00-022. Council District 1 – Audette

New Business

1. Preliminary Plat: Lennar Carolinas, LLC (Applicant) is requesting preliminary plat approval for the “Wedgewood” townhome development. The subject property is located on the eastern side of Coltharp Road in Fort Mill, is zoned Residential Mixed-Use 6 (RMX-6), and is identified as tax map numbers 655-00-00-011, 650-00-00-057, and -083. Council District 1 – Audette
2. Rezoning 26-21: Janes McDowell Moss (Applicant/Owner); requesting to rezone a 3.06-acre portion of a 10.1-acre parcel from RUD to GC. The subject parcel is located on Moss Lake Drive, Clover. The property is referenced as tax map number 379-00-00-029; Council District 2 - Litten.
3. Rezoning 26-22: David Pinti (Applicant/Owner); requesting to rezone a 5.01-acre parcel from AGC to RC. The subject parcel is located on S Paraham Road, York. The property is referenced as tax map number 456-00-00-013; Council District 2 - Litten.
4. Rezoning 15-38A: Mike McLeod; Solara Investments LLC (Applicants); The Church of Jesus

"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."

Christ of Latter-day Saints; Solara Investments LLC (Owner); requesting to amend the required conditions of the rezoning adopted by County Council on May 2, 2016. The subject parcels are located at 1740 Pleasant Road and 1842 Coltharp Road, Fort Mill. The properties are referenced as tax map numbers 655-00-00-00- and 653-00-00-214; Council District 1 - Audette.

5. Planning Commission to review and provide a recommendation to amend Chapter 155: Subchapter C: *Use Regulations* to allow Manufactured Homes as a Conditional Use within the RSF-40 zoning district and to apply the same conditions required for Manufactured Homes within the RSF-30 zoning district.
6. Planning Commission to review and provide a recommendation to amend Chapter 155: Subchapter I: *Rules of Interpretation and Measurement* to define the governing portion of a parcel with one or more distinct zoning district boundaries and Chapter 154: Subchapter A: *Introduction* to allow some combination or recombination of parcels with more than one zoning district.
7. Planning Commission to review and provide a recommendation to amend Chapter 155: Subchapter F: *Nonconforming Uses* to allow the replacement of a nonconforming manufactured home regardless of dimensions, if all other applicable requirements of this Chapter are met.

Other Business

1. Rezoning Tracking Sheet

Executive Session

Matters for consideration/actions following Executive Session

Adjourn