



**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

"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
May 11, 2026**



Regular Meeting

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

6:00 PM

Call to Order

The meeting was called to order at 6:00 p.m. by Kate Kraxberger.

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

Absent: Derrick Williams

Approval of Agenda

The Agenda was unanimously approved with a motion by Tom Bach and a second by John Segura.

Approval of Minutes

The Minutes were unanimously approved with a motion by Mike Duralia and a second by James Wallace.

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.

Thomas Newiln presented the request; Aubrie Parham motioned to recommend approval. Kate Kraxberger seconded the motion, which passed unanimously.

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

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.

Thomas Newlin presented the request; James Wallace motioned to recommend approval. John Segura seconded the motion, which passed unanimously.

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

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.

Thomas Newlin presented the request; John Segura motioned to recommend approval. Aubrie Parham seconded the motion, which passed unanimously.

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

4. Planning Commission to receive information requested from staff on allowing manufactured homes in the RSF-40 Zoning District.

Diane Dil presented the request; Mike Duralia motioned to recommend approval that we initiate text amendment to do these same conditions in RSF-30. Planning staff continues to bring further information to be reviewed by planning commission board. James Wallace seconded the motion, which passed unanimously.

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

Other Business

1. Rezoning Tracking Sheet

Executive Session

Matters for consideration/actions following Executive Session

Adjourn

The meeting was adjourned at 6:32 p.m. with a motion by Kate Kraxberger with a second by John Segura.



York County Planning Commission
Staff Report
Waiver 26-2 – Wedgewood Townhomes
June 8, 2026



Location: 1876 Coltharp Road
Fort Mill, SC 29708
Council District 1 – Audette

Request: Waiver from the Land Development Code §154.052(D), to allow a side setback of zero feet for contiguous sublots in a townhome development.

Tax Map Number: 655-00-00-011, -057, -083

Zoning District: Residential Mixed 6 (RMX-6)

Owner: Peggy Nivens, Vicki Nivens, Angela & Michael Massey

Project Description and Background

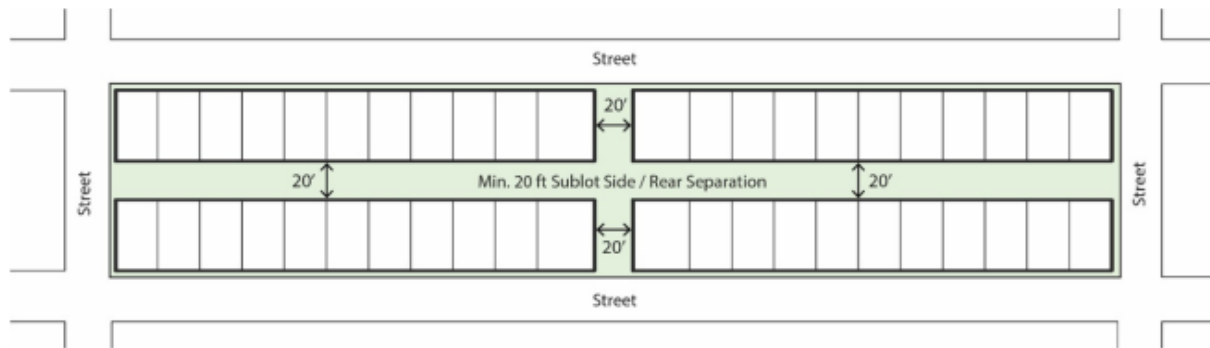
The 10.82-acre project is comprised of three lots, located on the east side of Coltharp Road, and designated RMX-6. The waiver requested is for the minimum setbacks between townhome sublots within the development. The proposed preliminary plat shows a zero-foot setback between all contiguous subplot blocks instead of the required 20 feet.

Waiver:

Land Development Code Section

§154.052(D) The rear property lines of all sublots and exterior side property lines of each individual group of contiguous sublots within a townhouse subdivision shall be separated by a minimum distance of 20 feet (see Figure 154.052-1)

Figure 154.052-1: Townhouse Subdivision Sublot Separation Requirement



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: A previous layout iteration was submitted to the Development Services Staff that provided 20ft separation between sublots and met the letter of the Land Development Code. However, the initial site plan consisted of open space and amenities along the periphery of the development, making access inconvenient, and made visibility poor. Additionally, most of the open space was shown as a walking trail behind the homes, which would have reduced privacy for residents. In discussions with the Land Development Services Staff, it was determined that providing centralized park feature, fronted by townhomes, would create a stronger overall design for the development, and would better adhere to the intent of the open space code, which calls for open space to be 'Integral' to the overall design. This design change would allow for centralized amenity with convenient resident access and high visibility since townhomes would be facing the space.

Staff Analysis: *The Applicant has been asked to bring the amenities to a central location rather than fragmented areas to better meet the intent of the code from a previous position that would allow for a better integration into the development per York County Open Space Code §154.184.A.3. This change also allows for reorientation of townhome frontages facing property that is to be developed as self-storage.*

Therefore, staff finds the proposed waiver is a net benefit and **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: Allowing 0ft separation between townhome sublots allows for the development to provide well-integrated, centralized, and high-visibility center green that yields a more favorable design for the community.

Staff Analysis: The intent of the code-mandated gap between townhome sublots is intended to provide open space within a townhome development. The break between sublots is exchanged in favor of a superior central open space design that is more favorable to the community while not defeating the intent of provision.

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

Public Notification

The following public notification actions have been taken:

- May 24, 2026: Public Hearing notification postcard sent to property owners adjacent to the subject property.
- May 24, 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 20-ft. waiver to the contiguous subplot separation standard to allow for the development of a large centralized park.

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:** Matt Pannel - Lennar Carolinas, LLC**EMAIL ADDRESS:** matt.pannel@lennar.com**ADDRESS:** 11605 N Community House Rd, Ste 400**NUMBER****STREET****APT/PO BOX**

Charlotte

NC

28277

CITY**STATE****ZIP CODE****PHONE:** 704.380.7062**CELL****HOME****PROPERTY OWNER'S NAME:** ***MULTIPLE OWNERS, SEE AUTHORIZATION FORMS*****EMAIL ADDRESS:****ADDRESS:****NUMBER****STREET****APARTMENT/BOX NUMBER****CITY****STATE****ZIP CODE****PHONE:****CELL****HOME**

PROPERTY INFORMATION

PROPERTY ADDRESS: 1876 Coltharp Rd, Fort Mill, SC 29715

PROPERTY DIRECTIONS: Approximately 900 feet Northeast of the intersection of

Coltharp Rd and Pleasant Rd.

PROPERTY CONDITIONS: Combination of existing single-family residences and vacant parcels.

Area is partially wooded.

PROPERTY TAX MAP #: 6550000011
6550000057
6550000083 **PLAT:** Please Attach to application.

LOT AREA: ≈10.82 ac

ZONING DISTRICT: RMX-6

CURRENT USE OF PROPERTY: Single-Family / Vacant

PROPOSED USE OF PROPERTY: Single-Family Townhome

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:

PLEASE SEE ATTACHED NARRATIVE

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.):

PLEASE SEE ATTACHED NARRATIVE

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?]

PLEASE SEE ATTACHED NARRATIVE

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:

PLEASE SEE ATTACHED NARRATIVE

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

Attached Narrative answering questions 1-3 above.

Wedgewood Subdivision Preliminary Plat - REV B

Existing Plats - PB A-200 PG 8, PB 78 PG 428, PB D-358 PG 8

Landowner Authorization Forms

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

May 11, 2026

(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.

SEE AUTHORIZATION FORMS

(Property owner's signature)

(Date)

Matt Pannell

(Applicant's signature)

4-6-2026

(Date)

(Staff's signature)

(Date)

CERTIFICATION

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

Max Dull 4-6-2021
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.

MULTIPLE OWNERS, SEE AUTHORIZATION FORMS

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: _____

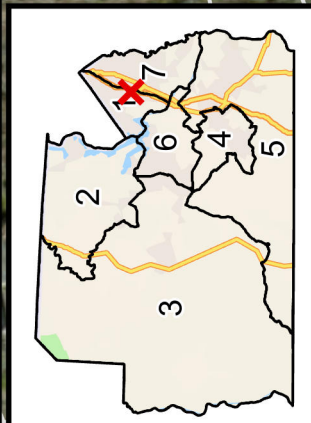
PC Case #: _____

Meeting Date: _____

Accepted by:

Staff Signature

Date



Vicinity Map

Applicant: Matt Pannel - Lennar Carolinas, LLC
Tax Map Number: 655-00-00-011, 655-00-00-057, 655-00-00-083
Waiver: Side setback minimum distance

ATTACHMENT A

NARRATIVE FOR QUESTIONS 1-3



APRIL 3, 2026

YORK COUNTY
PLANNING AND DEVELOPMENT SERVICES
18 W. LIBERTY ST
YORK, SC 29745

SUBJECT: Land Development Waiver Application (Project No. 20251307-2)

1. Applicant hereby requests approval of the following waiver by the York County Planning Commission as described below:

Requesting waiver for Land Development Code § 154.052.D, stating that exterior side property lines of each individual group of contiguous sublots within a townhouse subdivision shall be separated by a minimum distance of 20 feet.

Requesting waiver for Land Development Code § 154.052.G.1, stating that each single-family attached development shall provide off-street guest parking areas at a rate of one space for every three units.

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

§ 154.052.D – I request that exterior side property lines of each individual group of contiguous sublots have no separation between subplot lines. I request that adjacent sublots will share a common property line. The RMX-6 side setback requirement of 10 feet will provide 20 feet total of building separation between adjacent townhome buildings.

§ 154.052.G.1 – I request that guest parking areas be provided at a rate of one space per every three units via on-street guest parking.



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.

§154.052.D – A previous layout iteration was submitted to the Development Services Staff that provided 20ft separation between sublots and met the letter of the Land Development Code. However, townhome lots were planned in a portion of the middle “square” that now serves the community as a centralized open space area. In discussions with the Land Development Services Staff, it was determined that providing a large, amenitized, centralized open space for the use of the community would be preferred to the alternative of providing open space through smaller pocket park areas throughout the community. Allowing 0ft separation between townhome sublots allows for the community to provide a large centralized open space that yields a more favorable, more functional, and higher aesthetic design for the community.

§154.052.G.1 – Again, this proposed development is prioritizing providing a large, centralized common open space for the use of the community residents and their guests. Providing off-street parking accessibility to the centralized open space would result in a much smaller central amenitized area. Providing on-street parking within the areas dedicated to private right-of-way would serve the intent of providing parking and accessibility to the amenitized areas, without sacrificing the size and design of the amenitized space. The Wedgewood subdivision is proposed to be gated, with private roadway infrastructure. The provided on-street parking would be owned and maintained by the community HOA. The total number of on-street parking spaces will meet the minimum as stated in §154.052.G.1 of one space per every three units.



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

We are committed to providing the required number of guest parking spaces required per §154.052.G.1 of one space per every three units. However, we are proposing to provide these guest spaces as on-street parking rather than off-street parking.

Sincerely,

Turner Gruenewald, PE
Ardurra Group, Inc.
704.227.3405
tgruenewald@ardurra.com

ATTACHMENT B

PRELIMINARY PLAT - REV B

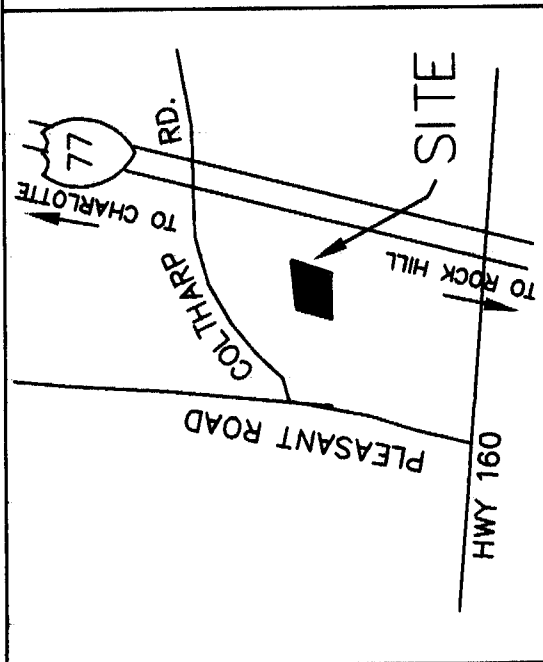
ATTACHMENT C

EXISTING PLATS

PB A-200 PG 8

PB 78 PG 428

PB D-358 PG 8



FILED-RECEIVED
BOOK 200 PAGE 7
FEB 27 8 45 AM '97
DAVID HAMILTON
CLERK OF COURT
YORK COUNTY, SC

VICINITY MAP
NOT TO SCALE

TIMOTHY EARL HAWKINS AND
VICKI NIVENS HAWKINS
TP # 655-00-00-57

615.86'
EX. 16' GRAVEL DRIVE

N67°43'00"E

25' R/W FOR ACCESS LANE

S.R. 46-252 - 60' R/W
COLTHARP ROAD

N13°54'40"W
138.61'

25' R/W
FOR ACCESS LANE

N00°49'24"E
385.60'

IO

N67°43'00"E
368.02'

PEGGY SUE M. NIVENS AND
FLETCHER JUNIOR NIVENS
TP # 655-00-00-12
D.B. 297 PG. 393

TP # 655-00-00-43
JERRY H. PETTUS
ELEANOR PETTUS
D.B. 1562 PG. 99

405.23'

MICHAEL TODD MASSEY
AREA = 2.553 ACRES

N03°48'39"E
242.48'

TIE LINE
355.74'

N86°08'15"W
351.62'

IO AND CM

S88°48'08"W 146.50'
TIE LINE

ELEVATED WATER
TANK SITE

N86°08'15"W
707.36' TOTAL

I, ROBERT F. AKERS JR. DO HEREBY STATE THAT TO
THE BEST OF MY KNOWLEDGE, INFORMATION, AND
BELIEF, THE SURVEY SHOWN HEREON WAS MADE IN
ACCORDANCE WITH THE REQUIREMENTS OF THE
MINIMUM STANDARDS MANUAL FOR THE PRACTICE OF
LAND SURVEYING IN SOUTH CAROLINA, AND MEETS
OR EXCEEDS THE REQUIREMENTS FOR A CLASS "B"
SURVEY AS SPECIFIED THEREIN.

Robert F. Akers Jr.
ROBERT F. AKERS JR. REG.# 13158

BOUNDARY SURVEY FOR
MICHAEL TODD MASSEY

PART OF A TEN ACRE TRACT FOUND RECORDED IN
D.B. 198 PG. 68, D.B. 294 PG. 393
IN THE REGISTER OF MENSE CONVEYANCE OF YORK COUNTY
PROPERTY OF PEGGY SUE M. NIVENS AND FLETCHER JUNIOR NIVENS

I HEREBY CERTIFY THAT THE RATIO OF PRECISION OF THE
FIELD SURVEY IS 1:18900 AS SHOWN HEREON AND THE AREA
WAS CALCULATED BY D.M.D. METHOD.

Robert F. Akers Jr.
ROBERT F. AKERS, JR., PLS #13158

FORT MILL TOWNSHIP - YORK COUNTY
FORT MILL - SOUTH CAROLINA

DATE: JANUARY 14, 1997 SCALE: 1" = 60' JOB NO. 97007

GRAPHIC SCALE



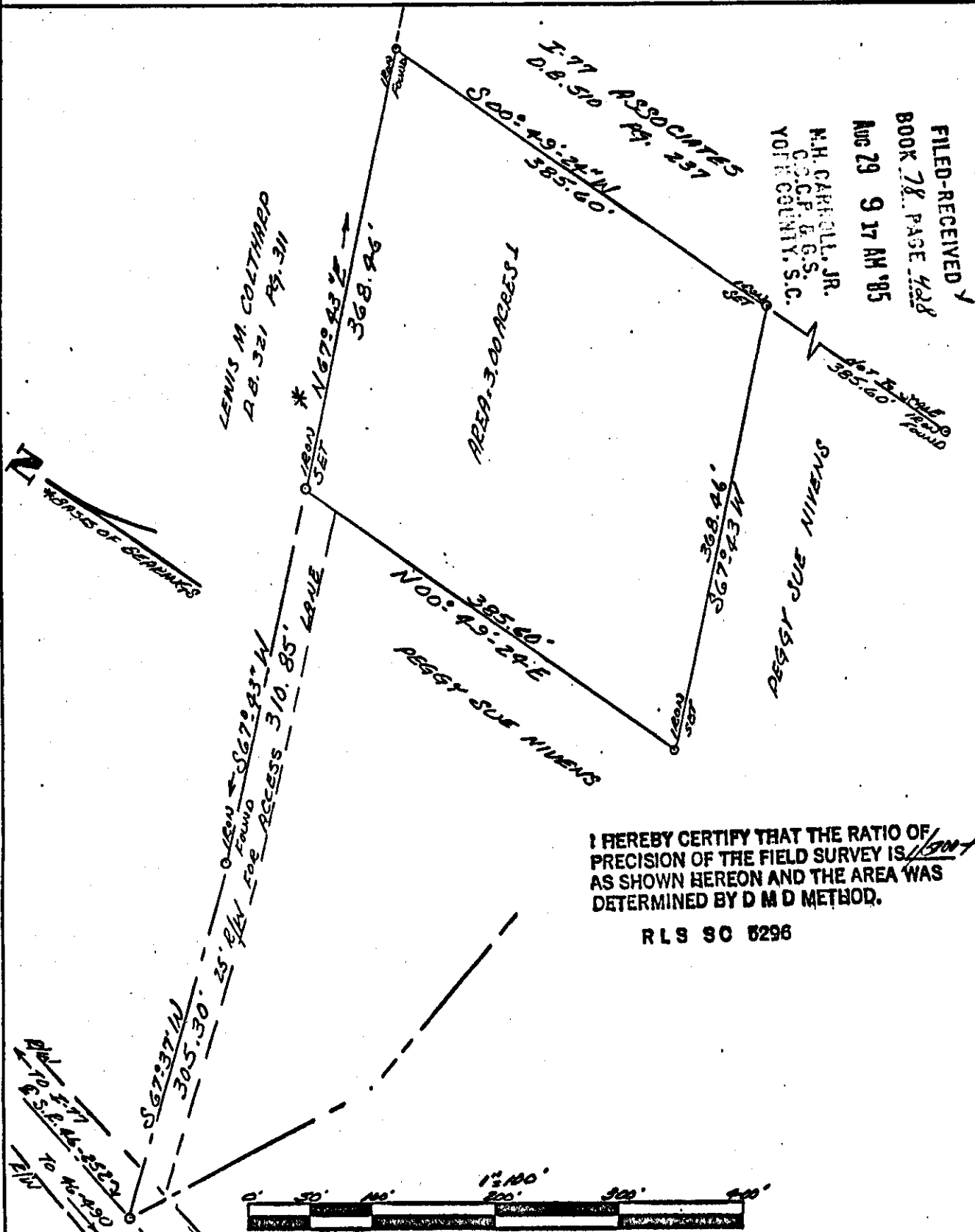
CARDAN INTERNATIONAL LTD.
PHOTOGRAMMETRIC ENGINEERING SURVEYING & GIS SERVICES
ONE CARDAN COURT FORT MILL, S.C. 29715 (803) 548-5927
Charlotte, N.C. San Juan, P.R. Bogotá, COLOMBIA



PLAT OF SURVEY FOR TIMOTHY EARL HAWKINS AND VICKI NIVENS HAWKINS

BEING A PORTION OF PROPERTY OF PEGGY SUE NIVENS, FORT MILL
TOWNSHIP, YORK COUNTY, SOUTH CAROLINA
AUGUST 9, 1985

REFERENCES: D.B. 294 Pg. 395 ; TAX MAP 655-00-00-12 ; AND N.P.I. MAPS
FOR YORK COUNTY



I HEREBY CERTIFY THAT THE RATIO OF
PRECISION OF THE FIELD SURVEY IS $1/5000$
AS SHOWN HEREON AND THE AREA WAS
DETERMINED BY D M D METHOD.

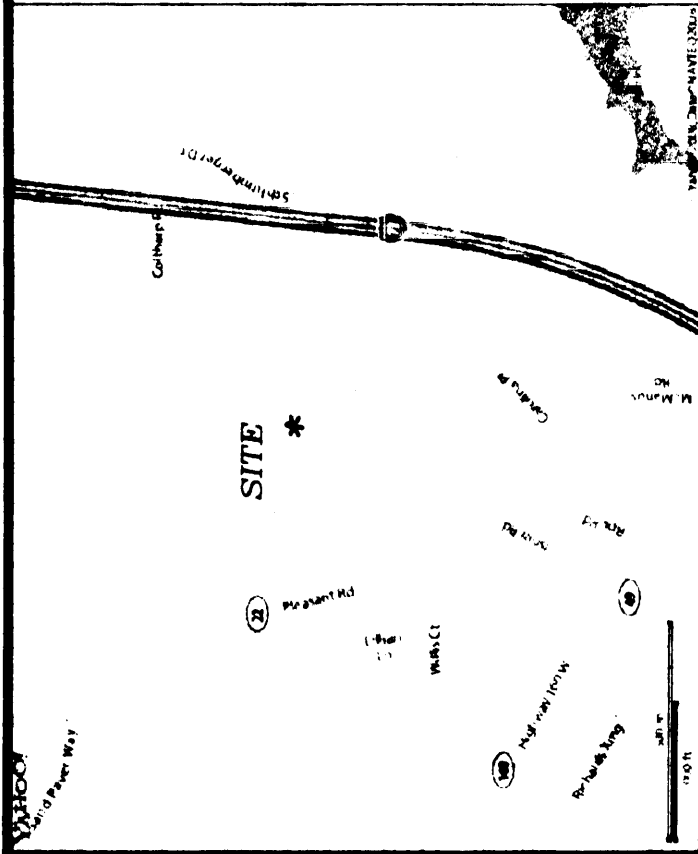
RLS 90 6296



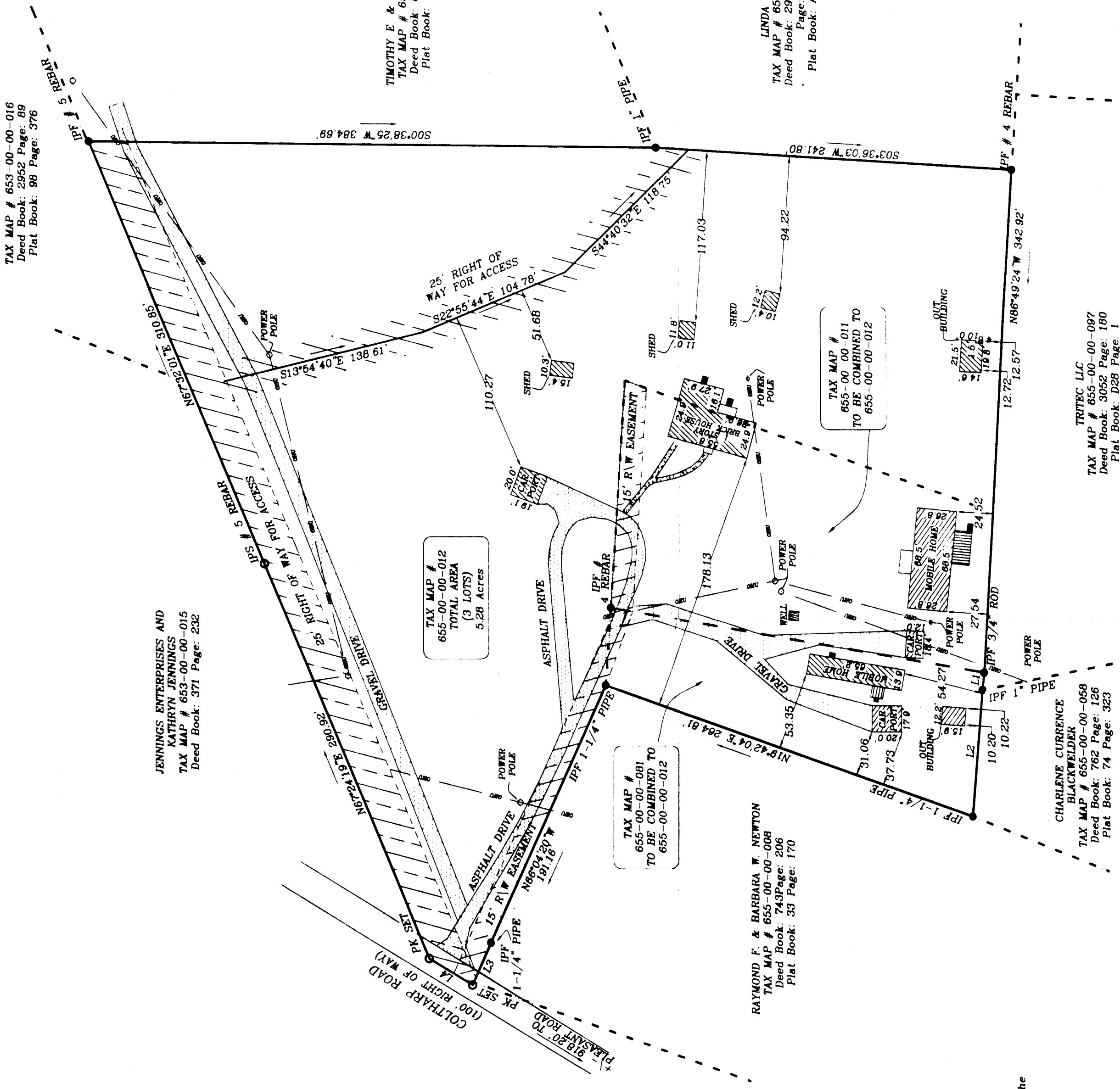
ASHMARK
LAND SURVEYORS
872 BRIARFIELD ROAD,
ROCK HILL, SOUTH CAROLINA
Phone (803) 324 2475

I hereby certify that this plat represents an
actual field survey by me this date and that, to the
best of my knowledge, there are no encroachments or
projections other than shown and that this property is
not located in a special flood hazard zone.

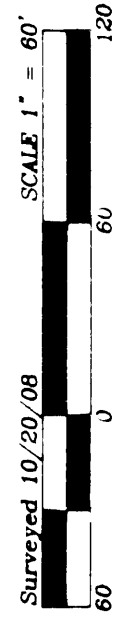
Wilton E. Finkenstadt
WILTON E. FINKENSTADT P. L. S.



VICINITY MAP (NOT TO SCALE)



NUMBER	DIRECTION	DISTANCE
L1	N84°33'44" W	11.63'
L2	N85°42'30" W	86.33'
L3	N66°04'20" W	31.36'
L4	N31°36'49" E	34.39'



General Notes:
1. Measurements on this map are in feet and decimals thereof.
2. All set corners are #5 (6") Rebar unless otherwise noted.
3. This plat is subject to any Easements, Agreements, or Rights of Ways of Record prior to date of this plat, which was not visible at the time of our survey.

References:
1. As shown

No new lots or property lines established.

Certification:
I, hereby state to the best of my knowledge, information and belief, the survey shown hereon was made in accordance with the requirements of the Minimum Standards Manual for the Practice of Land Surveying in South Carolina, and meets or exceeds the requirements for a class 'A' survey as specified therein; also there are no visible encroachments, or projections other than shown.

Signed: *E. Hornett Jenkins* 10/24/08
E. HORNETT JENKINS, P.L.S. 16811, burnett@plmsurvey.com

SHEET NO. S1	BOUNDARY & PHYSICAL SURVEY FOR		PROJECT No: KOH25	No.	DATE	REVISION
	PEGGY SUE NIVENS 1876 COLTHARP ROAD FORT MILL TOWNSHIP YORK COUNTY SOUTH CAROLINA					
TOPOGRAPHIC MAPS ROUTE SURVEYS SUBDIVISIONS SITE PLANS		PHOTO CONTROL SURVEYS CONSTRUCTION SURVEYS BOUNDARY SURVEYS PHYSICAL SURVEYS		DATE: 10/20/08 SCALE: 1"=60' DES: KCH DR: BJ CKD		

ATTACHMENT D

LANDOWNER AUTHORIZATION FORMS

Landowner Authorization

I, Angela Michelle Massey, an authorized representative of Parcel ID 6550000083, hereby authorize York County, SCDOT, and SCDES to issue permits to Lennar Carolinas, LLC and/or subsequent owners of the site and their respective successors, who is/are the developer of the Coltharp Road Subdivision project.

Landowner(s) of Record:

Angie M Massey
Type or print name

Angie M Massey
Signature

Title or Authority

10-24-25
Date

State of South Carolina

County of York

Acknowledgement

I, the undersigned Notary Public, do hereby certify that the foregoing instrument was acknowledged before me this 24 day of October, 2025 and the document was executed by the above named Angela Michelle Massey of his/her own free will.

Witness my hand and seal this 24 day of October, 2025.

Antonia C Massey

Notary Public for South Carolina

Antonia C Massey
Notary Public State of South Carolina
Commission Expires: 12-6-2027

Landowner Authorization

I, Peggy M. Nivens, an authorized representative of Parcel ID 6550000011, hereby authorize York County, SCDOT, and SCDES to issue permits to Lennar Carolinas, LLC and/or subsequent owners of the site and their respective successors, who is/are the developer of the Coltharp Road Subdivision project.

Landowner(s) of Record:

<u>Peggy M. Nivens</u>	<u>owner</u>
Type or print name	Title or Authority
<u>Peggy M. Nivens</u>	<u>10/27/2025</u>
Signature	Date

State of South Carolina

County of York

Acknowledgement

I, the undersigned Notary Public, do hereby certify that the foregoing instrument was acknowledged before me this 27 day of October, 2025 and the document was executed by the above named Peggy M. Nivens of his/her own free will.

Witness my hand and seal this 27 day of October, 2025.

[Signature]
Notary Public for South Carolina

Commission Expires: February 7, 2035

Gary B. McWhirter
Notary Public, State of South Carolina
My Commission Expires
February 7, 2035

Landowner Authorization

I, Vicki N. Hawkins, an authorized representative of Parcel ID 6550000057, hereby authorize York County, SCDOT, and SCDES to issue permits to Lennar Carolinas, LLC and/or subsequent owners of the site and their respective successors, who is/are the developer of the Coltharp Road Subdivision project.

Landowner(s) of Record:

Vicki N. Hawkins owner
Type or print name Title or Authority
[Signature] 10/24/2025
Signature Date

State of South Carolina

County of York

Acknowledgement

I, the undersigned Notary Public, do hereby certify that the foregoing instrument was acknowledged before me this 24 day of October, 2025 and the document was executed by the above named Vicki N. Hawkins of his/her own free will.

Witness my hand and seal this 24 day of October, 2025.

[Signature]
Notary Public for South Carolina

Commission Expires:

Gary B. McWhirter
Notary Public, State of South Carolina
My Commission Expires
February 7, 2035

Landowner Authorization

I, Michael Todd Massey, an authorized representative of Parcel ID 6550000011, hereby authorize York County, SCDOT, and SCDES to issue permits to Lennar Carolinas, LLC and/or subsequent owners of the site and their respective successors, who is/are the developer of the Coltharp Road Subdivision project.

Landowner(s) of Record:

Michael Todd Massey
Type or print name

Title or Authority

Michael Todd Massey
Signature

10-24-25
Date

State of South Carolina

County of York

Acknowledgement

I, the undersigned Notary Public, do hereby certify that the foregoing instrument was acknowledged before me this 24th day of October, 2025 and the document was executed by the above named Michael Todd Massey of his/her own free will.

Witness my hand and seal this 24th day of October, 2025.



Angela Sibert
Notary Public for South Carolina

Commission Expires: 4/21/2035



York County Planning Commission

Meeting Date: June 8, 2026

PC Case No. W26-3



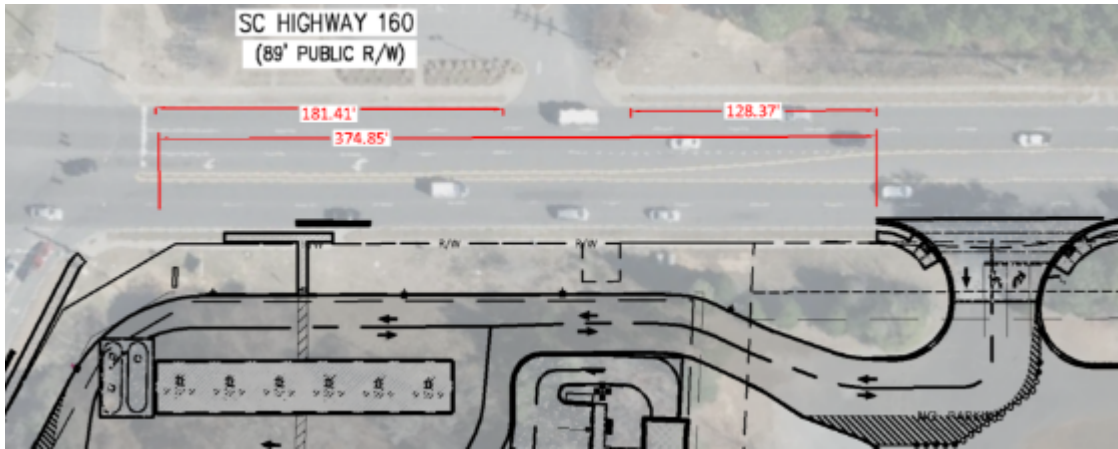
Location:	2389 Highway 160 W Fort Mill, SC 29715 Council District 1 – Audette	
Request:	Waiver from the Land Development Code Table §154.111-1, to allow a driveway separation of 125 feet.	
Tax Map Number:	652-00-00-022	
Zoning District:	Rural Development (RUD)	
Applicant/Owner:	Kevin Garton 1801 N Graham St. Charlotte, NC 28206	New Horizon Electrical Cooperative PO Box 1169 Laurens, SC 29360

Project Description and Background

The Applicant is proposing to develop a fuel station with a car wash on the corner of Dam Road and Highway 160. Approximately 3.5 acres on the southeast corner of the intersection has been rezoned to General Commercial (GC) to support the use. A forthcoming plat will create one GC lot. An easement has been acquired on the adjacent RUD lot to the southeast on Highway 160 to allow a driveway to be developed further away from the Dam road intersection. This driveway will be shared with New Horizon Electrical Cooperative.

The proposed driveway entrance on Highway 160 does not meet minimum separation distances from an existing driveway to the west that is located 125' away from the proposed shared driveway. The Land Development Code (LDC) §154.111 requires a driveway separation distance minimum of 325 ft. for a 45 MPH major road like Highway 160. If approved by the Planning Commission as an LDC Waiver, the proposed driveway will be allowed to move forward by waiving 200 feet of the required separation.

The Applicant has worked with SCDOT and has an approved TIA that includes using the proposed driveway access, to be shared with New Horizon Electrical Cooperative, displayed below.



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 $\geq$ 2,000 or > 50 Peak Hour Trips	AADT < 2,000
30 or less	160	75
35	220	125
40	275	175
45	325	225

The purpose of the separation requirements is to establish standards for managing access to new development in a manner that 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: There is no location along the frontage of the parcel that would allow a driveway with the required spacing. The existing driveway on the New Horizon parcel is 370' east of the Dam Rd/Hwy 160 intersection and the existing driveway across the street from the parcel is 125' west of the existing Hew Horizon driveway. Due to these fixed locations, the site would be restricted without an access along Hwy 160.

Staff Analysis: *The Applicant has a Traffic Impact Analysis that has been accepted by SCDOT and has received no objection from the County. The Applicant has extended the access point to an existing driveway to be shared off the site to maximize the distance from the intersection without creating a new access point. Staff also notes that there is no location on the road frontage that would yield a complying access, given the existing drives on other parcels. It would be unreasonable to disallow the creation of this access on Highway 160.*

*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: Approval of this waiver is consistent with the intent of the code as the proposed shared use of the driveway promotes safe and efficient access management along Hwy 160. The driveway is already an existing access point and allowing the proposed development to utilize this driveway eliminates the need for an additional driveway in between the intersection and the existing driveways, which improves traffic operations and safety along Hwy 160 while still providing reasonable and adequate access to the parcel.

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 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:

- May 24, 2026: Public Hearing notification postcard sent to property owners adjacent to the subject property.
- May 24, 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 200-ft. waiver to the driveway separation standard.

Staff

Submitted by:

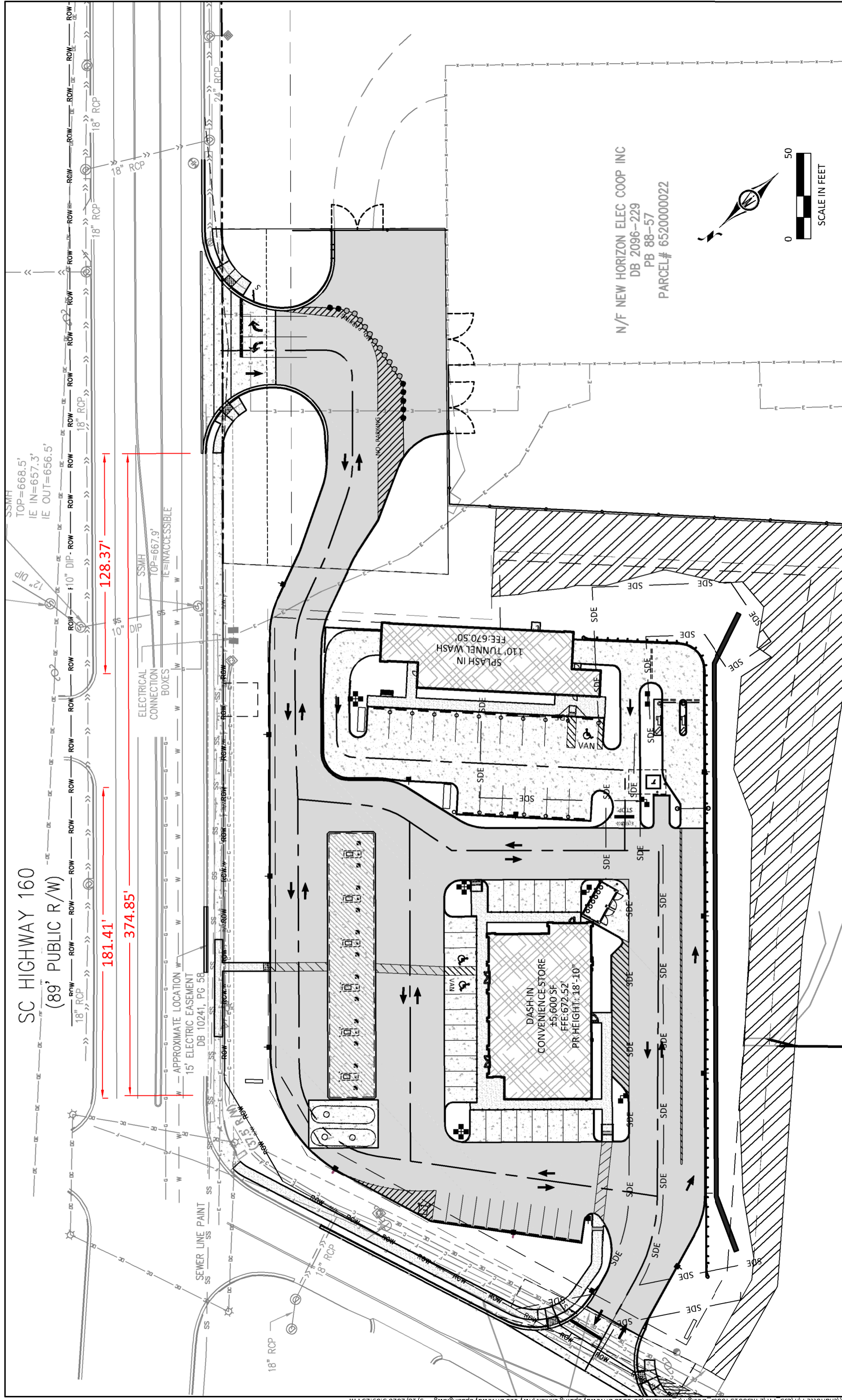


Rick Abboud, AICP
Zoning Administrator

Approved by:



Josh Reinhardt
Development Services Manager





Accelerated
DEVELOPMENT SERVICES



**FIRE ACCESS AND
HOSE PULL**

PROJECT NO:
24X,000154,000



SCALE: 1"=30'



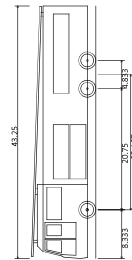
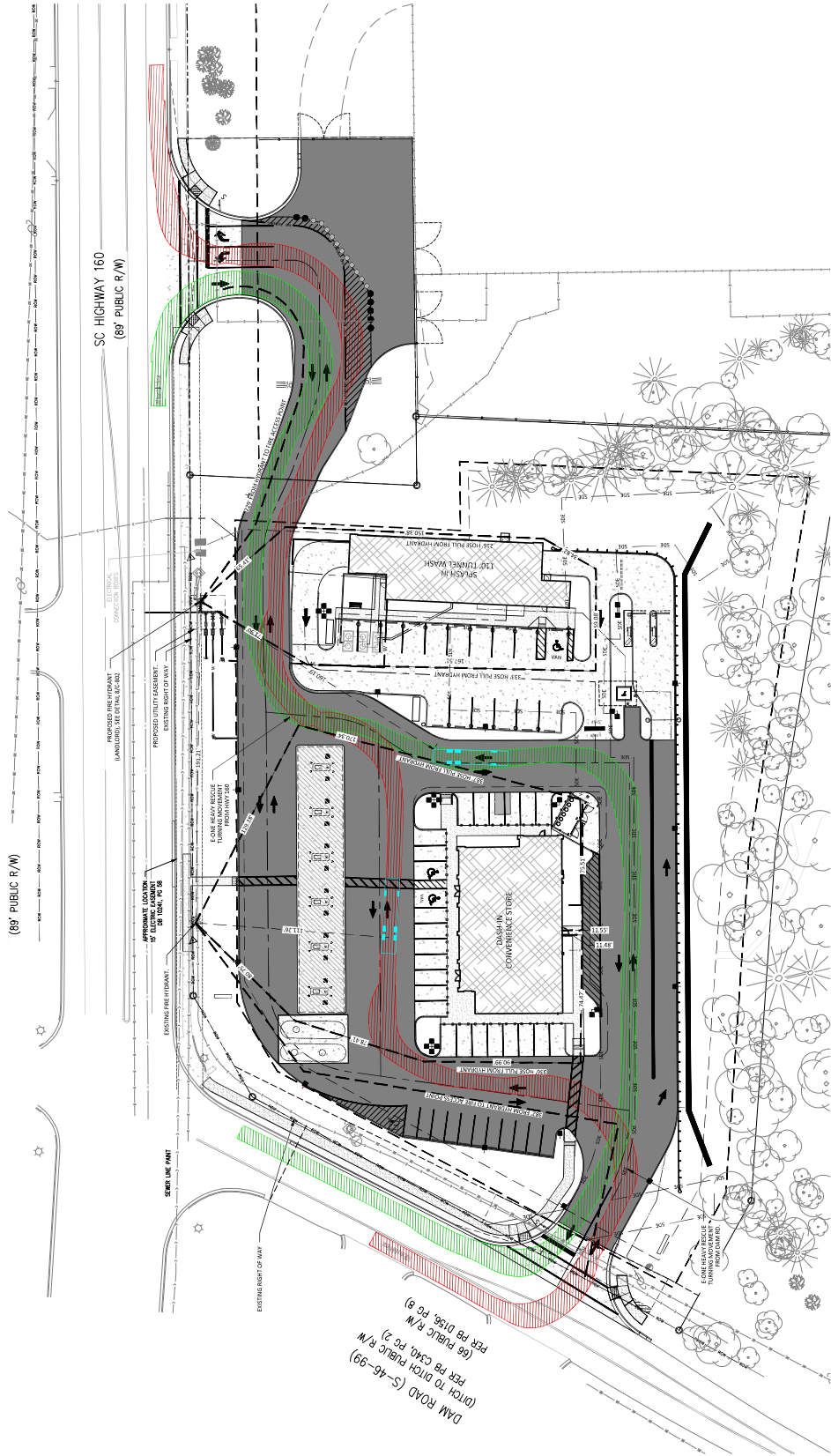
DATE: 05/04/26

DESIGNED BY: BAE

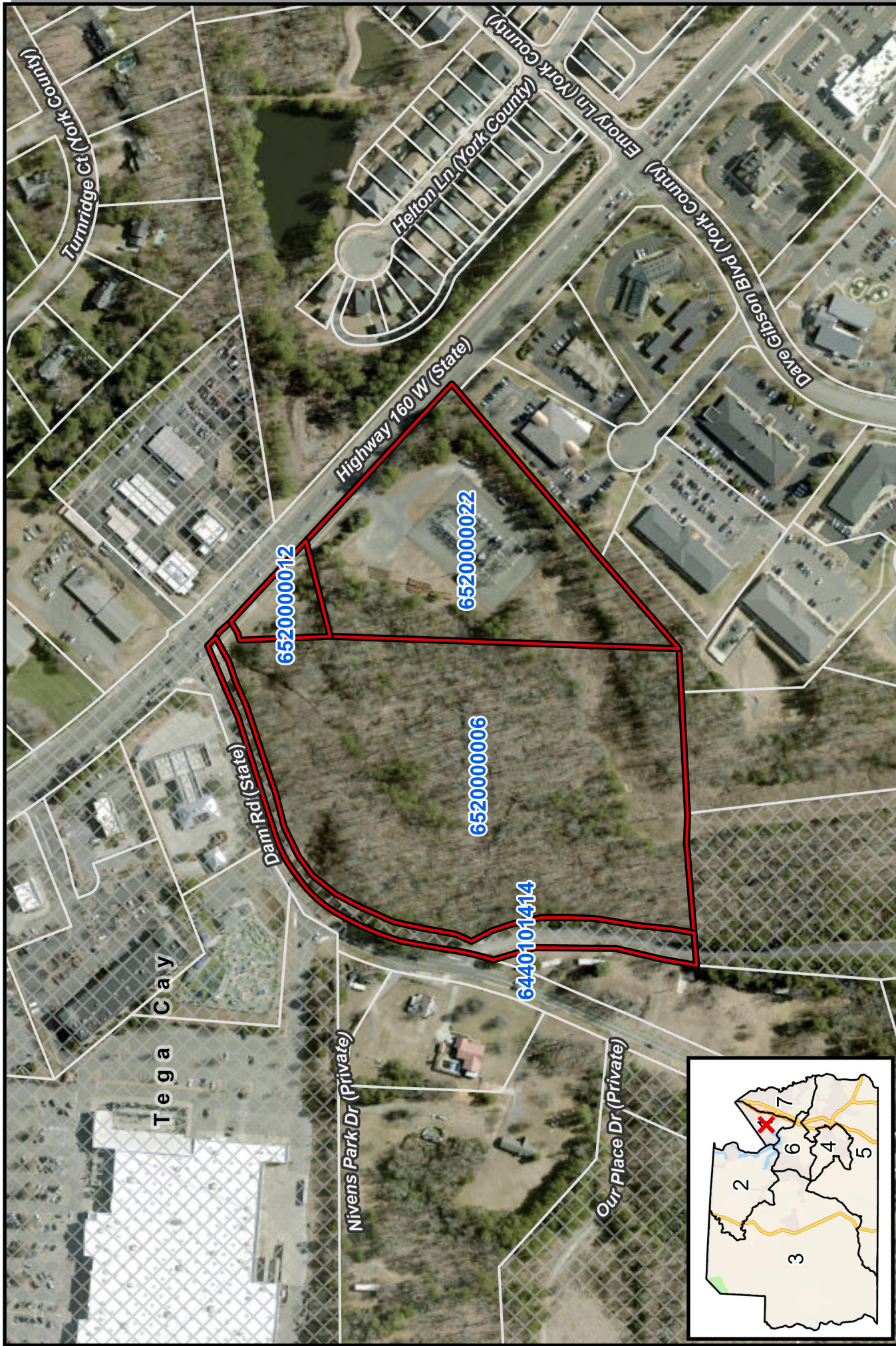
DRAWN BY: BAE

CHECKED BY: KCG

C-201



E-ONE Heavy Walk-In Rescue	43,250ft
Overall Length	8,333ft
Overall Width	11,000ft
Overall Body Height	1,393ft
Min Body Ground Clearance	8,333ft
Track Width	6,00s
Lock-to-lock time	45.00°
Max Wheel Angle	



Feet 0 250 500

Vicinity Map

Applicant: Kevin Garton
Tax Map Number: 644-01-01-414,
652-00-00-006, 652-00-00-012, 652-00-00-022
Waiver: Driveway Separation



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: Kevin Garton

EMAIL ADDRESS: kevin.garton@bolton-menk.com

ADDRESS: 1801 N Graham St. Ste 320

NUMBER

STREET

APT/PO BOX

Charlotte

NC

28206

CITY

STATE

ZIP CODE

PHONE: 980-249-7529

CELL

HOME

PROPERTY OWNER'S NAME: New Horizon Electric Cooperative - Robert W. Smith

EMAIL ADDRESS: bsmith@nhe.coop

ADDRESS: PO Box 1169

NUMBER

STREET

APARTMENT/BOX NUMBER

Laurens

SC

29360

CITY

STATE

ZIP CODE

PHONE: 864-683-4180

CELL

HOME

PROPERTY INFORMATION

PROPERTY ADDRESS: No assigned address at this time. Parcel is located at the intersection of Dam Rd and Hwy 160.

PROPERTY DIRECTIONS: From interstate I-77, travel 1.7 miles west on Hwy 160 to the intersection of Dam Rd.

Parcel is located on the left near the substation

PROPERTY CONDITIONS: Proposed site is vacant, heavily wooded with steep slopes due to an existing storm water

ditch. The New Horizon's parcel has an active electrical substation on site.

PROPERTY TAX MAP #: 6520000012, 6520000006,
6520000022, 6440101414

PLAT: Please Attach to application.

LOT AREA: 3.487 ac

ZONING DISTRICT: GC

CURRENT USE OF PROPERTY: Vacant

PROPOSED USE OF PROPERTY: Gas station with convenience store and tunnel car wash.

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:**

Allowance for a curb cut and driveway with spacing less than 325' from an existing driveway

Staff has denied the request based on the following:

Sections 154.105-154.111 require a minimum curb cut separation of 325' for 45 mph roadway.

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

Allowance to use and upgrade the existing driveway located at the New Horizon substation for the proposed

development based on SCDOT requirements for driveway locations.

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?]

There is no location along the frontage of the parcel that would allow a driveway with the required spacing.

The existing driveway on the New Horizon parcel is 370' east of the Dam Rd/Hwy 160 intersection and the

existing driveway across the street from the parcel is 125' west of the existing New Horizon driveway. Due

to these fixed locations, the site has no location that would meet SCDOT and York county requirements.

Additionally, fire access to the site would be restricted without an access along Hwy 160.

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?]

Approval of this waiver is consistent with the intent of the code as the proposed shared use of the driveway

promotes safe and efficient access management along Hwy 160. The driveway is already an existing

access point and allowing the proposed development to utilize this driveway eliminates the need for an

additional driveway in between the intersection and the existing driveways, which improves traffic operations

and safety along Hwy 160 while still providing reasonable and adequate access to the parcel.

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

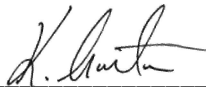
The site and project is following all TIA recommendations and requirements from SCDOT and York County.

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

Site plan, Driveway Plan, fire movement, and plat have been provided.

CERTIFICATION

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

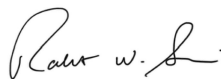


05/05/2026

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.



05/05/2026

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

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

(Hearing Date)

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.

Rau w. L.

(Date)

K. Gartin

(Date)

(Date)



York County Planning Commission
Staff Report
Preliminary Plat – Wedgewood Townhomes
June 8, 2026



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

PROJECT DATA:

Property Applicant:	Jacob Rudisill, Lennar Carolinas LLC
Property Owner:	Peggy Nivens, Vicki Nivens, Angela & Michael Massey
Application Type:	Preliminary Plat, Townhome Subdivision
Tax Map Numbers:	655-00-00-011, -057, -083
Location:	East side of Coltharp Road, north of Pleasant Road
Council District:	District 1, Tom Audette
Zoning:	Residential Mixed 6 (RMX-6)
Project Consistency:	Consistent with the RMX-6 zoning district
Comprehensive Plan:	Neighborhood Residential
Project Consistency:	Consistent with the Comprehensive Plan
Land Use:	-existing: Vacant, previously single-family residential
	-proposed: Townhome subdivision
	-in area: Single-family residential, commercial
Land Area:	10.82 acres
Lots Proposed:	57 townhouses
Lot Dimensions:	Regular
Planning Staff:	Marion Ray, MPA

BACKGROUND AND PROJECT DESCRIPTION

The applicant is requesting approval of a preliminary plat for the Wedgewood subdivision. This subdivision is comprised of 57 townhome lots with a minimum lot size of 2,112 square feet. Several roads are proposed for this development: Evergreen Grove Lane (767 feet) extends east from Coltharp Road and intersects with Fort Glen Drive (145 feet) and Glenbrook Court (474 feet). A fourth road, Lennox Glen Way (501 feet) connects Fort Glen Drive and Glenbrook Court to create a community park at the center of the development. The proposed density is 5.26 units per acre and the tree save area of the site is 1.78

acres, or 30% of the existing canopy. The open space required for the development is 3.23 acres, or 30% of the development, which includes two amenities.

The site is currently three parcels with an area of 10.82 acres, and is located on the east side of Coltharp Road between Pleasant Road and Interstate 77. The property was rezoned to Residential Mixed 6 (RMX-6) and signed into ordinance June 6, 2022. The development area is surrounded by several businesses and single-family lots, with a large high-density neighborhood directly across Coltharp Road from the project.

ANALYSIS

Zoning Ordinance

Section §155.032

The purpose of the Residential Mixed 6 (RMX-6) District is to allow a diversity of housing types, including multifamily buildings, at variable, moderate densities based on residential land use, on lots generally with a minimum area of 6,000 square feet. This designation 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.

The proposed residential subdivision is consistent with the purpose of the RMX-6 zoning district in that it contributes to the diversity of housing types in the area.

Comprehensive Plan

The 2035 Comprehensive Plan, *York Forward* (amended March 6, 2023), designates the future land use for the proposed project as Neighborhood Residential, a designation composed primarily of a mix of housing types and residential lot sizes located in close proximity to neighborhood-serving uses at intersections on major streets, where appropriate. Neighborhoods are designed with a connected street network, sidewalks, and bike paths to allow residents to access area amenities both on foot or by bicycle.

The proposed residential subdivision is consistent with the Comprehensive Plan as the project is located near the intersection of Coltharp Road and Pleasant Road and will contribute to sidewalk connectivity in the area.

ACCESS AND CIRCULATION

The proposed lots will be accessed from Coltharp Road by Evergreen Grove Lane. Three more roads – Fort Glen Drive, Lennox Glen Way, and Glenbrook Court – provide interconnectivity within the subdivision. The road will be built to County specifications but the rights-of-way will remain privately owned and maintained. Sidewalks and walking paths are provided within the development and extend along the residential neighborhood's frontage on Coltharp 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). 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:**

Townhomes are an allowed use in RMX-6. The maximum allowed residential density is 12 units per acre, the development proposes a density of 5.26 units per acre.

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

A TIA was completed and approved by staff. Mitigation is not required.

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

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

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

Open space is required and provided at 3.23 acres, or 30% 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 been completed and accepted by staff.

SUMMARY AND RECOMMENDATION

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

Submitted by:



Marion Ray, MPA
Planner

Approved by:



Rick Abboud, AICP
Principal Planner

Curve Data				
CURVE #	ARC LENGTH	RADIUS	CHORD BRG.	CHORD LENGTH
C1	27.68'	17.50'	S14°03'55.23"E	24.88'
C2	5.37'	32.50'	S44°38'34.79"E	5.36'
C3	1.49'	8.50'	S54°55'14.44"E	1.48'
C4	84.83'	175.00'	S73°49'01.48"E	84.01'
C5	22.38'	16.00'	N40°21'57.12"W	20.60'
C6	19.10'	12.50'	N44°05'05.69"W	17.30'
C7	19.60'	12.50'	N47°13'05.41"E	17.68'
C8	19.64'	12.50'	N42°41'39.59"W	17.68'
C9	6.43'	32.50'	N65°02'24.69"W	6.42'
C10	27.43'	17.50'	S75°03'48.48"W	24.71'

1. ROADS ARE TO BE PRIVATE ROADS MAINTAINED BY THE DEVELOPER OR DEVELOPER'S DESIGNEE.
2. INDIVIDUAL LOT IRRIGATION SYSTEMS ARE NOT PERMITTED WITHIN THE ROAD RIGHT-OF-WAY.
3. THE DEVELOPER, INDIVIDUAL LOT OWNER, OR THEIR REPRESENTATIVES SHALL NOT PIPE OR FILL IN ROADSIDE DITCHES NOR DISCHARGE LOT OR ROOF DRAINAGE SYSTEMS INTO ROADSIDE DITCHES, ENCLOSED ROAD DRAINAGE SYSTEMS, OR ROAD RIGHT-OF-WAY WITHOUT SUBMITTING A ROAD ENCHANCEMENT PERMIT TO THE YORK COUNTY PUBLIC WORKS DEPARTMENT FOR APPROVAL.
4. 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.

OLP FORT MILL LLC
DB 13832 PG 178
PB E-150 PG 1
PIN: 6530000016
ZONED: LI
USE: COMMERCIAL

CATAWBA ENTERPRISES LLC
DB 16568 PG 269
PB E-159 PG 1
PIN: 6550000396
ZONED: LI
USE: VACANT


$$1'' = 5280$$

CABLE TV:

PROFESSIONAL SEAL

PROJECT NAME:	WEDGEWOOD SUBDIVISION FOR LENNAR CAROLINAS, LLC 11605 N COMMUNITY HOUSE RD, STE 400 CHARLOTTE, NC 28277
DRAWING TITLE:	PRELIMINARY PLAT

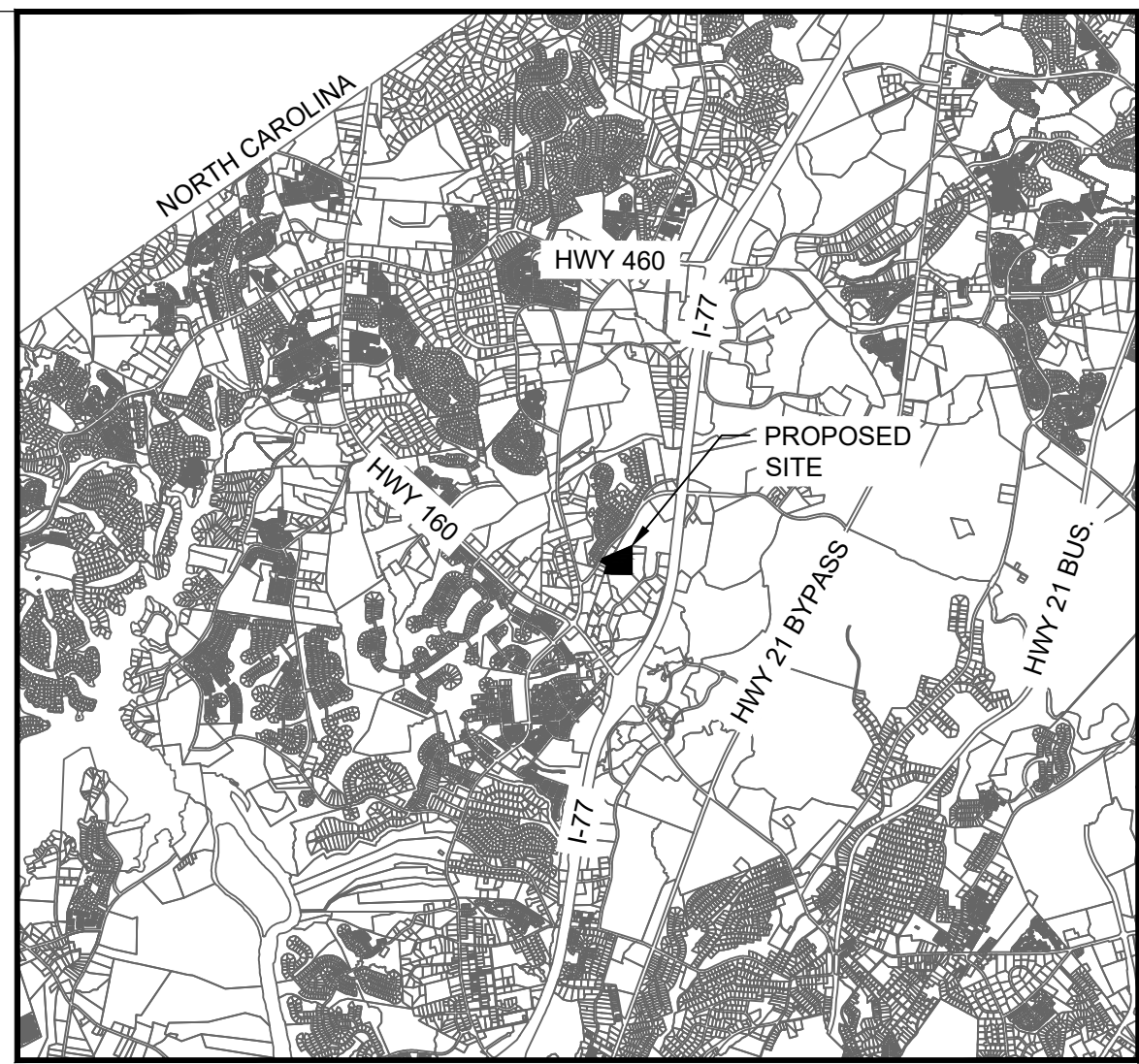
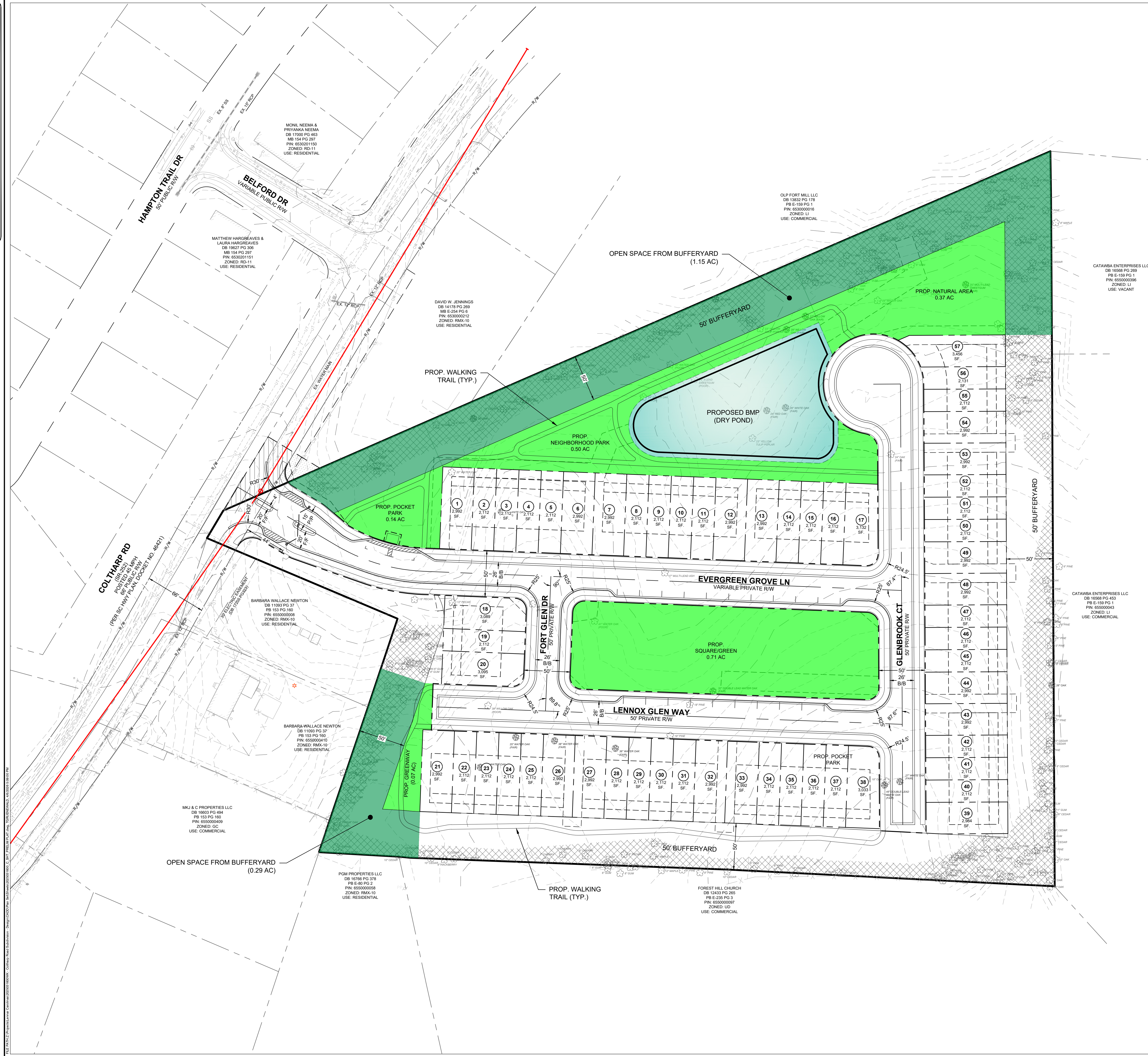
P01

WKD PROJ. NO.:
2025031600WK

Page 51 of 113

PRELIMINARY - NOT FOR CONSTRUCTION

CONTRACTOR'S NOTE: THE INFORMATION CONTAINED HEREIN IS THE PROPERTY OF ARDURRA GROUP, INC. AND IS NOT TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, WITHOUT THE WRITTEN PERMISSION OF ARDURRA GROUP, INC. THE INFORMATION CONTAINED HEREIN IS NOT TO BE USED FOR ANY OTHER PROJECT OR FOR ANY OTHER PURPOSE WITHOUT THE WRITTEN PERMISSION OF ARDURRA GROUP, INC.



VICINITY MAP

1" = 5280'

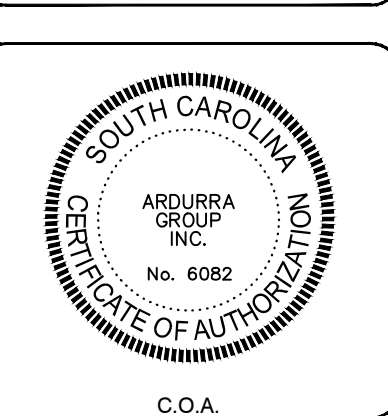
LEGEND

- EX. TREE
- PROPOSED OPEN SPACE
- PROPOSED OPEN SPACE FROM BUFFER
- PROPOSED TREE SAVE (MAY VARY WITH FINAL CONSTRUCTION DRAWINGS)

OPEN SPACE AREA:	10.82 AC
TOTAL SITE AREA:	0.04 AC
EXISTING R/W AREA:	
PUBLIC OPEN SPACE REQUIRED:	3.23 AC (30%)
PUBLIC OPEN SPACE PROVIDED:	3.23 AC (30%)
TREE SAVE / BUFFERYARD:	1.44 AC (44.6% PROVIDED, 50% MAX)
AMENITY AREA:	2 PROPOSED (2 REQUIRED)
COS:	1.79 AC
TREE SAVE:	
CURRENT TREE CANOPY:	≈5.85 AC
TREE SAVE REQUIRED:	1.17 AC (20% OF EX. COVERAGE)
TREE SAVE PROVIDED:	1.78 AC (30.4%)

NOTES:
1. TREE LOCATIONS SHOWN ARE APPROXIMATE. SEE TREE CONDITION ASSESSMENT COMPLETED BY ARBORGUARD TREE SPECIALISTS, DATED 1/8/2023.

PRELIMINARY - NOT FOR CONSTRUCTION



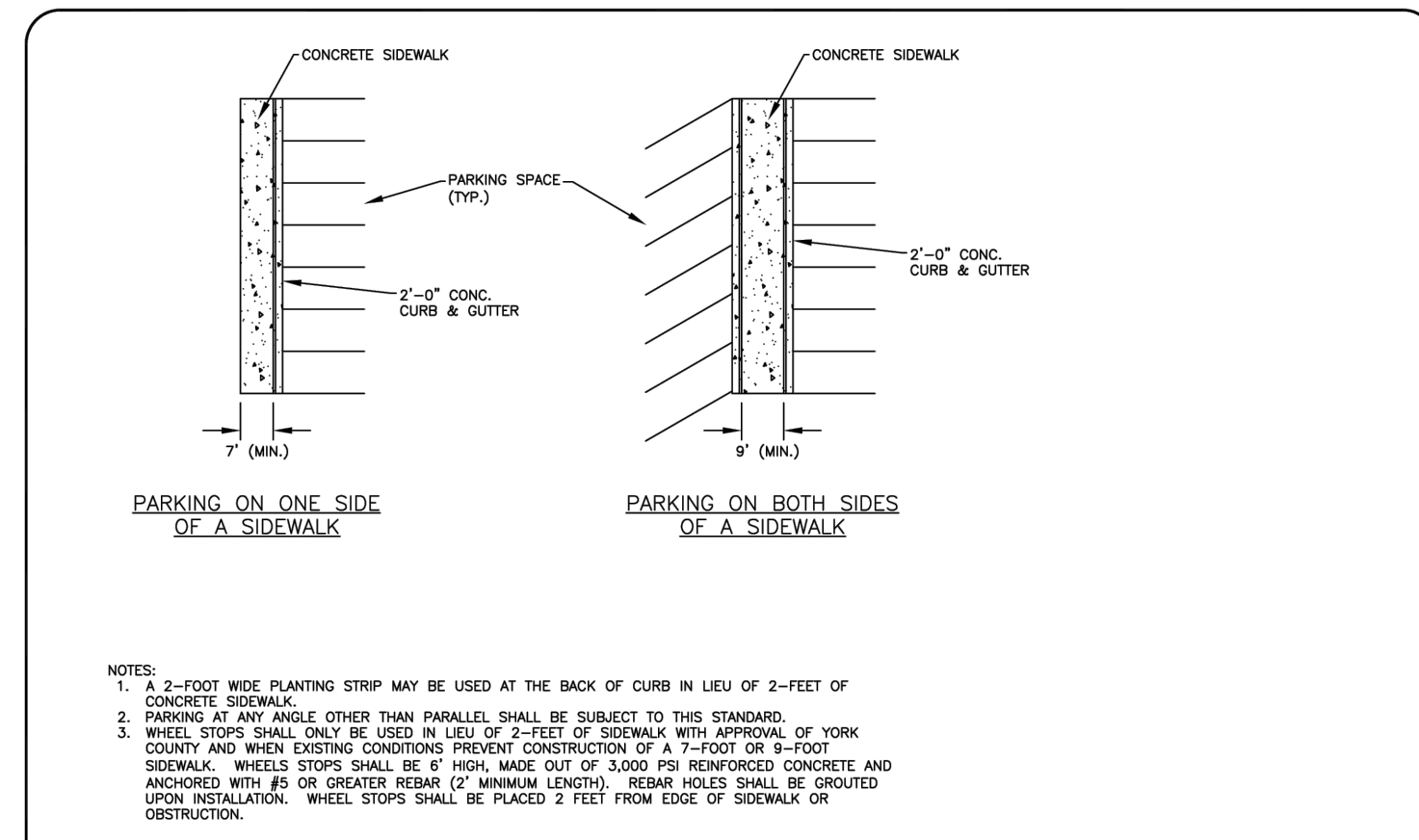
PROFESSIONAL SEAL

REVISION RECORD	NO.	DATE	DESCRIPTION
	1	1/20/2026	REVISIONS PER YORK COUNTY COMMENTS
	2		REVISIONS PER YORK COUNTY COMMENTS
	3		REVISIONS PER YORK COUNTY COMMENTS
	4		REVISIONS PER YORK COUNTY COMMENTS
	5		REVISIONS PER YORK COUNTY COMMENTS
	6		REVISIONS PER YORK COUNTY COMMENTS
	7		REVISIONS PER YORK COUNTY COMMENTS
	8		REVISIONS PER YORK COUNTY COMMENTS
	9		REVISIONS PER YORK COUNTY COMMENTS
	10		REVISIONS PER YORK COUNTY COMMENTS
	11		REVISIONS PER YORK COUNTY COMMENTS
	12		REVISIONS PER YORK COUNTY COMMENTS
	13		REVISIONS PER YORK COUNTY COMMENTS
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	38		REVISIONS PER YORK COUNTY COMMENTS

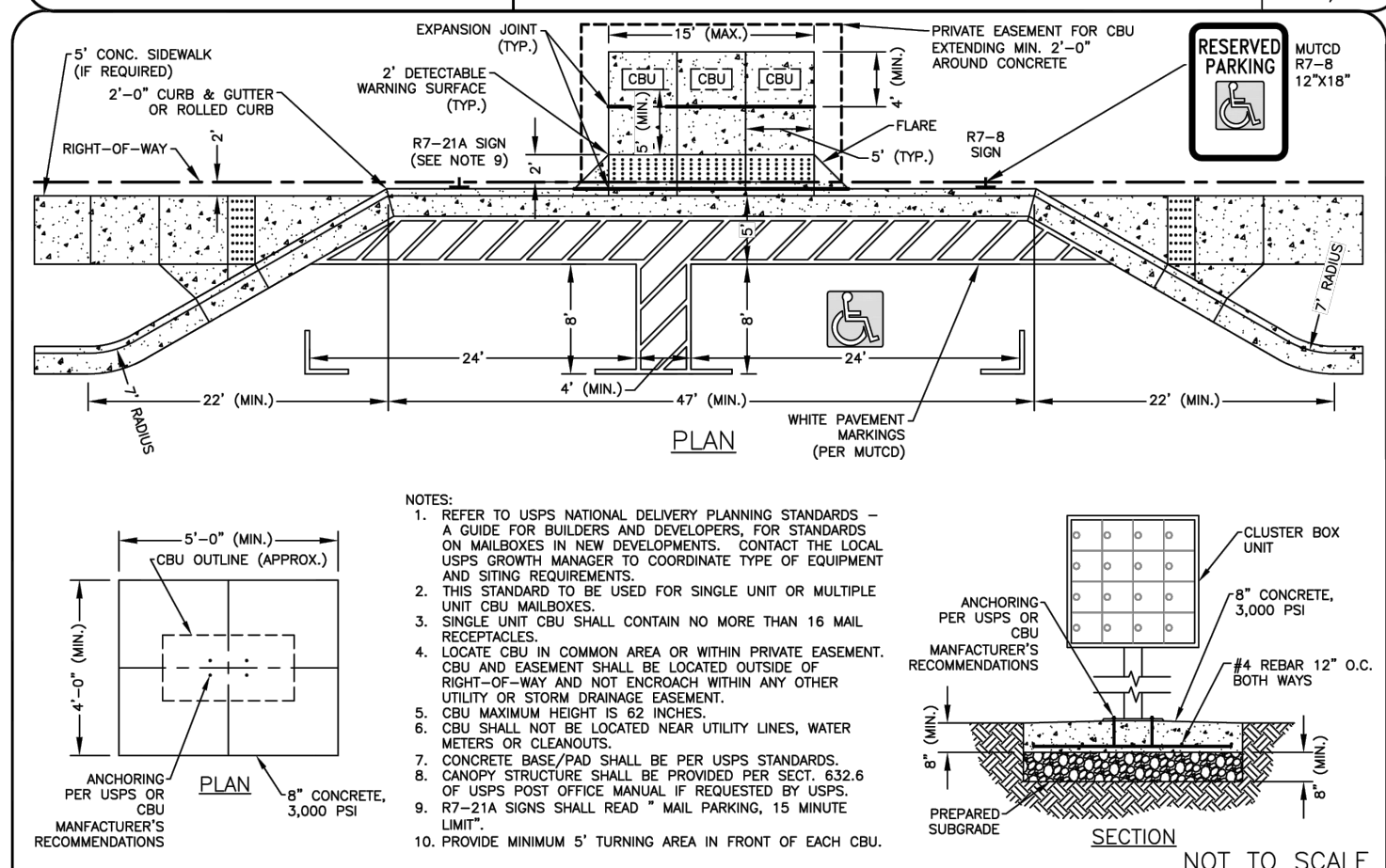
PROJECT NAME: WEDGEWOOD SUBDIVISION FOR LENNAR CAROLINAS, LLC 11605 N COMMUNITY HOUSE RD, STE 400 CHARLOTTE, NC 28277

DRAWING TITLE: OPEN SPACE AND TREE SAVE PLAN

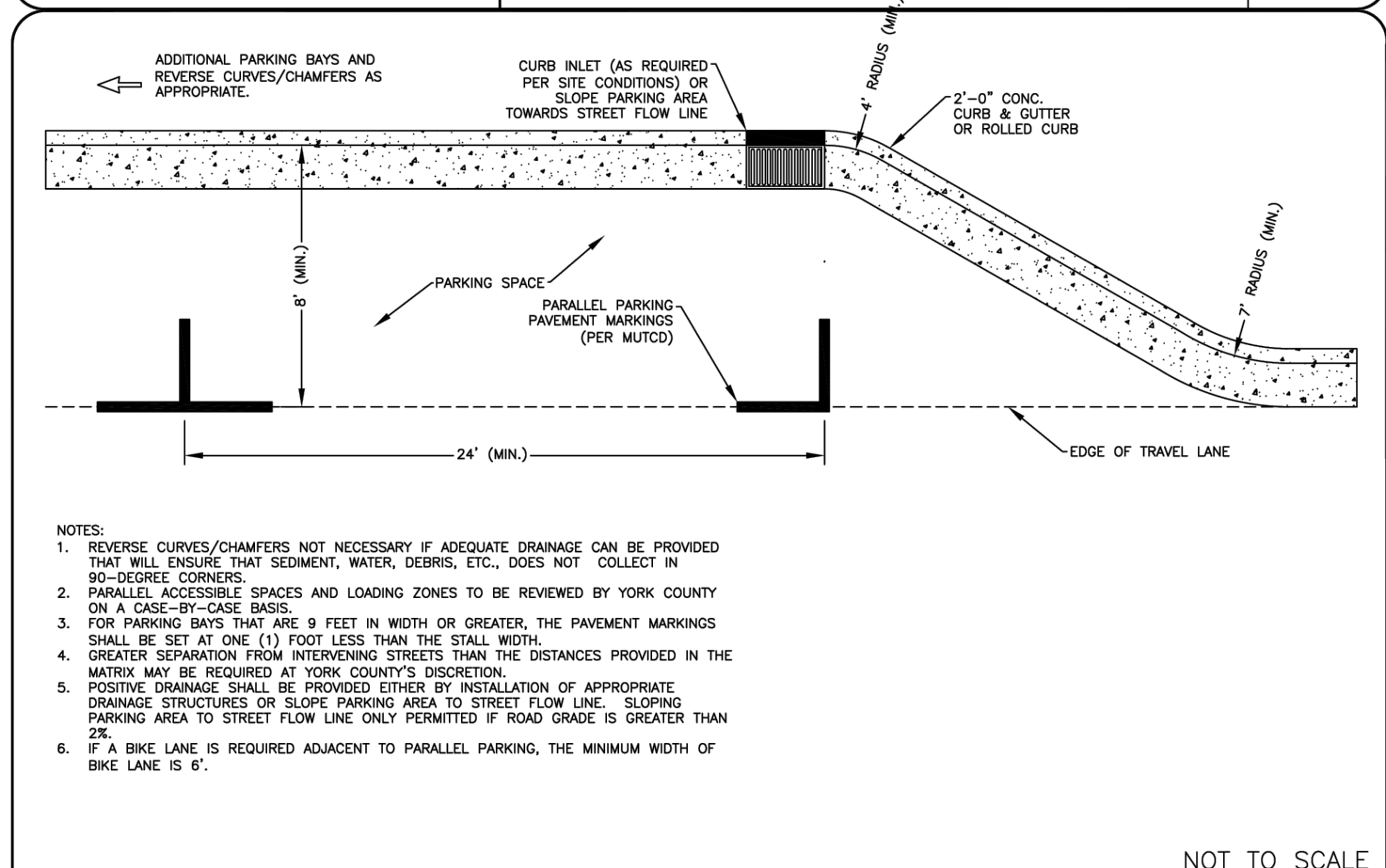
PROJ. MGR.: WGB
DESIGN BY: TDG
DRAWN BY: TDG
PROJ. DATE: OCT 2025
DRAWING NUMBER: P02
WKD PROJ. NO.: 2025031600WK



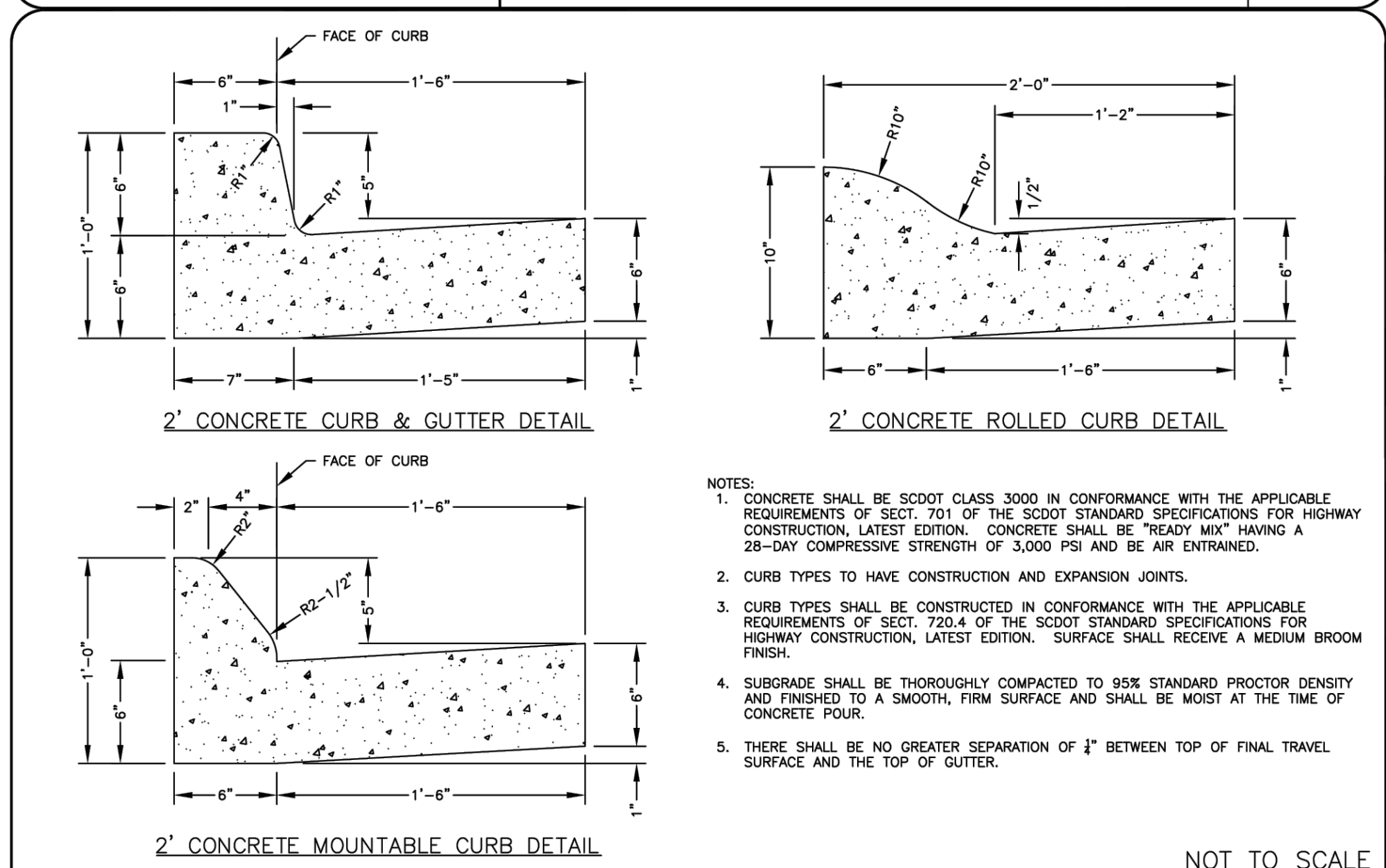
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			STD. NO. REV. 2.04 01 DATE 08/21



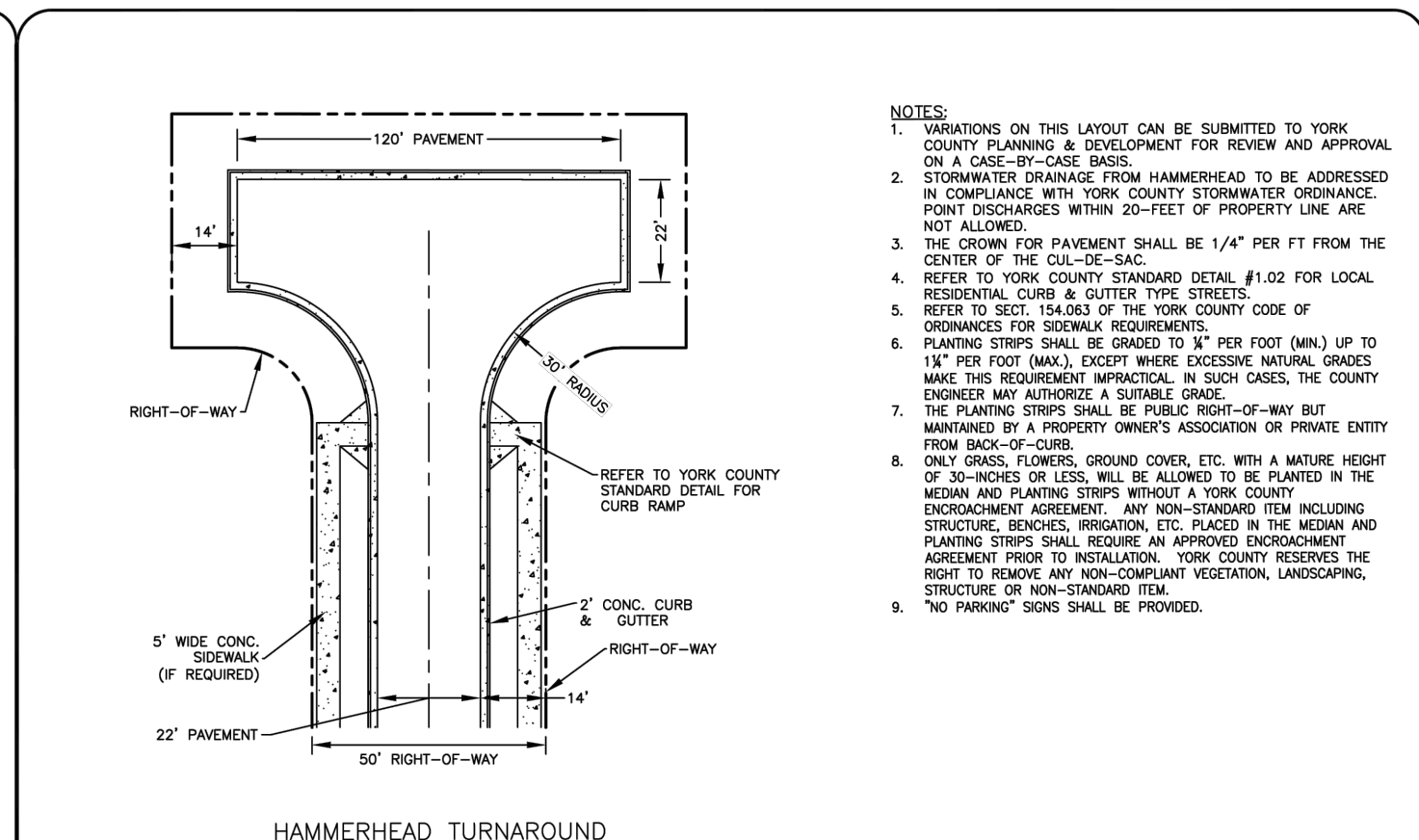
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		2.07	01
		DATE	
		02/22	



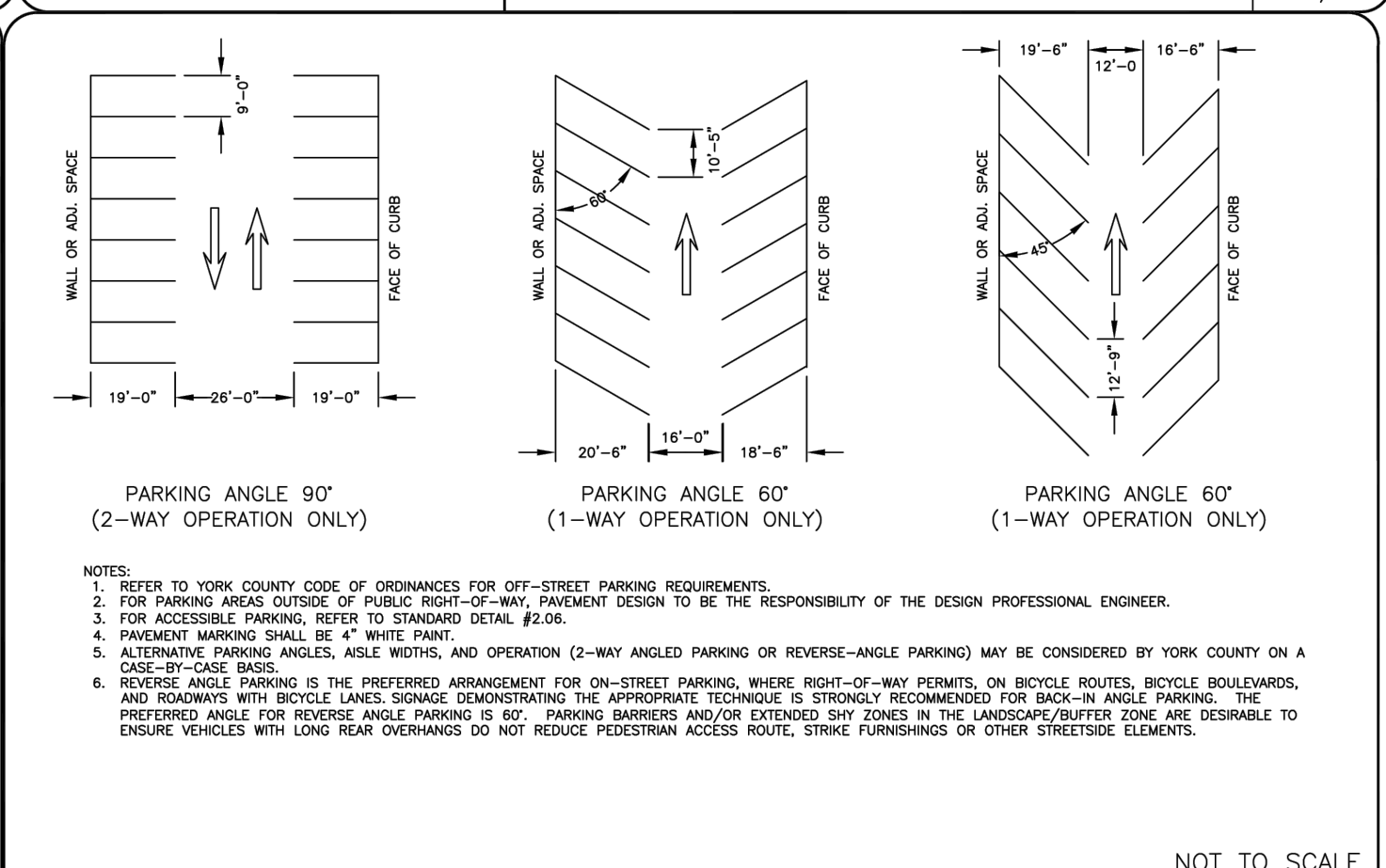
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STD. NO.	REV									
2.05	01									
DATE										
11/21										



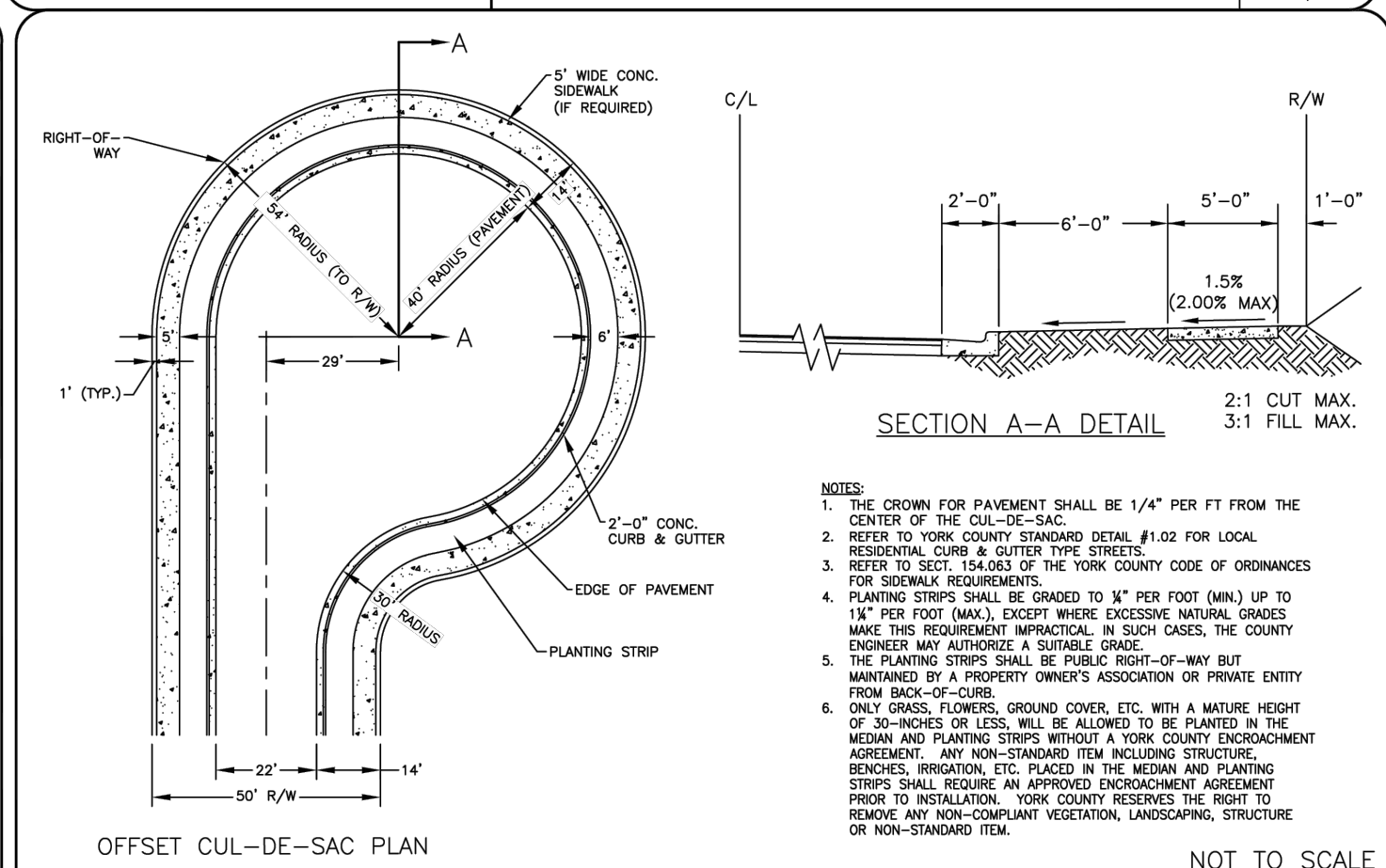
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		DATE	
		10/21	



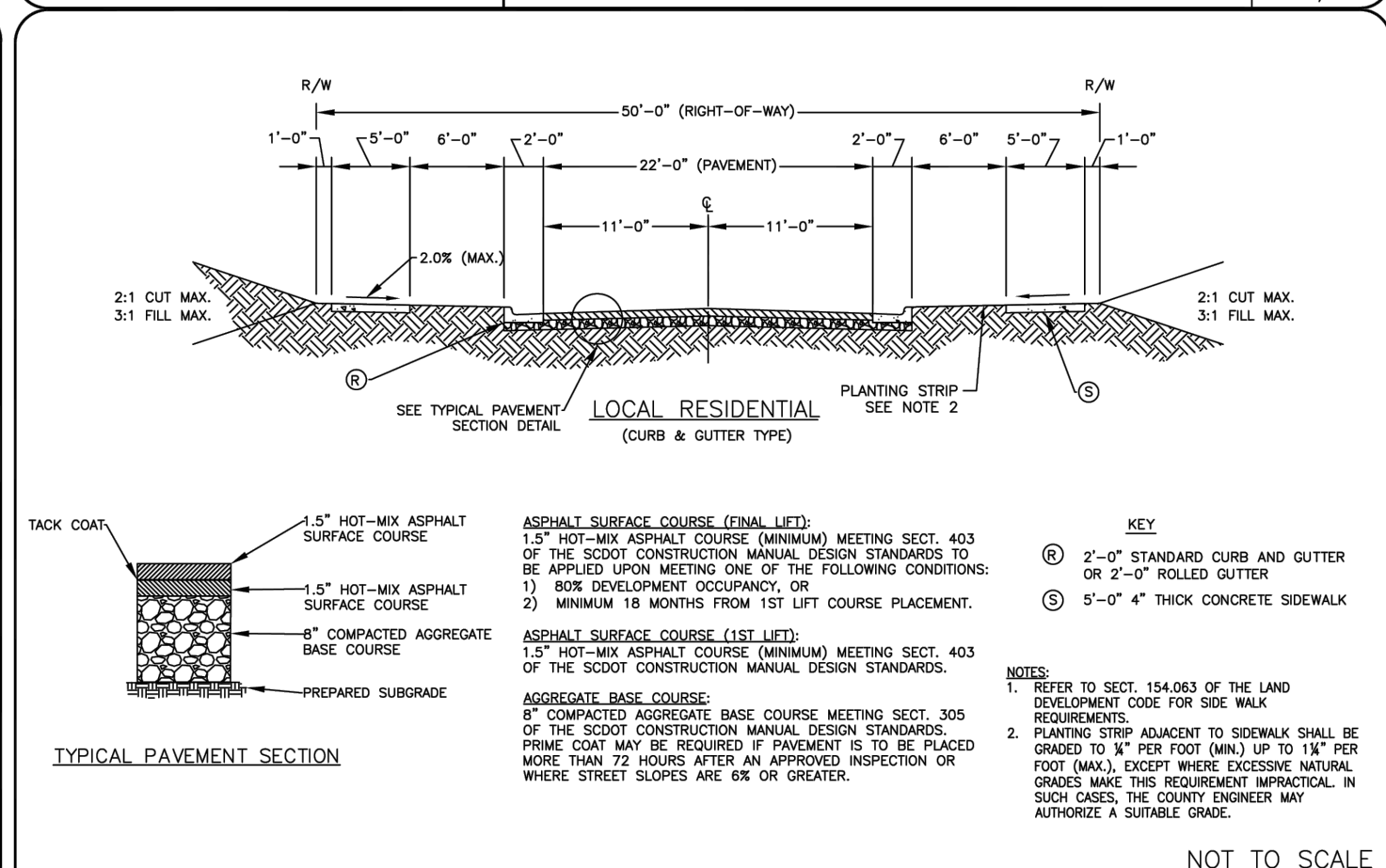
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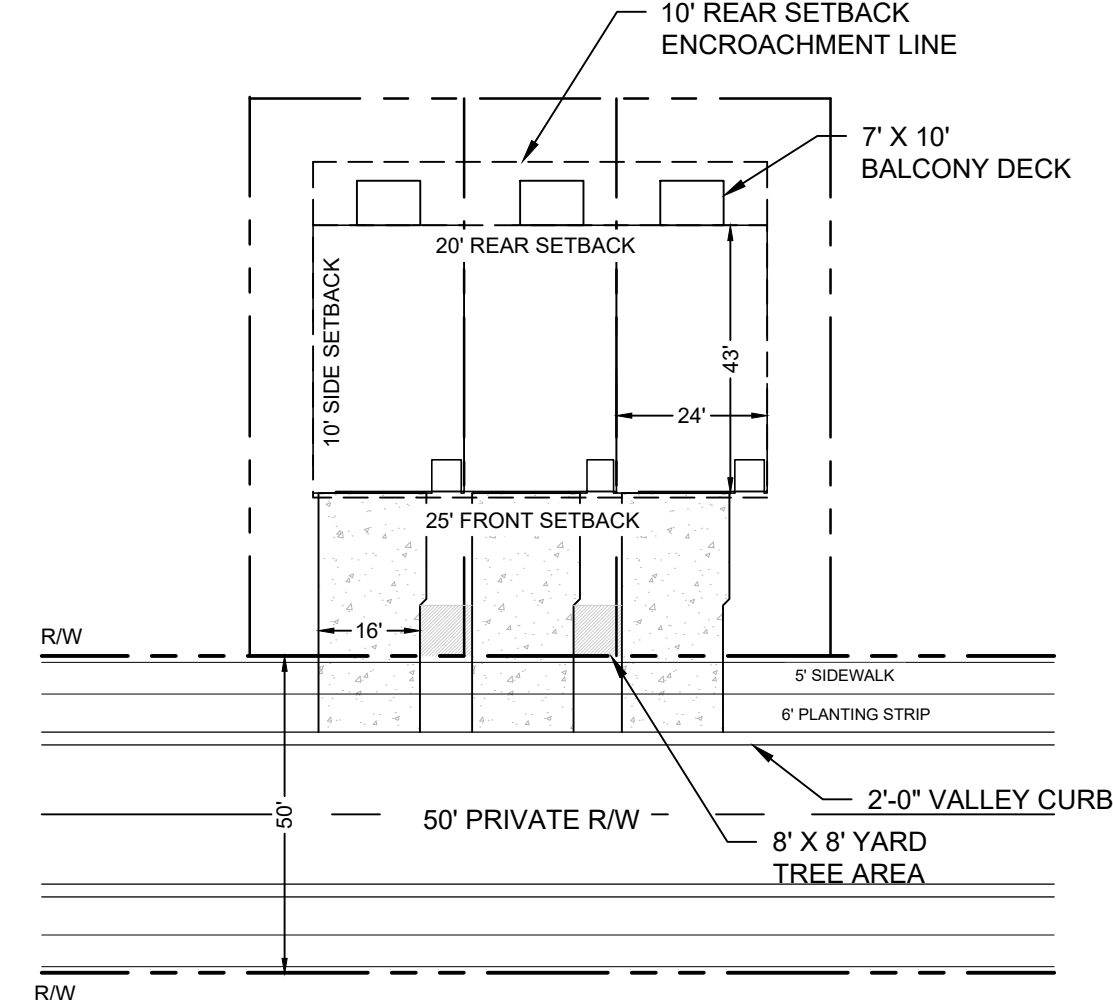
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		2.03	01
		DATE	
		11/21	



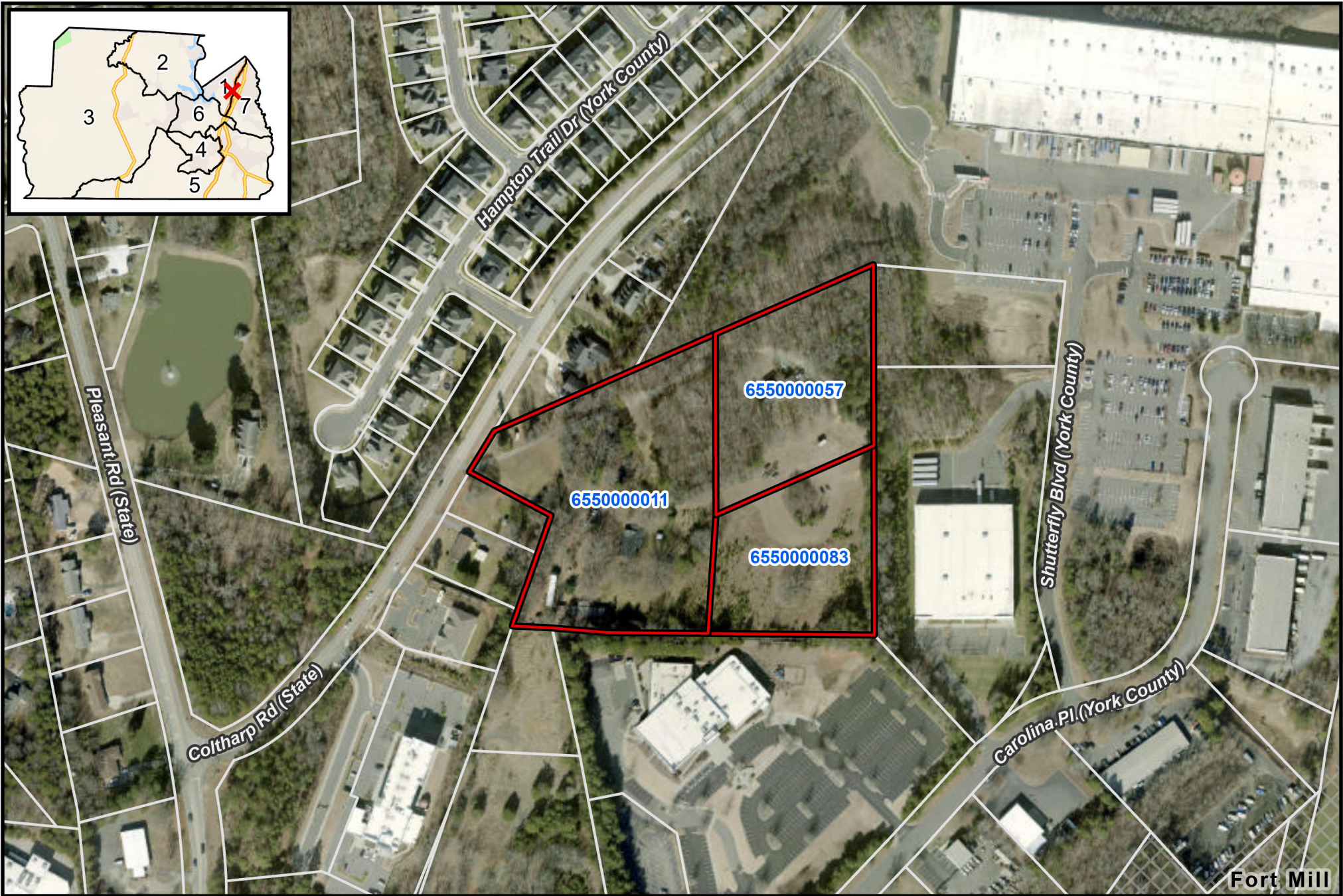
YORK COUNTY LAND DEVELOPMENT STANDARDS	LOCAL RESIDENTIAL OFFSET CUL-DE-SAC TYPICAL CURB & GUTTER TYPE PLAN	<table><tr><td>STD. NO.</td><td>REV.</td></tr><tr><td>1.19</td><td>01</td></tr><tr><td colspan="2">DATE</td></tr><tr><td colspan="2">11/21</td></tr></table>	STD. NO.	REV.	1.19	01	DATE		11/21	
STD. NO.	REV.									
1.19	01									
DATE										
11/21										



YORK COUNTY LAND DEVELOPMENT STANDARDS	LOCAL RESIDENTIAL TYPICAL CURB & GUTTER TYPE SECTION	<table><tr><td>STD. NO.</td><td>REV.</td></tr><tr><td>1.02</td><td>01</td></tr><tr><td colspan="2">DATE</td></tr><tr><td colspan="2">02/22</td></tr></table>	STD. NO.	REV.	1.02	01	DATE		02/22	
STD. NO.	REV.									
1.02	01									
DATE										
02/22										



TYPICAL FRONT LOAD TOWNHOUSE LAYOUT
N.T.S.

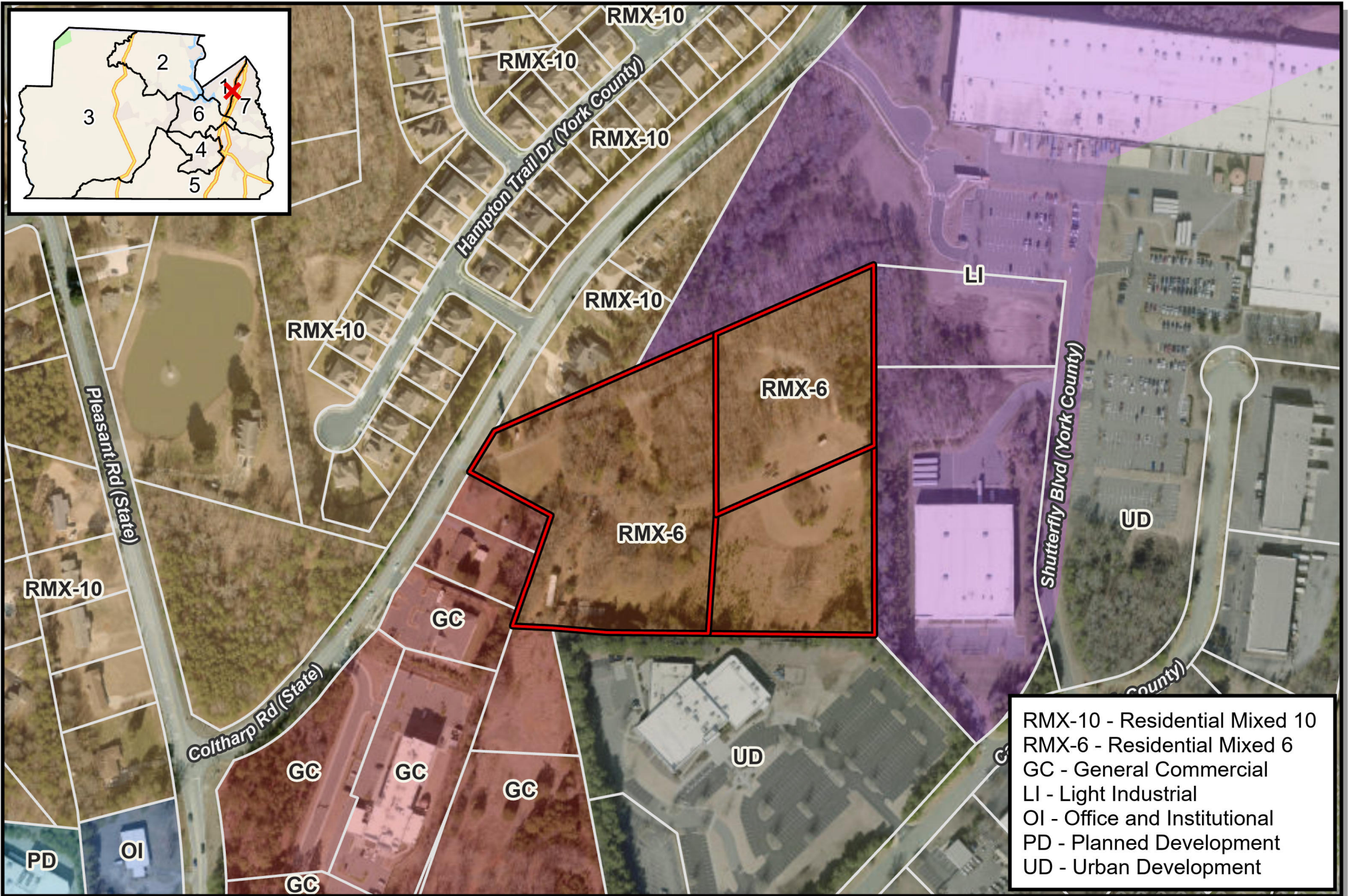


Applicant: Matt Pannel - Lennar Carolinas, LLC
 Tax Map Number: 655-00-00-011, 655-00-00-057,
 655-00-00-083
 Waiver: Side setback minimum distance

Vicinity Map



Feet 0 250 500



Applicant: Matt Pannel - Lennar Carolinas, LLC
 Tax Map Number: 655-00-00-011, 655-00-00-057,
 655-00-00-083

Waiver: Side setback minimum distance

Zoning Map



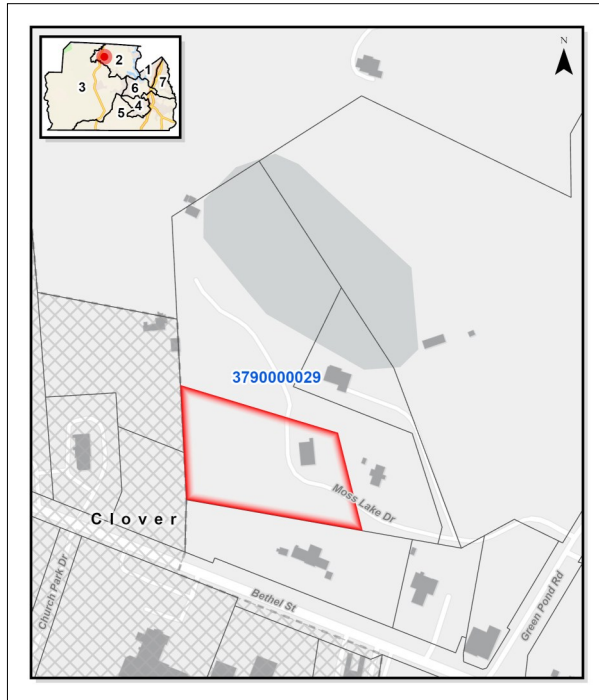
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Planning Commission

June 8, 2026

Case: 26-21
Staff Report



REQUEST SUMMARY

Applicant: James McDowell Moss
Property Owner: James McDowell Moss
Tax Map Number: 379-00-00-029
Address: 1090 Moss Lake Dr, Clover
Council District: 2—Litten
Area: 3.06 Acres
Current Zoning District: RUD
Requested Zoning District: GC
Future Land Use Designation:
Single Family Residential
Staff Recommendation: Approve

PROJECT DESCRIPTION

The applicant is requesting to rezone 3.06-acres of a 10.1-acre parcel from *Rural Development* (RUD) to *General Commercial* (GC) to allow the continued operation of a *vehicle service, repair, and service (w/overnight outdoor storage)* business after the property is subdivided.

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 is also in close proximity to the Town of Clover. The Town of Clover 2024-2034 Comprehensive Plan has the space designated for *Traditional Residential* future land use, where these districts will prioritize creating livable, family-friendly neighborhoods. These areas will consist of a mix of single-family homes, and townhouses. The design will emphasize walkability, with tree-lined streets, sidewalks, and neighborhood parks. Architectural styles will vary, reflecting the area's historical context and local preferences. Amenities such as schools, community centers, and local shops will be conveniently located to cater to the needs of residents. These areas will foster a strong sense of community and provide a peaceful and nurturing environment for families.

The rezoning request is consistent with York County's *York Forward 2035 Future Land Use Map and Comprehensive Plan*. The subject parcel is adjacent to other parcels zoned GC, and is therefore expected in the *Single Family Residential* designated space under the adjacency tenet. The requested zone will reflect the property's established use as a *vehicle service, repair, and service (w/overnight outdoor storage)*, which is currently a legal non-conforming use in the RUD district.

Staff Analysis

PROPERTY DESCRIPTION

The 10.1-acre subject parcel is off Highway 55 on the east side of the Town of Clover. The area has several businesses against the major roadway, with large-lot rural space offset from the road. This property has both residential and commercial structures, including a home, accessory storage, dock, and a garage where the business operates. This lot also encompasses a significant portion of Moss Lake, and is accessed by a county road of the same name.

Table 1: Property Context			
PROXIMITY	CURRENT LAND USE	CURRENT ZONING	2035 LAND USE PLAN RECOMMENDATION
NORTH	Homestead	RUD	Single Family Residential
SOUTH	Commercial	GC	Municipal Infill
EAST	Commercial	RUD/GC	Single Family Residential
WEST	Commercial	B-2 (ToCI)	Town of Clover

ZONING AND LAND USE HISTORY

- ♦ July 22, 1986: Subject parcel was originally zoned RUD.
- ♦ December 17, 1997: Recorded current deed of subject parcel (RB 2076, PG 133).

REZONING REQUEST

The applicant is requesting to rezone approximately 3.06 acres from RUD to GC

- ♦ *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: GC: The General Commercial district is intended to provide for areas where large-scale commercial and business development may occur, is designed to support regional shopping centers and business complexes of greater scale and intensity than permitted by the Neighborhood Commercial and Office and Institutional Districts, and accommodates a wide range of business and commercial uses, generally clustered for “cumulative attraction” and optimum accessibility.*

Table 2: Zoning District Comparison		
	ZONING DISTRICT: RUD	ZONING DISTRICT: GC
MINIMUM LOT SIZE	1 Acres	N/A
PERMITTED LAND USES	Large-lot residential, General farming, Animal production and Livestock	Vehicle service, repair, and service; Large-scale retail

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 is also in close proximity to the Town of Clover. The *Town of Clover 2024-2034 Comprehensive Plan* has the space designated for *Traditional Residential* future land use, where these districts will prioritize creating livable, family-friendly neighborhoods. These areas will consist of a mix of single-family homes, and townhouses. The design will emphasize walkability, with tree-lined streets, sidewalks, and neighborhood parks. Architectural styles will vary, reflecting the area's historical context and local preferences. Amenities such as schools, community centers, and local shops will be conveniently located to cater to the needs of residents. These areas will foster a strong sense of community and provide a peaceful and nurturing environment for families.

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 subject parcel is adjacent to other parcels zoned GC, and is therefore expected in the *Single Family Residential* designated space under the adjacency tenet. The requested zone will reflect the property's established use as a *vehicle service, repair, and service (w/overnight outdoor storage)*, which is currently a legal non-conforming use in the RUD district.

The Town of Clover comments that the proposed zone is "very appropriate for this site, as it is adjacent to other B-2 zoning". As well as: "there are no issues with inconsistency with the Clover [Comprehensive Plan] as a portion of the site will remain residential."

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 abuts other parcels zoned GC with active business operations. The intended subdivision will appropriately distribute the established residential and commercial land uses into districts with which they conform.

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 intended 3-acre commercial property will be similar in size to the adjacent commercial properties. As this is a change of use, the applicant may be required to submit a civil site plan to ensure the site meets the zoning code requirements. The existing building may also need to be modified to meet commercial standards.

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 Clover 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 Moss Lake Drive, which is maintained by York County. Moss Lake Drive is designated as a local roadway, and there is currently no count data available. Moss Lake Drive is a gravel roadway, and there is no posted speed limit.

The applicant is currently using the parcel for an automotive garage, and there is no proposed change in the use. The proposed development is not expected to have any net change in the estimated daily trips.

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 GC and the portion zoned RUD 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: | July 20, 2026 |
| ◆ County Council (First Reading): | July 20, 2026 |
| ◆ County Council (Second Reading): | August 17, 2026 |
| ◆ County Council (Third Reading): | September 8, 2026 |

PLANNING AND DEVELOPMENT STAFF CONTACT

Thomas Newlin

Long Range Planner

(803) 909-7233

Thomas.Newlin@yorkcountysc.gov

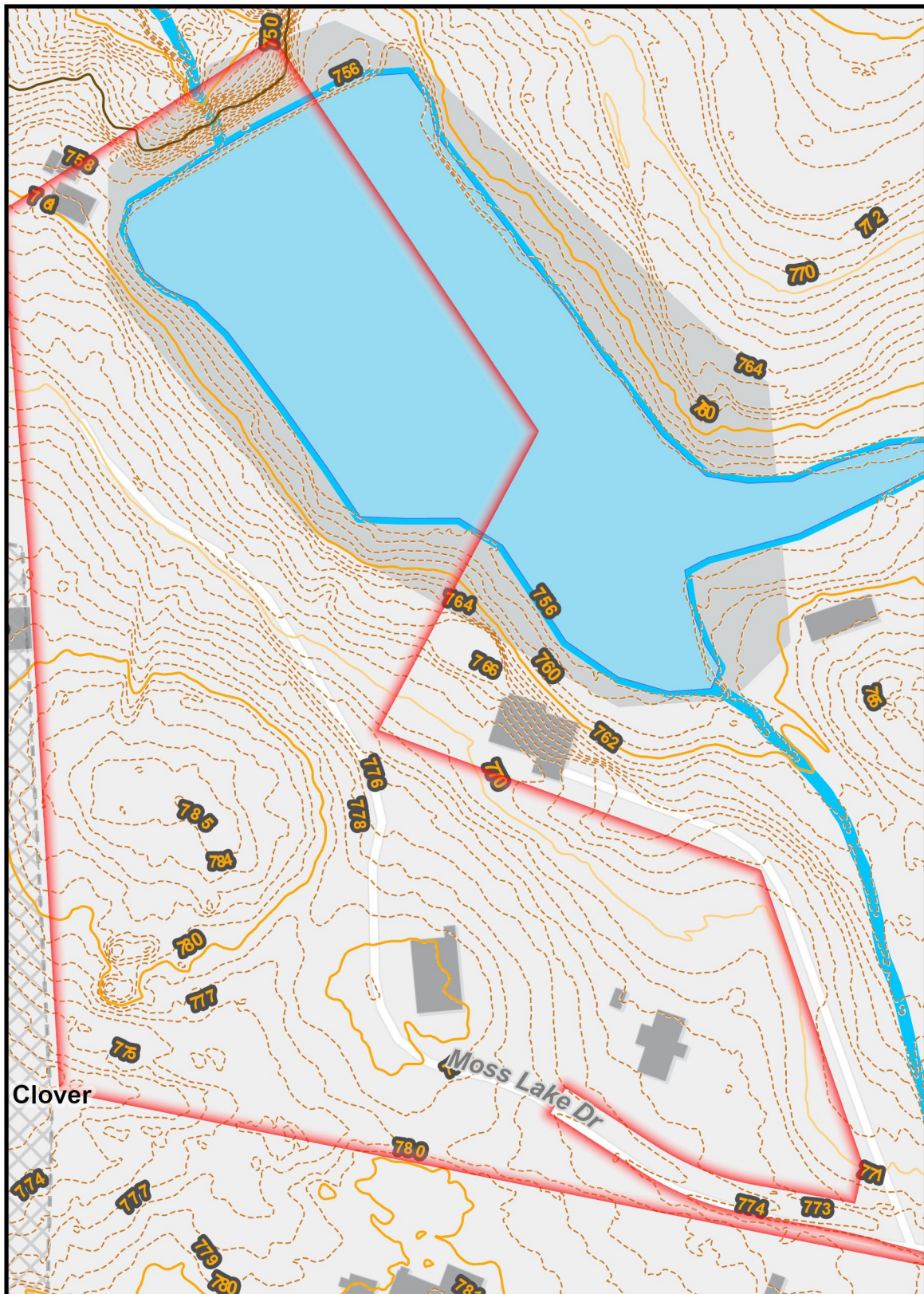
Exhibit C - Aerial Map



Exhibit D - Aerial Map—Parcel



Exhibit E - Environmental Map





YORK COUNTY REZONING APPLICATION

APPLICANT AND OWNER INFORMATION

APPLICANT NAME(S): JAMES McDowell MOSS
ADDRESS: 1090 Moss LAke Drive Clover, S.C. 29710
PHONE: _____
 WORK HOME MOBILE
EMAIL ADDRESS: _____

PROPERTY OWNER NAME(S): JAMES McDowell MOSS
ADDRESS: 1070 Moss LAke Drive Clover S.C. 29710
PHONE: _____
 WORK HOME MOBILE
EMAIL ADDRESS: _____

PROPERTY INFORMATION

PROPERTY ADDRESS: 1090 Moss LAke Drive Clover, S.C. 29710
PROPERTY TAX MAP #(s): 3790000029
LAND AREA (ACRES) TOTAL: 3.058 AREA TO BE REZONED: 3.058
ZONING CURRENT: RUD PROPOSED: Commercial EC
2035 LAND USE PLAN DESIGNATION: _____
CURRENT USE OF PROPERTY: Automotive Garage
PROPOSED USE OF PROPERTY: Automotive Garage (Higer Diesel performance)
TOTAL AREA OF PROPOSED BUILDINGS (COMMERCIAL): Using existing building
TOTAL # OF DWELLING UNITS (RESIDENTIAL): NONE
UTILITY PROVIDERS WATER: None well SEWER: None septic
SCHOOL DISTRICT: Clover COUNTY COUNCIL DISTRICT: York county-2

SUPPLEMENTAL QUESTIONS

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

I was grandfathered in and was able to run my garage. I am selling the garage and land and the new owner will have to have it zoned as commercial

2. Are there existing structures on the site?

Yes ☒

No ☐

If yes, please describe: Automotive garage

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.

James McDowell Moss
APPLICANT(S)

5-4-2026
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.

James Mc Dowell Moss
PROPERTY OWNER(S)

5-4-2026
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.

James McDowell Moss
APPLICANT(S)

5-4-2026
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.

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 ~~150.00~~ 650.00

☒ 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 2,000 sq ft
- 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: _____

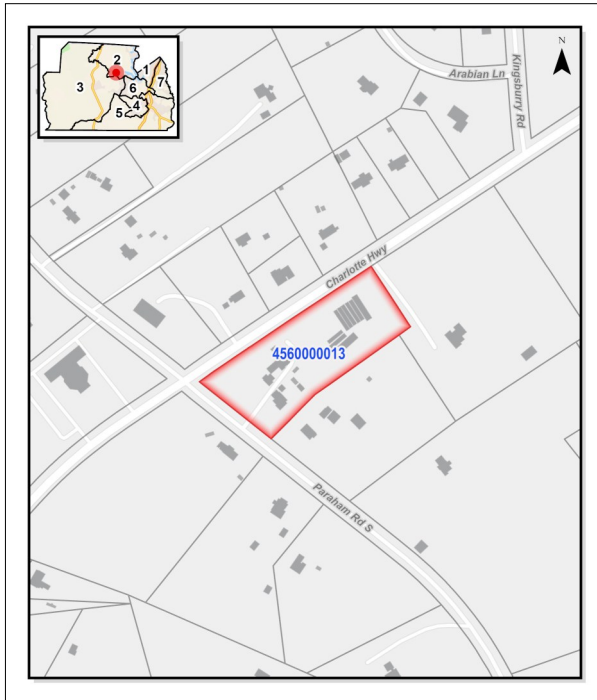
Any information provided on this document may be subject to the SC Freedom of Information Act and may be disclosed to third parties in accordance with applicable law.



Planning Commission

June 8, 2026

Case: 26-22
Staff Report



REQUEST SUMMARY

Applicant: David Pinti
Property Owner: David Pinti
Tax Map Number: 456-00-00-013
Address: 1788 S Paraham Rd, York
Council District: 2—Litten
Area: 5.01 Acres
Current Zoning District: AGC
Requested Zoning District: RC
Future Land Use Designation:
Single Family Residential
Staff Recommendation: Approve

PROJECT DESCRIPTION

The applicant is requesting to rezone a 5.01-acre parcel from *Agricultural Conservation* (AGC) to *Rural Commercial* (RC) to subdivide the property and create two commercial lots: one to continue operating the existing *landscape supply facility*, but at a smaller scale, and the other for a new *retail sales* 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 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 rezoning request is consistent with York County's *York Forward 2035 Future Land Use Map and Comprehensive Plan*. The character of the *Single Family Residential* designation expects non-residential, community-serving uses at major intersections. Further, there is a property centered at the Charlotte Hwy and S Paraham Rd intersection that is similarly non-residential. The requested RC zone restricts the maximum commercial building size to a scale appropriate for operations in a rural residential area and is appropriate for areas outside of the Urban Services Boundary.

Staff Analysis

PROPERTY DESCRIPTION

The 5.01-acre subject parcel is at the intersection of Charlotte Hwy and S Paraham Rd. The area is characteristically rural residential, with several large-lot single family homes and neighborhoods around in the vicinity. The property was a residence with farming uses, but has been used as a landscape supply facility and at-home business for about two decades. The owner intends to vacate the residence to convert it into a full-time office if the rezoning is approved.

Table 1: Property Context			
PROXIMITY	CURRENT LAND USE	CURRENT ZONING	2035 LAND USE PLAN RECOMMENDATION
NORTH	Residential	RSF-30	Rural Residential
SOUTH	Residential	RUD, AGC	Rural Residential
EAST	Residential	AGC, RUD-I	Single Family Residential
WEST	Church/Residential	RSF-30, AGC	Rural Residential

ZONING AND LAND USE HISTORY

- ♦ July 22, 1986: Subject parcel was originally zoned AGC.
- ♦ December 19, 1989: Recorded current plat of subject parcel (PB 103, PG 183).
- ♦ December 4, 1989: Recorded deed of subject parcel (RB 1136, PG 169).
- ♦ May 9, 2025: Recorded current deed of subject parcel (RB 21903, PG 37).

REZONING REQUEST

The applicant is requesting to rezone approximately 5 acres from AGC to RC.

- ♦ *Current 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 .*
- ♦ *Proposed Zoning District: RC: The Rural Commercial 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: AGC	ZONING DISTRICT: RC
MINIMUM LOT SIZE	5 Acres	None
PERMITTED LAND USES	Landscape supply facilities, breweries, residential uses	Landscape supply facilities, art studios/workshops, office uses

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.

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 *Single Family Residential* designation expects non-residential, community-serving uses at major intersections. Further, there is another property centered at the Charlotte Hwy and S Paraham Rd intersection similarly non-residential. The requested RC zone restricts the maximum commercial building size to a scale appropriate for operations in a rural residential area.

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 requested RC zone allows for non-residential uses that serve the surrounding rural community.

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 intention is to subdivide the parcel into a 3.4-acre lot and a 1.6-acre lot, where both would be of a scale similar to other properties along Charlotte Hwy and the general vicinity.

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 Charlotte Highway and Paraham Road, both of which are maintained by SCDOT. Charlotte Highway is designated as a principal collector roadway

with an average daily volume of 9,500 trips. Charlotte Highway is a paved two-lane roadway with a posted speed limit of 55 mph. Paraham Road is designated as a major roadway with an average daily volume of 4,800 trips. Paraham Road is a paved, two-lane roadway with a posted speed limit of 50 mph.

The applicant is proposing a mixture of uses on the parcel: a new retail sales building with the existing landscape supply facility to remain. A traffic study may be required to evaluate the development's impact on the surrounding network.

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

Staff does not recommend any conditions as part of this request.

NEXT STEPS

The rezoning request is anticipated to follow the process below:

- | | |
|------------------------------------|-------------------|
| ◆ Public Hearing: | July 20, 2026 |
| ◆ County Council (First Reading): | July 20, 2026 |
| ◆ County Council (Second Reading): | August 17, 2026 |
| ◆ County Council (Third Reading): | September 8, 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

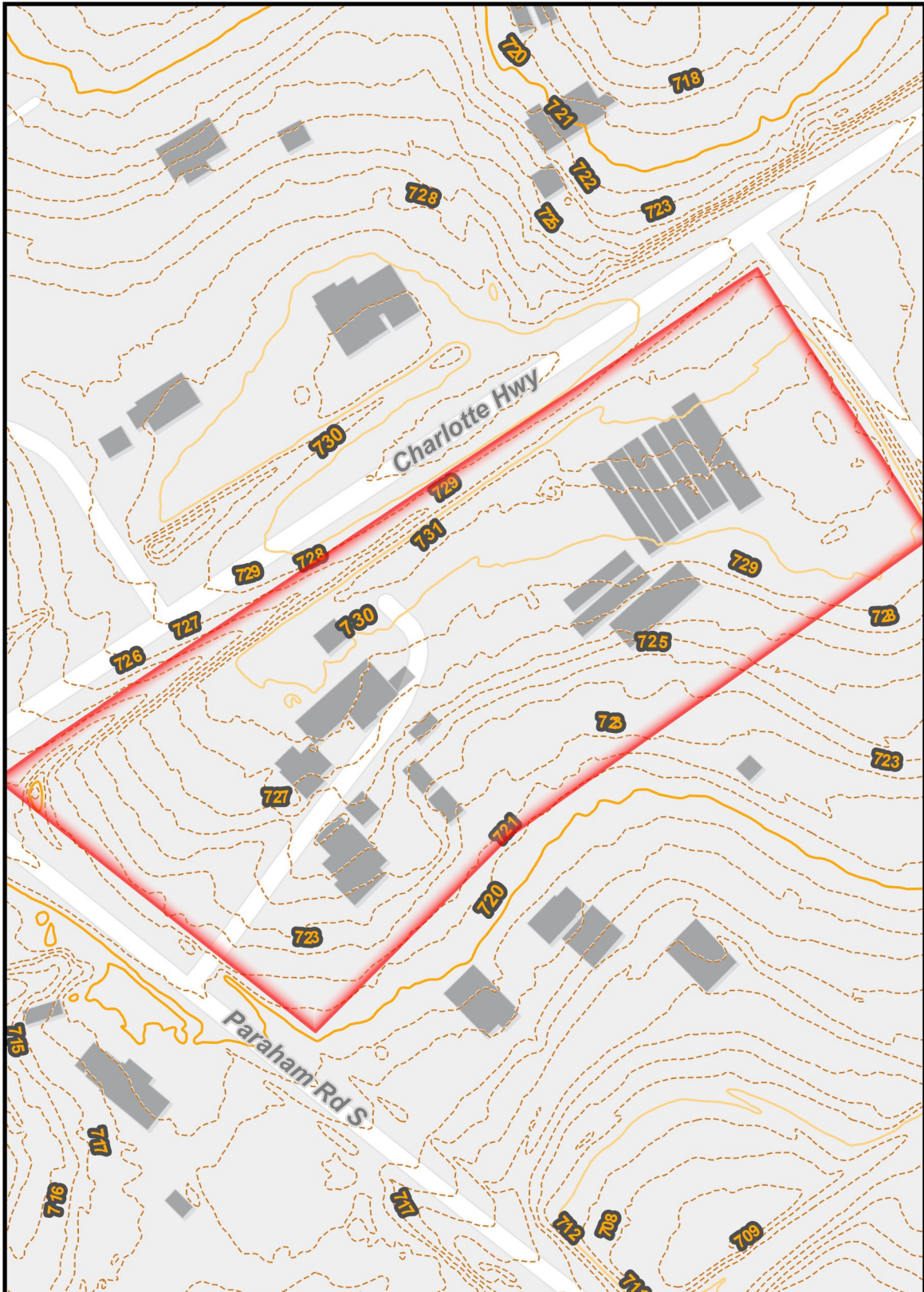
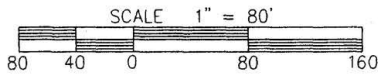
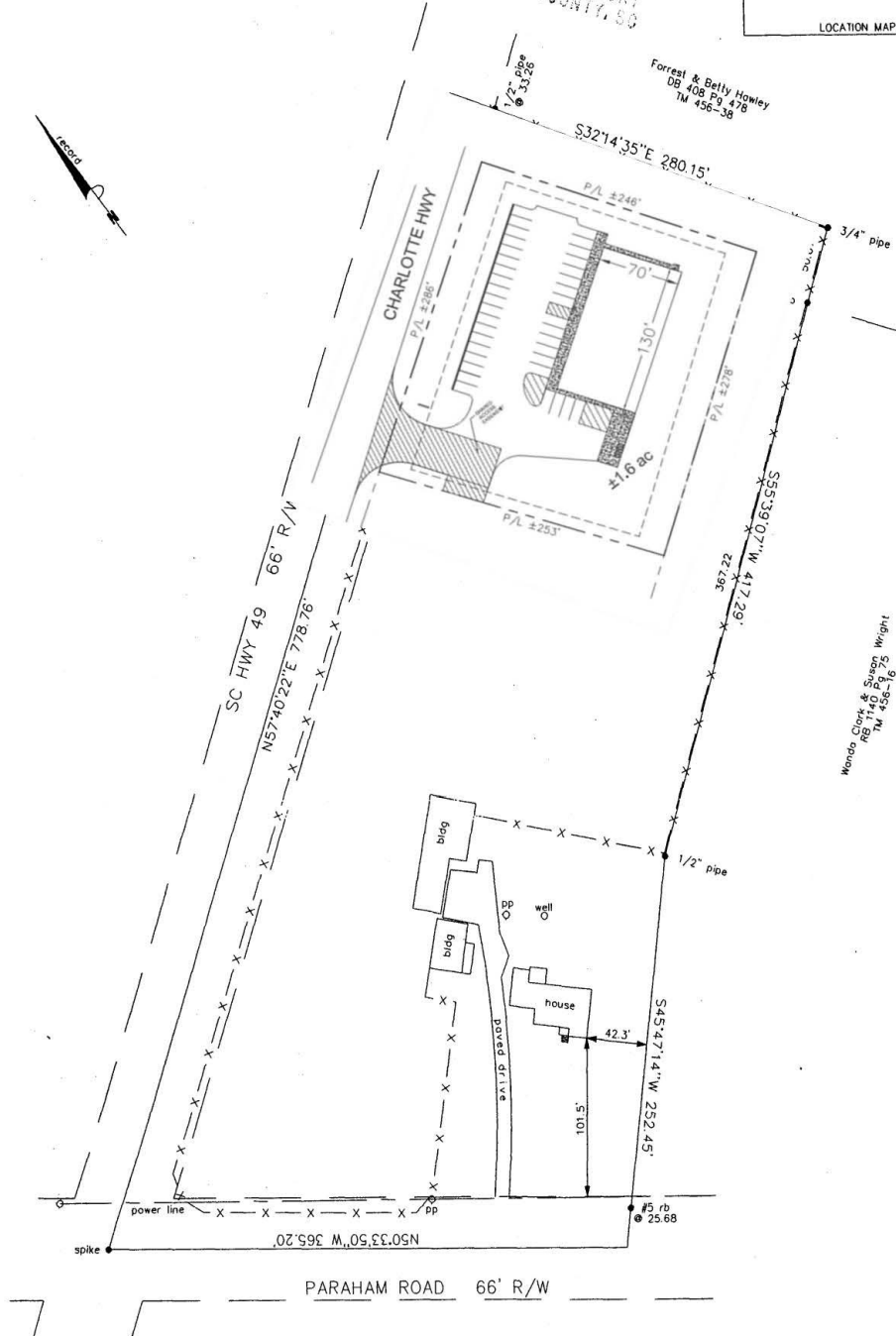
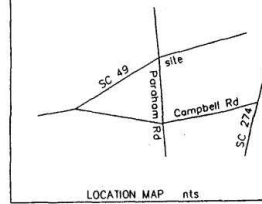


Exhibit F - Site Plan



FILED-RECEIVED
5000-294
Dec 18 9 40 AM '00

DAVID HAMILTON
CLERK OF COURT
YORK COUNTY, SC



SURVEY FOR ROBERT J. ROSENGARTEN AND DONNA P. ROSENGARTEN

Located at 1788 South Paraham Road, Bethel Twsp.
York County, South Carolina

Ref: PB 103 Pg 183
Tax Map 456-13 & 39

December 5, 2000

SUPPLEMENTAL QUESTIONS

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

The intent of this rezoning is to support a small business venture that aligns with the county's development goals and benefits the local community. I believe this transition will contribute positively to the area's economic growth while maintaining harmony with surrounding land uses.

2. Are there existing structures on the site?

Yes ☒ No ☐

If yes, please describe: Lean to, a couple of sheds, and a Office 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.

David Pinti

Digitally signed by David Pinti
Date: 2026.04.20 07:52:24 -04'00'

4/20/2026

APPLICANT(S)

DATE

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

David Pinti

Digitally signed by David Pinti
Date: 2026.04.20 07:52:04 -04'00'

4/20/2026

PROPERTY OWNER(S)

DATE

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

APPLICANT(S)

DATE

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: _____

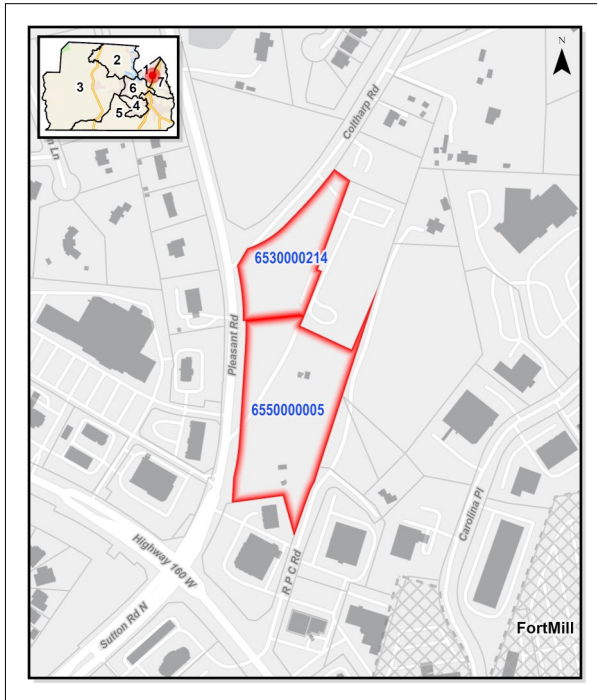
Any information provided on this document may be subject to the SC Freedom of Information Act and may be disclosed to third parties in accordance with applicable law.



Planning Commission

June 8, 2026

Case: 15-38A
Staff Report



REQUEST SUMMARY

Applicant: Mike Mcleod; Solara Investments LLC

Property Owner: The Church of Jesus Christ of Latter-day Saints; Solara Investments LLC

Tax Map Number:
655-00-00-005; 653-00-00-214

Address: 1740 Pleasant Rd; 1842 Coltharp Rd,
Fort Mill

Council District: 1—Audette

Area: 4.91 Acres; 2.43 Acres

Current Zoning District: GC

Requested Zoning District: GC

Future Land Use Designation:
I-77 Corridor Employment

PROJECT DESCRIPTION

The applicants are requesting to amend the conditions of a previous rezoning to GC (Case 15-38). The conditions were intended to enforce transportation improvements and pedestrian facilities appropriate for a large-scale *grocery store* development that aggregated the six lots at the corner of Hwy 160 and Pleasant Rd. Since that project never commenced, and ownership has changed, the current applicants seek to have these conditions removed, to instead develop these properties for other commercial and civic uses, including a *church and religious institution*, and apply traffic mitigation as required by the new intended scale and intensity.

CONSISTENCY WITH THE COMPREHENSIVE PLAN

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

The *York Forward 2035 Comprehensive Plan* has little to no bearing on this action, as the scope of the request is to amend the conditions of the existing zoning district, without changing the allowed uses of the district that was approved in a previous rezoning request (Case 15-38).

Staff Analysis

PROPERTY DESCRIPTION

The combined 7.34-acres of the subject parcels occupy the intersection of Pleasant Rd and Coltharp Rd. These properties have remained vacant as the area has developed disparate commercial properties and businesses. In 2016 these properties were to be aggregated to support a shopping center, but have since been sold and developed separately.

Table 1: Property Context

PROXIMITY	CURRENT LAND USE	CURRENT ZONING	2035 LAND USE PLAN RECOMMENDATION
NORTH	Vacant/Residential	GC / RMX-10	Transitional Area
SOUTH	Commercial	GC / UD	I-77 Corridor Employment, Town Center
EAST	Commercial	GC / UD	I-77 Corridor Employment
WEST	Commercial	PD / OI / GC	Transitional Area, Neighborhood Residential

ZONING AND LAND USE HISTORY

- ◆ July 22, 1986: Subject parcel TM#653-214 was originally zoned RSF-40. Subject parcel TM#655-005 was originally zoned RSF-40 and LI.
- ◆ May 2, 2016: Subject parcels were rezoned from RSF-40/LI to GC w/Conditions (Case 15-38).
- ◆ June 20, 2017: Recorded current plat of subject parcel TM#655-005 (PB 154, PG 412).
- ◆ February 25, 2021: Recorded current plat of subject parcel TM#653-214 (PB 166, PG 142).
- ◆ February 26, 2021: Recorded current deed of subject parcel TM#653-214 (RB 19033, PG 302).
- ◆ October 6, 2025: Recorded current deed of subject parcel TM#655-005 (RB 22175, PG 279).

REZONING REQUEST

The applicants are requesting to rezone approximately 7.34 acres across two parcels zoned GC to remove the existing conditions:

- ◆ *Current Zoning District: GC: The General Commercial district is intended to provide for areas where large-scale commercial and business development may occur, is designed to support regional shopping centers and business complexes of greater scale and intensity than permitted by the Neighborhood Commercial and Office and Institutional Districts, and accommodates a wide range of business and commercial uses, generally clustered for “cumulative attraction” and optimum accessibility.*

Table 2: Zoning District Comparison

	ZONING DISTRICT: GC
MINIMUM LOT SIZE	None
PERMITTED LAND USES	Large-scale retail, Large medical facilities, Car wash and detail shops, Liquor sales, Hotels

◆ *Active Conditions:*

1. Developer/applicant shall construct the following improvements:

a. For the Pleasant Road and shopping center driveway/proposed site access:

- i. Northbound left-turn lane on Pleasant Road with 125 feet of storage;*
- ii. A southbound left-turn lane on Pleasant Road with 150 feet of storage; and*
- iii. The length of the proposed site driveway throat length will be extended to the maximum extent possible.*

b. Connectivity from the project to Coltharp Road and RPC Road shall be provided.

c. The Isom Road public road connection to Coltharp road shall be constructed prior to the removal of the existing connection at Pleasant Road.

2. A \$100,000 contribution toward future transportation improvements in the vicinity of the project site shall be made to the County.

3. The developer/applicant shall optimize the traffic signal timing during the PM peak hour at Pleasant and Highway 160.

4. The developer/applicant shall construct pedestrian facilities along the project site's Pleasant Road frontage and within the development.

5. The timing of the improvements will be coordinated with SCDOT and the County, but all conditions shall be met prior to the final certificate of occupancy being issued for the project site.

6. The above referenced improvements may be modified during the encroachment permit process with approval by the SCDOT and York County.

◆ *Proposed Amendment: Remove all conditions.*

Items 1,3,5, and 6 are all determined by the TIA process. These conditions are either superfluous or may be contrary to the improvements necessitated by the TIA.

Item 2 is not appropriate for the reduced scale and intensity of the intended development.

Item 4 is superfluous under 2022 Land Development Code. Pedestrian facilities are required on minor arterial roadways such as Pleasant Road (§ 154.121).

Exhibit A - Existing Zoning Map

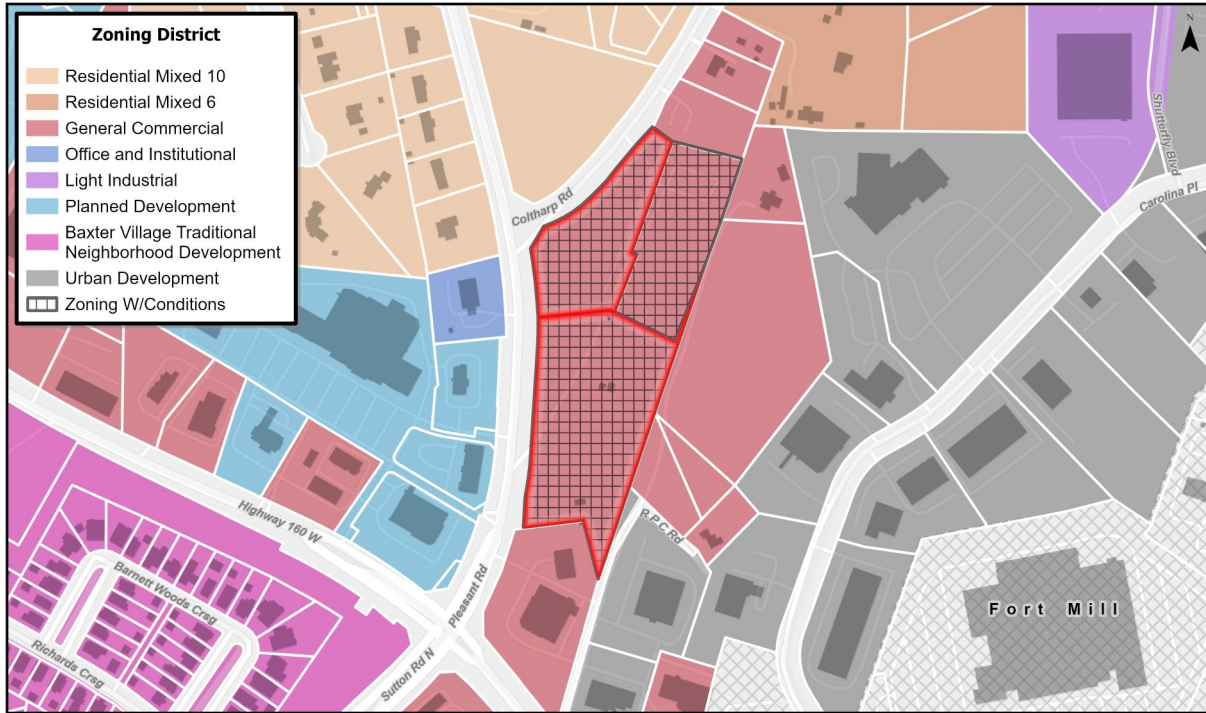
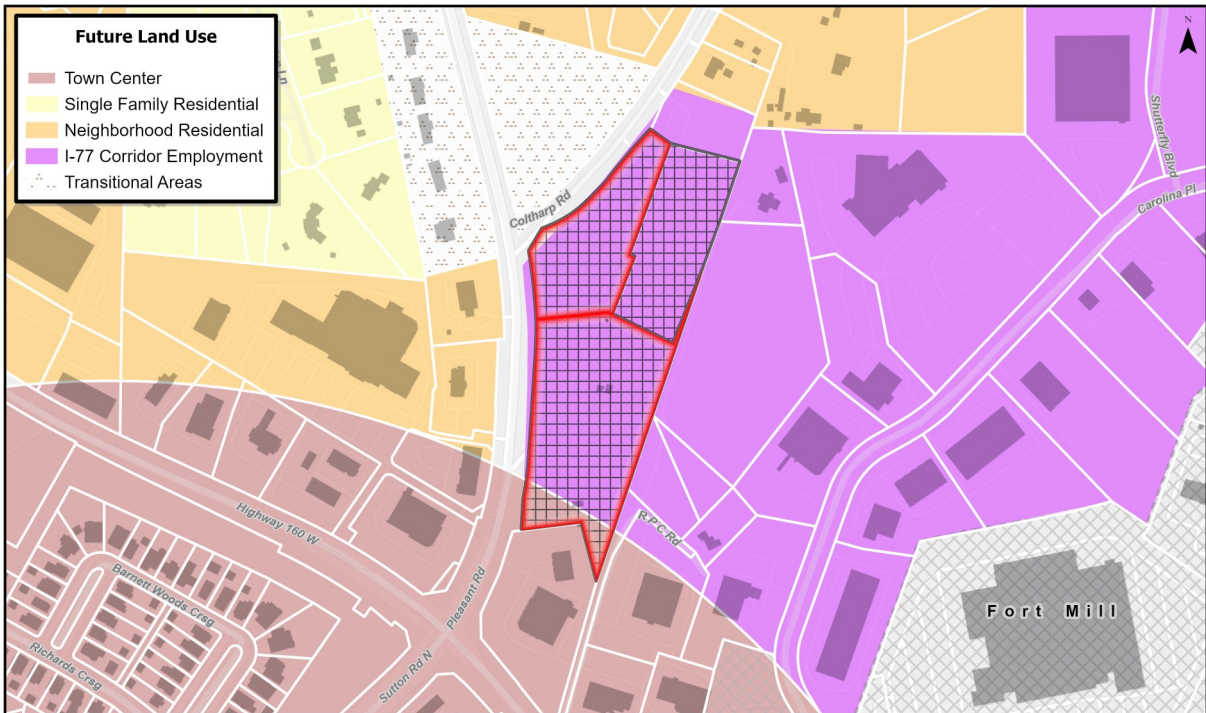


Exhibit B - 2035 Land Use Plan



FINDINGS

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

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

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

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

The *York Forward 2035* Comprehensive Plan has little to no bearing on this action, as the scope of the request is to amend the conditions of the existing zone without changing the allowed uses of the district as approved in a previous rezoning request (Case 15-38).

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 area is dominated by a wide-range of commercial operations, including office, retail, and distribution uses allowed in the GC district.

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 York County Water services district, and will use these public services.

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

The parcels seeking to have their existing condition removed have frontage on Pleasant Road and RPC Road. Pleasant Road is maintained by SCDOT as S-22. Pleasant Road is designated as a minor arterial roadway with an average daily volume of 9,500 trips. Pleasant Road is a two-lane roadway with a posted speed limit of 40 mph. RPC Road is designated as a local roadway, and there is no count data available. RPC Road has a single ingress lane and two egress lanes towards the intersection of Highway 160 before tapering down to a single lane. There is no posted speed limit on RPC Road.

The exit 85 interchange and Highway 160 widening project will modify the RPC Road/Highway 160 intersection. A concrete median will be placed along Highway 160 and a concrete porkchop at the egress of RPC Road will restrict vehicular movements to right-in-right-out only.

The applicant is proposing to construct a church on parcel 655-005. The current site plan shows access on Pleasant Road, a connection through an internal drive leading northeast to Coltharp Road, and to RPC Road. The connections to the internal drive and to RPC Road are important, because they improve site circulation and the overall level of service. A traffic study will be needed to evaluate the church's impact to the surrounding transportation network.

A site plan and end user has not been determined for the northern parcel, tax map number 653-214. A TIA may be required as that parcel is developed.

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: | July 20, 2026 |
| ◆ County Council (First Reading): | July 20, 2026 |
| ◆ County Council (Second Reading): | August 17, 2026 |
| ◆ County Council (Third Reading): | September 8, 2026 |

PLANNING AND DEVELOPMENT STAFF CONTACT

Thomas Newlin

Long Range Planner

(803) 909-7233

Thomas.Newlin@yorkcountysc.gov

Exhibit C - Aerial Map

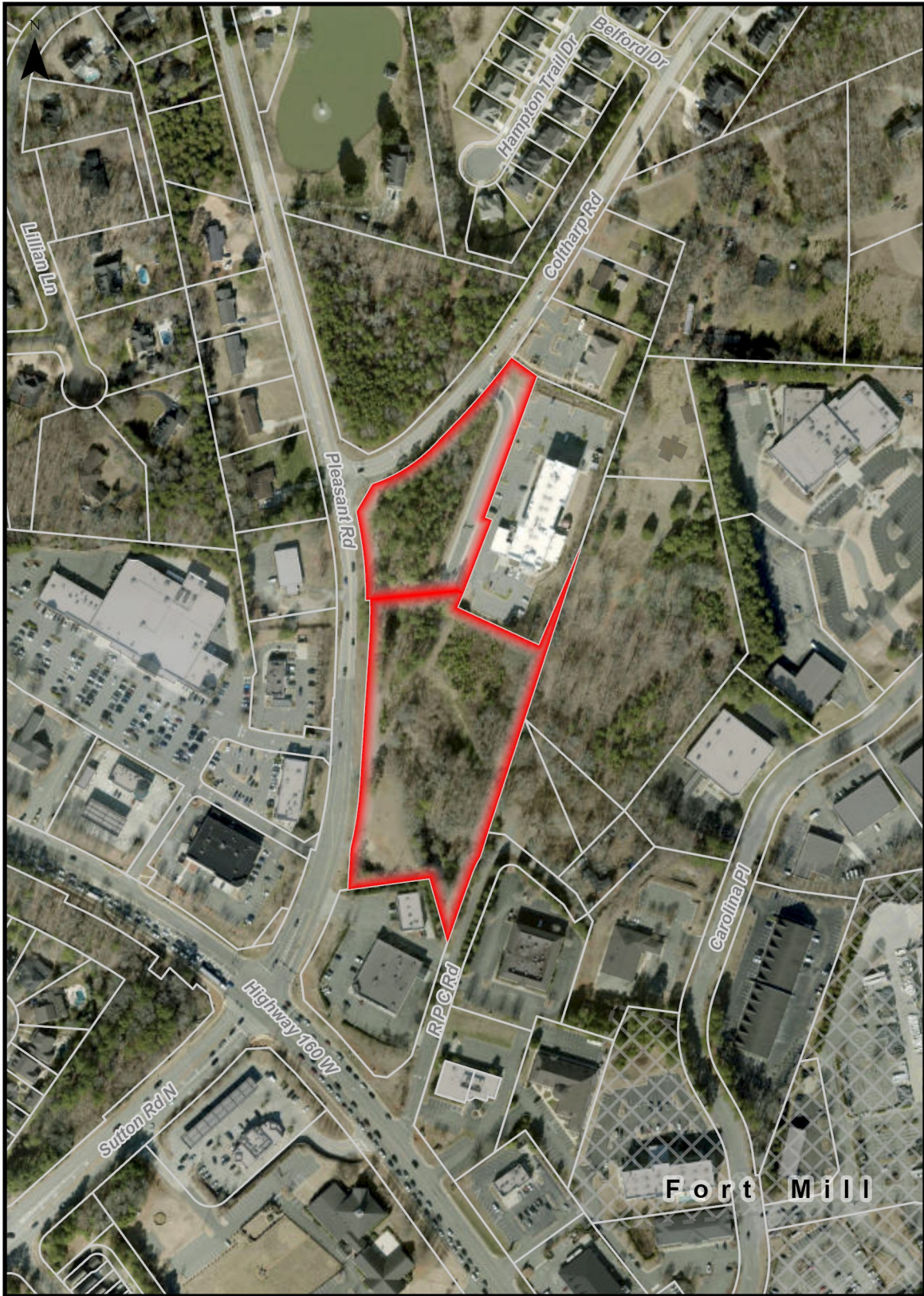


Exhibit D - Aerial Map—Parcel

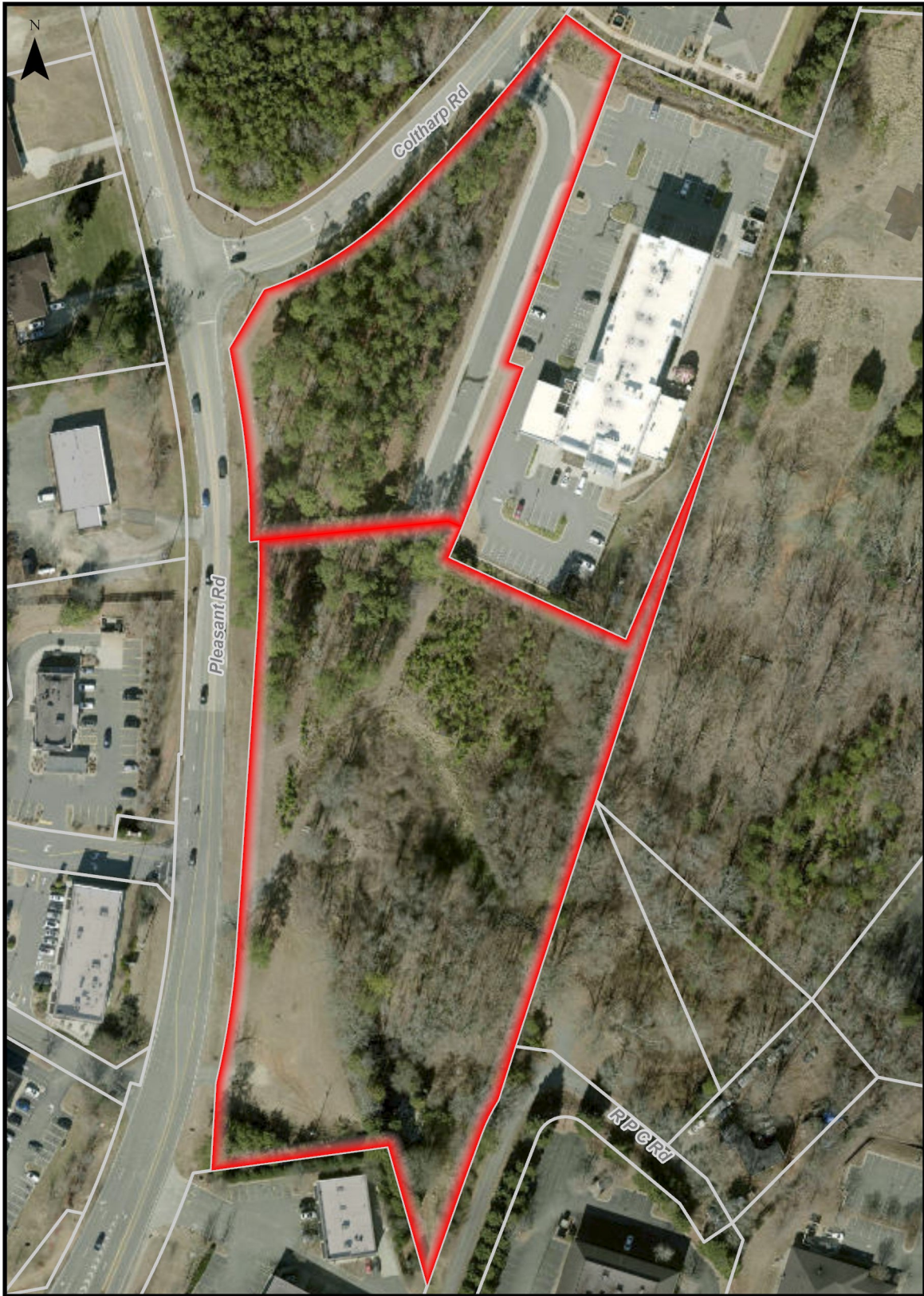
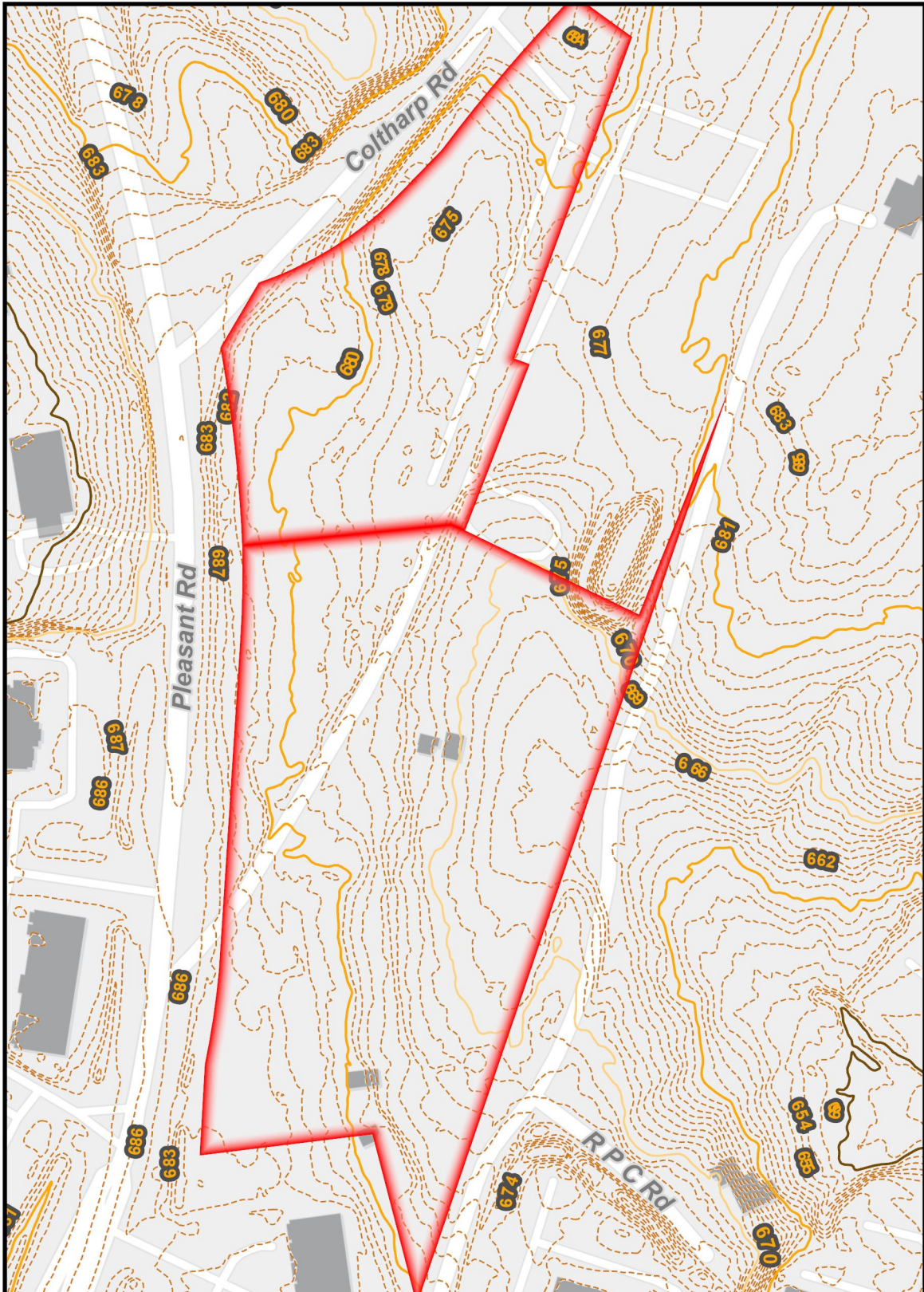
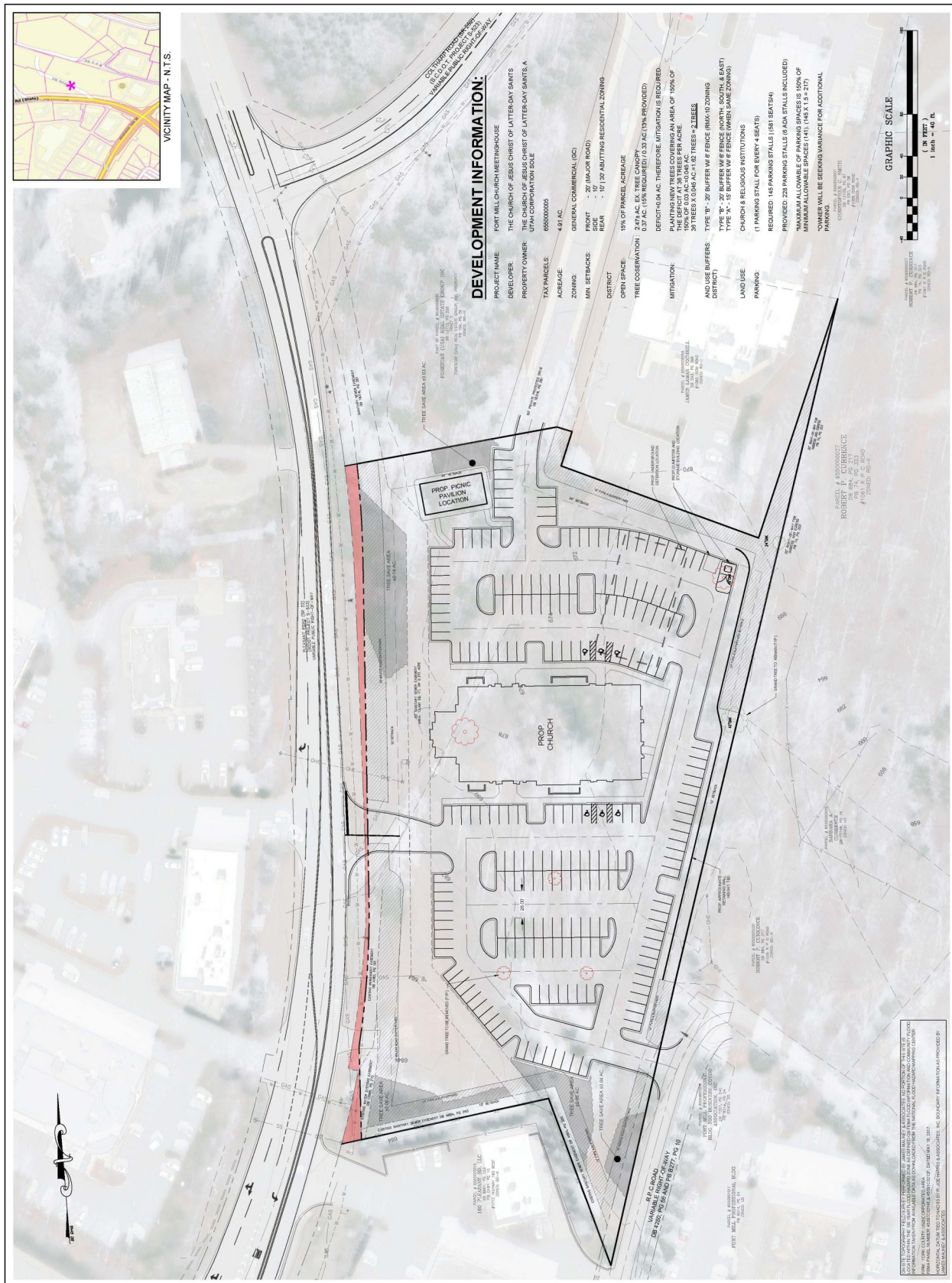


Exhibit E - Environmental Map







YORK COUNTY REZONING APPLICATION

APPLICANT AND OWNER INFORMATION

APPLICANT NAME(S): MIKE MCLEOD
ADDRESS: 72 SOUTH END COURT, HAMPSTEAD, NC, 28443
PHONE: [REDACTED] N/A N/A
 WORK HOME MOBILE
EMAIL ADDRESS: [REDACTED]

PROPERTY OWNER NAME(S): The Church of Jesus Christ of Latter-day Saints, a Utah corporation sole (Jacob Ordyna)
ADDRESS: 50 East North Temple Street, 12th Floor | Salt Lake City, UT 84150-0012
PHONE: [REDACTED] N/A N/A
 WORK HOME MOBILE
EMAIL ADDRESS: [REDACTED]

PROPERTY INFORMATION

PROPERTY ADDRESS: 1740 PLEASANT ROAD FORT MILL TOWNSHIP, YORK COUNTY ,SC
PROPERTY TAX MAP #(s): 6550000005
LAND AREA (ACRES) TOTAL: 4.91 AREA TO BE REZONED: 4.91
ZONING CURRENT: General Commercial (GC) PROPOSED: General Commercial (GC)
2035 LAND USE PLAN DESIGNATION: Parking
CURRENT USE OF PROPERTY: Vacant
PROPOSED USE OF PROPERTY: Church & Religious Institution
TOTAL AREA OF PROPOSED BUILDINGS (COMMERCIAL): 0.40 AC
TOTAL # OF DWELLING UNITS (RESIDENTIAL): N/A
UTILITY PROVIDERS WATER: York County Water Svc. SEWER: York County Utility Svc.
SCHOOL DISTRICT: 4 COUNTY COUNCIL DISTRICT: 1

SUPPLEMENTAL QUESTIONS

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

The purpose of this rezoning request is to provide an updated plan due to a change in use from the previous rezoning of this parcel.

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.

MICHAEL R. MCLEOD

APPLICANT(S)

11-24-2025

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 rezoning application.

Matthew R. Cummings

PROPERTY OWNER(S)

Nov 24, 2025

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.

SUPPLEMENTAL QUESTIONS

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

The purpose of this rezoning request is to remove the conditions pertaining to traffic improvements due to a change in use from the previous rezoning of this parcel.

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.

DocuSigned by:
Clancy Cipkala 4/12/2026
 61283E25FF7D403... 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.

DocuSigned by:
Clancy Cipkala 4/12/2026
 61283E25FF7D403... 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.

DocuSigned by:
Clancy Cipkala 4/12/2026
 61283E25FF7D403... 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
- N/A ☐ Preliminary site plan (include the following items as applicable)
 - Proposed and existing structures with square footage
 - Parking areas
 - Open space areas
- N/A ☐ 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:

DocuSigned by:

Clancy Cipkala

61283E28FF70403

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.



ZONING CODE TEXT AMENDMENT

Manufactured Homes in RSF-40



Staff Report

Planning Commission Meeting:

June 8, 2026

County Council First Reading:

July 20, 2026

Background

At its May 11, 2026 meeting, the Planning Commission discussed allowing manufactured homes in the Residential Single Family 40 (RSF-40) zoning district. The Commission unanimously approved a motion to request modifications to Table 155.271-1: Use Table by adding Manufactured Homes as a Conditional Use and applying the same conditions as listed in § 155.458 for manufactured homes in RSF-30.

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	Subpart 3.20									SE	SE
Manufactured Homes	Subpart 3.21		C		C			C			
Single-Family Detached Dwellings			P	P	P	P	P	P	P	P	P

The two zoning districts function in an almost identical fashion. For instance, the purpose statements 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.

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. The two zoning districts only differ in one use category: manufactured homes are 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.

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.

Current Regulation

The Manufactured Home use is permitted in the AGC, RUD, and RSF-30 zoning districts, but not in the RSF-40 district.

Proposed Amendment

This amendment will modify Table 155.271-1: Use Table by placing a “C” in the RSF-40 Zoning District for Manufactured Homes use. Additionally, based on the Planning Commission’s direction, the design standards for the RSF-30 district, as listed in § 154.458, will also apply to the RSF-40 district. These changes are shown in red in the Draft Amendment section of this report.

Jurisdictional Comparison Class

The table below compares which zoning districts manufactured homes are permitted in “like” (large South Carolina counties) and “local” jurisdictions. Most of the like and local jurisdictions allow manufactured homes in the more rural districts and many also allow them in their low-density single-family residential districts. A few communities have established zoning districts specifically for manufactured homes. Some communities have specific regulations for single-section vs multi-section manufactured homes. Supplemental conditions like underpinning, materials, and dimensional standards are found in almost all jurisdictions.

JURISDICTION		REGULATION NOTES
YORK COUNTY		MH allowed in AGC, RUD, and RSF-30
LIKE	Anderson County	Allows single section MH in Residential- Agricultural District; multi-section MH allowed in all residential zoning districts
	Berkeley County	Conditional in R1-MM; allowed in R2, R3, R2-R, R2-R(F), R15, Flex1, RNC
	Charleston County	Allowed in RM, AG-15, AG-10, AG-8, AGR; conditional in RR, S-3, S-4, UR; conditions pertain mostly to required skirting
	Greenville County	Single-section manufactured homes may be permitted on any lot zoned R-S, Residential Suburban District; R-R3; R-R1; Rural Residential District; R-MA, Multifamily Residential, subject to the district requirements conditions: Multi-section manufactured homes comprised of two or more sections may be permitted on any lot zoned R-7.5, R-10, R-12, R-15, R-20, R-20A, Single-Family Residential; R-S, Residential Suburban District; R-R3; R-R1; Rural Residential District; and R-M10; R-M20; R-MA, Multifamily Residential, subject to conditions:
	Horry County	Separate zoning district for manufactured homes; allowed in most agricultural districts

	Lexington County	Allowed in most all residential district, as well as some commercial districts
	Richland County	AG, HM, RT, R1 (similar to RSF in YC)
	Spartanburg County	Manufactured homes with required design standards are allowed anywhere
LOCAL	Charlotte/ Mecklenburg	Only allowed in manufactured home parks
	Clover	Allowed with conditions in R-5 (high density res) and MU districts
	Fort Mill	Only allowed within established mobile home park
	Gaston County	Allowed in R-2 and R-3; four different classes of manufactured homes
	Lancaster County	Has a specific manufacture home district, but also allow MH in AR and RR with conditions
	Rock Hill	Not permitted in any zoning district
	Tega Cay	Not permitted in any zoning district
	York	R-7MH - specific district for mobile homes

Staff Recommendation

Based on staff's analysis of the two zoning districts, the Comprehensive Plan, existing conditions, and the jurisdictional review, staff recommends approval of this text amendment. The hierarchical organization of the zoning districts makes the prohibition of manufactured homes in RSF-40, while allowing them in the structurally adjacent RUD and RSF-30 districts appears inconsistent. Further support of staff's recommendation is the similarity of the two zoning districts, their alignment within the Comprehensive Plan, the low number of vacant properties, and the equitable opportunities for traditionally less expensive home ownership. Additionally, staff recommends making the use conditional in the RSF-40 zoning district and applying the same design standards required in the RSF-30 district.

§ 155.1109(A) - Planning Commission Review and Recommendation

- (1) The Planning Commission shall review all proposals to amend this Chapter and prepare a report of recommendations.
- (2) The Planning Commission will have 30 days within which to submit its report. If the Planning Commission fails to submit a report to County Council within the 30-day period, it will be deemed to approve the requested amendment.

(3) In making its report of recommendations, the Planning Commission will consider the following factors:

- (a) The relationship of the proposed text amendment to the Comprehensive Plan and Future Land Use Map;

Staff comment: The Single Family Residential future land use designation of the Comprehensive Plan and Future Land Use Map aligns with both the RSF-30 and the RSF-40 zoning districts. Therefore, uses allowed in one district are also appropriate for the other. This amendment also advances Housing Goal 1: provide a diversity of housing types and levels of affordability to meet the needs of current and future residents and Housing Goal 4: ensure quality housing is available for people with every level of income.

- (b) The relationship of the proposed text amendment to other relevant plans adopted by the County;

Staff comment: The amendment does not implement or conflict with any other adopted plans.

- (c) Whether the proposed text amendment is consistent with best practices for community planning and design; and

Staff comment: The proposed amendment falls within best practice. The amendment is consistent with best practice recommendations amongst other jurisdictions.

- (d) Whether public necessity, safety, or general welfare justifies the text amendment.

Staff comment: Increasing the allowed locations to place manufactured homes helps meet the public necessity of affordable housing.

Draft Text Amendment

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	Subpart 3.20									SE	SE
Manufactured Homes	Subpart 3.21		C		C		C	C			
Single-Family Detached Dwellings			P	P	P	P	P	P	P	P	P

§ 155.458 DESIGN STANDARDS FOR THE RSF-40 AND RSF-30 DISTRICTS

All manufactured homes located in the RSF-40 and RSF-30 Districts 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.

Contributing Staff

Prepared by:



Diane Dil, AICP
Planning Manager

Approved by:



Jonathan Buono, AICP
PDS Director



ZONING CODE TEXT AMENDMENT

Split Zoning



Staff Report

Planning Commission Meeting:

Monday, June 8, 2026

County Council First Reading:

Monday, July 20, 2026

Background

Over the past several years, a significant amount of rezoning applications have been submitted as a result of requirements to eliminate spilt-zoned parcels. Currently, over a thousand parcels located in the county are spilt-zoned (see *Appendix A*). Three quarters of these parcels are split between combinations of only residential districts (AGC, AGC-I, RUD, RUD-I, RSF-40, RSF-30, RMX-20, RMX-10, RMX-6). This topic was first discussed by the Planning & Zoning Committee at their November 24, 2025 meeting, where direction was given to draft a text amendment that would adopt a “majority rules” approach to governing split-zoning, and to allow more flexibility in combining properties that are already split between multiple districts. At their May 6, 2026 meeting, the Committee discussed how the drafted amendment would reduce the amount of rezoning applications and allow some combination of existing split-zoned property. The Committee voted to move the amendment drafted by staff on to the Planning Commission for a recommendation.

Current Regulation

§ 154.004 APPLICABILITY.

(E) Individual Plats for Land Divisions.

(4) Lots created by a combination or recombination of portions of previously platted lots shall not include more than one zoning district.

Proposed Amendment

The draft amendment includes two changes, one each to the Zoning Code and Land Development Code. It revises the Rules of Interpretation and Measurement subchapter to implement the “majority rules” approach to parcel governance for zoning purposes. For

parcels that are split between multiple districts, the parcel would abide all the zoning rules of the district with the most land area. For example, if a parcel had 2,500 sf in the RMX-10 district, 10,000 sf in the RSF-40 district, and 4 acres in the RUD district, the entire property would be regulated as if the entire parcel were in the RUD district. This change would clear for all parties which rules apply in instances of split-zoning.

The first change in the Zoning Code frees up opportunity to lax the prohibition against splitting or recombining parcels that would result in a new split-zoned parcel. Staff recommends this be limited to exclusively residential district combinations, to prevent unintended expansions of non-residential development through parcel recombinations.

Jurisdictional Comparison Class

The table below compares how split zoning is regulated in “like” (large South Carolina counties) and “local” jurisdictions. References to split zoned parcels are rare to find in codes. Generally, codes restrict the creation of lots with more than one zoning designation, and are less clear about how they are governed if they already exist.

JURISDICTION		REGULATION NOTES
YORK COUNTY		No new parcels with split-zoning allowed.
LIKE	Anderson County	N/A
	Berkeley County	To request a rezoning for a portion of property, the portion shall be subdivided.
	Charleston County	Uses shall be limited to the most restrictive Zoning District, no new parcels with split zoning district shall be allowed.
	Greenville County	N/A
	Horry County	N/A
	Lexington County	N/A
	Richland County	N/A
	Spartanburg County	N/A
LOCAL	Charlotte/Mecklenburg	N/A
	Clover	N/A
	Fort Mill	N/A
	Gaston County	N/A
	Lancaster County	N/A
	Rock Hill	N/A
	Tega Cay	N/A
	York	N/A

Staff Recommendation

In order to overcome the twin problem of an abundance of existing split zoning and resulting rezoning applications when owners attempt to divide or combine such parcels, a two-fold solution is presented. One reason for rezoning is just the use of a lot. One zoning designation may have differing allowance than another found on the same lot and a rezone would be necessary if an activity crossed into another zoning district. To address this situation, an allowance to interpret a split zoned lot is proposed to be governed by the zoning designation that is found to compose the largest portion of the parcel. The zoning district that composes the greatest area of the lot would be applied to the entire lot for development purposes.

Some rezoning applications are currently required when a lot owner wishes to make a lot line adjustment or combine with a neighboring lot. This situation is addressed with an allowance to include more than one district in the creation of an Individual Plat. An Individual Plat is not reviewed by the Planning Commission and is a subdivision of six lots or less without the dedication of streets. The proposed amendment is tempered by limiting the opportunity exclusively to residential districts, so as to not encourage an expansion of commercial or industrial uses into a district that is currently residential.

In order to reduce that amount of rezoning applications and to simplify the process to divide or combine property that is currently split-zoned, staff recommends approval of the proposed amendments.

§ 155.1109(A) - Planning Commission Review and Recommendation

- (1) The Planning Commission shall review all proposals to amend this Chapter and prepare a report of recommendations.
- (2) The Planning Commission will have 30 days within which to submit its report. If the Planning Commission fails to submit a report to County Council within the 30-day period, it will be deemed to approve the requested amendment.
- (3) In making its report of recommendations, the Planning Commission will consider the following factors:
 - (a) The relationship of the proposed text amendment to the Comprehensive Plan and Future Land Use Map;

Staff comment: The Comprehensive Plan supports Preserving and protecting existing residential neighborhoods and rural areas, Goal H-3. The proposed amendment supports what would have formally been

a rezoning request that is compatible with the character of surrounding residential communities.

- (b) The relationship of the proposed text amendment to other relevant plans adopted by the County;

Staff comment: York County's Strategic Plan encourages simplifying code while approaching planning issues with solutions in mind.

- (c) Whether the proposed text amendment is consistent with best practices for community planning and design; and

Staff comment: The solutions presented have been tempered to address to guard against abuse while limiting the introduction of new problems.

- (d) Whether public necessity, safety, or general welfare justifies the text amendment.

Staff comment: Staff has heard a public necessity for the for the text amendment to adjust for the number of rezoning requests.

Draft Text Amendment

§ 155.1246 INTERPRETATION OF ZONING MAP.

- (A) Where uncertainty exists as to the boundaries of districts as shown on the Official Zoning Map, the following rules apply:
 - (1) Boundaries indicated as approximately following the centerlines of streets, highways, or roads shall be construed to follow the centerlines;
 - (2) Boundaries indicated as approximately following platted lot lines shall be construed as following the lot lines;
 - (3) Boundaries indicated as approximately following political boundaries shall be construed as following such lines;
 - (4) Boundaries indicated as following the centerline of waterways, creeks, and ditches shall be construed as following these lines;
 - (5) Boundaries indicated as parallel to or an extension of features indicated in Paragraphs (A) (1) through (4) shall be so construed; and

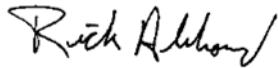
(5)(6) If one or more district boundaries divides a parcel, the district governing the greater portion of the parcel shall apply to the remainder of the parcel for the purposes of applications for new development.

§ 154.004(E) Individual Plats for Land Divisions.

- (2) Lots created by a combination or recombination of portions of previously platted lots ~~shall not~~ may be combined to include more than one zoning district when composed exclusively of residential districts.

Contributing Staff

Submitted by:

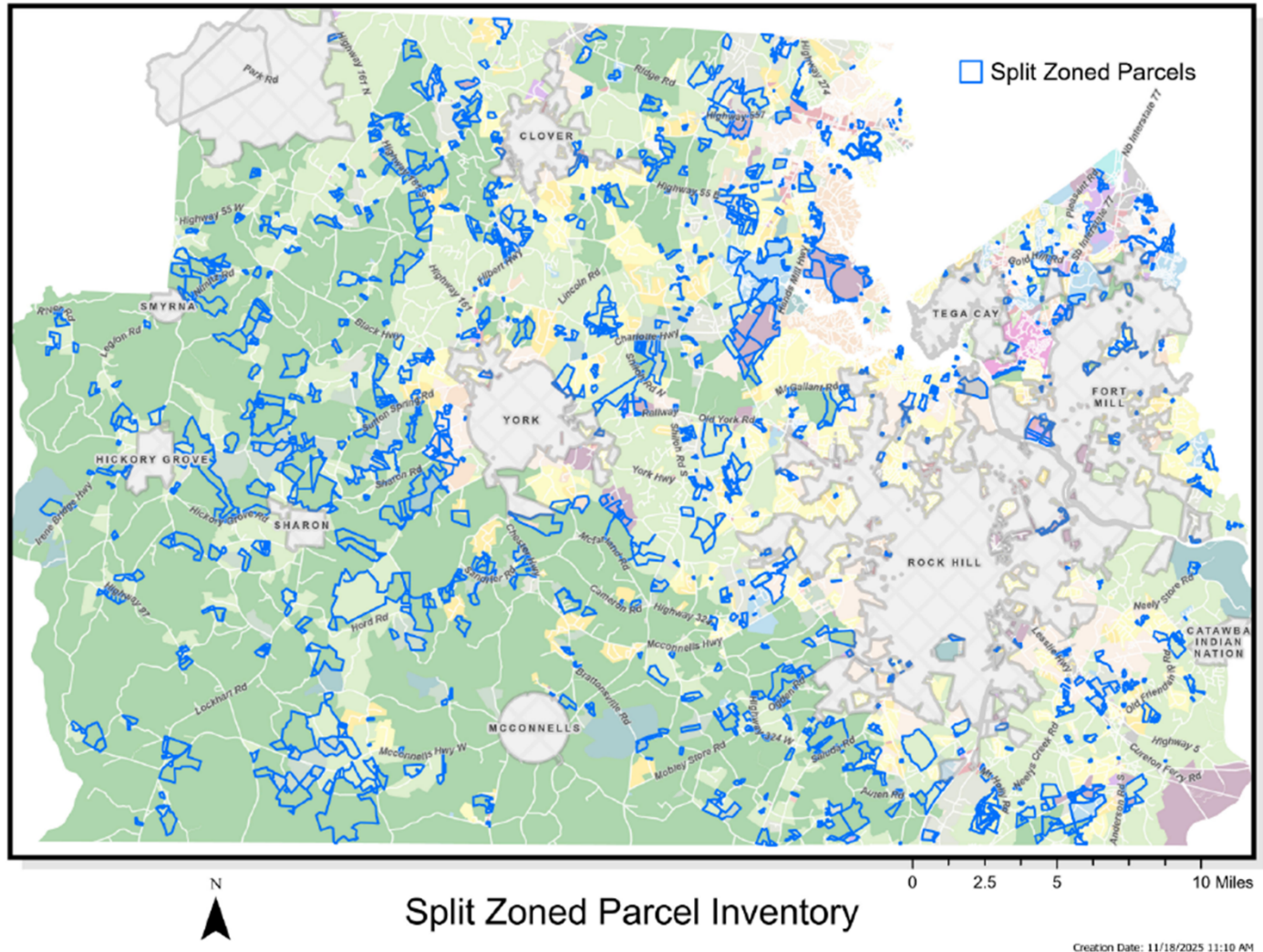


Rick Abboud, AICP
Zoning Administrator

Approved by:



Jonathan Buono, AICP
Planning & Development Services Director



Split Zoned Parcels:	1,144	
Parcels Split by Margin Larger than 80:20*:	659	58%
Parcels Split by Margin Smaller than 60:40*:	383	34%
Parcels Split by Only Residential Districts	860	75%



ZONING CODE TEXT AMENDMENT

Nonconforming Manufactured Homes



Staff Report

Planning Commission Meeting:

Monday, June 8, 2026

County Council First Reading:

Monday, July 20, 2026

Background

Over the past several years, staff has received some requests to replace nonconforming manufactured homes with new units of differing dimensions. Some wish to replace a single-wide unit with a double-wide unit. In other instances, old units are not found to have modern replacements with the same dimensions and most replacement options are larger. Replacing these nonconformities with larger units is currently prohibited, as code does not support increasing existing nonconformities. To solve this issue, an applicant may have to rezone or replat a property, or it may just be denied. The issue was first discussed at the Planning & Zoning Committee meeting of November 24, 2025. Staff was asked to draft an amendment that facilitated these reasonable replacements. At their May 6, 2026 meeting, the Committee voted to send the staff draft on to the Planning Commission for a recommendation.

Current Regulation

Nonconforming manufactured homes may only be replaced with one of the same size or less as to not increase the nonconformity, per § 155.1191 (C).

Proposed Amendment

The draft amendment allows for a nonconforming manufactured home to be completely replaced with another manufactured home, regardless of dimensions (e.g., a double-wide may replace a single-wide). The proposed text also makes clear all other applicable requirements of this Chapter need to be met. Other applicable requirements include setbacks and set up requirements such as skirting.

Jurisdictional Comparison Class

The table below compares how nonconforming manufactured home expansion is regulated in “like” (large South Carolina counties) and “local” jurisdictions. The expansion of nonconformities is almost universally prohibited in codes. The specific reference to nonconforming manufactured homes is not something that was found. The standards referenced in the table below reflect how residential nonconformities might expand.

JURISDICTION		REGULATION NOTES
	YORK COUNTY	Limited expansion of non-conformities allowed under specific conditions
LIKE	Anderson County	Nonconforming SFR structures may be enlarged or extended in any zoning district provided that the new additions conform to the setback requirements provided in the district in which such structures or uses are located.
	Berkeley County	Not permitted
	Charleston County	N/A
	Greenville County	Nonconforming uses of land may be expanded to occupy up to 10% of additional building area or land area.
	Horry County	A nonconforming land use shall not be enlarged or altered in excess of 20% of existing floor area. The expansion can only occur if all applicable district requirements (setbacks, height, etc) are met.
	Lexington County	N/A
	Richland County	Existing nonconforming residential uses and structures in either commercial or industrial districts may be enlarged, extended, or structurally altered, provided that no additional dwelling units result from such enlargement, extension, or alteration.
	Spartanburg County	Not permitted
LOCAL	Charlotte/Mecklenburg	Not permitted
	Clover	Enlargement or expansion of a nonconforming building, use, or structure shall be permitted; provided such enlargement shall meet all applicable setbacks, bufferyard, and off-street parking requirements for the district within which it is located.
	Fort Mill	Not permitted
	Gaston County	A nonconforming SFR or accessory structure may be physically expanded so long as the addition or expansion does not increase the number of dwelling units and setback requirements of the underlying zoning district are met.
	Lancaster County	Not permitted
	Rock Hill	Residential uses that are nonconforming are permitted to expand.
	Tega Cay	Existing nonconforming residential uses in a business district may be enlarged or extended as long as no additional dwellings units result.
	York	Not permitted

Staff Recommendation

The amendment will allow the replacement of manufactured homes that are in disrepair with larger units. Most jurisdictions do not allow an increase in nonconformities in general, let alone address manufactured homes specifically. Here we are proposing a specific allowance for manufactured homes only. In order to better support the replacement of older manufactured homes, staff recommends adopting the proposed amendment.

§ 155.1109(A) - Planning Commission Review and Recommendation

- (1) The Planning Commission shall review all proposals to amend this Chapter and prepare a report of recommendations.
- (2) The Planning Commission will have 30 days within which to submit its report. If the Planning Commission fails to submit a report to County Council within the 30-day period, it will be deemed to approve the requested amendment.
- (3) In making its report of recommendations, the Planning Commission will consider the following factors:

- (a) The relationship of the proposed text amendment to the Comprehensive Plan and Future Land Use Map;

Staff comment: The proposed amendment most corresponds to Comprehensive Plan Goal H-4: "Ensure quality housing is available for people with every level of income." The replacement of aging manufactured homes with newer units contributes to the goal, while reducing the costs of doing so.

- (b) The relationship of the proposed text amendment to other relevant plans adopted by the County;

Staff comment: Providing a way forward to simplify the replacement of aging manufactured homes aligns with the York County Strategic Plan, Grow Responsibly Goal, initiative 1F, to "simplify and make the County code user-friendly in order to approach planning issues with solutions in mind."

- (c) Whether the proposed text amendment is consistent with best practices for community planning and design; and

Staff comment: The change in code addresses a very specific issue found in the code. The allowance allows an improvement in housing stock with fewer impediments.

- (d) Whether public necessity, safety, or general welfare justifies the text amendment.

Staff comment: The proposed amendment is driven by a public necessity to provide a reasonable improvement to existing housing.

Draft Text Amendment

§ 155.1195 REPLACEMENT OF NONCONFORMING MANUFACTURED HOMES.

(A) In districts where existing manufactured homes are nonconforming, the Zoning Administrator may issue zoning compliance approval for construction of a new principal dwelling or other conforming use that allows for the occupancy of the manufactured home during construction, if the owner of the manufactured home agrees in writing to remove the manufactured home prior to the issuance of a certificate of occupancy the new principal dwelling or upon expiration of the permit for the new principal dwelling, whichever comes first.

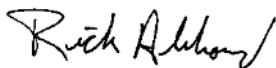
(1) If the Zoning Administrator issues a zoning compliance approval pursuant to Paragraph (A) of this Section, the applicant shall submit to the Administrator financial assurance in the form of cash, a bank or cashier's check, or an irrevocable letter of credit to ensure the removal of the manufactured home. The financial assurance shall be filed in an amount equal to 150% of the cost to remove the manufactured home.

(B) A nonconforming manufactured home, whether as a nonconforming use or a nonconforming structure, may be replaced with another manufactured home, regardless of dimensions (e.g., a double-wide may replace a single-wide), if all other applicable requirements of this Chapter are met.

(C) A nonconforming manufactured home shall not be replaced by another nonconforming manufactured home if the existing nonconforming manufactured home has not been lived in or has been removed for 180 days. The lot owner shall submit documentation to the County confirming that the manufactured home being replaced was legally permitted and legally connected to power within the required 180-day period.

Contributing Staff

Submitted by:



Rick Abboud, AICP
Zoning Administrator

Approved by:



Jonathan Buono, AICP
Planning & Development Services Director

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
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 Approve	1-June	15-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 Approve
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	15-June
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 Approve
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 Approve
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 Approve
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 Approve	18-May Approve	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 Deny		
26-12	5440000210	Ciara Britney Fenton, Kelly Faile	6	.99	Grayson Road	UD	LI	Single Family Res	13-Apr Approve	4-May	4-May Approve	18-May Approve	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 Approve	18-May Approve	1-June
26-16	1380000006	Steven Moss	3	73.73	Lockart Hwy	RUD	AGC	Agriculture	11-May Approve	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 Approve	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 Approve	1-Jun	1-Jun	15-Jun	20-Jul
26-21	3790000029	James McDowell Moss	2	3.06	Moss Lake Drive	RUD	GC	Single Family Residential	8-June	20-Jul	20-Jul	17-Aug	8-Sep
26-22	4560000013	David Pinti	2	5.01	S. Paraham Road	AGC	RC	Single Family Residential	8-June	20-Jul	20-Jul	17-Aug	8-Sep
15-38A	6050000505 6530000214	The Church of Latter-Day Saints/Solara Investments	1	4.91/ 2.43	Pleasant Road/ Coltharp Road	GC w/C	Remove Conditio ns	I-77 Corridor Employment	8-June	20-Jul	20-Jul	17-Aug	8-Sep

Shaded fields indicate that the action has been completed at time of publication (May 26, 2026). If the County Council vote is to deny the rezoning request, that is the final action.