



**York County
Planning Commission
Agenda
July 13, 2026**



Regular Meeting

**York County Heckle Complex
Large Conference Room
1070 Heckle Boulevard
Rock Hill, South Carolina 29732**

6:00 PM

Call to Order

Approval of Agenda

Approval of Minutes

1. Draft Minutes Planning Commission June 8, 2026
2. Draft Minutes Special Called Meeting June 30, 2026

Public Hearing

1. Waiver W26-4: Andy Wicker on behalf of SCDNR (Applicant) is requesting a Land Development Waiver to allow for gravel parking. The subject property is located at 510 Annie Alexander Court in York, is zoned Office and Institutional (OI), and is identified as tax map number 395-00-00-043. Council District 3 – Adkins

New Business

1. Road Name Change: Bryce Miller with LMS1, LLC (Applicant) is requesting to change the names of two roads that were previously approved with the Lowland Meadows preliminary plat. The subject property is located on the northern side of Bridgewater Road in Rock Hill, is zoned Rural Development-I (RUD-I), and is identified as tax map number 534-00-00-029. Council District 5 – Cox
2. Rezoning 26-19: MJ Rooster Investments (Applicant); Lloyd H. Quinn (Owner); requesting to rezone a 95.8-acre parcel from AGC to RUD. The subject parcel is located on Lawrence Road, Clover. The property is referenced as tax map number 282-00-00-010; Council District 3 - Adkins.
3. Rezoning 26-15: Council-initiated; proposed rezoning of the Ashe Downs, Cole Creek. Pikeview Place, and Town Square existing townhome communities from RMX-10, RMX-20, GC, UD, and PD to RMX-6. The proposal includes 367 individual parcels in the Fort Mill area, listed in the staff report; Council District 7 - Cloninger.
4. Planning Commission to review and provide a recommendation to amend Chapter 155: Subchapter C: *Use Regulations* to add *Trade Services* as a permitted use in the GC zoning district and to add *Building Material and Supply Stores, Farm and Garden Supply with Equipment Sales*

"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."

and Service, and Vehicle Service, Repair, and Customization (w/o overnight outdoor storage) as permitted uses in the ID zoning district.

Other Business

1. Rezoning Tracking Sheet

Executive Session

Matters for consideration/actions following Executive Session

Adjourn

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



**York County
Planning Commission
Minutes
June 8, 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 p.m. by Mike Duralia.

Present: Tom Bach, John Segura, James Wallace, Derrick Williams, Mike Duralia and Aubrie Parham arrived late at 6:03pm. Kate Kraxberger was not present.

Approval of Agenda

Mike Duralia motion to move public hearing item #2 first on the agenda, it was unanimously approved with a motion by James Wallace and a second by John Sugura.

Approval of Minutes

The minutes were unanimously approved with a motion by Derrick Williams and a second by Tom Bach.

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

Marion Ray presented the request. Mike Duralia asked if anyone was there and wanted to speak at this public hearing. The Engineer on record, Turner Grunwall spoke about the open green ways and entrance. There were no other people to speak at the public hearing, James Wallace motioned to close the public hearing. Derrick Williams seconded the motion, which passed unanimously.

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

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

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

Rick Abboud presented the request. Mike Duralia asked if anyone was there and wanted to speak at this public hearing. The Engineer on record, Kevin Garton, spoke about the future and entrance to the development. There were no other people to speak at the public hearing, John Segura motioned to close the public hearing. Tom Bach seconded the motion, which passed unanimously.

James Wallace motioned to recommend approval. Aubrie Parham seconded the motion, which passed unanimously.

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

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

Marion Ray presented the request. John Segura motioned to recommend approval. Aubrie Parham seconded the motion, which passed unanimously.

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

NAYS:	None
ABSENT:	Kate Kraxberger

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.

Thomas Newlin presented the request, James Wallace motioned to recommend approval. Derrick Williams seconded the motion, which passed unanimously.

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

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 Parham Road, York. The property is referenced as tax map number 456-00-00-013; Council District 2 - Litten.

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

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

4. Rezoning 15-38A: Mike McLeod; Solara Investments LLC (Applicants); The Church of Jesus 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.

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

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

NAYS:	None
ABSENT:	Kate Kraxberger

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.

Diane Dil presented the request, Mike Duralia motioned to recommend approval. John Segura seconded the motion, which passed unanimously.

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

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.

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

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

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.

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

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

NAYS:	None
ABSENT:	Kate Kraxberger

Other Business

1. Rezoning Tracking Sheet

John Segura requested a copy of the Project Summaries Schedule be added to the Planning Commission Packet each month going forward.

Executive Session

Matters for consideration/actions following Executive Session

Adjourn

The meeting was adjourned at 7:34 p.m. with a motion by Aubrie Parham with a second by John Segura.



**York County
Planning Commission
Minutes
June 30, 2026**



**Special Called
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 6:17 p.m. by Kate Kraxberger.

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

Approval of Agenda

The Agenda was unanimously approved with a motion by Kate Kraxberger and a second by Aubrie Parham.

New Business

1. PLANNING COMMISSION TO REVIEW AND PROVIDE A RECOMMENDATION TO COUNTY COUNCIL REGARDING AN ORDINANCE THAT ESTABLISHES A TEMPORARY MORATORIUM FOR A PERIOD OF NINE (9) MONTHS ON THE CONSIDERATION AND ISSUANCE OF SPECIAL EXCEPTIONS AND ISSUANCE OF SPECIAL EXCEPTIONS OR CONDITIONAL USE APPROVALS, ON THE ACCEPTANCE OF SITE PLANS, AND ON ALL OTHER LAND USE OR DEVELOPMENT APPROVALS FOR DATA CENTERS WITHIN THE UNINCORPORATED AREAS OF YORK COUNTY IN ORDER TO PROVIDE AN OPPORTUNITY FOR THE COUNTY TO STUDY AND EXAMINE THE IMPACT OF DATA CENTERS ON CRITICAL RESOURCES, ADJACENT AND NEARBY PROPERTIES, AND/OR INFRASTRUCTURE, THEREBY ENABLING THE COUNTY TO PROPERLY AMEND THE YORK COUNTY ZONING AND LAND USE ORDINANCES WITH REGARD TO DATA CENTERS; TO PROVIDE FOR AN EXTENSION OF TIME BY FURTHER RESOLUTION OF COUNTY COUNCIL IF AFTER PROPER NOTIFICATION TO COUNCIL, IT DETERMINES THAT THE EXTENSION IS NECESSARY TO COMPLETE THE STUDIES OR EXAMINATIONS CONTEMPLATED HEREIN.

Diane Dil, Planning Manager, presented information that Attorney Dover was present to answer

any of your questions and lead on this agenda item tonight.

Laura Dover, Deputy County Attorney, presented feedback on what this ordinance is about, provided several details from past County Council meetings regarding the critical resources that the Data Center could have an impact on areas nearby. The Committee recommended to the County Council put a moratorium in place. Since the county council moved forward with this, Council wanted the Planning Commission to have an opportunity to look at this as well, and give points of concern and feedback on the purpose of this Moratorium.

Mike Duralia motioned to recommend approval. Tom Bach seconded the motion, which passed unanimously.

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

Other Business

Executive Session

Matters for consideration/actions following Executive Session

Adjourn

The meeting was adjourned at 7:20 p.m. with a motion by Kate Kraxberger with a second by John Segura.



York County Planning Commission

Meeting Date: July 13, 2026

PC Case No. W26-04



Location:	510 Annie Alexander Court Rock Hill, SC 29732 Council District 3- Adkins
Request:	Waiver from Paving Requirements in Section 154.027 (E) <i>General Parking Area Design Standards.</i>
Tax Map Number:	395-00-00-043
Zoning District:	Office and Institutional (OI)
Owner:	South Carolina Dept. of Natural Resources (SCDNR) C/O Andy Wicker, P.E. 260 Epting Lane West Columbia, SC 29172

Project Description and Background

The subject property is located at 510 Annie Alexander Court and is located adjacent to the southern side of the City of York, on the southwest corner of Liberty Street and Annie Alexander Court. This site is found to be ¼ mile from Lowe's Home Improvement to the west and 600 feet from the Moss Justice Center. This 3.63-acre parcel currently houses a boat titling and licensing office with a four-bay garage. The applicant is proposing to replace an existing 1,200 square foot office a 4,250 square foot structure, which requires the site to meet current development standards.

The current structure dates from the late seventies and is accessed by a mostly graveled driveway and parking area with some erosion and rutting present. The applicant proposes to move the driveway to the west, providing a more direct route to the office building.

Waiver Request

A civil development site plan has been submitted to Planning & Development Services for a SCDNR project, which proposes sixteen (16) parking spaces, including two (2) handicap accessible parking spaces with an accessible route to the building. The latest

version of the plan indicates the drive and parking to be paved. Currently, the majority of the existing parking area is gravel, and the applicant is requesting to keep the gravel standard for the drive and off-street parking spaces.

The proposed access driveway, on Annie Alexander Court, is being reviewed as part of the civil development site plan. The driveway, including their entrance aprons, will meet the standards of York County, and the SCDOT.

Staff is not able to approve the gravel parking and gravel drive aisles on a civil site plan, per the Land Development Code section provided below.



Google Map Street View photo from Feb. 2025 looking at current drive to the west.

Land Development Code Sections

§ 154.027 GENERAL PARKING AREA DESIGN STANDARDS.

(E) Parking Space Surfacing and Marking.

(1) Surfacing.

- (a) Except as provided in § 154.027(E)(1) below, all required off-street parking spaces shall be surfaced with an impervious, all-weather material, such as asphalt, concrete, or bituminous surface treatment, as specified in the Land Development Manual.
- (b) In the PR district and for the uses listed below (when located in any

district), driveway aprons and accessible parking spaces and associated ingress/egress walkways shall be paved. Other required parking areas may be constructed of pervious materials.

1. Agriculture and natural resources uses;
 2. Agritourism uses;
 3. Amusement or theme parks;
 4. Bed and breakfasts;
 5. Churches and religious institutions;
 6. Event venues;
 7. Fairgrounds; and
 8. Motor vehicle, recreational vehicle, or boat storage facilities;
-

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;

Analysis: There are no particular site conditions that cause an unnecessary hardship. The terrain is flat in the area intended for the driveway and parking. The site is adjacent to the City of York, which has the same paving requirement for such a project.

*Therefore, staff finds the proposed waiver **does not meet** this criterion.*

(2) The Planning Commission finds that a departure may be made without defeating the intent of the provision of this Chapter.

Analysis: The paving requirement provides a consistent durable surface that contributes to minimizing particulates in the air and avoids tracked and washed out material from entering the roadways. Paving is a modern standard that is consistent with the expectations of the nearby City of York and proper support for a 4,500 square foot building which will be frequented by the public.

*Therefore, staff finds the proposed waiver **does not meet** this criterion.*

Public Notification

The following public notification actions have been taken:

- June 22, 2026: Public Hearing notification postcard sent to property owners adjacent to the subject property.
- June 21, 2026: Planning Commission public hearing advertisement published in the local newspaper.

Public Feedback

At the time of this report, no feedback has been received.

Staff Recommendation

As staff finds that the proposed waiver request does meet both criteria for approval, staff recommends **DENIAL** of the waiver to allow the standard off-street parking spaces and drive aisles to have a gravel surface.

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: Andy Wicker, P.E.

EMAIL ADDRESS: Wickera@dnr.sc.gov

ADDRESS: 260 D. Epting Lane

NUMBER

STREET

APT/PO BOX

West Columbia, SC 29172

CITY

STATE

ZIP CODE

PHONE: 803-542-2729

CELL

HOME

PROPERTY OWNER'S NAME: South Carolina Department of Natural Resources

EMAIL ADDRESS: Wickera@dnr.sc.gov

ADDRESS: 260 D. Epting Lane

NUMBER

STREET

APARTMENT/BOX NUMBER

West Columbia, SC 29172

CITY

STATE

ZIP CODE

PHONE: 803-542-2729

CELL

HOME

PROPERTY INFORMATION

PROPERTY ADDRESS: 510 Annie Alexander Ct, York, SC 29745

PROPERTY DIRECTIONS: Second driveway on Annie Alexander Court

PROPERTY CONDITIONS: The current property is developed with two small buildings and a gravel parking lot and gravel driveway.

PROPERTY TAX MAP #: 3950000043

PLAT: Please Attach to application.

LOT AREA: 3.63 Acres

ZONING DISTRICT: OI - Office Institutional

CURRENT USE OF PROPERTY: Office Space for SCDNR

PROPOSED USE OF PROPERTY: Office Space for SCDNR

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:

On behalf of the South Carolina Department of Natural Resources, I respectfully request approval of a waiver/variance from the York County Land Development Code requirements related to paved parking surfaces. Specifically, we are requesting permission to install and maintain a properly compacted gravel parking area in lieu of traditional asphalt paving for the above-referenced property.

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.):

A properly compacted gravel parking area in lieu of traditional asphalt paving for the above-referenced property totaling 6112 SQFT of gravel pavement.

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?]

Application of the Land Development Code will prevent the SC Department of Natural Resources, whose purpose is to

serve as the principal advocate for and steward of South Carolina's natural resources, from serving its conservation

mission. See #4 below for additional information.

B. The Planning Commission finds that a departure may be made without defeating the intent of the provisions of the code:

[How will the approval of this waiver still be consistent with the intent of the code?]

The applicant respectfully submits this justification to demonstrate that the requested waiver to utilize gravel pavement in lieu of standard-duty asphalt pavement fully preserves the intent and spirit of the Land Development Code. The proposed parking layout, drive aisles, and turnarounds will strictly adhere to all county code specifications regarding dimensional sizing, spacing, and stall geometry. While the code relies on asphalt to control erosion, rutting, and dust, the applicant achieves the same objectives through an engineered gravel approach. By utilizing a dense-graded, compacted aggregate base, structural stability is achieved while also preventing material wash and dust migration, ensuring a dependable, all-weather driving surface. Furthermore, any required ADA-accessible parking spaces and access routes will be constructed with a compliant, stable surface in accordance with applicable accessibility standards, and the entrance access from the roadway will fully comply with York County and/or SCDOT requirements

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

The owner agrees to maintain the gravel parking area in good condition, including periodic grading, dust suppression if necessary, and repair of erosion or rutting issues to ensure safe and functional operation.

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

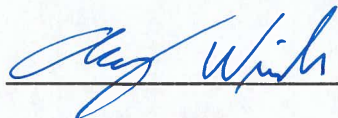
This request is consistent with the mission and operational objectives of the South Carolina Department of Natural Resources, whose purpose is to serve as the principal advocate for and steward of South Carolina's natural resources. The proposed gravel surface better aligns with the Department's conservation-focused practices and the intended low-impact character of the site. The parking area is intended for low-volume use and will not generate heavy or continuous traffic typically associated with commercial asphalt parking facilities.

The use of gravel provides several environmental and practical benefits that support the Department's goals, including:

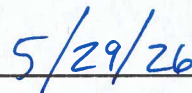
- Reduced impervious surface coverage and improved stormwater infiltration
- Preservation of the site's natural appearance and rural character
- Reduced heat island effects compared to asphalt paving
- Compatibility with the anticipated low-volume and seasonal use of the facility

CERTIFICATION

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

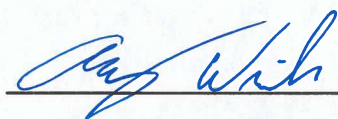


APPLICANT

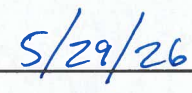


DATE

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



PROPERTY OWNER (S)*



DATE

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

OFFICE USE ONLY

Amount Paid: _____ Check #: _____

Cash Amount: _____

Date Received: _____

Receipt Number: _____

PC Case #: _____

Meeting Date: _____

Accepted by:

Staff Signature

Date

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

6/8/2026

(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.

Andy Wicker

(Property owner's signature)

5/29/26

(Date)

Andy Wicker

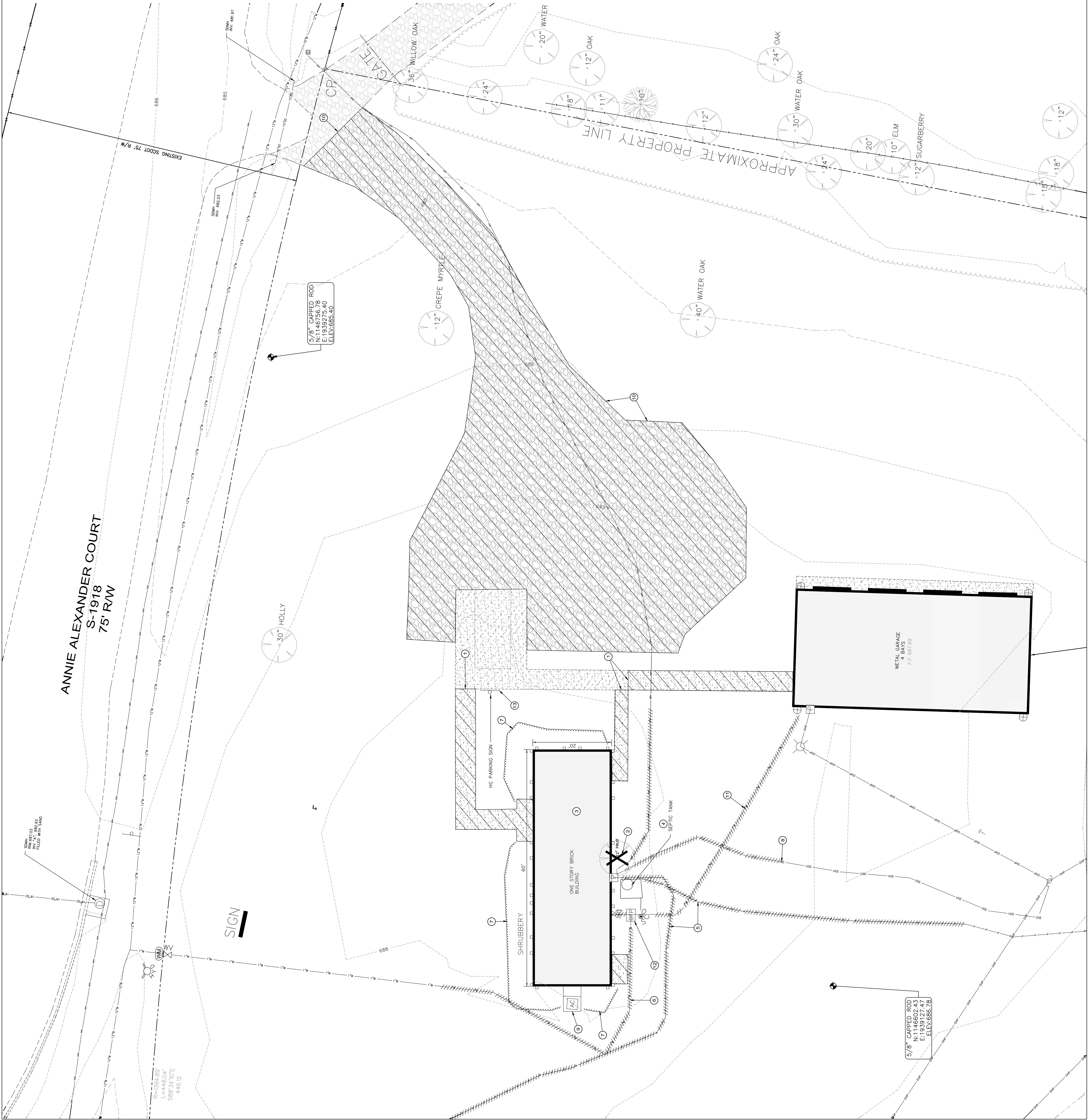
(Applicant's signature)

5/29/26

(Date)

(Staff's signature)

(Date)

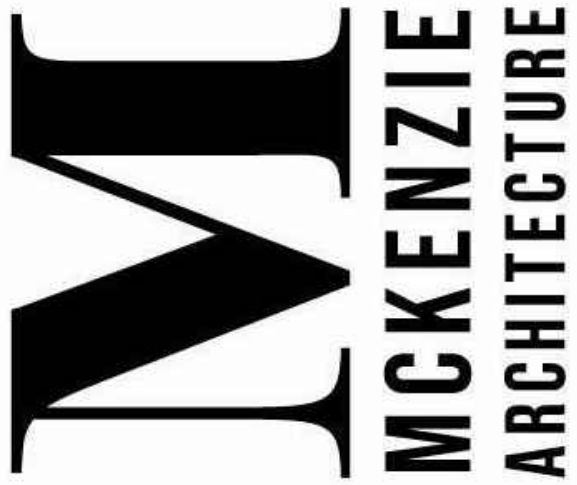


GENERAL NOTES

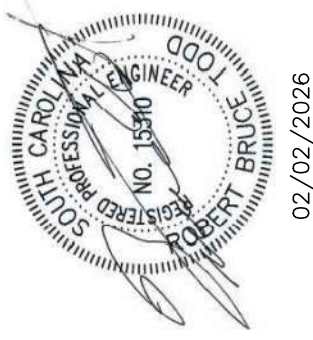
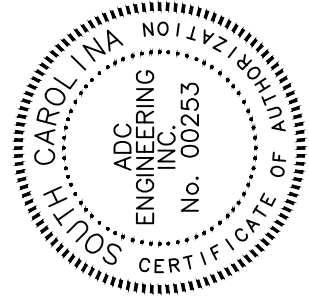
1. SEE SHEET C-101 FOR ADDITIONAL GENERAL NOTES AND LEGENDS.
2. THE CONTRACTOR SHALL LOCATE THE EXISTING SEPTIC TANK AND DRAIN FIELD SYSTEM PRIOR TO CONSTRUCTION AND BACKFILL WITH SUITABLE SOIL IN 8" LIFTS TO 98% STANDARD PROCTOR. EXISTING SEPTIC TANK AND DRAIN FIELD SHALL BE REMOVED UNDER PROPOSED BUILDING FOOTPRINT. REMOVE 5" PAST FOOTPRINTS.

KEY NOTES

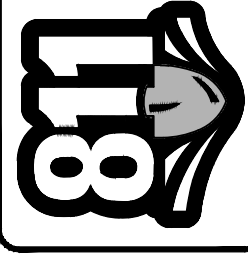
- 1 SAWCUT AND REMOVE CONCRETE SIDEWALK.
- 2 REMOVE TREE COMPLETE.
- 3 BUILDING TO BE DEMOLISHED. SEE ABATEMENT REPORT TITLED "ABATEMENT REPORT FOR THE EXISTING ONE STORY BRICK BUILDING AND METAL GARAGE OF NATURAL RESOURCES YORK OFFICE BUILDING SIO ANNE ALEXANDER COURT YORK, SOUTH CAROLINA" BY EMERALD, INC DATED SEPTEMBER 2024. THE ABATEMENT REPORT IS ATTACHED FOR THE ABATEMENT REPORT.
- 4 REMOVE SEPTIC TANK COMPLETE.
- 5 REMOVE EXISTING ELECTRICAL LINE AROUND NEW BUILDING. COORDINATE WITH ESCROW AND UTILITY OWNER.
- 6 REMOVE EXISTING ELECTRICAL LINE DISCONNECTED FROM EXISTING BUILDING AND ROUTED TO NEW BUILDING.
- 7 CLEAR AND REMOVE SHRUBBERY AND EXISTING VEGETATION.
- 8 CONTRACTOR TO COORDINATE RELOCATION OF EXISTING ELECTRICAL LINE WITH UTILITY OWNER AND SIO PRIOR TO CONSTRUCTION OF NEW BUILDING.
- 9 REMOVE HVAC UNITS AND ASSOCIATED CONCRETE PAD.
- 10 REMOVE EXISTING GRAVEL IN LIMITS SHOWN. COORDINATE WITH DRAWING C-101.
- 11 REMOVE AND RELOCATE EXISTING 1" WATER LINE AROUND PROPOSED BUILDING LIMITS. COORDINATE WITH DRAWING C-102.
- 12 REMOVE BACKFLOW PREVENTER.
- 13 REMOVE HANDICAP PARKING SIGN COMPLETE.



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No.	Description	Date

STATE PROJECT
#P24-6081-CB

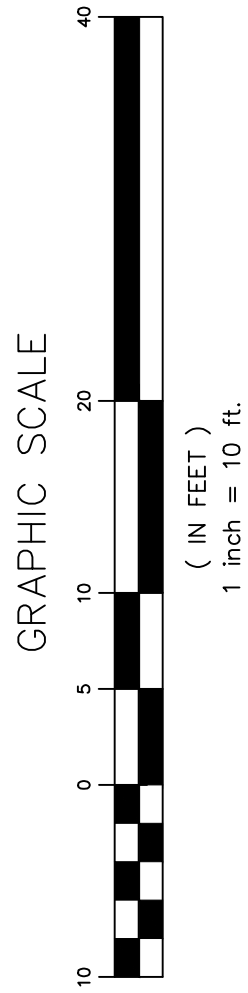
YORK - YORK AREA
OFFICE REBUILD

EXISTING CONDITIONS
AND DEMOLITION PLAN

Project Number	24018
Date	02.02.26
Drawn By	CTH
Checked By	RBT

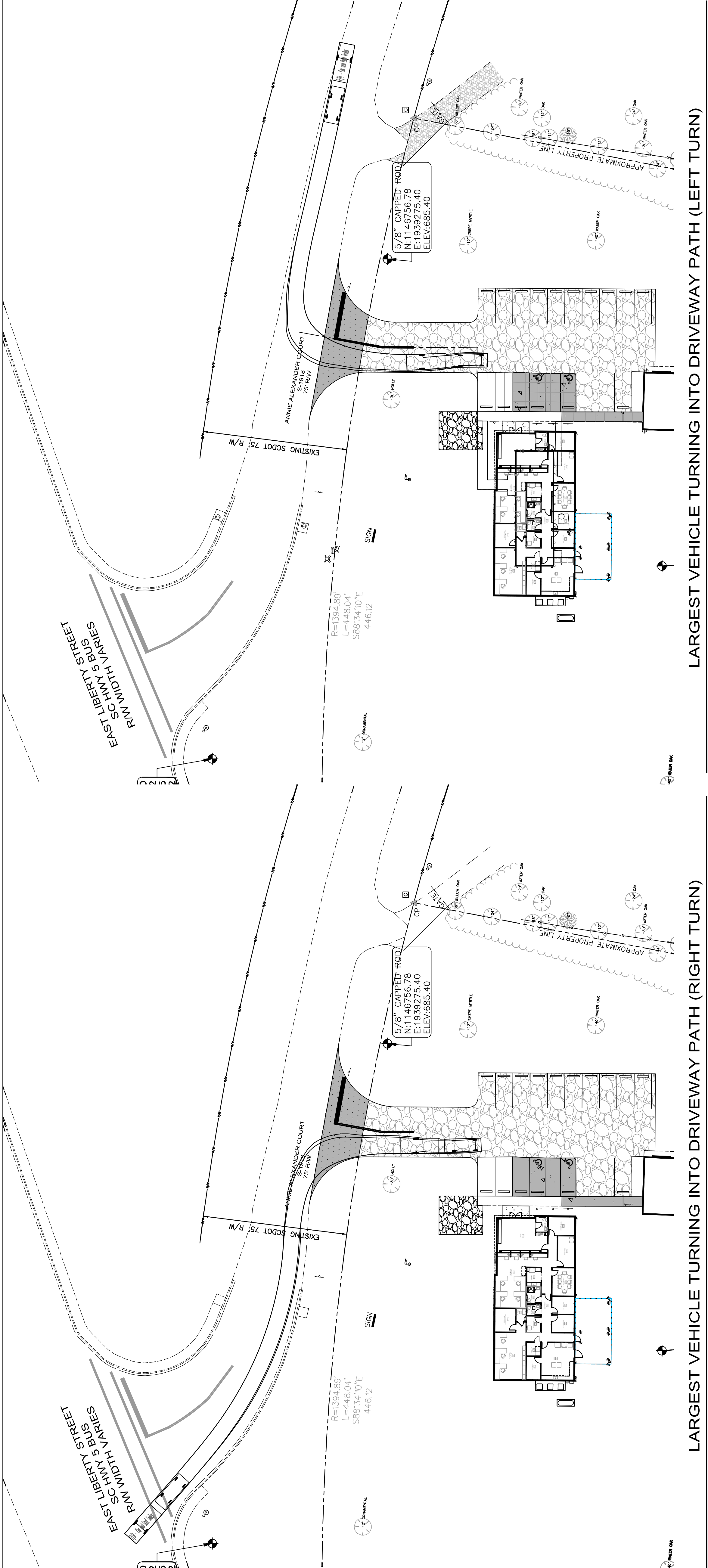
C-101

Scale



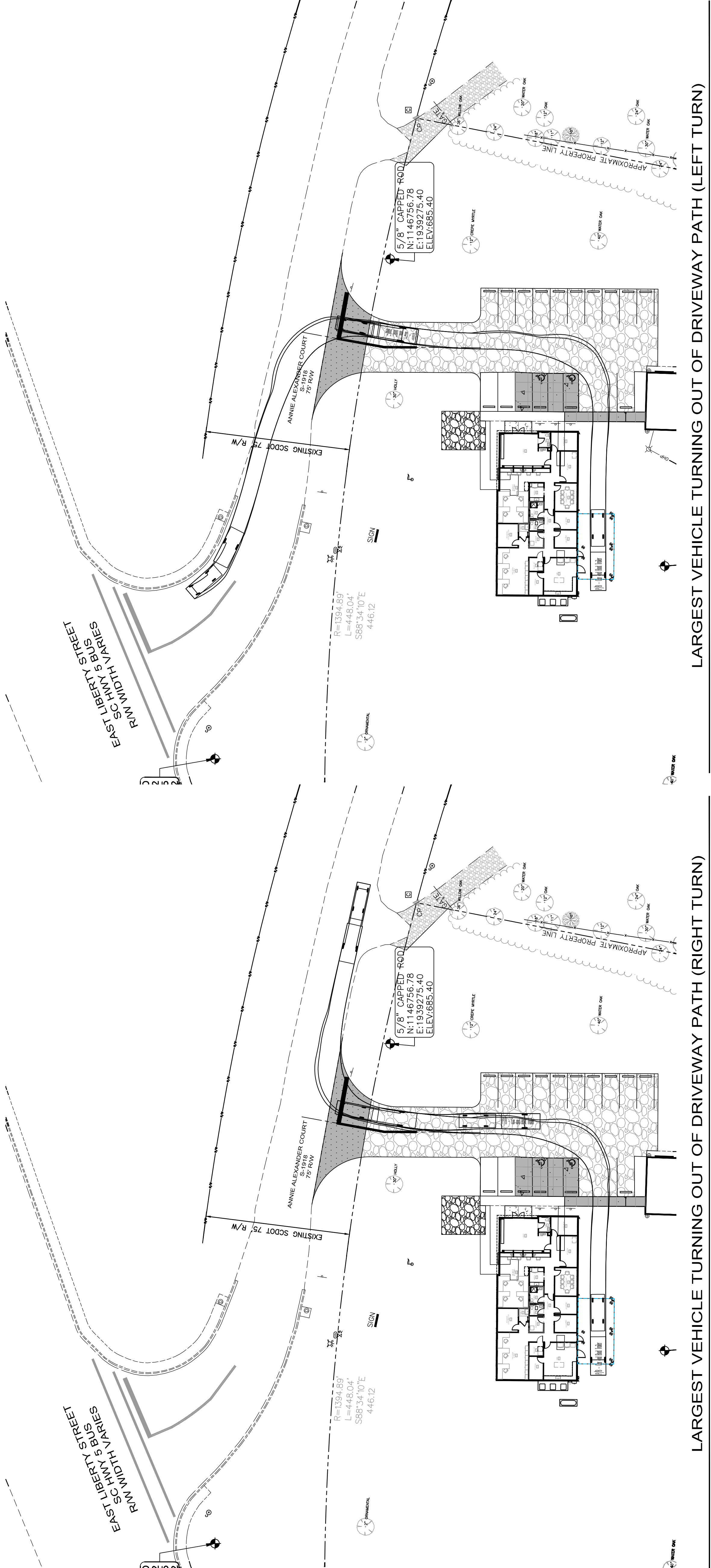
GRAPHIC SCALE

(IN FEET)
1 inch = 10 ft.



LARGEST VEHICLE TURNING INTO DRIVEWAY PATH (RIGHT TURN)

LARGEST VEHICLE TURNING INTO DRIVEWAY PATH (LEFT TURN)



LARGEST VEHICLE TURNING INTO DRIVEWAY PATH (RIGHT TURN)

LARGEST VEHICLE TURNING INTO DRIVEWAY PATH (LEFT TURN)



GENERAL NOTES

1. SEE SHEET C-001 FOR ADDITIONAL GENERAL NOTES AND LEGENDS.
2. PARKING LOT STRIPES IN GRAVEL LOT SHALL BE FOR GENERAL INFORMATION ONLY. NO STOPPING IN GRAVEL WHEEL STOPS TO BE CENTERED IN PARKING BAY AS INDICATED.
3. ALL PARKING LOT AND ROADWAY STRIPING SHOWN SHALL BE PERFORMED BY THE CONTRACTOR USING TRAFFIC MARKING PAINT. PAINT OR GLOIDEN TRAFFIC PAINT AND SHALL BE APPLIED IN TWO COATS IN STRICT ACCORDANCE WITH THE MANUFACTURER'S INSTRUCTIONS.

SCODOT NOTES

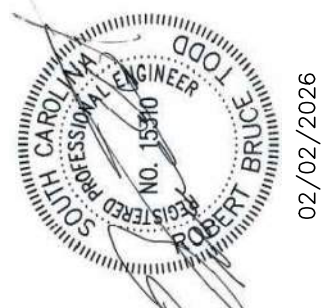
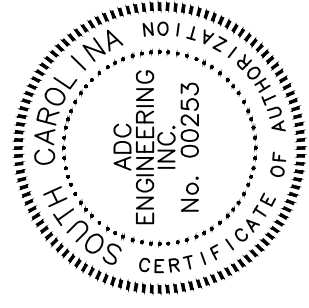
1. CONTRACTOR SHALL BE RESPONSIBLE FOR UTILIZING ALL APPLICABLE CURRENTLY ADOPTED STANDARD DRAWINGS INCLUDING BUT NOT LIMITED TO THE DRAWINGS SUBMITTED WITH THESE PLANS AND THE APPROVED PERMIT PACKAGE.
2. UPON SUBSTANTIAL PROJECT COMPLETION, CONTRACTOR TO CLEAR EXISTING CULVERTS/PIES, CATCH BASINS, AND DITCHES ALONG WITH DRAINAGE AND DOWNSLOPE AS NECESSARY TO ACHIEVE POSITIVE DRAINAGE.
3. ALL PROPOSED OR RELOCATED SODAGE SHALL BE PLACED, OR REPLACED IN ACCORDANCE WITH SECTION 6504-000 AND INSTALLED ON SECTION 654-000 IN THE SCODOT STANDARD DRAWINGS.
4. CONTRACTOR TO SMOOTH EXISTING ASPHALT FOR SMOOTH JOINT NOT ALIGNED WITH WHEEL PATH.
5. IN PRESENCE OF SIDEWALK OR OTHER ADA PATHWAY, ACCESSIBLE TO PROVIDE A MINIMUM OF 3' FEET STRAIN PATH OF NO GREATER CROSS SLOPE THAN 2% ACROSS THROAT OF DRIVEWAY.
6. ANY PROPOSED SIDEWALK WITHIN THE R/W SHALL NOT EXCEED 2% CROSS SLOPE PER ADA AND PW/MAS GUIDELINES. ALL RAMPS SHALL BE GRADIENT 0.33% FOR EVERY SLOPING EXCEPT WHERE ALLOWED BY PROWING.
7. SIDEWALK AND CURB AND GUTTER TO BE REMOVED AND REPLACED FROM JOINT TO JOINT.
8. CONTRACTOR TO REMOVE AND REPLACE DAMAGED SIDEWALK OR CURB & GUTTER ALONG PROPERTY FRONTAGE AS NECESSARY AND/OR AS SPECIFIED BY DISTRICT PERMIT STAFF.
9. ALL MARKINGS WITHIN SCODOT R/W SHALL BE APPROVED PERMANENT MARKINGS. CONTRACTOR TO MAINTAIN ALL MARKINGS WITHIN THE SCODOT STANDARD SPECIFICATIONS FOR HIGHWAY CONSTRUCTION.

SCODOT NOTES

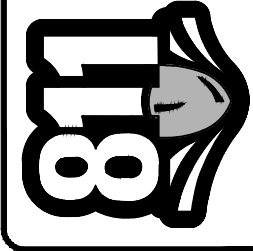
STREET ANNE ALEXANDER COURT
SPEED LIMIT 25 MPH



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CONTRACTOR SHALL CONTACT 811
(888-727-8177) FOR LOCATIONS OF ALL
UNDERGROUND UTILITIES PRIOR TO
BEGINNING CONSTRUCTION.

No.	Description	Date

STATE PROJECT
#P24-6081-CB

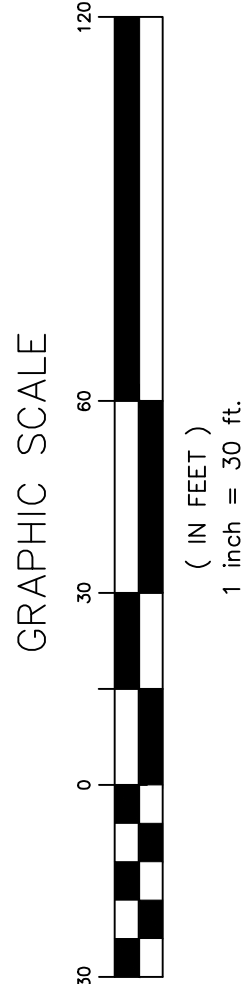
YORK - YORK AREA
OFFICE REBUILD

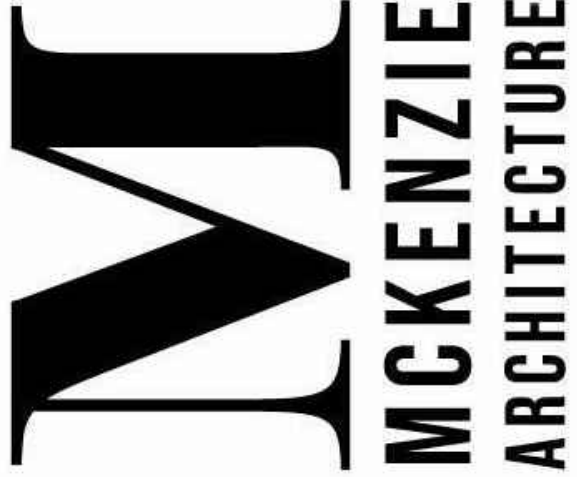
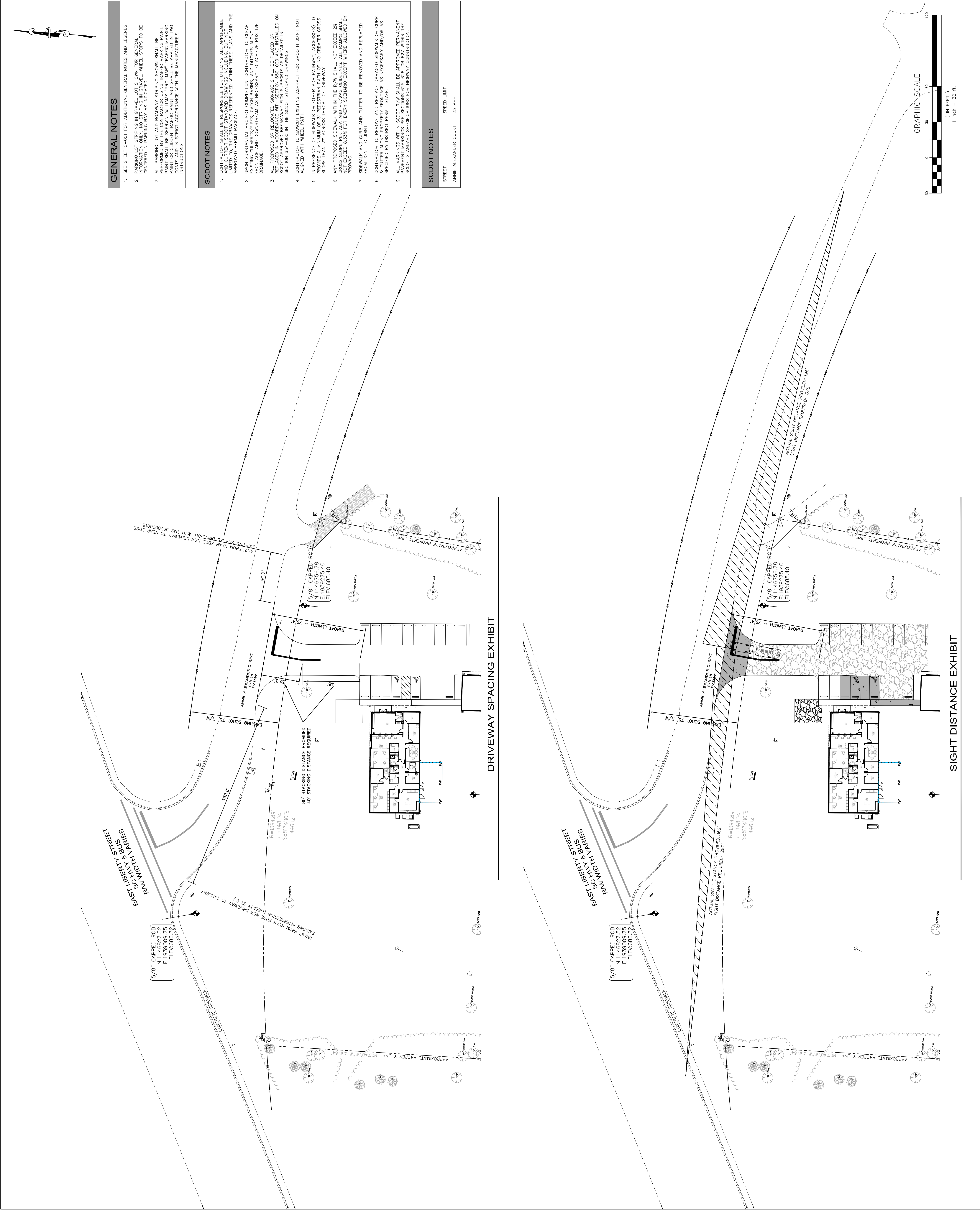
TRAFFIC CIRCULATION
EXHIBIT

Project Number	24018
Date	02.02.26
Drawn By	CTH
Checked By	RBT

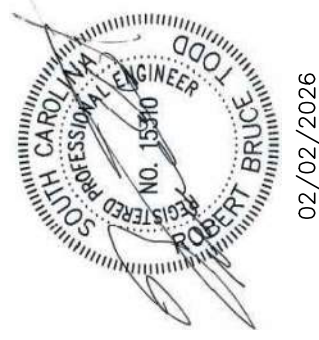
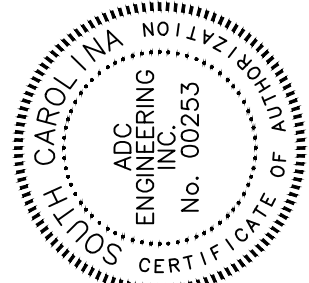
C-202

Scale

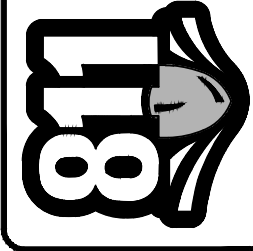




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CONTRACTOR SHALL CONTACT 811
(1-888-727-8111) FOR LOCATIONS OF ALL
UNDERGROUND UTILITIES PRIOR TO
BEGINNING CONSTRUCTION.

No.	Description	Date

STATE PROJECT
#P24-6081-CB

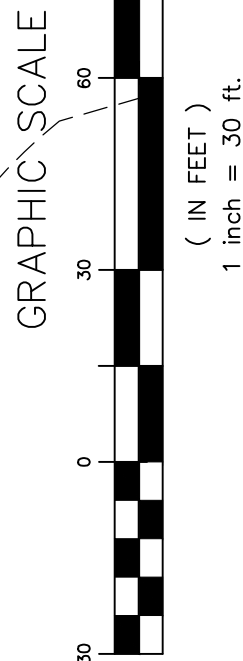
YORK - YORK AREA
OFFICE REBUILD

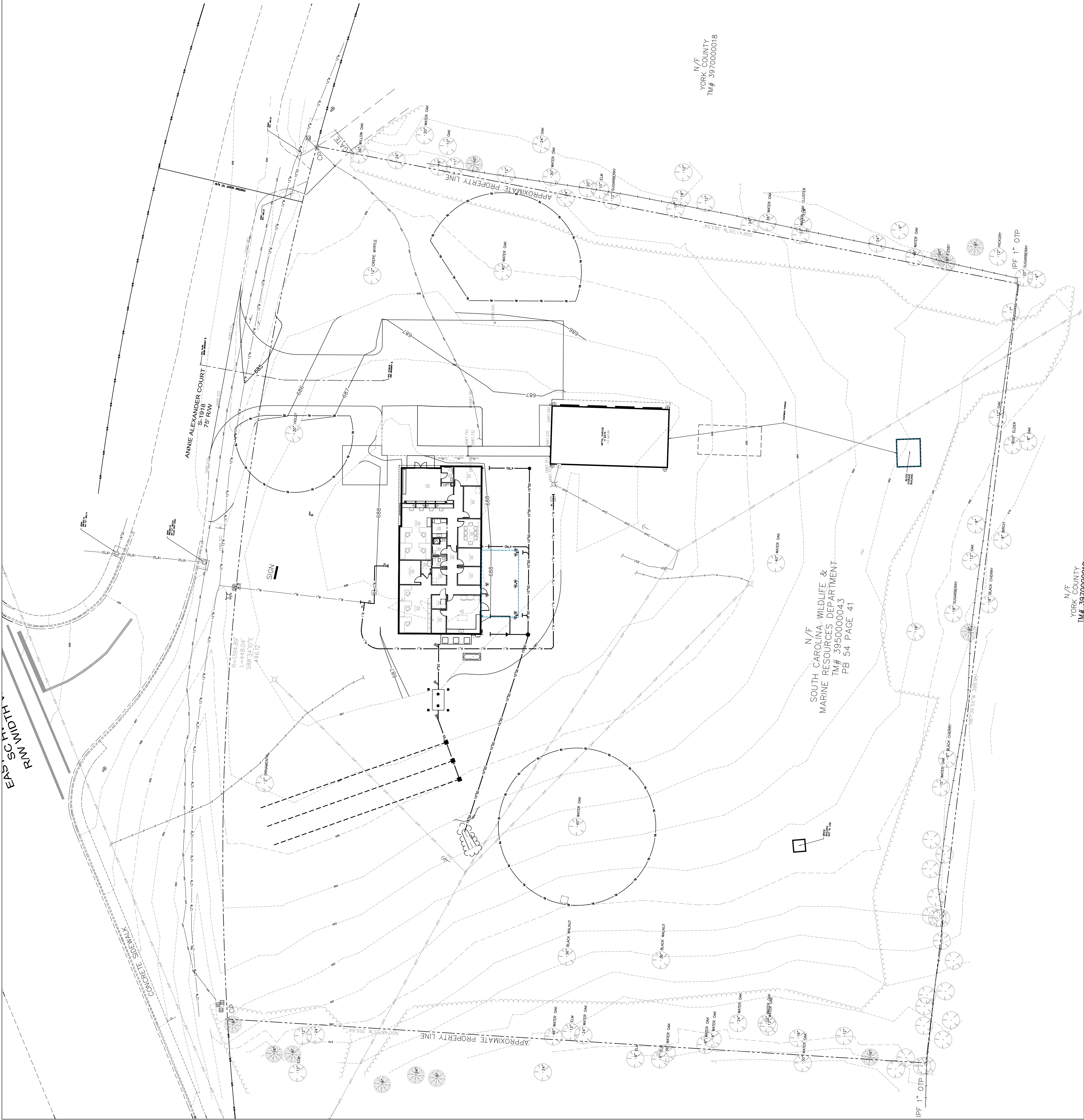
SITE DISTANCE AND
SPACING EXHIBIT

Project Number	24018
Date	02.02.26
Drawn By	CTH
Checked By	RBT

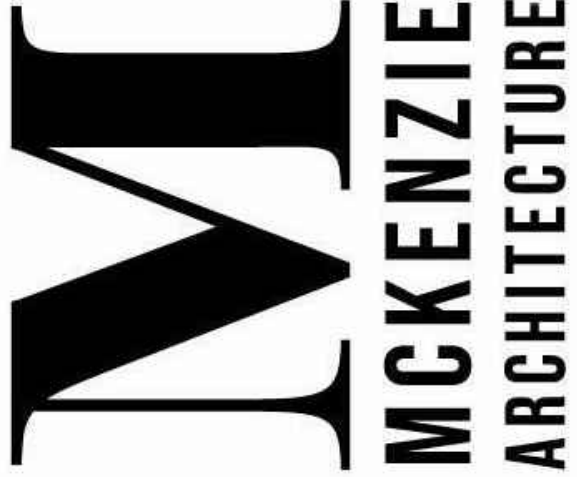
C-203

Scale

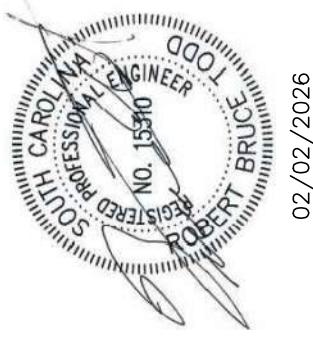
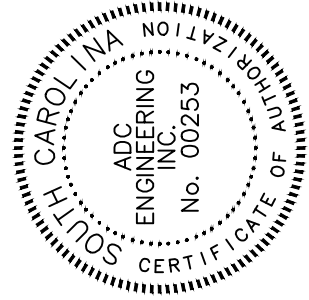




GENERAL NOTES
1. SEE SHEET C-001 FOR ADDITIONAL GENERAL NOTES AND LEGENDS.



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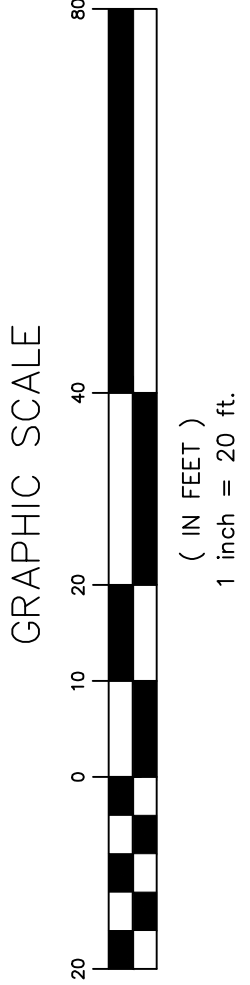


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No.	Description	Date

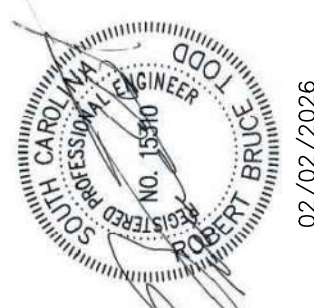
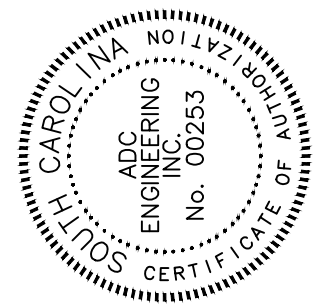
STATE PROJECT #P24-6081-CB	
YORK - YORK AREA OFFICE REBUILD	
OVERALL GRADING, STORM DRAINAGE, AND UTILITY PLAN	
Project Number	24018
Date	02.02.26
Drawn By	CTH
Checked By	RBT
C-301	
Scale	



N/F
YORK COUNTY
TM# 3970000018

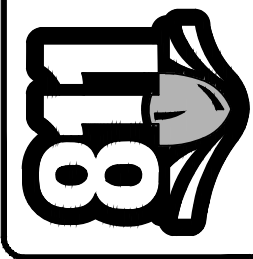


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CONTRACTOR SHALL CONTACT 811
(1-888-721-7877) FOR LOCATIONS OF ALL
UTILITIES AT LEAST 72 HOURS PRIOR TO
BEGINNING CONSTRUCTION.

[illegible]

STATE PROJECT
#P24-6081-CB

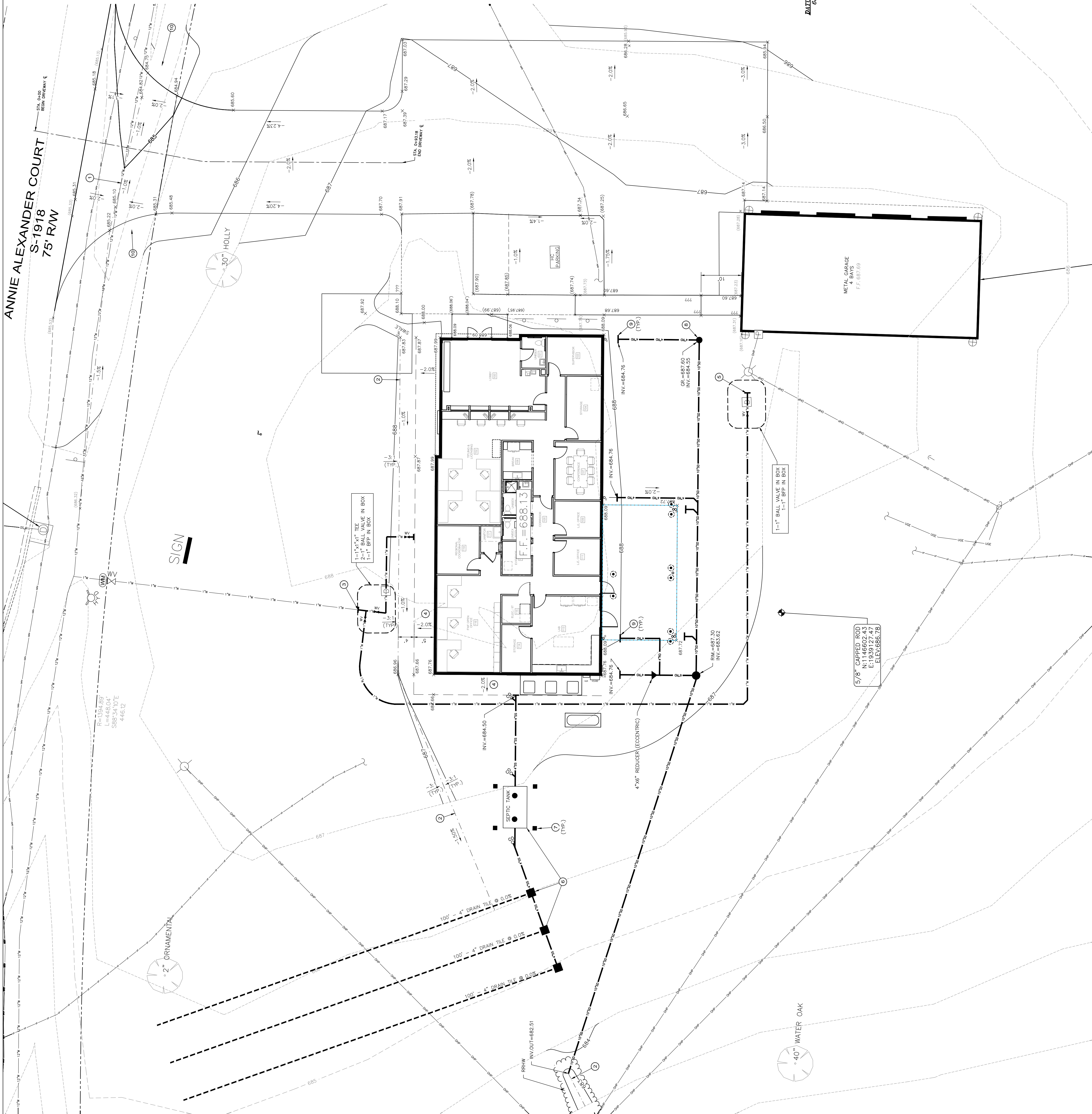
**YORK - YORK AREA
OFFICE REBUILD**

ENLARGED GRADING,
STORM DRAINAGE,
AND UTILITY PLAN

Project Number	24018
Date	02.02.26
Drawn By	CTH
Checked By	RBT

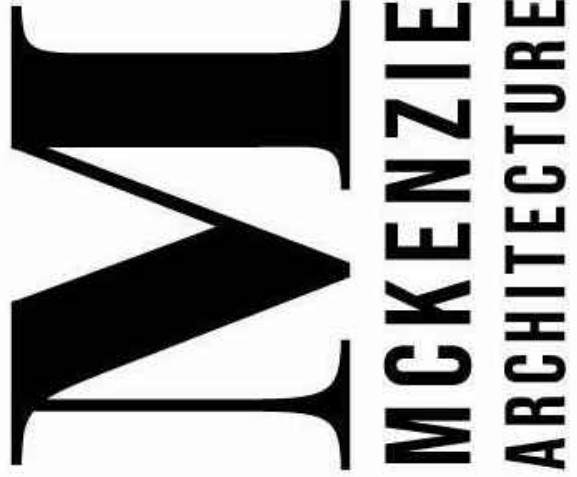
C-302

Scale

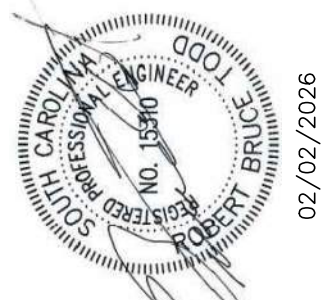
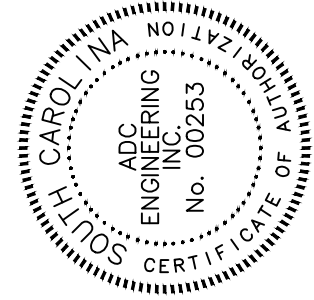


GRAPHIC SCALE

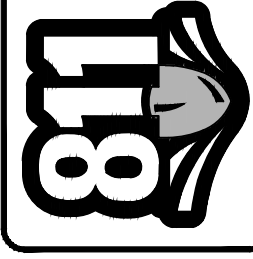
(IN FEET)
1 inch = 10 ft.



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CONTRACTOR SHALL CONTACT 811
(1-888-727-8111) FOR LOCATIONS OF ALL
UNDERGROUND UTILITIES PRIOR TO
BEGINNING CONSTRUCTION.

No.	Description	Date

STATE PROJECT
#P24-6081-CB

YORK - YORK AREA
OFFICE REBUILD

DETAILS

Project Number 24018

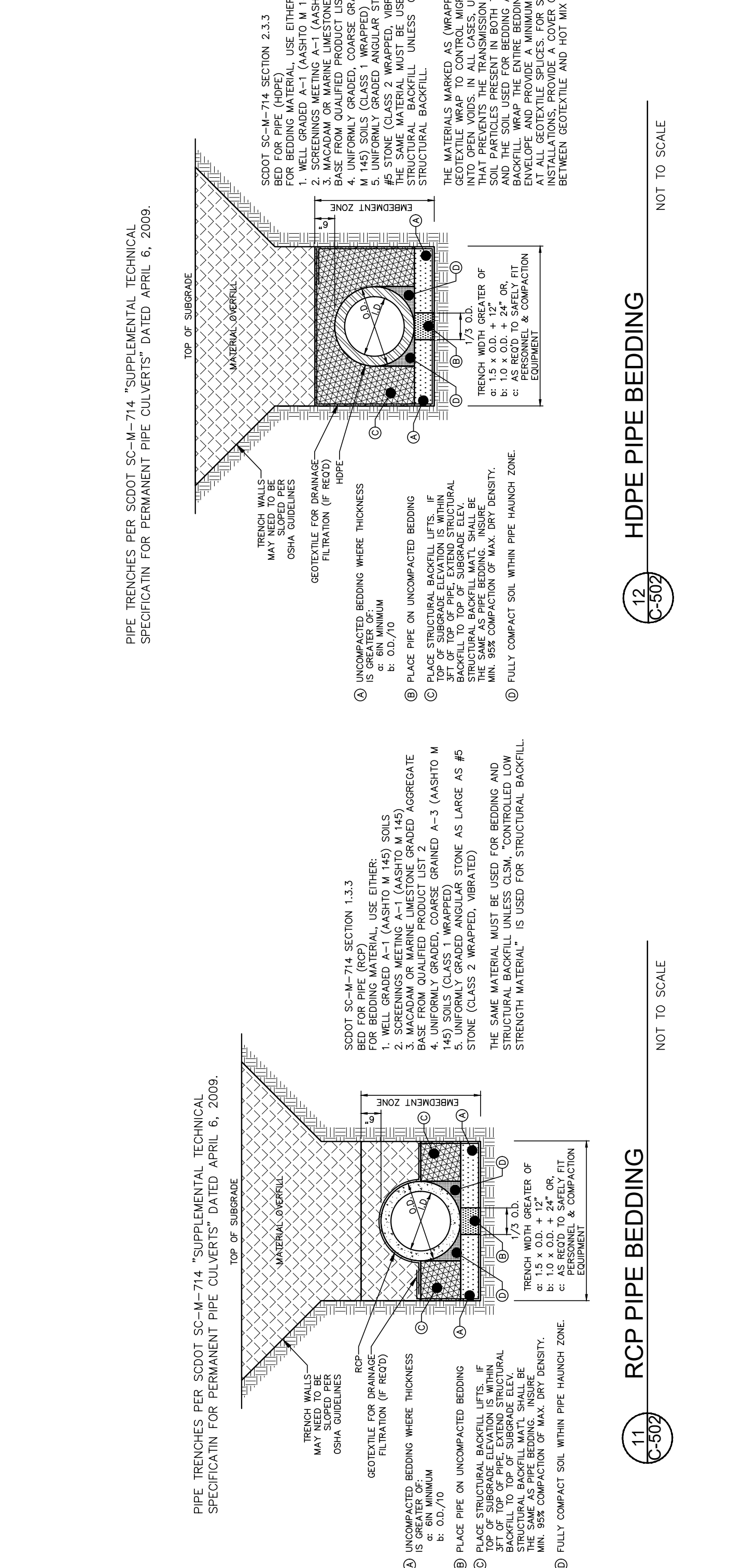
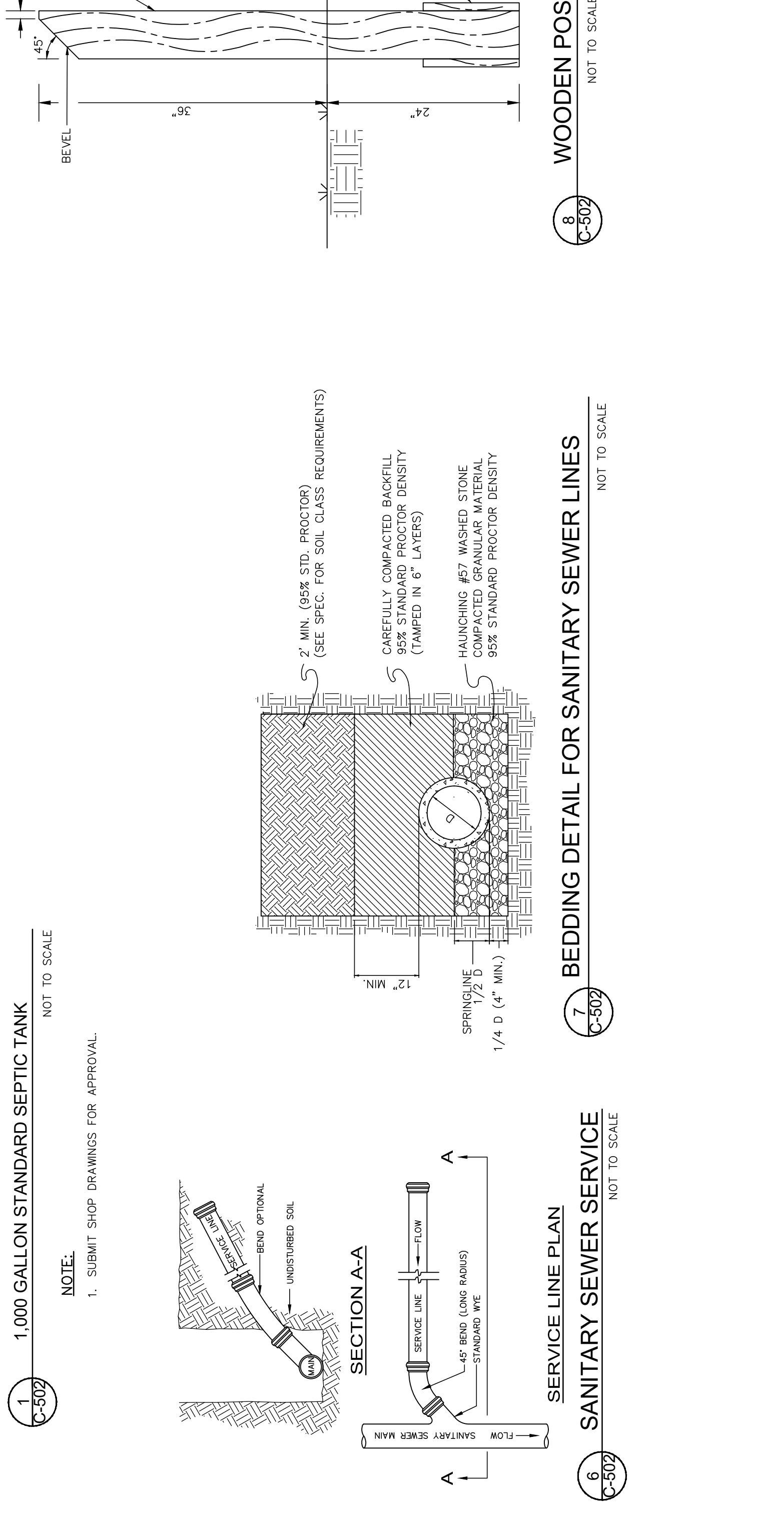
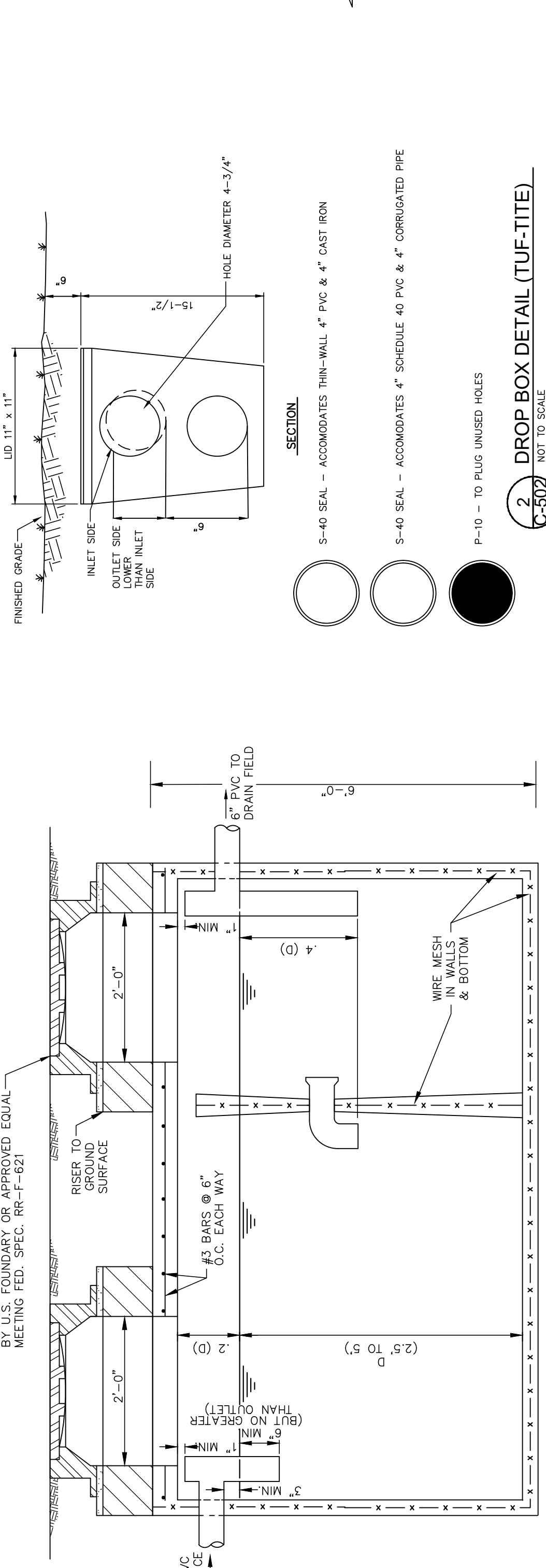
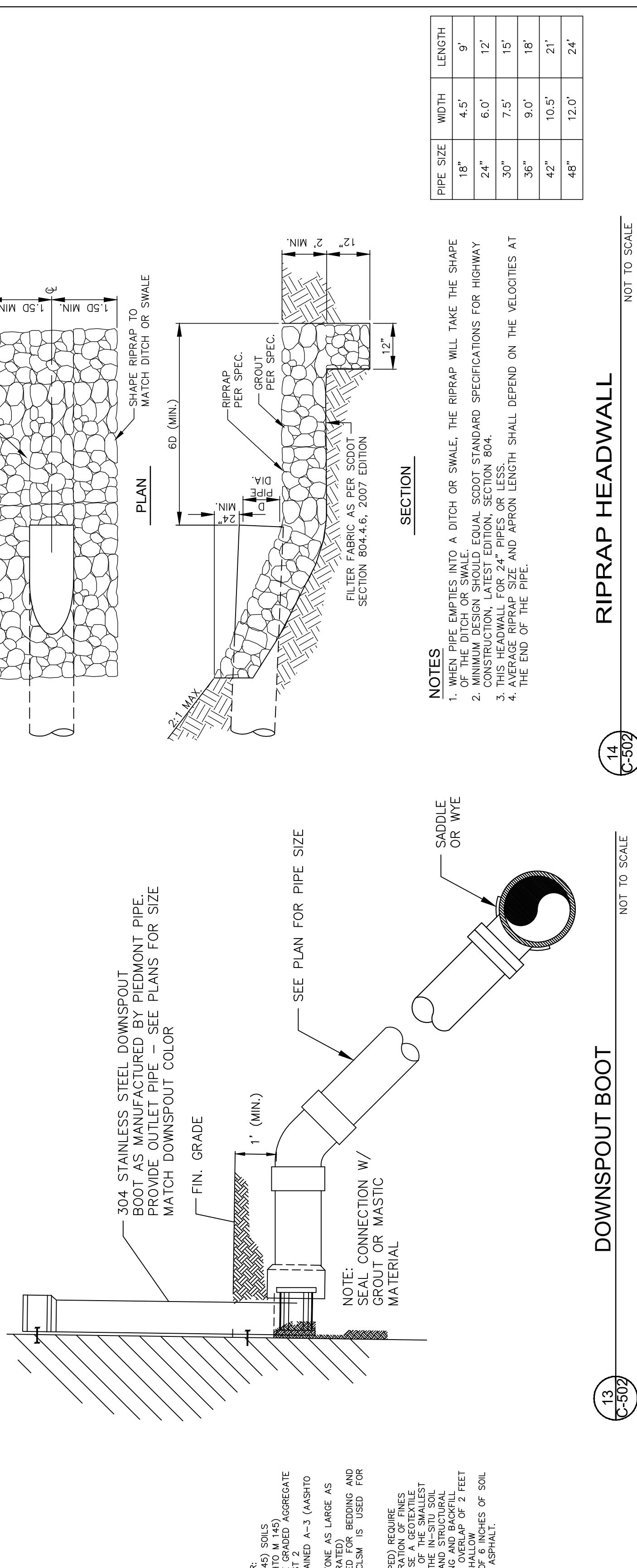
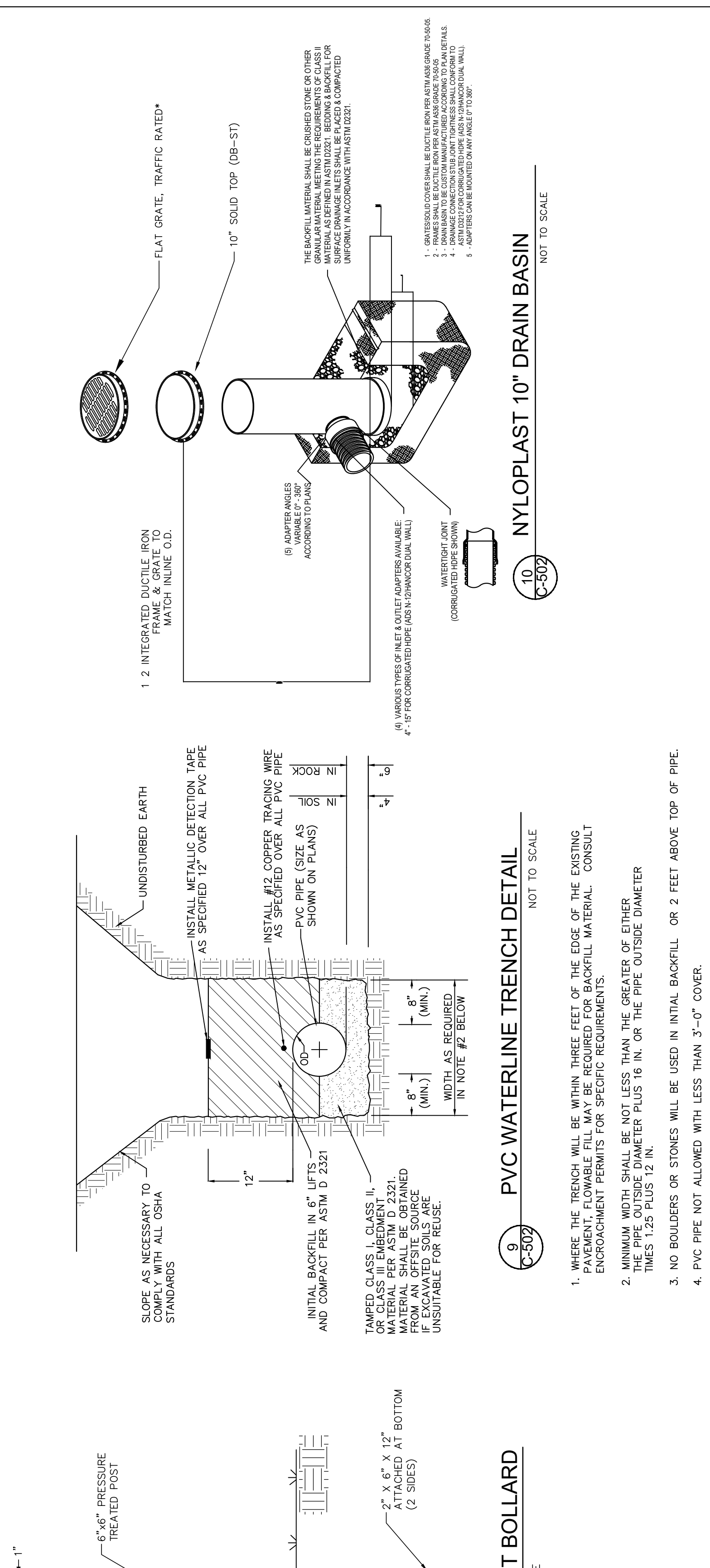
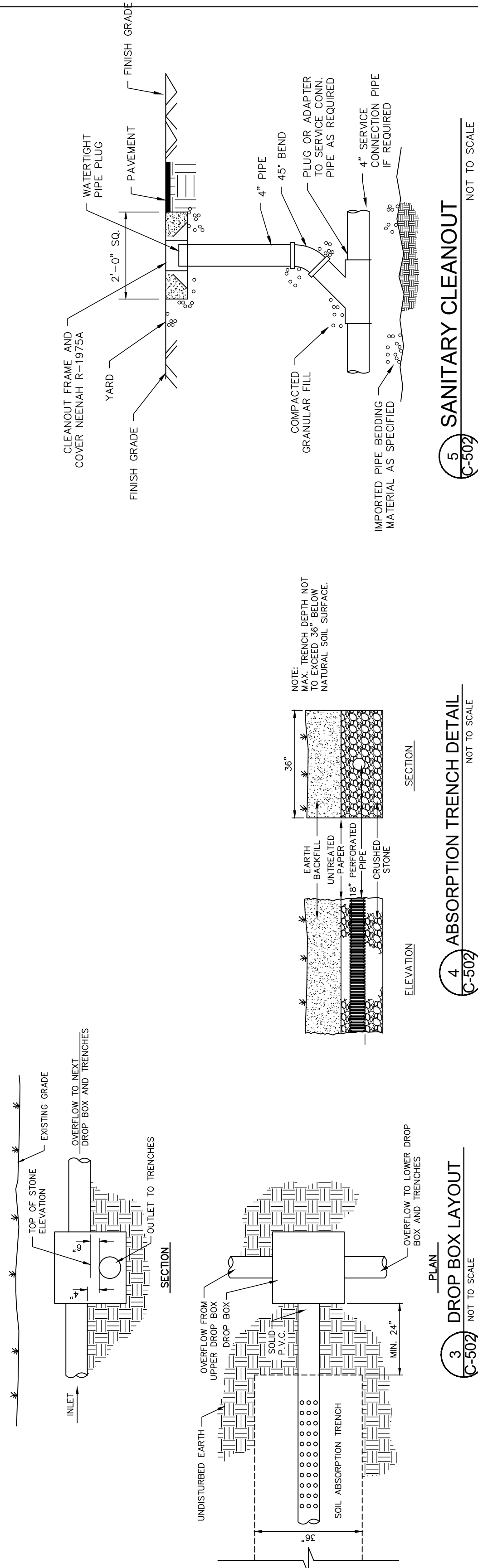
Date 02.02.26

Drawn By CTH

Checked By RBT

C-502

Scale



PIPE SIZE	WIDTH	LENGTH
18"	4.5'	9'
24"	6.0'	12'
30"	7.5'	15'
36"	9.0'	18'
42"	10.5'	21'
48"	12.0'	24'

NOTES

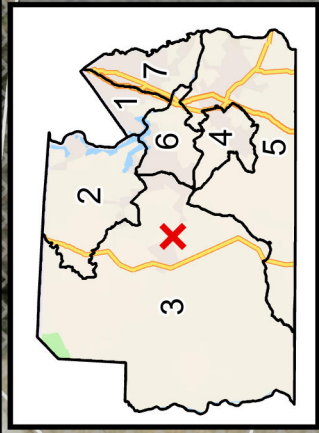
1. WHEN PIPE EMPIRES INTO A DITCH OR SWALE, THE RIPRAP WILL TAKE THE SHAPE OF THE DITCH OR SWALE.
2. CONSTRUCTION, LATEST EDITION, SECTION 804.
3. RIPRAP SHALL BE PLACED AS SPECIFIED.
4. AVERAGE RIPRAP SIZE AND APRON LENGTH SHALL DEPEND ON THE VELOCITIES AT THE END OF THE PIPE.

14 RIPRAP HEADWALL NOT TO SCALE

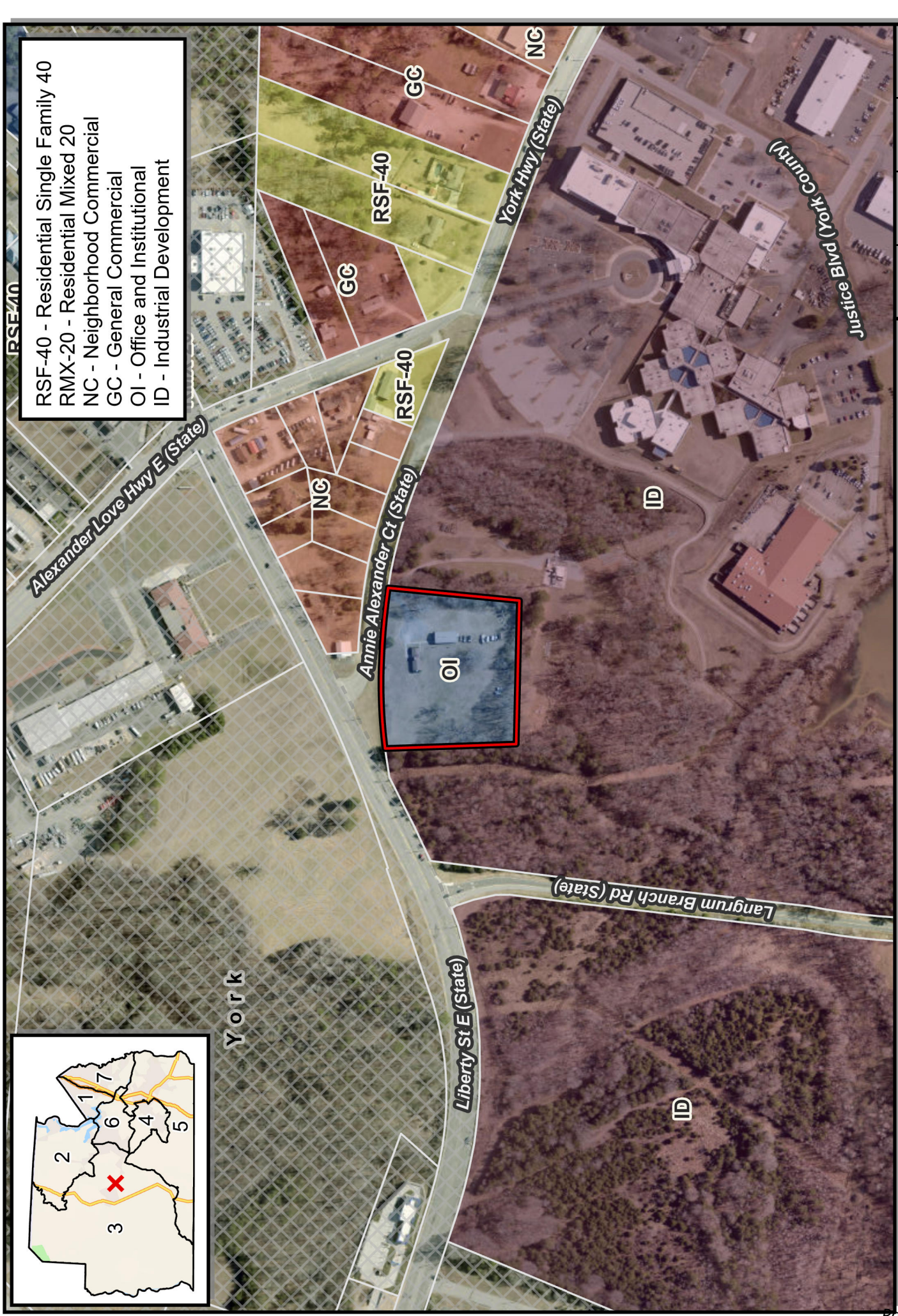
13 DOWNSPOUT BOOT NOT TO SCALE

12 HDPE PIPE BEDDING NOT TO SCALE

11 RCP PIPE BEDDING NOT TO SCALE



- RSF-40 - Residential Single Family 40
- RMX-20 - Residential Mixed 20
- NC - Neighborhood Commercial
- GC - General Commercial
- OI - Office and Institutional
- ID - Industrial Development

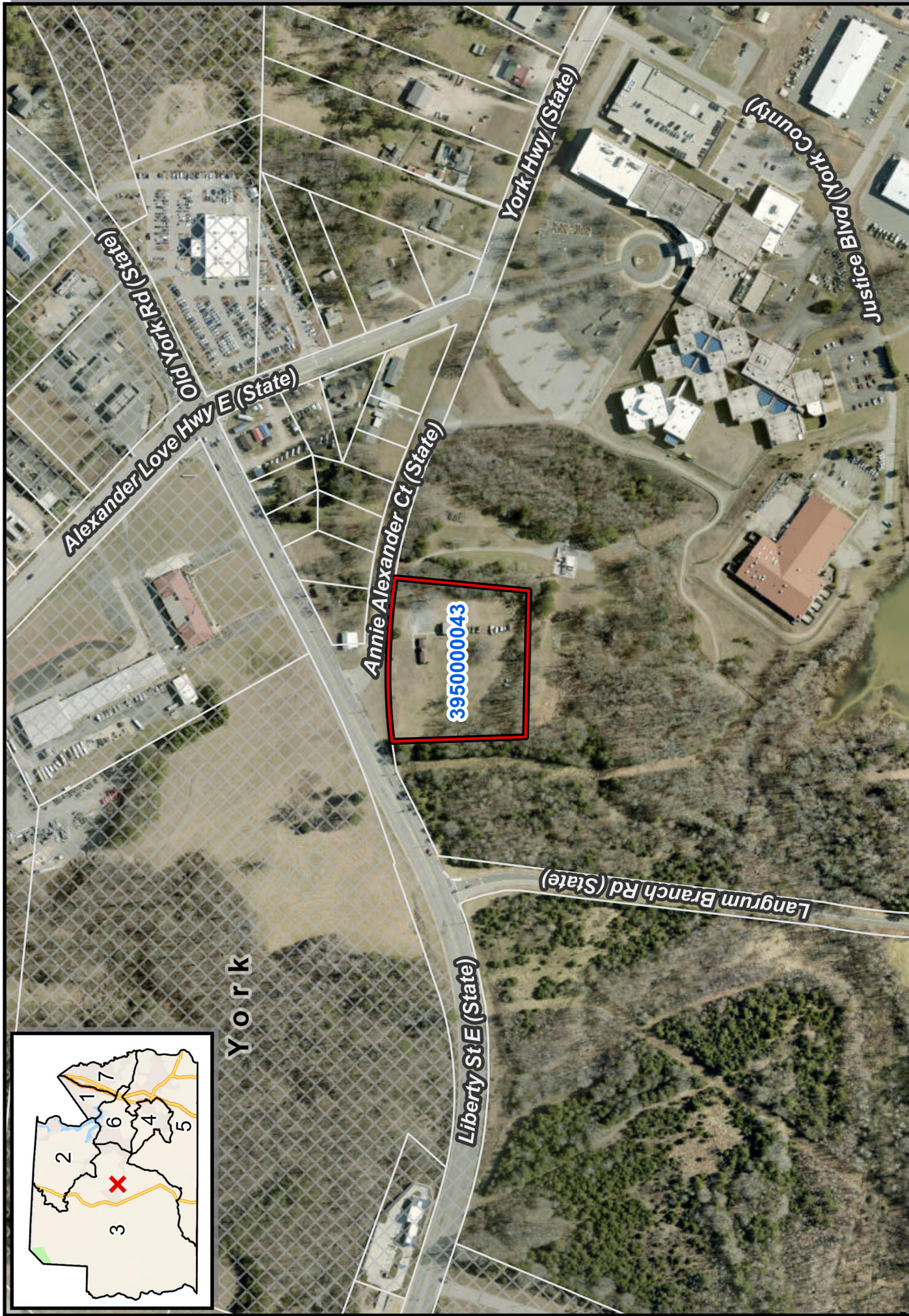


Applicant: Andy Wicker P.E. - SC Dept. of Natural Resources
 Tax Map Number: 395-00-00-043
 Waiver: Paving requirements

Zoning



Feet 0 500 1,000



Applicant: Andy Wicker P.E. - SC Dept. of Natural Resources
Tax Map Number: 395-00-00-043
Waiver: Paving requirements



Feet 0

500

1,000

Vicinity



York County Planning Commission
Staff Report
Street Name Change – Lowland Meadows
July 13, 2026



RECOMMENDATION: **Planning Commission approve a road name change for an existing preliminary plat.**

PROJECT DATA:

Property Applicant/Owner:	Bryce Miller, LMS1 LLC
Application Type:	Road Name Change
Tax Map Number:	534-00-00-029
Location:	Lowland Meadows on Bridgewater Road

BACKGROUND AND PROJECT DESCRIPTION

The applicant is requesting approval of new road names for an existing preliminary plat – Lowland Meadows – approved at the February 14, 2022 Planning Commission meeting. Phase I was recorded March 27, 2023 for the lots fronting Bridgewater Road; the subject roads are included in the approved civil construction plans for Phases 2 and 3, but have yet to be constructed.

The applicant is requesting a change to two of the approved road names – Badlands Drive and Big Sky Lane – to Clearwood Drive and Fieldview Lane. The York County GIS department approved the proposed road names per a memo dated May 11, 2026 (attached).

ANALYSIS

Land Development Ordinance

§154.319(D)(1) New Street Names.

(a) A preliminary plat application shall include proposed names for all new streets. The Planning Commission may approve or disapprove the proposed street names.

(b) If approved street names are proposed to change prior to final plat approval, the proposed changes must also be approved but the Planning Commission.

Submitted by:

Marion Ray, MPA
Planner

Approved by:

Rick Abboud, AICP
Principal Planner



May 11, 2026

Ref: Road Name/Subdivision Name Approval

This letter is to confirm the final road names and subdivision name for the following:

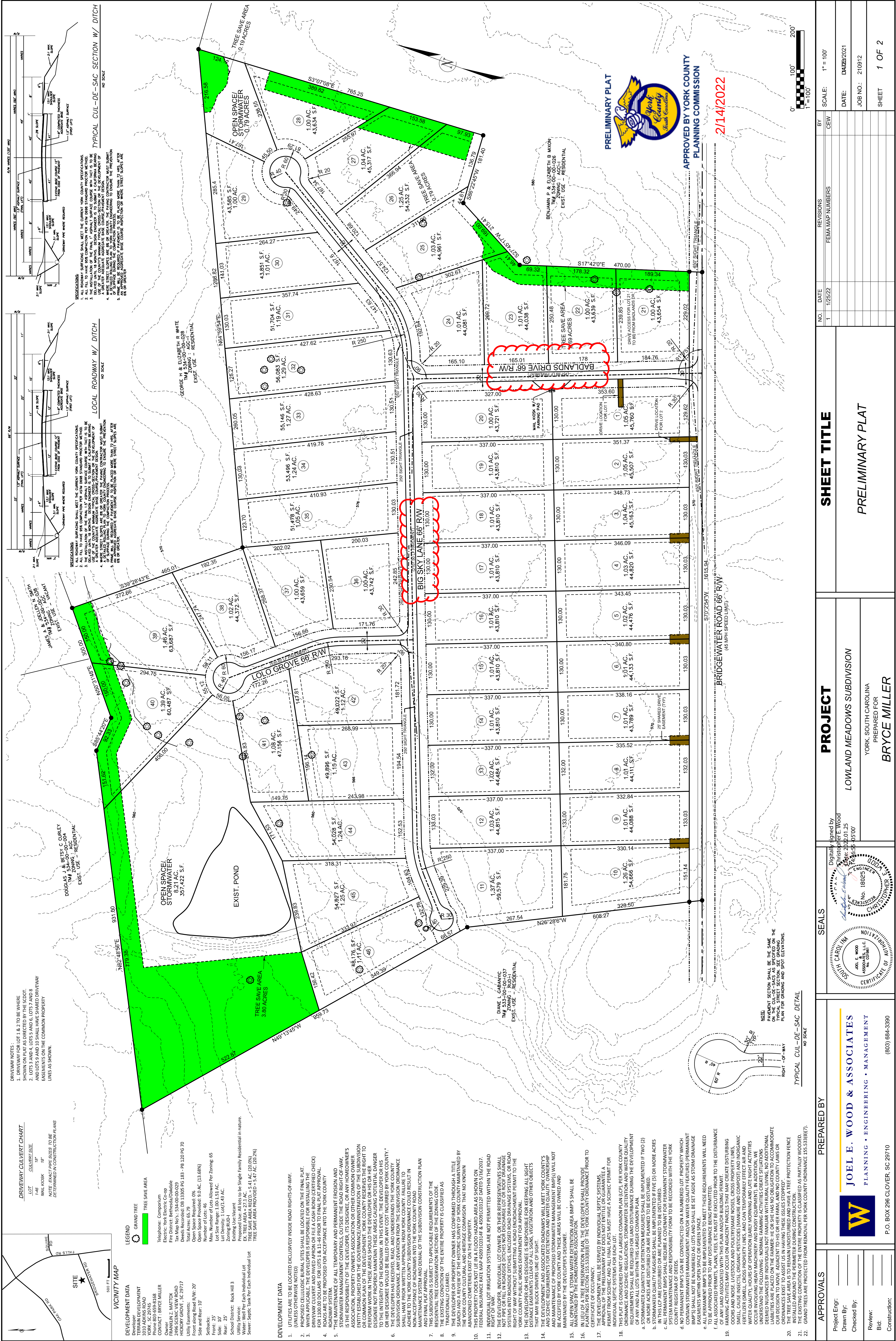
Subdivision Name:	LOWLAND MEADOWS
Road Names:	LOLO GRV CLEARWOOD DR FIELDVIEW LN

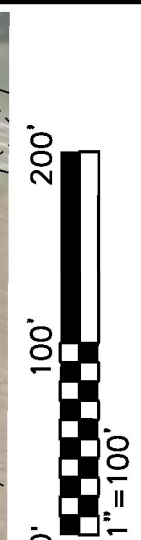
Should you have any questions or concerns please do not hesitate to contact me at 803-902-2970.

Sincerely,

York County

*York County Geographic Information Systems
6 South Congress Street, Post Office Box 66, York, S.C. 29745
Phone: (803) 902-2970 Website: www.yorkcountygov.com*





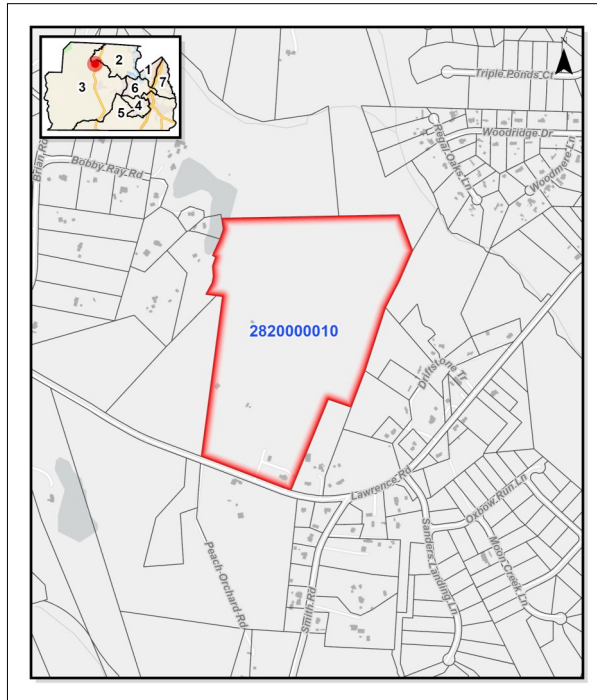
APPROVALS		PREPARED BY		SEALS		PROJECT		SHEET TITLE		NO.		DATE		REVISIONS		BY		SCALE: 1" = 100'	
Project Engr: _____		 JOEL E. WOOD & ASSOCIATES PLANNING • ENGINEERING • MANAGEMENT		 Digitally signed by Joel E. Wood DN: cn=Joel E. Wood, o=Joel E. Wood & Associates, email=j.wood@joelwood.com, c=US Date: 2021.01.25 12:28:20 -05'00'		LOWLAND MEADOWS SUBDIVISION		TREE SAVE PLAN											
Checked By: _____																			
Review: _____																			
Bid: _____		P.O. BOX 296 CLOVER, SC 29710				YORK, SOUTH CAROLINA													
Construction: _____						BRYCE MILLER												2 OF 2	



Planning Commission

July 13, 2026

Case: 26-19
Staff Report



REQUEST SUMMARY

Applicant: MJ Rooster Investments, LLC

Property Owner: Lloyd H Quinn

Tax Map Number: 282-00-00-010

Address: 1696 Lawrence Road, Clover

Council District: 3—Adkins

Area: 95.8 Acres

Current Zoning District: AGC

Requested Zoning District: RUD

Future Land Use Designation: Agriculture

Staff Recommendation: Deny

PROJECT DESCRIPTION

The applicant is requesting to rezone a 95.8-acre parcel from *Agricultural Conservation* (AGC) to *Rural Development* (RUD) to allow the development of a 60-lot single family residential subdivision.

CONSISTENCY WITH THE COMPREHENSIVE PLAN

The subject parcel is designated with the *Agriculture* future land use in the *York Forward 2035* Comprehensive Plan. This designation describes places where the predominant existing land uses are farmlands and timberlands, complemented by very-low density residential development, cottage industries, ag-supportive commercial, and agri-tourism operations. Rural commercial and industrial operations are located away from residential communities, and are often at intersections of rural roads.

The rezoning request does not align with York County's *York Forward 2035* Future Land Use Map and Comprehensive Plan. This property is used for significant agriculture purposes, and while it is adjacent to other RUD properties, the intended subdivision would produce lots smaller than those in the vicinity. The Future Land Use map expresses the county's policy to maintain areas designated for *Agriculture*, which the property's current AGC zoning district achieves. Further, as expressed by Goal L.U-1.2A of the Comprehensive Plan, it is an objective of the county to limit increases in residential density outside the established Urban Services Boundary.

Staff Analysis

PROPERTY DESCRIPTION

The 95.8-acre subject parcel is southwest of the town of Clover, with access onto Lawrence Rd. The area has a combination of homesteads, farms, and pastures, with collections of platted subdivisions towards the town and across the south side of Lawrence Rd. The property itself is an active homestead, with additional accessory structures that facilitate agricultural use. Headwaters of the Big Allison Creek system run in the north and east bounds of the lot.

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

ZONING AND LAND USE HISTORY

- ◆ July 23, 1966: Recorded current plat of subject parcel (PB 30, PG 28).
- ◆ July 22, 1986: Subject parcel was originally zoned AGC.
- ◆ June 19, 2006: Recorded current deed of subject parcel (RB 8126, PG 151).

REZONING REQUEST

The applicant is requesting to rezone approximately 95.8 acres from AGC to RUD.

- ◆ *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: RUD: The Rural Development district is intended to protect and preserve areas of the County that are presently rural or agricultural in character and use, and serves to discourage rapid growth while allowing growth through orderly use and timely transition of rural areas.*

Table 2: Zoning District Comparison		
	ZONING DISTRICT: AGC	ZONING DISTRICT: RUD
MINIMUM LOT SIZE	5 Acres	1 Acre
PERMITTED LAND USES	Livestock keeping, farming, hunting clubs, landscape supply facilities, craft breweries	Livestock keeping, farming, hunting clubs (SE), landscape supply facilities (SE), craft breweries (SE)

Exhibit A - Existing Zoning Map

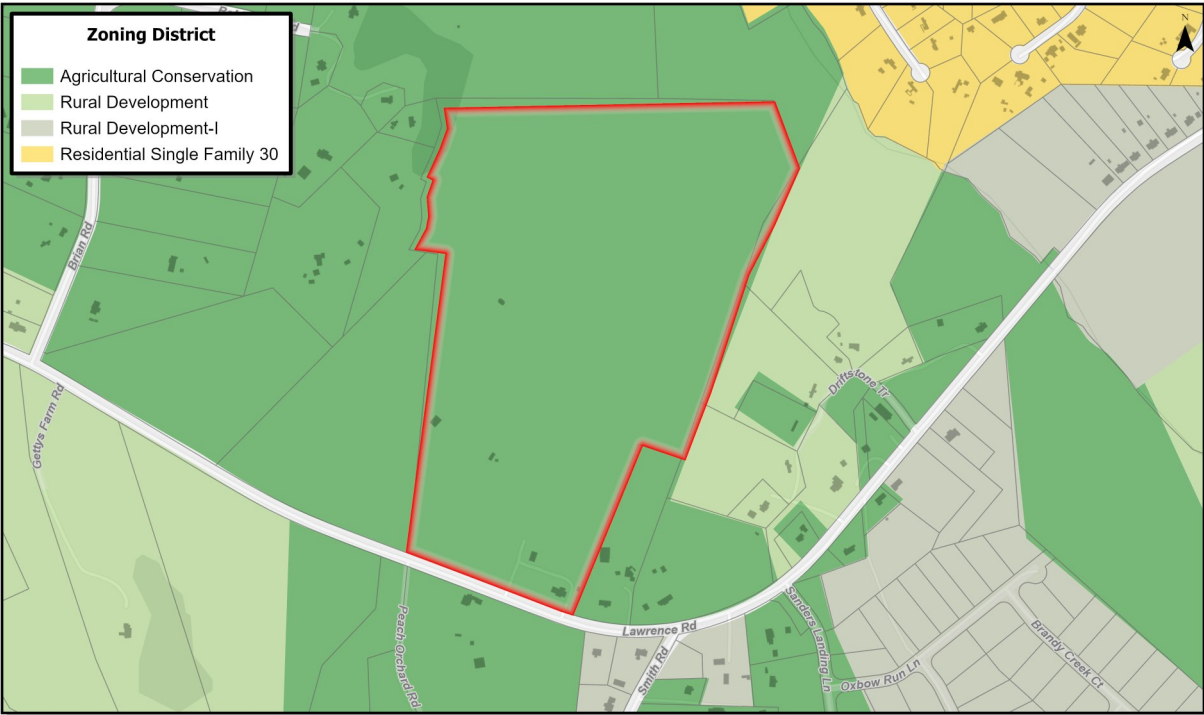
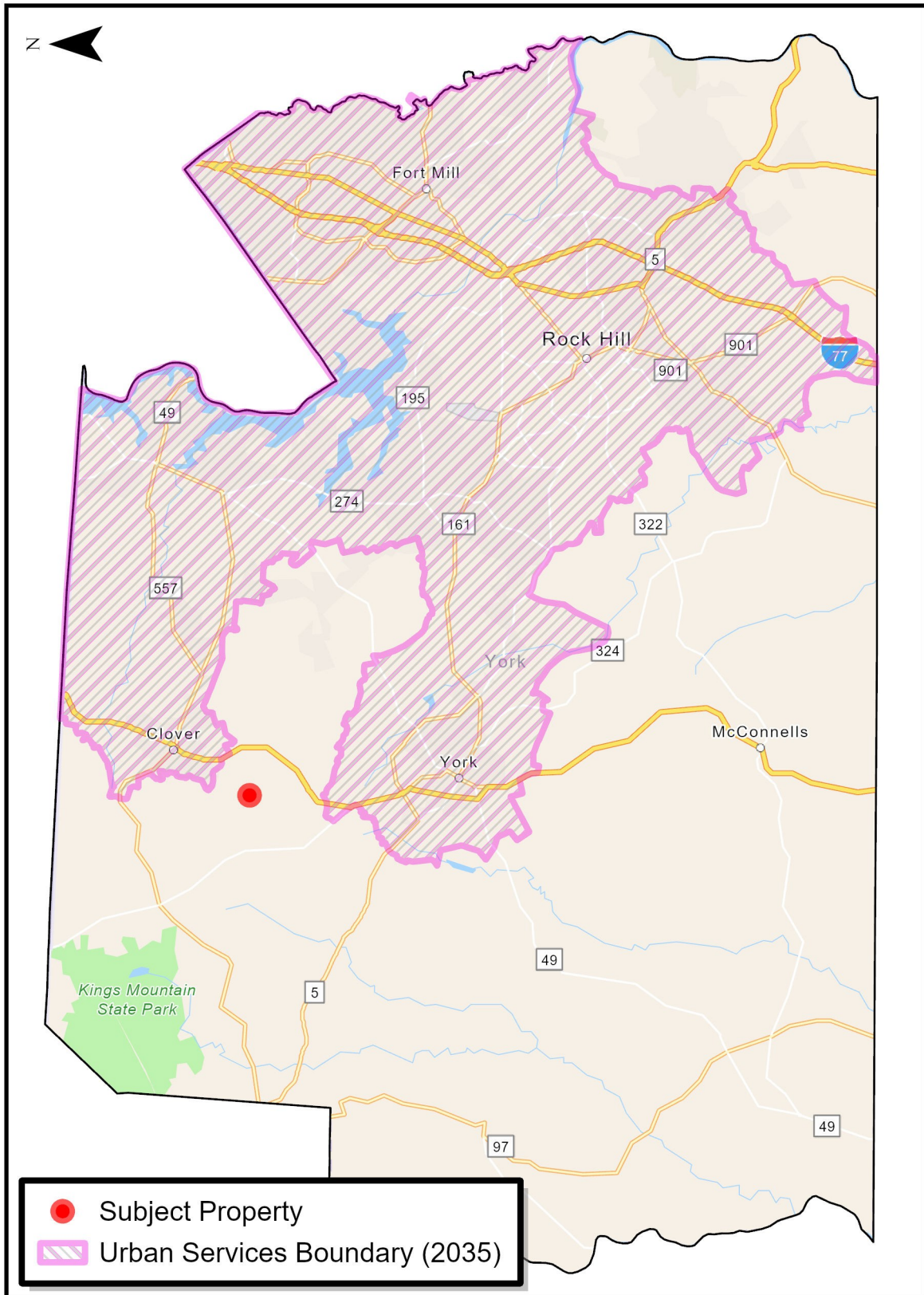


Exhibit B - 2035 Land Use Plan



Exhibit C - Urban Services Boundary



FINDINGS

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

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

The subject parcel is designated with the *Agriculture* future land use in the *York Forward 2035* Comprehensive Plan. This designation describes places where the predominant existing land uses are farmlands and timberlands, complemented by very-low density residential development, cottage industries, ag-supportive commercial, and agri-tourism operations. Rural commercial and industrial operations are located away from residential communities, and are often at intersections of rural roads.

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

The rezoning request does not align with York County's *York Forward 2035* Future Land Use Map and Comprehensive Plan. This property is used for significant agriculture purposes, and while it is adjacent to other RUD properties, the intended subdivision would produce lots smaller than those in the vicinity. The Future Land Use map expresses the county's policy to maintain areas designated for *Agriculture*, which the property's current AGC zoning district achieves. Further, this property is outside the Urban Services Boundary, and Goal L.U-1.2A of the Comprehensive Plan is to "discourage rezoning land outside the Urban Services Boundary to higher density residential or higher intensity commercial uses."

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

The allowed uses of the proposed zoning district are not compatible with the surrounding land uses. While the requested RUD zone would not preclude the property from agricultural use, and there are other RUD residential spaces in the vicinity, the intention to subdivide and build 0.65 du/d will create a more intense residential development than expected in the *Agriculture* designation. Further, rezoning to allow the disassembly of the property contradicts the county's objective to conserve large-lot bona-fide farms.

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

The scale of the proposed development will not be compatible with that of the surrounding current and future land uses. Although the subject property abuts other RUD properties, the intended subdivision would produce lots that are an average of 1.6 acres each, which is smaller than the aforementioned adjacent RUD properties in the vicinity.

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

The applicant intends to build sixty new residences. Established student generation rates for the Clover School District suggest this development could potentially add:

	Elementary	Middle	High
Number of Students	24	11	15

These students would be served by Larne Elementary, Clover Middle, and Clover High. Staff

also received the following comment: “Currently, these schools have capacity to serve these students, but may require two additional teaching positions to maintain class size.”

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 county’s water services district and outside the Urban Services Boundary. The applicant intends to 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 Lawrence Road, which is maintained by SCDOT. Lawrence Road is designated as a major collector roadway, and there is currently no count data available. Lawrence Road is a paved two-lane roadway with a posted speed limit of 45 mph.

The applicant is proposing a residential subdivision with 60 single-family dwellings. The proposed development will require a Tier 2 TIA to evaluate the development’s impacts to the transportation network.

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

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

NEXT STEPS

The rezoning request is anticipated to follow the process below:

- | | |
|------------------------------------|--------------------|
| ♦ Public Hearing: | August 17, 2026 |
| ♦ County Council (First Reading): | August 17, 2026 |
| ♦ County Council (Second Reading): | September 8, 2026 |
| ♦ County Council (Third Reading): | September 21, 2026 |

PLANNING AND DEVELOPMENT STAFF CONTACT

Thomas Newlin

Long Range Planner

(803) 909-7233

Thomas.Newlin@yorkcountysc.gov

Exhibit D - Aerial Map



Exhibit E - Aerial Map—Parcel



Exhibit F - Environmental Map

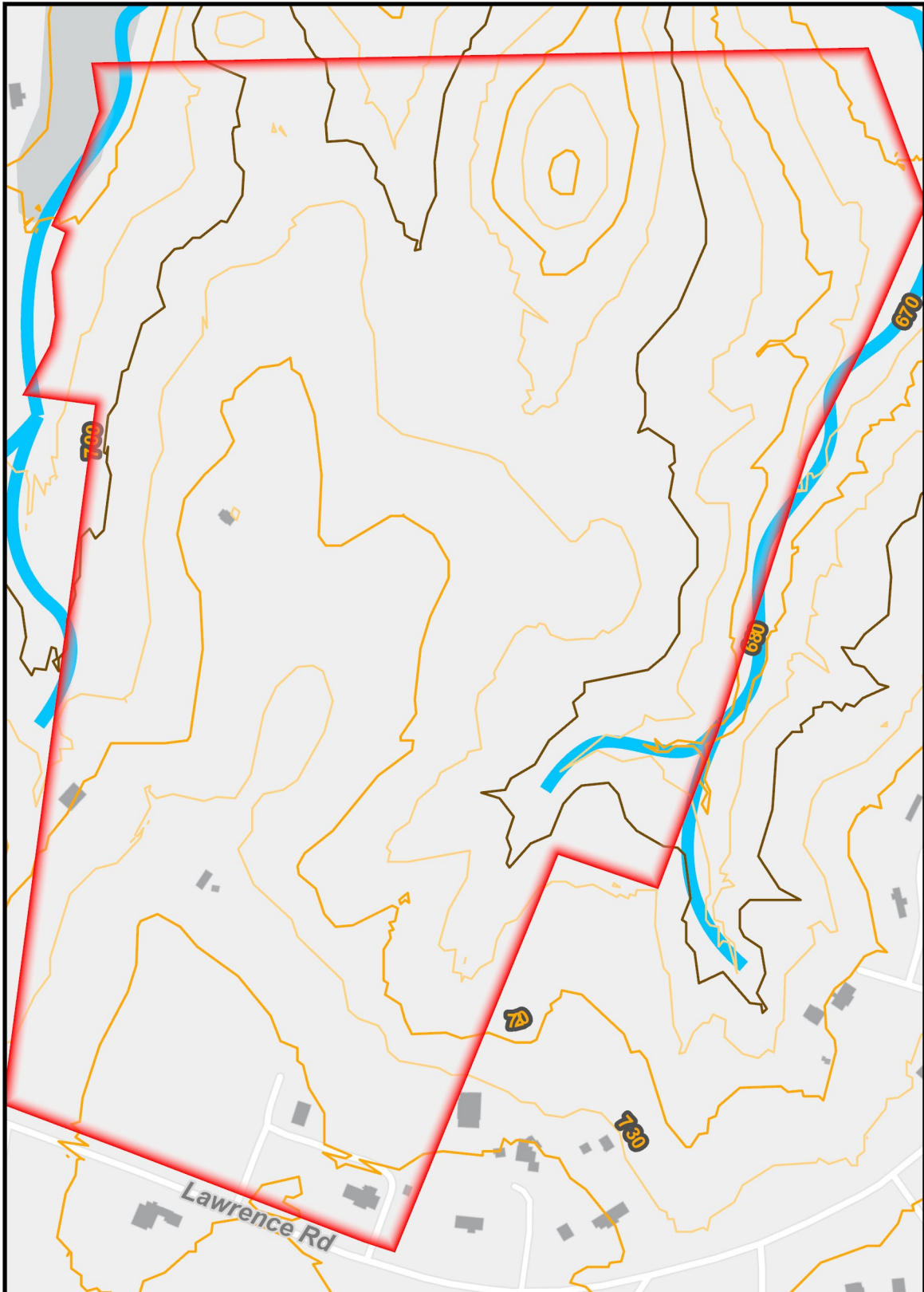
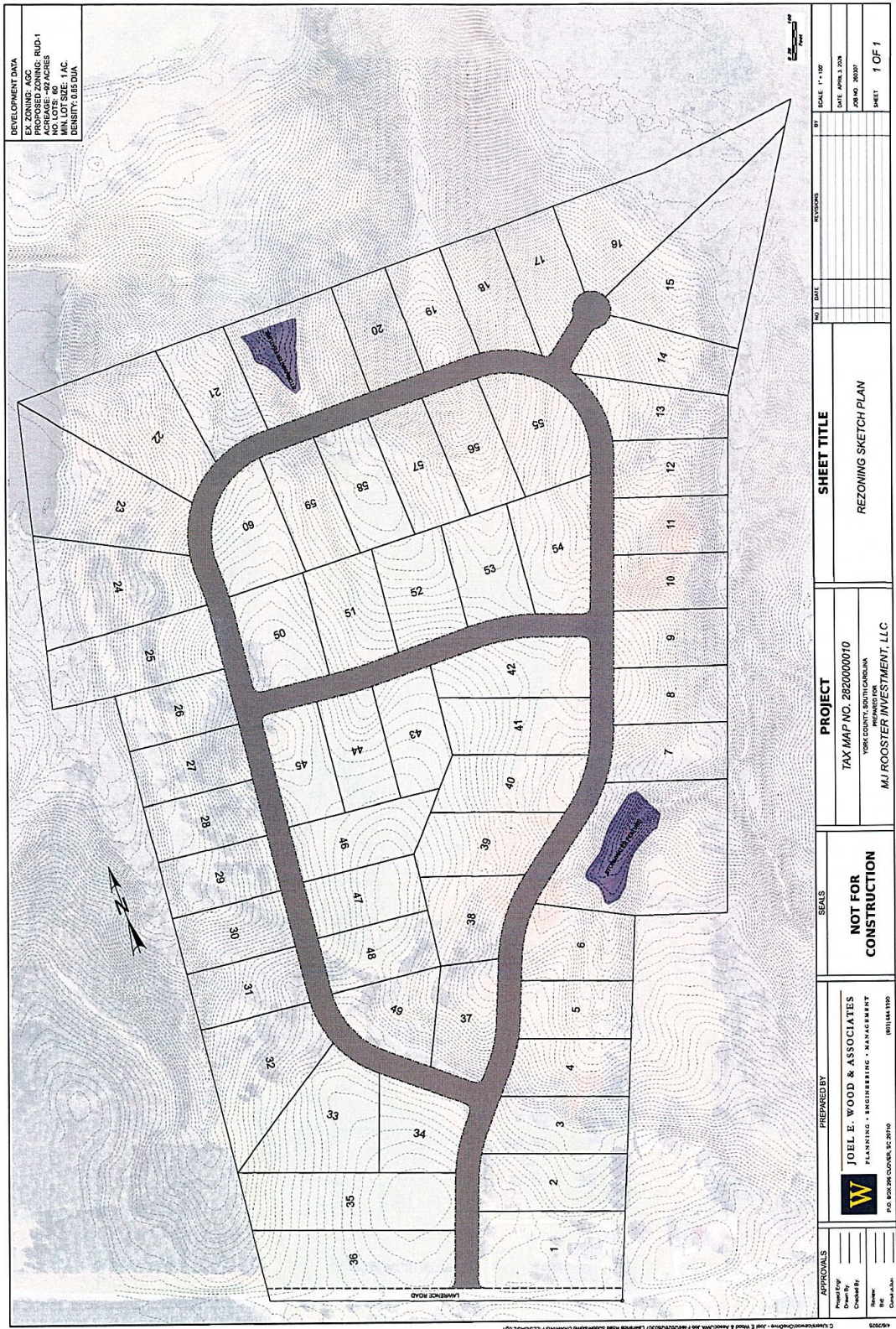


Exhibit G - Site Plan





YORK COUNTY REZONING APPLICATION

APPLICANT AND OWNER INFORMATION

APPLICANT NAME(S): MJ Rooster Investment, LLC
ADDRESS: 2121 Ebenezer Rd, Suite 101, Rock Hill, SC 29732
PHONE: [REDACTED] [REDACTED] [REDACTED]
 WORK HOME MOBILE
EMAIL ADDRESS: [REDACTED]

PROPERTY OWNER NAME(S): Lloyd H Quinn
ADDRESS: P.O. Box 1313, Clover, SC 29710
PHONE: [REDACTED] [REDACTED] [REDACTED]
 WORK HOME
EMAIL ADDRESS: [REDACTED]

PROPERTY INFORMATION

PROPERTY ADDRESS: 1696 Lawrence Rd
PROPERTY TAX MAP #(s): 2820000010
LAND AREA (ACRES) TOTAL: 95.8 AREA TO BE REZONED: 95.8
ZONING CURRENT: AGC PROPOSED: RUD TN 4/7/26
2035 LAND USE PLAN DESIGNATION: AGC
CURRENT USE OF PROPERTY: residential and agricultural
PROPOSED USE OF PROPERTY: single family residential
TOTAL AREA OF PROPOSED BUILDINGS (COMMERCIAL): _____
TOTAL # OF DWELLING UNITS (RESIDENTIAL): 60
UTILITY PROVIDERS WATER: well SEWER: septic
SCHOOL DISTRICT: Clover COUNTY COUNCIL DISTRICT: 3

SUPPLEMENTAL QUESTIONS

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

Development of a single family subdivision.

2. Are there existing structures on the site?

Yes ☒

No ☐

If yes, please describe: house and sheds

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

Yes ☒

No ☐

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

Yes ☐

No ☒

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

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

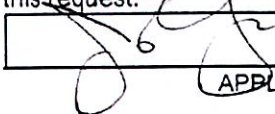
Yes ☐

No ☒

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

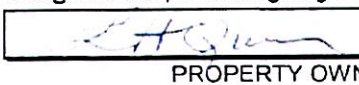
CERTIFICATION

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


APPLICANT(S)

4/6/2026
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.


PROPERTY OWNER(S)

4/7/2026
DATE

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


APPLICANT(S)

4/6/2026
DATE

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

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: _____

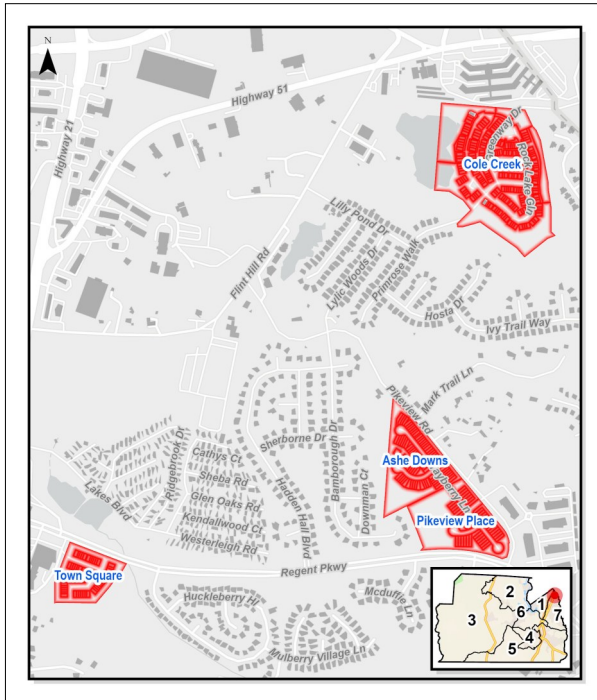
APPLICATION REVIEWED BY: _____

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 July 13, 2026

Case: 26-15
Staff Report



REQUEST SUMMARY

Applicant: York County Council

Property Owners: See Table 1

Tax Map Number: See Table 1

Location: Fort Mill area

Council District: 7— Cloninger

Requested Action: Rezone 367 parcels within four townhome communities from RMX-10, RMX-20, GC, UD, and PD to RMX-6, as part of a council-initiated rezoning project

Staff Planner: Diane Dil, AICP

Staff Recommendation: Approval

PROJECT DESCRIPTION

On March 1 2022, the revised zoning and land development codes became effective, which established a new zoning district called Residential Mixed 6 (RMX-6). This district is designed to allow a diversity of housing types, including townhome buildings, at variable, moderate densities based on residential land use, on lots generally with a minimum area of 6,000 square feet, is applied to parcels where development or redevelopment into higher density residential uses will not adversely impact existing residential neighborhoods, and where compatibility and connectivity to existing or proposed commercial development can be achieved.

On June 15, 2026 County Council voted to initiate a rezoning, pursuant to the York County Code of Ordinances Section 155.1137(A)(1), to rezone existing townhome properties to the newly created Residential Mixed 6 zoning district. The focus of this rezoning is within the Fort Mill area, specifically the Ashe Downs, Cole Creek, Pikeview Place, and Town Square townhomes in council district 7. The intention is to continue the process throughout the County. Table 1, on the following pages, includes the list of properties to be rezoned.

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

Property Summary

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

Table 1: RMX-6 Rezoning Parcels

TAX MAP #	ADDRESS	OWNER	CURRENT ZONING
7250000076	405 CADDY ST	BENCOSME EDWARD ETAL JNT	RMX-20
7250000077	407 CADDY ST	CEDIEL LAURA	RMX-20
7250000078	409 CADDY ST	WELCH ERIC	RMX-20
7250000079	411 CADDY ST	HIDALGO GUILLERMO A	RMX-20
7250000080	413 CADDY ST	WRIGHT JENNIFER	RMX-20
7250000081	552 GREENWAY DR	MCINTYRE ROSALYN A	RMX-20
7250000082	550 GREENWAY DR	PERALTA CHARLIE	RMX-20
7250000083	548 GREENWAY DR	CASTANO ELIO	RMX-20
7250000084	546 GREENWAY DR	STANISH CONNIE D TRUSTEE	RMX-20
7250000085	544 GREENWAY DR	VENABLE VICKIE	RMX-20
7250000088	796 ROCK LAKE GLN	ROBINSON PHYLLIS A	GC/RMX-20
7250000089	794 ROCK LAKE GLN	JONES KIMBERLY B	GC/RMX-20
7250000090	792 ROCK LAKE GLN	VILLA LAUREN BRITTANY	GC/RMX-20
7250000091	790 ROCK LAKE GLN	KAIROS PROPERTIES LLC	GC/RMX-20
7250000092	329 DEEP WATER LN	TRIPP MARIA	RMX-20
7250000093	327 DEEP WATER LN	MONAGHAN BRIAN J	RMX-20
7250000094	325 DEEP WATER LN	BULLINGER JENNIFER C	RMX-20
7250000095	321 DEEP WATER LN	BRIGHT JOANNE	RMX-20
7250000096	319 DEEP WATER LN	SETZER BRENDON ROBERT	RMX-20
7250000097	317 DEEP WATER LN	MARSHALL LISA ANNE	RMX-20
7250000098	315 DEEP WATER LN	LEMA-GUTIERREZ KATYA	RMX-20
7250000099	665 ROCK LAKE GLN	WEICHEL JOSEPH DAVID	RMX-20
7250000100	667 ROCK LAKE GLN	ALMOND MARY ELIZABETH	RMX-20
7250000101	669 ROCK LAKE GLN	DELIC EKREM	RMX-20
7250000104	793 ROCK LAKE GLN	ALYTA KENNETH J	GC
7250000105	791 ROCK LAKE GLN	PUCCIO ELIZABETH	GC

Table 1: RMX-6 Rezoning Parcels

TAX MAP #	ADDRESS	OWNER	CURRENT ZONING
7250000106	789 ROCK LAKE GLN	KARPPINEN FRANK D & CAROL A	GC
7250000107	806 ROCK LAKE GLN	SMITH PAMELA S	GC/RMX-20
7250000108	804 ROCK LAKE GLN	SILVA KAUSHIKA P	GC/RMX-20
7250000109	802 ROCK LAKE GLN	YU JIE	GC/RMX-20
7250000110	800 ROCK LAKE GLN	BROWN CATHERINE A	GC/RMX-20
7250000113	805 ROCK LAKE GLN	VO NGUYEN T	GC
7250000114	803 ROCK LAKE GLN	VANLANGENAKKER EEFJE	GC
7250000115	801 ROCK LAKE GLN	JACKSON CHRIS MILTON	GC
7250000116	799 ROCK LAKE GLN	MCLAUGHLIN STEPHANIE T	GC
7250000117	797 ROCK LAKE GLN	BETH DANA L TRUSTEE	GC
7250000118	673 ROCK LAKE GLN	MORT JOSHUA TODD	RMX-20
7250000119	675 ROCK LAKE GLN	TROETTI THOMAS J	RMX-20
7250000120	677 ROCK LAKE GLN	HANIFF SUZIE ANITA	RMX-20
7250000122	809 ROCK LAKE GLN	VERDY JULIE M MILEY	GC
7250000123	811 ROCK LAKE GLN	ZONDERVAN ANDREW & CHAR- LENE R	GC
7250000124	813 ROCK LAKE GLN	HORTON JUDITH D & WILLIAM H	GC
7250000125	815 ROCK LAKE GLN	GARRO BUSTAMENTE ALEJAN- DRA	GC/RMX-20
7250000126	305 DEEP WATER LN	TARRY KELLY	RMX-20
7250000127	307 DEEP WATER LN	FOSTER CHASE A	RMX-20
7250000128	309 DEEP WATER LN	GARCIA RAMIREZ JUAN DIEGO	RMX-20
7250000129	311 DEEP WATER LN	RAUSCHENBERG SCOTT D &	RMX-20
7250000130	681 ROCK LAKE GLN	CALLAHAM DONALD CURTIS TRUSTEE	RMX-20
7250000131	683 ROCK LAKE GLN	ROBINSON ALEXIS	RMX-20
7250000132	685 ROCK LAKE GLN	WILSON REGINALD M	RMX-20
7250000133	687 ROCK LAKE GLN	GANDHI KIM TRUSTEE	RMX-20
7250000134	689 ROCK LAKE GLN	BEACH RICHARD D & JEANNE M	RMX-20
7250000135	810 ROCK LAKE GLN	CARCIONE DAVID ANTHONY	RMX-20
7250000136	812 ROCK LAKE GLN	DEARMAN NANCY K	RMX-20
7250000137	814 ROCK LAKE GLN	THOMAS SCOTT R & SUSAN D	RMX-20
7250000142	224 PRIMROSE WALK	FOSHEE MICHAEL E	RMX-20
7250000143	222 PRIMROSE WALK	MIDDLESWORTH DEANA KER- SEY	RMX-20
7250000144	220 PRIMROSE WALK	ROBERTS BETTE	RMX-20

Table 1: RMX-6 Rezoning Parcels

TAX MAP #	ADDRESS	OWNER	CURRENT ZONING
7250000145	216 PRIMROSE WALK	NAQWE SAID SALAM	RMX-20
7250000146	214 PRIMROSE WALK	GIULIANO MICHAEL JOSEPH	RMX-20
7250000147	212 PRIMROSE WALK	OMPRAKASH SANTOSH KUMAR	RMX-20
7250000148	208 PRIMROSE WALK	ROBINSON CHAD W ETAL	RMX-20
7250000149	206 PRIMROSE WALK	RUFFIN TABITHA	RMX-20
7250000150	204 PRIMROSE WALK	FAORO EDITH ANN	RMX-20
7250000151	824 ROCK LAKE GLN	PAYNE KELLY & TIMOTHY EL-	RMX-20
7250000152	822 ROCK LAKE GLN	MCLEAN CAROLYN	RMX-20
7250000153	820 ROCK LAKE GLN	LINDSLEY AMANDA MAUREEN	RMX-20
7250000154	818 ROCK LAKE GLN	MORRISON DIANNE	RMX-20
7250000155	819 ROCK LAKE GLN	JACKSON SUSIE B	GC/RMX-20
7250000156	821 ROCK LAKE GLN	YEARWOOD TRUDY ANN	GC/RMX-20
7250000157	823 ROCK LAKE GLN	ROOS ERIC B	GC/RMX-20
7250000158	825 ROCK LAKE GLN	GREENE BETTY W	GC/RMX-20
7250000159	693 ROCK LAKE GLN	LUCAS JESSICA	RMX-20
7250000160	695 ROCK LAKE GLN	JOHNSON SONYA S	RMX-20
7250000161	697 ROCK LAKE GLN	MARTINEZ BEATRIZ	RMX-20
7250000162	701 ROCK LAKE GLN	MILLER SANDRA L	RMX-20
7250000163	703 ROCK LAKE GLN	BROCATO CHELSEA MARIE	RMX-20
7250000164	705 ROCK LAKE GLN	MCDONALD JAMES A	RMX-20/PD
7250000165	707 ROCK LAKE GLN	ARASI PAUL ANTHONY TRUSTEE	RMX-20/PD
7250000166	215 PRIMROSE WALK	HOYLE KENNETH FRED JR	RMX-20
7250000167	217 PRIMROSE WALK	ONYSZKO MICHELLE	RMX-20
7250000168	219 PRIMROSE WALK	BARTLES MARIANNA	RMX-20
7250000169	221 PRIMROSE WALK	SASSCER LADONNA KARDOKUS	RMX-20
7250000170	223 PRIMROSE WALK	CHERRY SELENA	RMX-20
7250000171	598 GREENWAY DR	SUAREZ RODRIGO S	RMX-20
7250000172	596 GREENWAY DR	GILDER JESSICA F	RMX-20
7250000173	594 GREENWAY DR	HAMMOND THOMAS A JR &	RMX-20
7250000174	592 GREENWAY DR	THURBEE GEORGE EVAN	RMX-20
7250000175	590 GREENWAY DR	GRATOP DOUGLAS K	RMX-20
7250000176	782 ROCK LAKE GLN	JOHNSON RAENA	RMX-20
7250000177	784 ROCK LAKE GLN	ADAMS LAURA RENEA	RMX-20
7250000178	786 ROCK LAKE GLN	ROTHROCK LYNN ANTHONY	GC/RMX-20

Table 1: RMX-6 Rezoning Parcels

TAX MAP #	ADDRESS	OWNER	CURRENT ZONING
7250000184	580 GREENWAY DR	NIETO TATIANAIDE MEDINA & AY-	RMX-20
7250000185	582 GREENWAY DR	JONES LARESSA	RMX-20
7250000186	584 GREENWAY DR	CURLEY CATHY L	RMX-20
7250000187	586 GREENWAY DR	CHAVES MARIA ALEXANDRA	RMX-20
7250000188	711 ROCK LAKE GLN	CRISCO LINDA LEE TRUSTEE	PD
7250000189	713 ROCK LAKE GLN	MOSHTAGHI MOHAMMAD & KAREN	PD
7250000190	715 ROCK LAKE GLN	BAGWELL DARRELL ETAL	PD
7250000191	717 ROCK LAKE GLN	MCGINLEY LINDA	PD
7250000193	631 ROCK LAKE GLN	COOK JULIENE SIMPSON	RMX-20
7250000194	633 ROCK LAKE GLN	PINOS IRVING MAX	RMX-20
7250000195	635 ROCK LAKE GLN	WELCH SAMUEL	RMX-20
7250000196	637 ROCK LAKE GLN	JASPER WILLIAM K & LATABITHA S	RMX-20
7250000197	639 ROCK LAKE GLN	ROGERS KEITH	RMX-20
7250000198	643 ROCK LAKE GLN	LEWIS MICHAEL H ETAL	RMX-20
7250000199	645 ROCK LAKE GLN	LUO CONG	RMX-20
7250000200	647 ROCK LAKE GLN	MCKIE BRYON C SR	RMX-20
7250000201	649 ROCK LAKE GLN	PAYNE CHARLES & HEATHER	RMX-20
7250000202	653 ROCK LAKE GLN	MARSH MELINDA DAVIS	RMX-20
7250000203	655 ROCK LAKE GLN	URSANETA-POGREBRINSKY MAR-COS D	RMX-20
7250000204	657 ROCK LAKE GLN	RODRIGUES MUNHOZ GUSTAVO G	RMX-20
7250000205	659 ROCK LAKE GLN	RUBBERT ALLEN H	RMX-20
7250000206	661 ROCK LAKE GLN	BREWER STACY A	RMX-20
7250000207	205 PRIMROSE WALK	BAKER BEN	RMX-20
7250000208	207 PRIMROSE WALK	VALLE JORGE	RMX-20
7250000209	209 PRIMROSE WALK	MARTIN WALTER C	RMX-20
7250000210	211 PRIMROSE WALK	CHAVEZ JIMMY A & PEGGY A	RMX-20
7250000211	770 ROCK LAKE GLN	CLASE DARRELL G TRUSTEE	RMX-20
7250000212	772 ROCK LAKE GLN	LEONARD RAYCHELLE	RMX-20
7250000213	774 ROCK LAKE GLN	SURRATT JANE	RMX-20
7250000214	776 ROCK LAKE GLN	DARVILLE JOSHUA	RMX-20
7250000184	580 GREENWAY DR	NIETO TATIANAIDE MEDINA & AY-	RMX-20
7250000185	582 GREENWAY DR	JONES LARESSA	RMX-20
7250000186	584 GREENWAY DR	CURLEY CATHY L	RMX-20
7250000187	586 GREENWAY DR	CHAVES MARIA ALEXANDRA	RMX-20

Table 1: RMX-6 Rezoning Parcels

TAX MAP #	ADDRESS	OWNER	CURRENT ZONING
7250000188	711 ROCK LAKE GLN	CRISCO LINDA LEE TRUSTEE	PD
7250000189	713 ROCK LAKE GLN	MOSHTAGHI MOHAMMAD & KAREN S	PD
7250000190	715 ROCK LAKE GLN	BAGWELL DARRELL ETAL	PD
7250000191	717 ROCK LAKE GLN	MCGINLEY LINDA	PD
7250000193	631 ROCK LAKE GLN	COOK JULIENE SIMPSON	RMX-20
7250000194	633 ROCK LAKE GLN	PINOS IRVING MAX	RMX-20
7250000195	635 ROCK LAKE GLN	WELCH SAMUEL	RMX-20
7250000196	637 ROCK LAKE GLN	JASPER WILLIAM K & LATABITHA S	RMX-20
7250000197	639 ROCK LAKE GLN	ROGERS KEITH	RMX-20
7250000198	643 ROCK LAKE GLN	LEWIS MICHAEL H ETAL	RMX-20
7250000199	645 ROCK LAKE GLN	LUO CONG	RMX-20
7250000200	647 ROCK LAKE GLN	MCKIE BRYON C SR	RMX-20
7250000201	649 ROCK LAKE GLN	PAYNE CHARLES & HEATHER	RMX-20
7250000202	653 ROCK LAKE GLN	MARSH MELINDA DAVIS	RMX-20
7250000203	655 ROCK LAKE GLN	URSANETA-POGREBRINSKY MARCOS D	RMX-20
7250000204	657 ROCK LAKE GLN	RODRIGUES MUNHOZ GUSTAVO G	RMX-20
7250000205	659 ROCK LAKE GLN	RUBBERT ALLEN H	RMX-20
7250000206	661 ROCK LAKE GLN	BREWER STACY A	RMX-20
7250000207	205 PRIMROSE WALK	BAKER BEN	RMX-20
7250000208	207 PRIMROSE WALK	VALLE JORGE	RMX-20
7250000209	209 PRIMROSE WALK	MARTIN WALTER C	RMX-20
7250000210	211 PRIMROSE WALK	CHAVEZ JIMMY A & PEGGY A	RMX-20
7250000211	770 ROCK LAKE GLN	CLASE DARRELL G TRUSTEE	RMX-20
7250000212	772 ROCK LAKE GLN	LEONARD RAYCHELLE	RMX-20
7250000213	774 ROCK LAKE GLN	SURRATT JANE	RMX-20
7250000214	776 ROCK LAKE GLN	DARVILLE JOSHUA	RMX-20
7250000215	778 ROCK LAKE GLN	FLEETWOOD PETER P TRUSTEE	RMX-20
7250000216	576 GREENWAY DR	ELHOTIBY AHMED	RMX-20
7250000217	574 GREENWAY DR	VIGORITA JASON	RMX-20
7250000218	572 GREENWAY DR	BOWERS PEGGY L	RMX-20
7250000219	723 ROCK LAKE GLN	LILLIA ROSEMARY TRUSTEE	PD
7250000220	725 ROCK LAKE GLN	SCHILL DRAKE RICHARD	PD
7250000221	727 ROCK LAKE GLN	BUDNIK ALESIA	RMX-20/PD
7250000222	568 GREENWAY DR	ELHOTIBY AHMED & ENTESSAR	RMX-20
7250000223	566 GREENWAY DR	BRUCH MICHAEL	RMX-20

Table 1: RMX-6 Rezoning Parcels

TAX MAP #	ADDRESS	OWNER	CURRENT ZONING
7250000224	564 GREENWAY DR	AMES BARBARA	RMX-20
7250000225	676 ROCK LAKE GLN	SHIPP JOELLE SHEREE	RMX-20
7250000226	674 ROCK LAKE GLN	GABORNO SOPHYA LIMAN-TARA	RMX-20
7250000227	672 ROCK LAKE GLN	JONES HAYES W	RMX-20
7250000228	670 ROCK LAKE GLN	KUERTEN IHLENFELD CARLOS ESMALDO	RMX-20
7250000229	731 ROCK LAKE GLN	MEDIC SELMA et al	RMX-20/PD
7250000230	733 ROCK LAKE GLN	LINVILLE JONATHAN	RMX-20/PD
7250000231	735 ROCK LAKE GLN	KAUER PAUL KENNETH TRUSTEE	RMX-20/PD
7250000232	737 ROCK LAKE GLN	SHEETS LINDA K	RMX-20/PD
7250000233	779 ROCK LAKE GLN	CASTRIANO DENEEN	GC
7250000234	781 ROCK LAKE GLN	POLEWCZAK JOSEPH	GC
7250000235	783 ROCK LAKE GLN	COLLINS YU MARIA & PATRICK R COLLINS	GC
7250000236	785 ROCK LAKE GLN	BEUTLER ROY	GC
7250000237	617 ROCK LAKE GLN	JOHNSON LEE J	RMX-20
7250000238	619 ROCK LAKE GLN	JETER MAURICE A	RMX-20
7250000239	623 ROCK LAKE GLN	ALEXANDER CALIPH	RMX-20
7250000240	625 ROCK LAKE GLN	MYERS BILLY	RMX-20
7250000241	627 ROCK LAKE GLN	READ ALLISON MARIE	RMX-20
7250000242	741 ROCK LAKE GLN	DEAN EDWARD H	RMX-20/PD
7250000243	743 ROCK LAKE GLN	MATTESSICH ROBERT	RMX-20/PD
7250000244	745 ROCK LAKE GLN	BROCKINGTON MICHAEL	RMX-20/PD
7250000245	747 ROCK LAKE GLN	GODDARD LINDA RENEE TRUSTEE	RMX-20/PD
7250000246	724 ROCK LAKE GLN	REINKEN AL	RMX-20
7250000247	722 ROCK LAKE GLN	SANTEE LAUREN	RMX-20

Table 1: RMX-6 Rezoning Parcels

TAX MAP #	ADDRESS	OWNER	CURRENT ZONING
7250000248	720 ROCK LAKE GLN	FLOWERS LAGINA F	RMX-20
7250000249	718 ROCK LAKE GLN	O'RILEY CARA	RMX-20
7250000250	694 ROCK LAKE GLN	KHOMENKO IRYNA	RMX-20
7250000251	692 ROCK LAKE GLN	POSKO LEAH	RMX-20
7250000252	690 ROCK LAKE GLN	SHIPP ESSIE & ADRIENNE	RMX-20
7250000253	736 ROCK LAKE GLN	GAMBLE SHARENA	RMX-20
7250000254	734 ROCK LAKE GLN	PURCELL WILLIAM M TRUSTEE	RMX-20
7250000255	732 ROCK LAKE GLN	HOYOS JAMILA	RMX-20
7250000256	730 ROCK LAKE GLN	LEE ALYSSA R	RMX-20
7250000257	227 PRIMROSE WALK	VERA MEDINA ALI REINALDO	RMX-20
7250000258	229 PRIMROSE WALK	BENEDICT DANIEL PATRICK	RMX-20
7250000259	231 PRIMROSE WALK	WALKER DONNA	RMX-20
7250000260	328 DEEP WATER LN	SNIFE ANDREW W	RMX-20
7250000261	326 DEEP WATER LN	GRIJALVA ALBERTO	RMX-20
7250000262	324 DEEP WATER LN	BRAMHAN TASHA	RMX-20
7250000263	322 DEEP WATER LN	WEATHERFORD RACHEL DENISE	RMX-20
7250000264	560 GREENWAY DR	MEHTA URVASHI H TRSTEE	RMX-20
7250000265	558 GREENWAY DR	ORN RACHEL	RMX-20
7250000266	556 GREENWAY DR	DUBE MARGARET A	RMX-20
7250000267	921 PAR ONE CT	EMATRUDO CHRISTOPHER TRUSTEE	PD
7250000268	923 PAR ONE CT	HEWEY TODD CALVIN	GC/PD
7250000269	925 PAR ONE CT	EARL JESSICA A & CHRISTINE	GC/PD
7250000270	927 PAR ONE CT	DELONGOS STEVEN NICHOLAS	GC/PD
7250000271	931 PAR ONE CT	GAZERRO MALLORY	GC/PD
7250000272	933 PAR ONE CT	WORTHINGTON RODNEY L	GC

Table 1: RMX-6 Rezoning Parcels

TAX MAP #	ADDRESS	OWNER	CURRENT ZONING
7250000273	935 PAR ONE CT	WARD KERI LESLIE	GC
7250000274	937 PAR ONE CT	KANIKNUNT JESSADA	GC
7250000275	318 DEEP WATER LN	STONE FRED A	RMX-20
7250000276	316 DEEP WATER LN	URREGO MANUEL F	RMX-20
7250000277	314 DEEP WATER LN	THREATT TIMOTHY E	RMX-20
7250000278	310 DEEP WATER LN	OUR PENNY JAR LLC	RMX-20
7250000279	308 DEEP WATER LN	KRAUCHANKA DZMITRY	RMX-20
7250000280	306 DEEP WATER LN	WELTER MEGHAN	RMX-20
7250000281	911 PAR ONE CT	ADAMS STEPHANIE ANN	RMX-20/PD
7250000282	913 PAR ONE CT	DE VELOZ MORELLA GUERRA	RMX-20/PD
7250000283	915 PAR ONE CT	ALGECIRAS JEANNETH	PD
7250000284	917 PAR ONE CT	FEGLEY BETH A & JANNA L SITZLER	PD
7250000285	417 CADDY ST	CRAWFORD ERICK J	RMX-20
7250000286	419 CADDY ST	BREHM DESDA L	RMX-20
7250000287	421 CADDY ST	ALVA ANA	RMX-20
7260000260	109 CHARTERHOUSE LN	MORGANO LOUISA JENNIFER TRUS- TEE	GC
7260000261	111 CHARTERHOUSE LN	AITUVAROVA AIBEK	GC
7260000262	113 CHARTERHOUSE LN	ATTA ASEM	GC
7260000263	214 TOWNSHIP DR	ROBINSON CONNIE L	GC
7260000264	212 TOWNSHIP DR	SMITH ACQUISITIONS LLC	GC
7260000265	210 TOWNSHIP DR	BRODZIAK JOHN E JR & LORRAINE	GC
7260000266	208 TOWNSHIP DR	BUSH NATHAN THOMAS	GC
7260000267	206 TOWNSHIP DR	SAMPSON DAVID N	GC
7260000268	204 TOWNSHIP DR	GILLIAM JOHN R	GC
7260000272	121 CHARTERHOUSE LN	NIXDORF ELIZABETH	GC
7260000273	123 CHARTERHOUSE LN	SAS PAMELA & TIBOR SAS	GC
7260000274	125 CHARTERHOUSE LN	HADDAWAY DAVID BENN TRUSTEE	GC
7260000275	127 CHARTERHOUSE LN	DESHON ERIKA KRISTIINA	GC
7260000276	129 CHARTERHOUSE LN	SAGE RENTALS LLC	GC
7260000277	131 CHARTERHOUSE LN	GUEVARA LUIS DEL POZO	GC
7260000278	133 CHARTERHOUSE LN	PUTNAM JENNIFER ELIZABETH	GC
7260000279	213 TOWNSHIP DR	THOMAS TYL MARIE G	GC

Table 1: RMX-6 Rezoning Parcels

TAX MAP #	ADDRESS	OWNER	CURRENT ZONING
7260000280	211 TOWNSHIP DR	ALEXANDER MICHAEL	GC
7260000281	209 TOWNSHIP DR	LANGSTON STACY LYNN CO-TRUSTEE	GC
7260000282	207 TOWNSHIP DR	AYCOCK PHILLIP	GC
7260000283	205 TOWNSHIP DR	WINCHESTER GARY & LINDA L THOMPSON	GC
7260000284	226 TOWNSHIP DR	SMITH BRIAN MATTHEW & PATRICIA	GC
7260000285	224 TOWNSHIP DR	HEISER WARREN C TRUSTEE	GC
7260000286	222 TOWNSHIP DR	SURRATT DAVID SCOTT	GC
7260000287	220 TOWNSHIP DR	BRAUNINGER TIMOTHY	GC
7260000288	218 TOWNSHIP DR	ZULUAGA GUILLERMO	GC
7260000289	217 TOWNSHIP DR	MAURER TARA S	GC
7260000290	219 TOWNSHIP DR	DAVENPORT ROBERT W	GC
7260000291	221 TOWNSHIP DR	CONSTANT PROPERTY LLC	GC
7260000292	223 TOWNSHIP DR	HARRISON-BOWERS KAREN	GC
7260000293	225 TOWNSHIP DR	MILLER RENEE	GC
7260000294	227 TOWNSHIP DR	WANG XIU QIN & OUYANG BAOQIN	GC
7260000296	154 CHARTERHOUSE LN	HRINDA LINDA A & AARON M	GC
7260000297	152 CHARTERHOUSE LN	HARRIS ELIZABETH L	GC
7260000298	150 CHARTERHOUSE LN	WRIGHT KRISTEN E	GC
7260000299	148 CHARTERHOUSE LN	VIVANT LANA	GC
7260000300	146 CHARTERHOUSE LN	GAINES TASHA S	GC
7260000301	144 CHARTERHOUSE LN	SON JONG WOOK	GC
7260000302	142 CHARTERHOUSE LN	BOZHINOVA SANJA	GC
7260000303	158 CHARTERHOUSE LN	ZELLER KENNETH W	GC
7260000304	160 CHARTERHOUSE LN	DAVIS GLORIA E	GC
7260000305	162 CHARTERHOUSE LN	YOU JIA	GC
7260000306	164 CHARTERHOUSE LN	OSMAN MONA RENEE	GC
7260000307	166 CHARTERHOUSE LN	CRONENBERGER LAURI J	GC
7260000308	168 CHARTERHOUSE LN	FORE SHEILA	GC
7260000309	137 CHARTERHOUSE LN	TALERICO FREDERICK P	GC
7260000310	139 CHARTERHOUSE LN	RICHTER KATE EILEEN	GC
7260000311	141 CHARTERHOUSE LN	LAWRENCE FRANCIS X & CARYL J	GC
7260000312	143 CHARTERHOUSE LN	SITU JUN ETAL	GC

Table 1: RMX-6 Rezoning Parcels

TAX MAP #	ADDRESS	OWNER	CURRENT ZONING
7260000313	145 CHARTERHOUSE LN	ARGUELLO MONICA DEL PILAR	GC
7260000314	147 CHARTERHOUSE LN	ARTEAGA PATRICIA	GC
7260000315	149 CHARTERHOUSE LN	CHUNG YUANG-HUANG TRUSTEE	GC
7260000363	468 TAYBERRY LN	RANGEL GRACIELA JOSEFINA BAR-	RMX-10
7260000364	470 TAYBERRY LN	BRENNAN SARAH	RMX-10
7260000365	472 TAYBERRY LN	BRENNAN CLARE	RMX-10
7260000366	474 TAYBERRY LN	EVANS TAUREON CLIFTON	RMX-10
7260000367	476 TAYBERRY LN	GAMBOA MENDOZA YANITZA J	RMX-10
7260000368	478 TAYBERRY LN	SOLORZANO WILSON JOSE TOR-	RMX-10
7260000369	480 TAYBERRY LN	CERENZIA ELIZABETH ROSE	RMX-10
7260000370	486 TAYBERRY LN	WADHAVANA ARPITA AMAN	RMX-10
7260000371	488 TAYBERRY LN	FUSCO ANTHONY	RMX-10
7260000372	490 TAYBERRY LN	BOGA SWETHASREE	RMX-10
7260000373	492 TAYBERRY LN	GHEORGHIU ADRIAN	RMX-10
7260000374	494 TAYBERRY LN	AVANESOVA ALINA VALERIYEVNA	RMX-10
7260000375	496 TAYBERRY LN	LAKE KAITLIN A	RMX-10
7260000376	498 TAYBERRY LN	MANAN ERWIN	RMX-10
7260000377	502 TAYBERRY LN	CELASUN ISMAIL	RMX-10
7260000378	504 TAYBERRY LN	GLATZ KIMBERLY AMBER	RMX-10
7260000379	506 TAYBERRY LN	MARRERO FERNANDO GONZALEZ	RMX-10
7260000380	508 TAYBERRY LN	LEIGH STEPHANIE MARIE	RMX-10
7260000381	510 TAYBERRY LN	LISTA ANGELES VANESSA	RMX-10
7260000382	512 TAYBERRY LN	NAVAS EFREN ANTONIO HERNAN-	RMX-10
7260000383	514 TAYBERRY LN	WILLIAMS CHRISTINA	RMX-10
7260000384	518 TAYBERRY LN	KYLE MICHAEL J II	RMX-10
7260000385	520 TAYBERRY LN	LIU BENEDICT	RMX-10
7260000386	522 TAYBERRY LN	HIPPOLYTE LOUISE J	RMX-10
7260000387	524 TAYBERRY LN	CHARPING THOMAS ANDREW	RMX-10
7260000388	526 TAYBERRY LN	BOGA RAKESH	RMX-10
7260000389	530 TAYBERRY LN	GUERRA KRISTA MARIE ETAL	RMX-10
7260000390	532 TAYBERRY LN	ADAMS KIM	RMX-10
7260000391	534 TAYBERRY LN	SPRINGFIELD HOLLY	RMX-10

Table 1: RMX-6 Rezoning Parcels

TAX MAP #	ADDRESS	OWNER	CURRENT ZONING
7260000392	536 TAYBERRY LN	LELEJ LESZEK ANTONI	RMX-10
7260000393	538 TAYBERRY LN	OUTTRIM NICOLETTE TAYLOR	RMX-10
7260000394	540 TAYBERRY LN	BRINDLE DEAN MCINTYRE	RMX-10
7260000395	539 TAYBERRY LN	WARD RAECHEL NIKOLE	RMX-10
7260000396	537 TAYBERRY LN	WOODING NICOLE F	RMX-10
7260000397	535 TAYBERRY LN	CHINNALA SRAVAN	RMX-10
7260000398	533 TAYBERRY LN	MILLS ADRIAN RENEE	RMX-10
7260000399	531 TAYBERRY LN	BANDI SATHYA ABILASH	RMX-10
7260000400	529 TAYBERRY LN	BONTAPALLY SAI TEJA	RMX-10
7260000401	517 TAYBERRY LN	JOHNSON TYRONE G	RMX-10
7260000402	515 TAYBERRY LN	GERSTL RICHARD HOWARD	RMX-10
7260000403	513 TAYBERRY LN	SIMEONOVA NATELLA	RMX-10
7260000404	511 TAYBERRY LN	MCCONNAUGHEY BLAINE RYAN	RMX-10
7260000405	509 TAYBERRY LN	RAVICHANDRAN PRAVEEN SANTHA-	RMX-10
7260000406	507 TAYBERRY LN	RICARDO MOLINA JUAN CAMILE	RMX-10
7260000407	503 TAYBERRY LN	HAN NGUYEN THUONG	RMX-10
7260000408	501 TAYBERRY LN	BATISTE WYKISHA CHEMISE	RMX-10
7260000409	499 TAYBERRY LN	KESSLER MIKAEL J ETAL	RMX-10
7260000410	497 TAYBERRY LN	JONES PARKER	RMX-10
7260000411	495 TAYBERRY LN	LASCO APRIL ROSE GALABIN	RMX-10
7260000412	493 TAYBERRY LN	PATTO ANDRE SALLES SCHMIDT	RMX-10
7260000413	941 TAYBERRY LN	WEBER LINDA ANN	RMX-10
7260000414	840 GERARD BAY DR	FLEMING SHANYE JOHNSON	RMX-10
7260000415	842 GERARD BAY DR	WILSON LAGWENDA MARCHELLE	RMX-10
7260000416	844 GERARD BAY DR	NATARAJAN SHYAM MAHADEVAN	RMX-10
7260000417	846 GERARD BAY DR	PENAHERRERA ADOLFO	RMX-10
7260000418	848 GERARD BAY DR	QUICK KATELIN CARROLL	RMX-10
7260000419	852 GERARD BAY DR	JAMES JABREIA	RMX-10
7260000420	854 GERARD BAY DR	MELLONIUS CHESTER BRIAN	RMX-10
7260000421	856 GERARD BAY DR	PLATTS ASHTON CIERRA	RMX-10
7260000422	858 GERARD BAY DR	KEARNEY MYISHA	RMX-10
7260000423	855 GERARD BAY DR	WILSON JUSTIN COLBY	RMX-10

Table 1: RMX-6 Rezoning Parcels

TAX MAP #	ADDRESS	OWNER	CURRENT ZONING
7260000424	853 GERARD BAY DR	WINGO CHARLES DILLON	RMX-10
7260000425	851 GERARD BAY DR	AMARA ASHVIN K	RMX-10
7260000426	849 GERARD BAY DR	ADAMS SHERRI SUE	RMX-10
7260000427	847 GERARD BAY DR	MCGINTY RILEY JAMISON	RMX-10
7260000428	843 GERARD BAY DR	BENSON JOHN EDWARD III	RMX-10
7260000429	841 GERARD BAY DR	RAMIREZ ROZANNA RAYA	RMX-10
7260000430	839 GERARD BAY DR	LANNI LISA	RMX-10
7260000431	837 GERARD BAY DR	BIRARDI ELIZABETH	RMX-10
7260000432	835 GERARD BAY DR	WHITE BRANDON	RMX-10
7260000433	831 GERARD BAY DR	BOULER BRANDI NICOLE	RMX-10
7260000434	829 GERARD BAY DR	TUCKER ELIZABETH PLUMMER	RMX-10
7260000435	827 GERARD BAY DR	GIBBONS TONYA MARCELLE	RMX-10
7260000436	825 GERARD BAY DR	GINGRICH ISABELLA L	RMX-10
7260000437	479 TAYBERRY LN	WINTLEND BROOKE ANNE	RMX-10
7260000438	477 TAYBERRY LN	SINGH CHERYL	RMX-10
7260000439	475 TAYBERRY LN	ESCALONA FRANK RODRIGUEZ	RMX-10
7260000440	473 TAYBERRY LN	CASTRO GONZALEZ MAYRA ALEJANDRA	RMX-10
7260000441	471 TAYBERRY LN	WOOD MAURICE DSHAUN	RMX-10
7260000442	469 TAYBERRY LN	JOHNSON DENNIS JAMES	RMX-10
7261401001	434 TAYBERRY LN	KRUL GEORGE & LINDA	UD
7261401002	432 TAYBERRY LN	RESIDENTIAL HOME BUYER CHARLOTTE LLC	UD
7261401003	430 TAYBERRY LN	KERNS NATHALIE SIPLON	UD
7261401004	428 TAYBERRY LN	HOPKINS ALICIA S	UD
7261401005	426 TAYBERRY LN	HEINRICHS PAUL	UD
7261401006	424 TAYBERRY LN	MCCANTS TYONI	UD/RMX-20
7261401007	420 TAYBERRY LN	WACHTER ROSCHELLE	RMX-20
7261401008	418 TAYBERRY LN	PERALTA CHARLIE	RMX-20
7261401009	416 TAYBERRY LN	BALDONI GINO FERIANO MALIO	RMX-20
7261401010	414 TAYBERRY LN	HONEYCUTT ANNETTE	RMX-20
7261401011	412 TAYBERRY LN	KUMARESAN BALASUBRAMONIAN	RMX-20
7261401012	410 TAYBERRY LN	ST VILUS VENETIA	RMX-20
7261401013	411 TAYBERRY LN	HUBENY FRANK LEO	RMX-20

Table 1: RMX-6 Rezoning Parcels

TAX MAP #	ADDRESS	OWNER	CURRENT ZONING
7261401014	413 TAYBERRY LN	HUDSON CHANTEL	RMX-20
7261401015	415 TAYBERRY LN	AKHMETKHANOV DAULET	RMX-20
7261401016	417 TAYBERRY LN	CASHWELL ANNA & JIM PRESTON	RMX-20
7261401017	419 TAYBERRY LN	MANTRI YOGESH	RMX-20
7261401018	421 TAYBERRY LN	COPPIANO LUDOVICO	RMX-20
7261401019	611 SAMET ST	LUKE AMANDA NANCY &	RMX-20
7261401020	613 SAMET ST	TRAN CHRISTINE TU	RMX-20
7261401021	615 SAMET ST	KOTHA KARUNAKAR	RMX-20
7261401022	617 SAMET ST	DESMET JORDAN	RMX-20
7261401023	619 SAMET ST	OMPRAKASH SUDHARSAN TRUSTEE	RMX-20
7261401024	621 SAMET ST	KEHLOR BRIAN	UD/RMX-20
7261401025	431 TAYBERRY LN	BANERJEE AVIK & PAULOMI CHAKRABORTY	UD
7261401026	433 TAYBERRY LN	ROBINSON THOMAS	UD
7261401027	435 TAYBERRY LN	SPINELLI ANGELA	UD
7261401028	437 TAYBERRY LN	SHEPHERD TYLER K	UD
7261401029	439 TAYBERRY LN	CHEGURI KIRAN & NIVEDITHA KOUR	UD
7261401030	441 TAYBERRY LN	MASCIANGELO ANTHONY	UD
7261401031	447 TAYBERRY LN	MALEMPATI SUHAS	UD
7261401032	449 TAYBERRY LN	CLARK ANGEL M	UD
7261401033	451 TAYBERRY LN	WILLIAMS FELISHIA DONNELL	UD
7261401034	453 TAYBERRY LN	POTUKUCHI PADMASRI	UD
7261401035	456 TAYBERRY LN	URENA DOMINGO	UD
7261401036	454 TAYBERRY LN	BROWN APRIL & CRAIG RICHARD	UD
7261401037	452 TAYBERRY LN	LEDWEIN JUSTIN COLE	UD
7261401038	450 TAYBERRY LN	MCCAW KAYLIE ELIZABETH	UD
7261401039	448 TAYBERRY LN	RAMIREZ MARTA CRONLAND	UD
7261401040	446 TAYBERRY LN	KOLLI VIJAY BABU	UD

Exhibit A - Aerial Map—Ashe Downs



Exhibit A - Aerial Map—Cole Creek



Exhibit A - Aerial Map—Pikeview Place

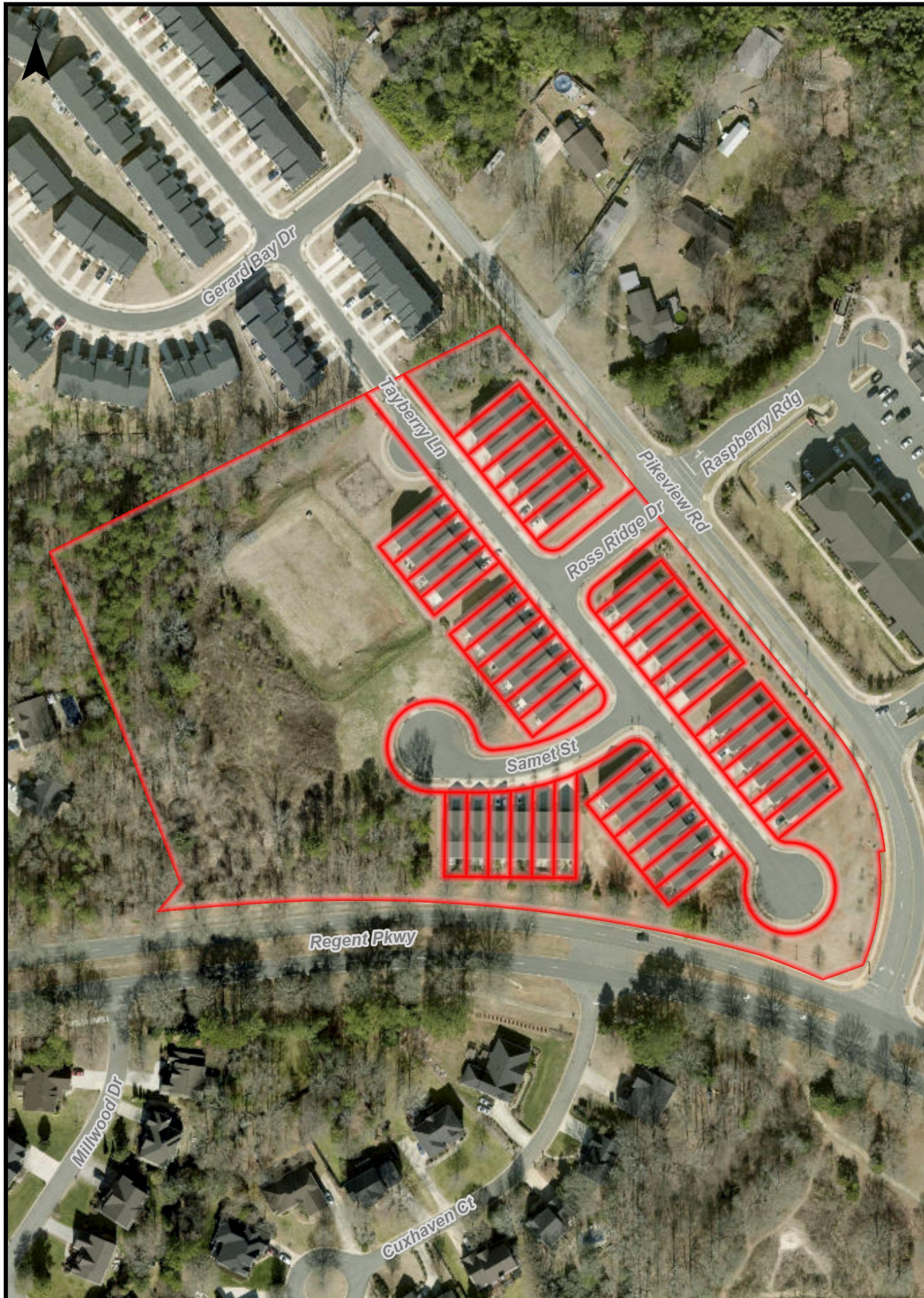


Exhibit A - Aerial Map—Town Square



Exhibit B - Existing Zoning Map

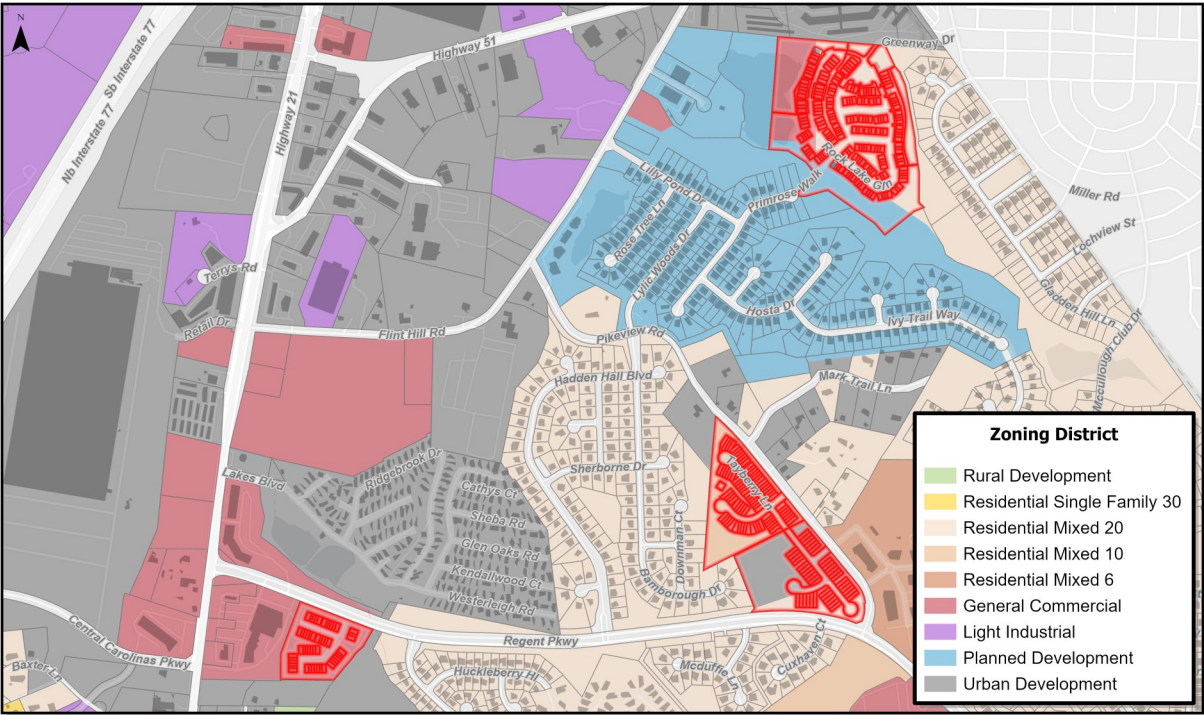
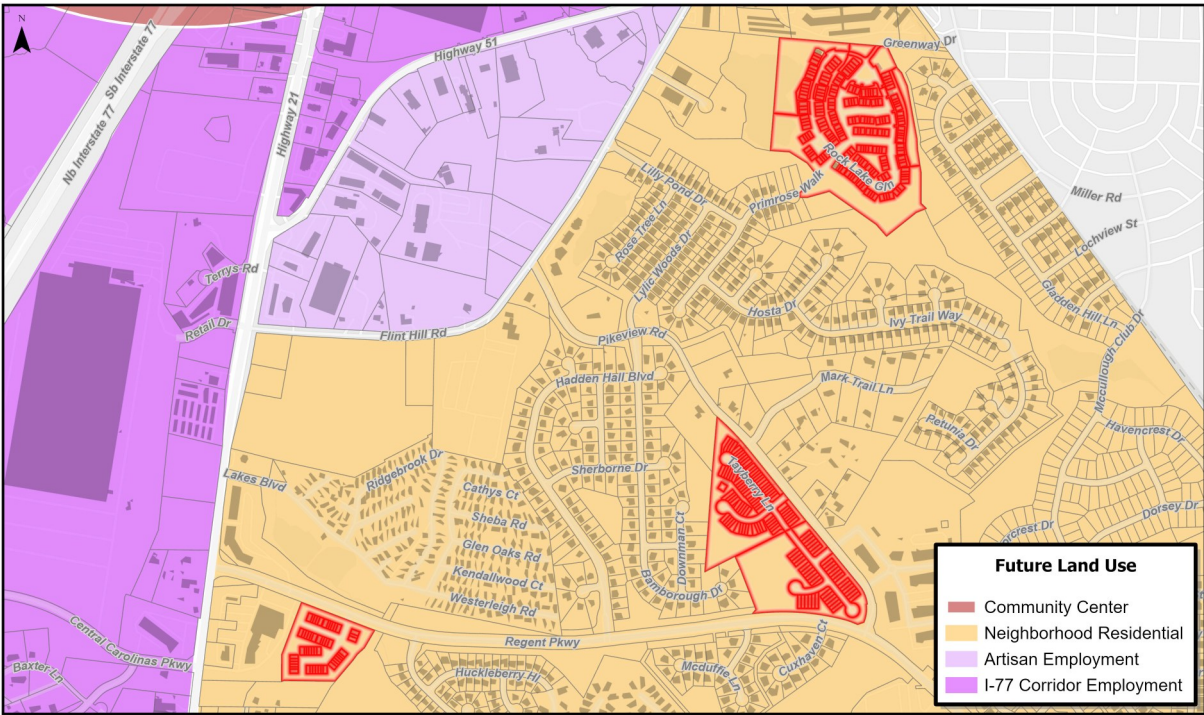


Exhibit C— 2035 Land Use Plan



FINDINGS

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

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

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

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

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

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

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

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

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

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

The number of residential units will not change, therefore there will be no additional impact on the public school facilities.

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

The subject parcels of this rezoning request are located within the York County water and sewer area and are already connected to this public facility.

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

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

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

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

NEXT STEPS

The rezoning request is anticipated to follow the process below:

- ◆ Public Hearing: August 17, 2026
- ◆ County Council (First Reading): August 17, 2026
- ◆ County Council (Second Reading): September 8, 2026
- ◆ County Council (Third Reading): September 21, 2026

PLANNING AND DEVELOPMENT STAFF CONTACT

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ZONING CODE TEXT AMENDMENT

Use Table Changes



Staff Report

Planning Commission Meeting:

July 13, 2026

County Council First Reading:

August 17, 2026

Background

At its November 24, 2025 meeting, the Planning & Zoning Committee discussed adding permitted uses to the Industrial (ID) zoning district and adding one use to the General Commercial (GC) district. At the May 26, 2026 meeting, the Committee unanimously approved a motion to request modifications to Table 155.271-1: *Use Table* by adding Trade Services to the GC zoning designation as well as adding Building Material & Supply Stores, Farm and Garden Supply with Equipment Sales and Service, Vehicle Service, Repair, and Customization (w/o overnight outdoor storage), Parking Areas, and Motor Vehicle, Recreational Vehicle, or Boat Storage uses to the ID zoning designation.

Current Regulation

Uses Under Consideration

TRADE SERVICES. Establishments that are a fixed place of business where offices are located and equipment and materials may be stored, but that offer specialty services off-site, which commonly provide both parts and labor. This definition includes specialty trade contractors within NAICS Subsector 238, such as framing, glazing, roofing, electrical, plumbing, HVAC, and flooring contractors, but also includes services within NAICS Industry Group 5617, such as landscaping and pest control services. Such establishments with more than 5,000 square feet of outdoor storage area shall be considered **CONSTRUCTION SERVICES**.

Currently, Trade Services are a permitted use in the Rural Industrial (RI), Light Industrial (LI), ID, and Urban Development (UD) zoning designations. Trade services with excessive outdoor storage are defined as a different use—Construction Services—permitted in RI, ID, and UD zoning designations, but not within LI.

BUILDING MATERIAL AND SUPPLY STORE. An establishment primarily engaged in retailing new building materials and supplies for construction operations, such as lumber, plumbing goods, electrical goods, floor coverings, heating and air conditioning components, tools, housewares, and hardware.

Building Material and Supply Stores are currently allowed within the Rural Commercial (RC), GC, RI, LI, and UD.

FARM AND GARDEN SUPPLY WITH EQUIPMENT SALES AND SERVICE. A retail establishment that primarily sells goods and materials related to horticulture and agriculture, such as plants, animal and livestock feed, fertilizers, pesticides, tools and implements, and equipment. The facility may also provide ancillary equipment repair and service.

Farm and Garden Supply with Equipment Sales and Service is currently permitted within the RC, GC, RI, and UD zoning districts.

VEHICLE SERVICE, REPAIR, AND CUSTOMIZATION. A land use category for vehicle repair and customization, such as painting, body and fender work, engine overhauling, or other major repairs of vehicles. Vehicles that may be serviced by these establishments include automobiles, trucks, passenger and cargo vans, motorcycles, mopeds, golf carts, all-terrain vehicles, and boats, and may also provide ancillary repair and service operations.

This use, with a qualifier of not allowing overnight storage, is allowed in GC and LI. This use is conditionally allowed in RC and UD. The conditions require that all vehicles stored overnight must either be indoors or within a paved and screened outdoor lot, and may not be stored for more than 30 days.

PARKING AREA. An open, unoccupied space used or required for use for parking of vehicles.

Parking Areas are allowed in all zoning designations as an accessory use. However, as a primary use, these areas are currently permitted within Office and Institutional (OI), GC, Outdoor Amusements (OA), Business and Technology Park (BT), Mixed Use (MU), and UD zoning designations.

MOTOR VEHICLE, RECREATIONAL VEHICLE, OR BOAT STORAGE. An indoor or outdoor facility for the overnight storage of motor vehicles, recreational vehicles, and/or boats.

The storage of vehicles, recreational vehicles, or boats is conditionally permitted in RC, GC, RI, and LI zoning designations. Conditions state the site must meet general parking area design standards found in the Land Development Code (§154.027) and must be screened by an opaque wall or fence of at least eight feet in height, in addition to any vegetative buffers that may be required.

Zoning Districts Under Consideration

The General Commercial (GC) zoning designation is intended to provide for areas where large-scale commercial and business development may occur and is designed to support

regional shopping centers and business complexes of greater scale and intensity that permitted by the NC and OI Districts. In addition, GC accommodates a wide range of business and commercial uses, generally clustered for cumulative attraction and optimum accessibility. Finally, the generally appropriate areas for GC are designated as Community Center, Town Center, and Commercial Infill on the Comprehensive Plan Future Land Use Map. The Comprehensive Plan describes these three uses as located in areas of human scaled development, accessed by multiple forms of transit, and may be located near municipal boundaries or major intersections which draw visitors regionally.

The Industrial (ID) zoning designation is intended to accommodate the most intensive industrial land uses – which may include mining, waste management, and heavy manufacturing. Uses allowed in this district typically are not compatible with other, non-industrial land uses and therefore are intended to be separated and buffered from adjacent development. The ID designation is generally appropriate for areas designated as Industrial on the Future Land Use Map. The Comprehensive Plan describes Industrial land use as places that are isolated from residential areas where one large employer or utility may operate to minimize adverse impacts on surrounding properties. Industrial land uses demand a scale and intensity of development that is not compatible with other types of development.

Proposed Amendment

This amendment modifies Table 155.271-1: *Use Table* by placing a “P” in the GC Zoning District for the Trade Services use. Additionally, a “P” will be placed in the ID Zoning District for Building Material and Supply Store, Farm and Garden Supply with Equipment Sales and Services, and Parking Area. A “C” will be placed in the ID Zoning District for Motor Vehicle, Recreational Vehicle, or Boat Storage, denoting the use is allowed conditionally, with the existing conditions in code.

Jurisdictional Comparison Class

The table below compares which zoning districts the above uses are permitted in “like” (large South Carolina counties) and “local” jurisdictions. The jurisdictions are a motley blend of allowance outcomes for proposed usage changes, without a clear trend in usage patterns. Conditional approval typically requires additional screening, vegetative buffers, and/or applies a size constraint to the use.

JURISDICTION		REGULATION NOTES
YORK COUNTY		
LIKE	Anderson County	Trade Services is not allowed in C-3. Allowed in I-2: Building Material and Supply Stores; Farm and Garden Supply with Equipment Sales and Service; Vehicle Service, Repair, and Customization (w/o overnight outdoor storage). Does Not Allow in I-2: Parking Areas; Motor Vehicle, Recreational Vehicle, or Boat Storage
	Berkeley County	Trade Services is not allowed in GC. Allowed in HI: Building Material and Supply Stores; Farm and Garden Supply with Equipment Sales and Service; Vehicle Service, Repair, and Customization (w/o overnight outdoor storage). Conditionally Allowed in HI: Parking Areas; Motor Vehicle, Recreational Vehicle, or Boat Storage
	Charleston County	Trade Services is allowed in CC. Allowed in IN: Building Material and Supply Stores; Farm and Garden Supply with Equipment Sales and Service; Vehicle Service, Repair, and Customization (w/o overnight outdoor storage); Parking Areas; Motor Vehicle, Recreational Vehicle, or Boat Storage
	Greenville County	Trade Services is allowed in C-3. Allowed in I-2: Farm and Garden Supply with Equipment Sales and Service Does Not Allow in I-2: Building Materials and Supply Stores; Vehicle Service, Repair, and Customization (w/o overnight outdoor storage); Parking Areas; Motor Vehicle, Recreational Vehicle, or Boat Storage
	Horry County	Trade Services is conditionally allowed in HC. Allowed in HI: Vehicle Service, Repair, and Customization (w/o overnight outdoor storage) Conditionally Allowed in HI: Farm and Garden Supply with Equipment Sales and Service; Parking Areas; Motor Vehicle, Recreational Vehicle, or Boat Storage Does not allow in HI: Building Materials and Supply Stores
	Lexington County	Trade Services is allowed in C2. Allowed in ID: Building Material and Supply Stores; Farm and Garden Supply with Equipment Sales and Service; Vehicle Service, Repair, and Customization (w/o overnight outdoor storage); Parking Areas; Motor Vehicle, Recreational Vehicle, or Boat Storage

LOCAL	Richland County	Trade Services is allowed in C-3. Allowed in IU: Building Material and Supply Stores; Vehicle Service, Repair, and Customization (w/o overnight outdoor storage); Parking Areas; Motor Vehicle, Recreational Vehicle, or Boat Storage Does not allow in UI: Farm and Garden Supply with Equipment Sales and Service
	Charlotte/ Mecklenburg	Trade Services is not allowed in CG. Allowed in ML-2: Building Material and Supply Stores; Farm and Garden Supply with Equipment Sales and Service; Parking Areas; Conditionally allowed in ML-2: Vehicle Service, Repair, and Customization (w/o overnight outdoor storage); Not Allowed in ML-2: Motor Vehicle, Recreational Vehicle, or Boat Storage
	Clover	Trade Services is not allowed in B-1. Allowed in ID: Parking Areas Conditionally allowed in ID: Motor Vehicle, Recreational Vehicle, or Boat Storage Not allowed in ID: Building Material and Supply Stores; Farm and Garden Supply with Equipment Sales and Service; Vehicle Service, Repair, and Customization (w/o overnight outdoor storage)
	Fort Mill	Trade Services is not allowed in HC. Conditionally Allowed in GI: Building Material and Supply Stores; Farm and Garden Supply with Equipment Sales and Service; Parking Areas; Motor Vehicle Service, Repair, and Customization (w/o overnight outdoor storage) Does not allow in GI: Motor Vehicle, Recreational Vehicle, or Boat Storage
	Gaston County	Trade Services is conditionally allowed in C-3. Allowed in IU: Vehicle Service, Repair, and Customization (w/o overnight outdoor storage) Conditionally allowed in IU: Farm and Garden Supply with Equipment Sales and Service; Parking Areas; Motor Vehicle, Recreational Vehicle, or Boat Storage Does not allow in IU: Building Material and Supply Stores
	Lancaster County	Trade Services is not allowed in GB. Allowed in HI: Farm and Garden Supply with Equipment Sales and Service; Vehicle Service, Repair, and Customization (w/o overnight outdoor storage); Parking Areas; Motor Vehicle,

	Recreational Vehicle, or Boat Storage Does not allow in HI: Building Material and Supply Stores
Rock Hill	Trade Services is conditionally allowed in GC. Allowed in IH: Parking Areas Conditionally allowed in IH: Building Material and Supply Stores; Farm and Garden Supply with Equipment Sales and Service; Motor Vehicle, Recreational Vehicle, or Boat Storage; Special Exception in IH: Motor Vehicle Service, Repair, and Customization (w/o overnight outdoor storage)
York	Trade Services is allowed in HC. Allowed in GI: Building Material and Supply Stores; Vehicle Service, Repair, and Customization (w/o overnight outdoor storage; Farm and Garden Supply with Equipment Sales and Service; Conditionally allowed in GI: Motor Vehicle, Recreational Vehicle, or Boat Storage

Staff Recommendation

Based on analysis of the two zoning districts, the Comprehensive Plan, existing conditions, and the jurisdictional review, staff recommends approval of the addition of Trade Services to the General Commercial (GC) zoning designation. The size limitation of less than 5,000 square feet limits the scope of the use and is appropriate for the GC zoning designation that is intended to accommodate large commercial—but not industrial—enterprises.

Comparison jurisdictions vary their approach to allowing the other five uses to their equivalent industrial districts, but on balance, more are allowed in industrial districts than disallowed. In light of this comparison, and the fact that these uses do not preclude future redevelopment, staff recommends adding the Building Material & Supply Stores, Farm and Garden Supply with Equipment Sales and Service, Vehicle Service, Repair, and Customization (w/o overnight outdoor storage), Parking Areas, and Motor Vehicle, Recreational Vehicle, or Boat Storage uses to the ID zoning designation.

Staff does caution that adding less intensive uses to the ID district may reduce the district's availability for the most impactful uses it is intended to hold. Those uses have no other districts as an option, and it is inherently difficult to rezone land to ID. The proposed uses are not of the same intensity as most others in the ID district, and are all found in the more appropriate light industrial designations.

§ 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 Community Center, Town Center, and Commercial Infill future land use designations of the Comprehensive Plan and Future Land Use Map align with the GC zoning district. Adding Trade Services to the zoning designation promotes accessibility for smaller scale contractors or other home service operations to the general public.

The Industrial future land use designation of the Comprehensive Plan and Future Land Use Map aligns with the ID zoning district. Therefore, the use restrictions in ID found in the York County Zoning Code comply with the Comprehensive Plan and uses allowed should implement the vision for Industrial areas of the County.

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

Staff comment:

The proposed amendment aligns with the Strategic Plan, Goal 4: Grow Responsibly. Initiative 1.f is to “simplify and make the County code user-friendly in order to approach planning issues with solutions in mind.” The proposed amendment adds additional uses for some property owners to avail themselves of in development.

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

Staff comment:

The proposed amendment falls within the range of best practices. The amendment is not inconsistent with inclusion of the subject uses in similar zoning districts in other jurisdictions.

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

Staff comment:

This amendment is not driven by, but neither does it abrogate public necessity, safety, or general welfare. The amendment is a policy preference on the range of uses available to develop in the GC and ID districts.

Draft Text Amendment

Table 155.271-2: Use Table (RC, NC, OI, GC, OA, RI, LI, ID, BT, MU, UD Districts)

Uses	Use Conditions	RC	NC	OI	GC	OA	RI	LI	ID	BT	MU	UD
Trade Services					<u>P</u>		P	P	P			P
Building Material and Supply Stores		P			P		P	P	<u>P</u>			P
Farm and Garden Supply with Equipment Sales and Service		P			P		P		<u>P</u>			P
Vehicle Service, Repair, and Customization (w/o overnight outdoor storage)	Subpart 3.38	C			P			P	<u>P</u>			C
Parking Areas				P	P	P			<u>P</u>	P	P	P
Motor Vehicle, Recreational Vehicle, or Boat Storage	Subpart 3.24	C			C		C	C	<u>C</u>			

Contributing Staff

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Associate Planner

Approved by:



Jonathan Buono, AICP
PDS 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 Approve	15-June 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 Deny
26-10	Multiple Parcels See Staff Report	York County Council	7		Three Townhome Communities	RMX-20	RMX-6	See Staff Report	13-Apr Approve	4-May	4-May Approve	18-May Approve	1-June Approve
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 Approve
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 Approve
26-16	1380000006	Steven Moss	3	73.73	Lockart Hwy	RUD	AGC	Agriculture	11-May Approve	1-Jun	1-Jun Approve	15-Jun Approve	13-Jul
26-17	7390000011	David Hudspeth	7	3.01	Williams Road	OI	GC	Single Family Residential	11-May Approve	1-Jun	1-Jun Approve	15-Jun Approve	13-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 Approve	15-Jun Approve	13-Jul
26-21	3790000029	James McDowell Moss	2	3.06	Moss Lake Drive	RUD	GC	Single Family Residential	8-June Approve	13-Jul	13-Jul	17-Aug	8-Sep
26-22	4560000013	David Pinti	2	5.01	S. Paraham Road	AGC	RC	Single Family Residential	8-June Deny	13-Jul	13-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 Approve	13-Jul	13-Jul	17-Aug	8-Sep
26-15	Multiple Parcels See Staff Report	York County Council	7		Four Townhome Communities	RMX-20 RMX-10 GC PD	RMX-6	See Staff Report	13-Jul	17-Aug	17-Aug	8-Sep	21-Sep
26-19	2820000010	MJ Rooster/Lloyd Quinn	3	95.8	Lawrence Road	AGC	RUD	Agriculture	13-Jul	17-Aug	17-Aug	8-Sep	21-Sep

Shaded fields indicate that the action has been completed at time of publication (June 17, 2026). If the County Council vote is to deny the rezoning request, that is the final action.