



**York County
Planning Commission
Agenda
September 14, 2026**



Regular Meeting

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

6:00 PM

Call to Order

Approval of Agenda

Approval of Minutes

1. Minutes Draft- Planning Commission Agenda August 10, 2026

Public Hearing

New Business

1. Rezoning 26-28: Claven and Debbie McCrorey (Applicants/Owners); requesting to rezone a 5.7-acre portion of an 8-acre parcel from LI to RUD. The subject parcel is located at 4146 Overlook Road, Rock Hill. The property is referenced as tax map number 518-00-00-066; Council District 5 - Cox.
2. Rezoning 26-29: Tim Helline (Applicant) Investors Rehab, Inc. (Owner); requesting to rezone a 1.55-acre parcel from OI and RSF-40 to NC. The subject parcel is located at 4607 Charlotte Hwy, Clover. The property is referenced as tax map number 575-00-00-047; Council District 2 - Litten.
3. Rezoning 26-30: Yasv, LLC (Applicant) Yash Patel (Owner); requesting to rezone a 2-acre parcel from NC to GC. The subject parcel is located at 3702 McConnells Hwy, Rock Hill. The property is referenced as tax map number 507-00-00-100; Council District 5 - Cox.
4. York School District One (YSD1) to provide the Planning Commission a status report regarding the District's public education needs, and the Planning Commission to provide commentary and feedback in development of a study, capital improvements plan, and ordinance to establish an impact fee on new residential development within the geographic area of YSD1.

Other Business

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
August 10, 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 Kate Kraxberger.

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

Absent John Segura

Approval of Agenda

The Agenda was unanimously approved with a motion by Tom Bach and a second by Derrick Williams.

Approval of Minutes

1. Minutes - Planning Commission Agenda July 13, 2026

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

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

Public Hearing

1. Waiver W26-5: Zack Wooten with Innate Automation, LLC (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 at 2272 Ebenezer Road in Rock Hill, is zoned Urban Development (UD), and is identified as tax map number 591-00-00-034. Council District 6 – Huckabee

Rick Abboud presented the request. Kate Krazberger asked if anyone was there and wanted to speak at this public hearing. The neighbor, Richard Mangum, 2216 Ebenezer Road, spoke briefly about the future changes to adjacent areas. There were no other people to speak at the public hearing,

James Wallace motioned to close the public hearing. Mike Duraila seconded the motion, which passed unanimously.

Tom Bach motioned to recommend approval. Derrick Williams seconded the motion, which passed unanimously.

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

New Business

1. Preliminary Plat: Corey Goldstein (Applicant) is requesting preliminary plat approval for the “Amore Estates” development. The subject property is located on the eastern side of Rowells Road in Catawba, is zoned Rural Development (RUD), and is identified as tax map number 758-00-00-007. Council District 5 – Cox

Marion Ray presented the request; Mike Duralia motioned to recommend approval. Aubrie Parham seconded the motion, which passed unanimously.

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

2. Rezoning 26-23: Allen Moss (Applicant); Dan and Joyce Baker (Owners); requesting to rezone an 8.4-acre portion of a 28-acre parcel from RMX-20 to GC. The subject parcel is located on Alexander Love Highway, York. The property is referenced as tax map number 292-00-00-010; Council District 3 - Adkins.

Diane Dil presented the request; Aubrie Parham motioned to recommend approval. Tom Bach seconded the motion, which passed unanimously.

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

3. Rezoning 26-24: Cong Zhao (Applicant); Made Free Realty LLC (Owner); requesting to rezone three parcels that total 0.95-acres from UD to RMX-10. The subject parcels are located on Porter Road and Margaret Street, Rock Hill. The properties are referenced as tax map numbers 670-00-00-029, -030, - 008; Council District 4 - Roddey.

Diane Dil presented the request, Tom Bach motioned to recommend approval. Derrick Willams

seconded the motion, which passed unanimously.

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

4. Rezoning 26-25: Cong Zhao (Applicant); Made Free Realty LLC (Owner); requesting to rezone 0.21-acres from UD to RMX-6. The subject parcel is located on Ridley Road, Rock Hill. The property is referenced as tax map number 670-00-00-048; Council District 4 - Roddey.

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

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

5. Rezoning 26-26: Erjola 550 Kinderkamack LLC (Applicant/Owner); requesting to rezone 9.63-acres from ID to GC. The subject parcel is located on Highway 557, Clover. The property is referenced as tax map number 477-00-00-008; Council District 2 - Litten.

Diane Dil presented the request; 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, James Wallace, Derrick Williams, Mike Duralia
NAYS: None
ABSENT: John Segura

6. Rezoning 26-27: SDP Charlotte LLC (Applicant) Wal-mart Real Estate Business (Owner); requesting to rezone 24.06-acres from GC to LI. The subject parcels are located on Flint Hill Road, Fort Mill. The properties are referenced as tax map numbers 721-00-00-023, - 073; Council District 7 - Cloninger.

Diane Dil presented the request. Tom Bach motioned to recommend approval from General Commercial (GC) to Light Industrial (LI). Aubrie Parham seconded the motion; Kate Kraxberger asked for a vote. By a show of hands for: Tom Bach and Aubrie Parham, Voted Ayes. Kate Kraxberger asked by a show hands Nays: Kate Kraxberger, James Wallace, Derrick Williams, Mike Duralia. Voted Nay, Motion did not carry.

Mike Duralia motioned to recommend the staff request in denial. Mack Wallace seconded the motion; Kate Kraxberger asked for a vote. By a show of hands for: Kate Kraxberger, James

Wallace, Derrick Williams, Mike Duralia. Voted Ayes. Kate Kraxberger asked for a vote. By a show of hands, Nays: Tom Bach and Aubrie Parham, Voted Nay Motion carries.

MOVANT: Mike Duralia

SECOND: Mack Wallace

AYES: Kate Kraxberger, James Wallace, Derrick Williams, Mike Duralia

NAYS: Tom Bach, Aubrie Parham

ABSENT: John Segura

Other Business

1. Rezoning Tracking Sheet

Executive Session

Matters for consideration/actions following Executive Session

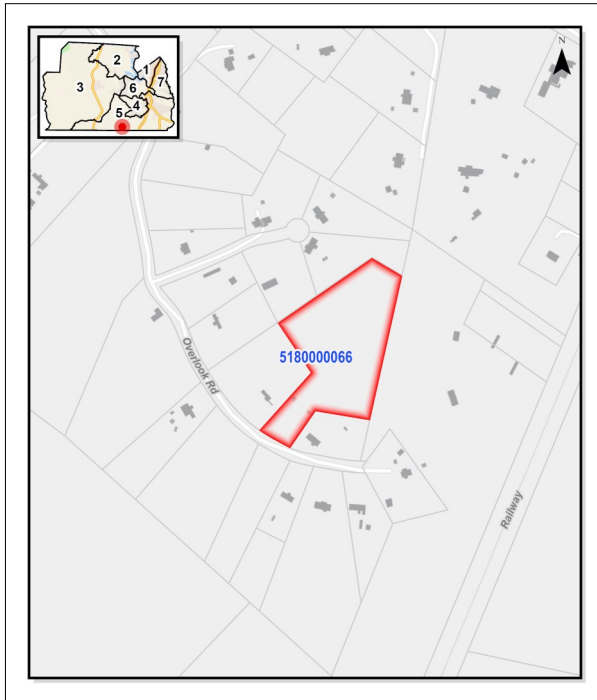
Adjourn

The meeting was adjourned at 6:56 p.m. with a motion by Aubrie Parham, with a second by Derrick Williams.



Planning Commission September 14, 2026

Case: 26-28 Staff Report



REQUEST SUMMARY

Applicant: Claven McCrorey, Debbie McCrorey

Property Owner: Claven McCrorey, Debbie McCrorey

Tax Map Number: 518-00-00-066

Address: 4146 Overlook Rd, Rock Hill

Council District: 5—Cox

Area: 5.7 Acres

Current Zoning District: LI

Requested Zoning District: RUD

Future Land Use Designation: Agriculture

Staff Recommendation: Approve

PROJECT DESCRIPTION

The applicant is requesting to rezone a 5.7-acre portion of an 8-acre parcel from *Light Industrial* (LI) to *Rural Development* (RUD) to subdivide and build another home for family.

CONSISTENCY WITH THE COMPREHENSIVE PLAN

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

The rezoning request is not consistent with York County's *York Forward 2035* Future Land Use Map and Comprehensive Plan. However, this parcel is enveloped by an informal rural subdivision, where every surrounding property is zoned RUD. The existing LI district allowed a towing and vehicle service operation that is no longer a component of the current land use of the property. This request will also remove an instance of split zoning between industrial and residential districts.

Staff Analysis

PROPERTY DESCRIPTION

The 5.7 acres of the 8-acre subject parcel is the portion of property that was previously utilized for a towing and vehicle services business. The property is mostly tree cover, with the front occupied by the residence. The neighbor's (TM#518-058) garage is encroaching on the southeast edge of the property, though it is owned by family. The surrounding area is a rural neighborhood that is not part of a formal subdivision, with a variety of lot sizes and dwelling styles.

Table 1: Property Context

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

ZONING AND LAND USE HISTORY

- ◆ July 22, 1986: Subject parcel was originally zoned RUD.
- ◆ December 27, 1988: Recorded current plat of subject parcel (PB 97, PG 112).
- ◆ December 28, 1988: Recorded current deed of subject parcel (RB 1069, PG 143).
- ◆ May 16, 1994: Portion of subject parcel was rezoned to LI.

REZONING REQUEST

The applicant is requesting to rezone approximately 5.7 acres from LI to RUD.

- ◆ *Current Zoning District: (LI): The Light Industrial District is intended to create and protect industrial areas for light manufacturing and distribution, and to accommodate less intensive industrial uses with operations primarily conducted indoors. The district's less intensive uses protect nearby residential areas from the encroachment of heavy industrial uses. Whenever possible, this district should be separate from residential districts by natural or structural boundaries such as drainage channels, sharp breaks in topography, strips of vegetation, traffic arteries, and similar features.*
- ◆ *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: LI	ZONING DISTRICT: RUD
MINIMUM LOT SIZE	None	1 Acre
PERMITTED LAND USES	Trade services, warehouses	Single-family detached homes, general farming use

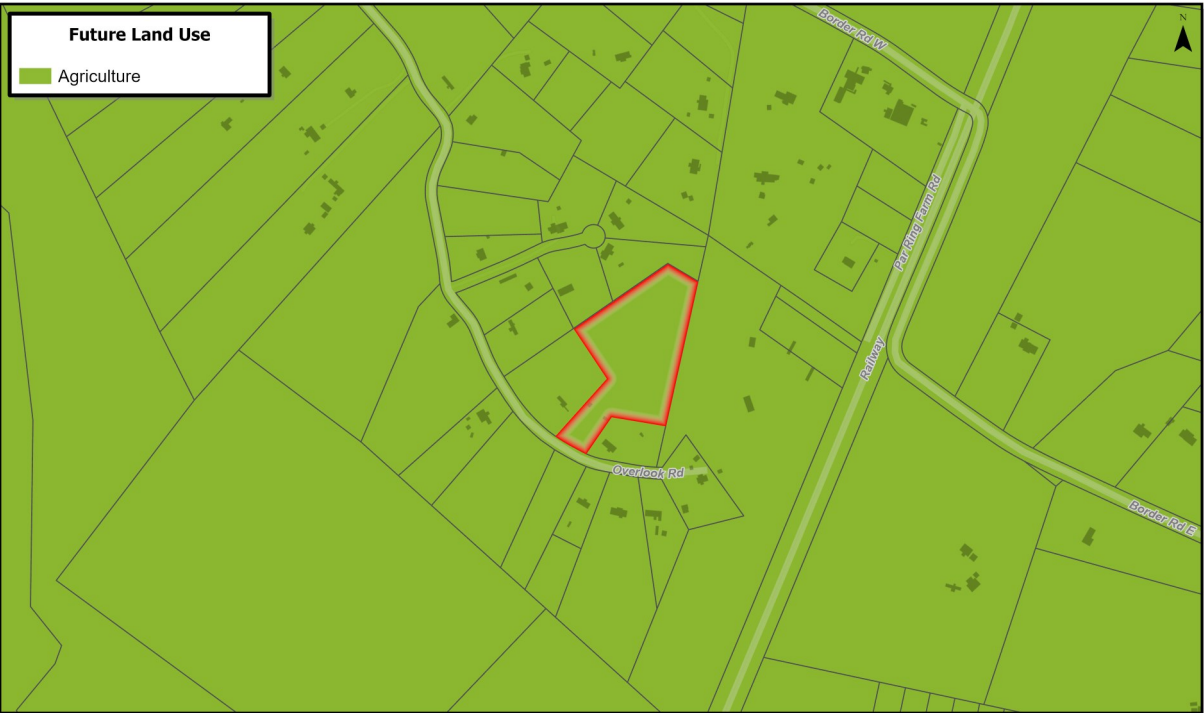
Exhibit A - Context Map



Exhibit B - Existing Zoning Map



Exhibit C - 2035 Land Use Plan



FINDINGS

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

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

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

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

The rezoning request is not consistent with York County's *York Forward 2035* Future Land Use Map and Comprehensive Plan. However, this parcel is encompassed by an informal rural subdivision where every surrounding property is zoned RUD. The existing LI district allowed a towing and vehicle service operation that is no longer a component of the current land use of the property. This request will also remove an instance of split zoning between industrial and residential districts.

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

The allowed uses of the proposed zoning district are compatible with the surrounding land uses. The intention of the request is to create another rural residential lot that is compatible with the character of the neighborhood.

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

The scale of the proposed development will be compatible with that of the surrounding current and future land uses.

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

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

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

The property is located in Rock Hill's services district, but will use private well and septic.

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

The parcel to be rezoned has frontage on Overlook Road, which is maintained by York County. Overlook Road is designated as a local roadway and there is no count data available. Overlook Road is a paved roadway and there is no posted speed limit. Overlook Road intersects with Border Road, which is maintained by York County and there is no count data available.

The applicant intends to construct one single family home, which will have minimal impact to the surrounding transportation network.

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

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

NEXT STEPS

The rezoning request is anticipated to follow the process below:

- | | |
|------------------------------------|------------------|
| ◆ Public Hearing: | October 5, 2026 |
| ◆ County Council (First Reading): | October 5, 2026 |
| ◆ County Council (Second Reading): | October 19, 2026 |
| ◆ County Council (Third Reading): | November 2, 2026 |

PLANNING AND DEVELOPMENT STAFF CONTACT

Thomas Newlin

Long Range Planner

(803) 909-7233

Thomas.Newlin@yorkcountysc.gov

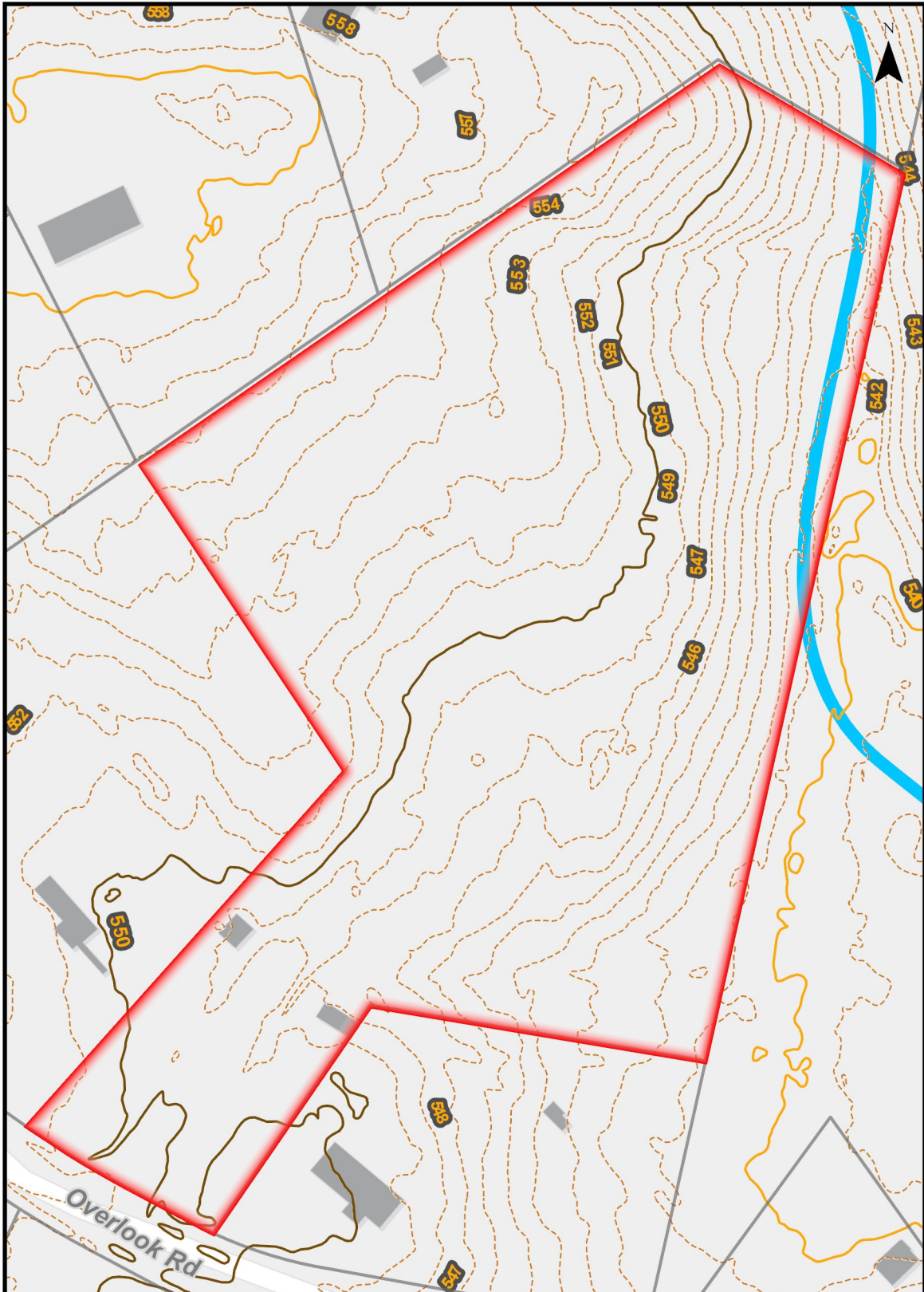
Exhibit D - Aerial Map



Exhibit E - Aerial Map—Parcel



Exhibit F - Environmental Map





YORK COUNTY REZONING APPLICATION

APPLICANT AND OWNER INFORMATION

APPLICANT NAME(S): Claven + Debbie McChorney

ADDRESS: 4146 Overlook Rd, Rock Hill, SC 29730

PHONE: _____
WORK HOME MOBILE

EMAIL ADDRESS: _____

PROPERTY OWNER NAME(S): Claven + Debbie McChorney

ADDRESS: 4146 Overlook Rd, Rock Hill, SC 29730

PHONE: _____
WORK HOME MOBILE

EMAIL ADDRESS: _____

PROPERTY INFORMATION

PROPERTY ADDRESS: 4146 Overlook Rd, Rock Hill, SC 29730

PROPERTY TAX MAP #(s): 5180000066

LAND AREA (ACRES) TOTAL: 8.26 AREA TO BE REZONED: 5.7 acres

ZONING DISTRICT: CURRENT: LI + RUD PROPOSED: RUD

2035 LAND USE PLAN DESIGNATION: Agriculture

CURRENT USE OF PROPERTY: Residential

PROPOSED USE OF PROPERTY: Residential

TOTAL AREA OF PROPOSED BUILDINGS (COMMERCIAL): 0

TOTAL # OF DWELLING UNITS (RESIDENTIAL): 1

UTILITY PROVIDERS WATER: Private Well SEWER: Private Septic

SCHOOL DISTRICT: #3 COUNTY COUNCIL DISTRICT: 5

SUPPLEMENTAL QUESTIONS

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

Property was partially zoned as light Industrial but that is no longer needed due to business ending in 2002. Want to rezone all of the property back to residential only.

2. Are there existing structures on the site?

Yes

No

If yes, please describe: Mobile home

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

Please note, 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.

Clayton McCrorey Debra McCrorey 7-16-26
APPLICANT(S) DATE

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

Clayton McCrorey Debra McCrorey 7-16-26
PROPERTY OWNER(S) DATE

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

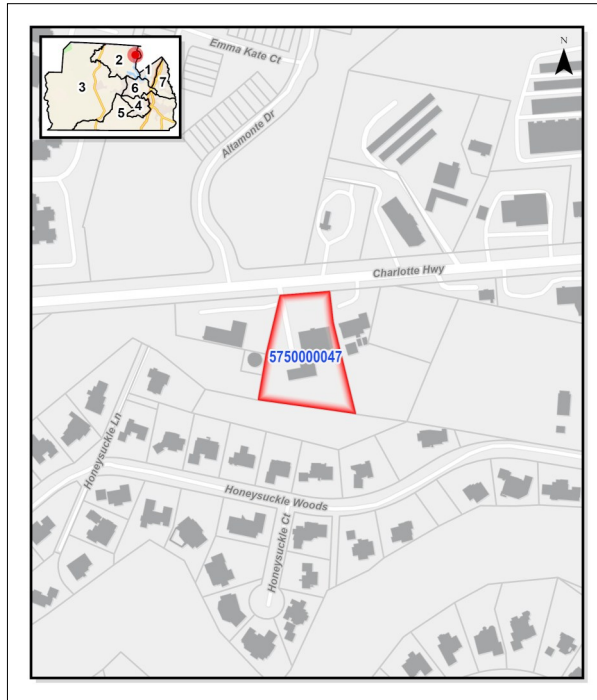
Clayton McCrorey Debra McCrorey 7-16-26
APPLICANT(S) DATE

ORIGINAL SIGNATURES, OR ELECTRONIC DOCUSIGN SIGNATURES, ARE REQUIRED. COPIED OR SCANNED IMAGES WILL NOT BE ACCEPTED. ATTACH OWNER'S NOTARIZED WRITTEN AUTHORIZATION IF OWNER'S SIGNATURE CANNOT BE OBTAINED. ALL PROPERTY OWNERS MUST SIGN ABOVE.



Planning Commission September 14, 2026

Case: 26-29
Staff Report



REQUEST SUMMARY

Applicant: Tim Helling
Property Owner: Investors Rehab Inc.
Tax Map Number: 575-00-00-047
Address: 4607 Charlotte Hwy, Clover
Council District: 2—Litten
Area: 1.55 Acres
Current Zoning District: OI and RSF-40
Requested Zoning District: NC
Future Land Use Designation: Single Family Residential
Staff Recommendation: Approve

PROJECT DESCRIPTION

The applicant is requesting to rezone a 1.55-acre parcel from *Office and Institutional* (OI) and *Residential Single Family 40* (RSF-40) to *Neighborhood Commercial* (NC) to expand the allowed uses to include *personal services*.

CONSISTENCY WITH THE COMPREHENSIVE PLAN

The subject parcel is designated with the *Single Family Residential* future land use in the *York Forward 2035* Comprehensive Plan. This designation describes places comprised primarily of single-family detached homes on large lots in residential subdivisions that exhibit a rural or suburban character. Small-scale office and civic uses are located at major street intersections or adjacent to similar uses and are designed to blend in with the residential character of the area.

The rezoning request is not consistent with York County's *York Forward 2035* Future Land Use Map and Comprehensive Plan. However, this is an established multi-tenant commercial complex, where the intention of the request is to expand the allowed uses to include different business operations without altering the existing structure. Also, while the designation expects residential development, the only roadway this property has access to is Charlotte Highway, where residential uses and driveways would not be appropriate. Further, there are several compatible commercial uses along Charlotte Highway, as well as at the nearby intersections at Bonum Road and Hamilton Ferry Road.

Staff Analysis

PROPERTY DESCRIPTION

The 1.55-acre subject parcel is occupied by a developed multi-tenant commercial building and shares a connected parking lot with its neighbor (TM#575-064) which is a similar multi-tenant commercial building. The surrounding properties along Charlotte Highway are overwhelmingly used for business operations similar to those requested.

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

ZONING AND LAND USE HISTORY

- ◆ July 22, 1986: Subject parcel was originally zoned OI and RSF-40.
- ◆ July 31, 2008: Recorded current plat of subject parcel (PB D335, PG 8).
- ◆ December 1, 2010: Recorded current deed of subject parcel (RB 11734, PG 266).

REZONING REQUEST

The applicant is requesting to rezone approximately 1.55 acres from OI and RSF-40 to NC.

- ◆ *Current Zoning District: (OI): The Office and Institutional District is designed to provide land area for office and institutional development and May be appropriate as a transitional district between industrial and commercial areas or between commercial and residential areas.*
- ◆ *Current Zoning District: (RSF-40): The Residential Single-Family 40 District accommodates detached single-family residential uses and compatible institutional and non-residential land uses on lots generally with a minimum area of 40,000 square feet, is designed to preserve and protect the character of existing large-lot residential subdivisions in areas transitioning from rural to suburban development patterns, and is intended to encourage residential development that complements the character of large-lot residential subdivisions.*
- ◆ *Proposed Zoning District: (NC): The Neighborhood Commercial District is designed to provide residential areas with small-scale commercial services, professional offices, and convenience uses, and is intended to principally serve residential neighborhoods located within the Urban Services Boundary. The maximum gross floor area of any building, except grocery stores, in Neighborhood Commercial is 15,000 square feet.*

Table 2: Zoning District Comparison			
	ZONING DISTRICT: OI	ZONING DISTRICT: RSF-40	ZONING DISTRICT: NC
MINIMUM LOT SIZE	None	40,000 SF	None
PERMITTED LAND USES	Business support sales and services	Single-family detached homes	Personal services, Entertainment, Restaurants

Exhibit A - Existing Zoning Map

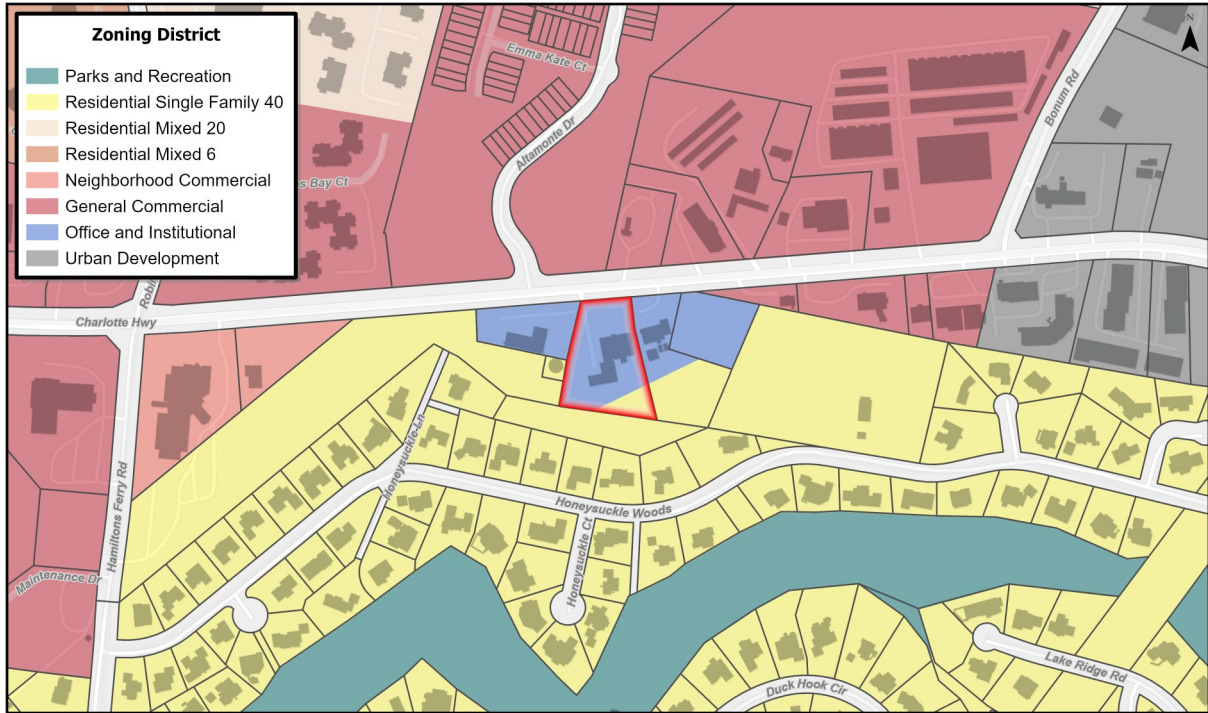
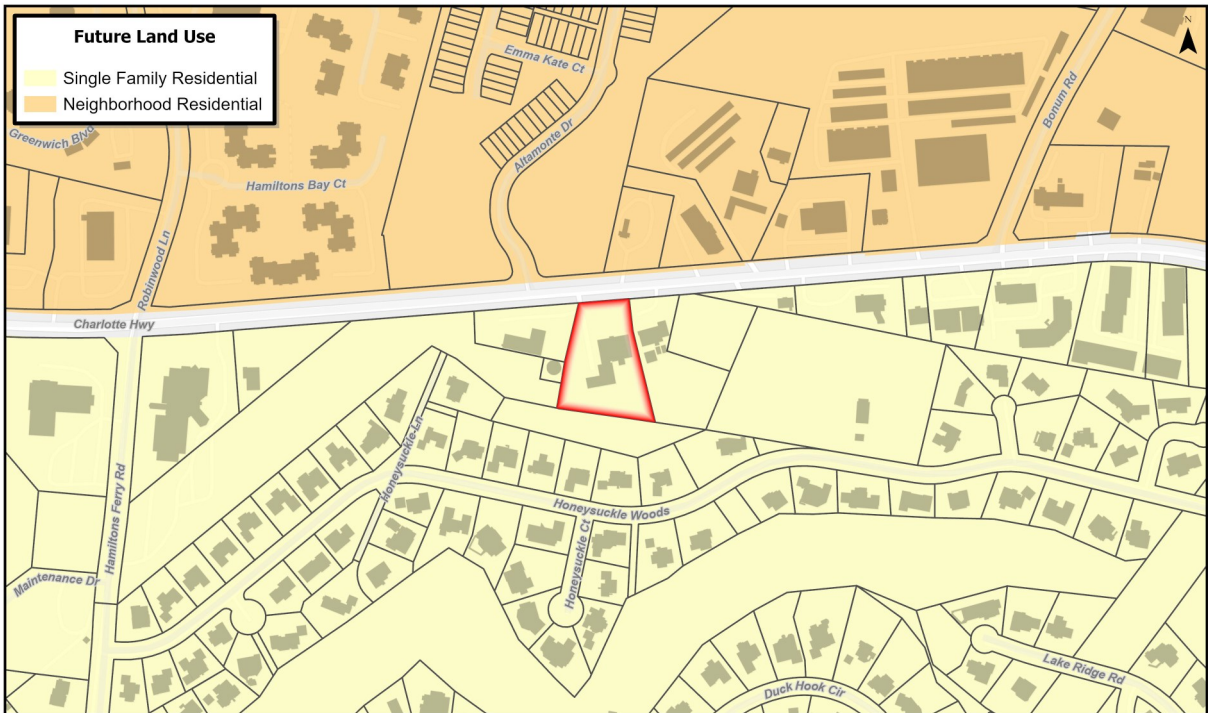


Exhibit B - 2035 Land Use Plan



FINDINGS

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

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

The subject parcel is designated with the *Single Family Residential* future land use in the *York Forward 2035 Comprehensive Plan*. This designation describes places comprised primarily of single-family detached homes on large lots in residential subdivisions that exhibit a rural or suburban character. Small-scale office and civic uses are located at major street intersections or adjacent to similar uses and are designed to blend in with the residential character of the area.

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

The rezoning request is not consistent with York County's *York Forward 2035 Future Land Use Map* and *Comprehensive Plan*. However, this is an established multi-tenant commercial complex, where the intention of the request is to expand the allowed uses to include different business operations without altering the existing structure. Also, while the designation expects residential development, the only roadway this property has access to is Charlotte Highway where residential uses and driveways would not be appropriate. Further, there are several compatible commercial uses along Charlotte Highway, as well as at the nearby intersections at Bonum Road and Hamilton Ferry Road.

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

The allowed uses of the proposed zoning district are compatible with the surrounding land uses. There are several compatible commercial uses on the other side of Charlotte Highway, as well as at the nearby intersections at Bonum Road and Hamilton Ferry Road.

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

The scale of the proposed development will be compatible with that of the surrounding current and future land uses. There is no intention to change the site as part of this request. The requested NC district does limit the gross floor area of any development to 15,000 SF.

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

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

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

The property is located in York County's services district, and will continue to use these public services.

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

The parcel to be rezoned has frontage on Highway 49, which is maintained by SCDOT.

Highway 49 is designated as a principal arterial roadway with an average daily trip volume of 38,800 trips. Highway 49 is a paved four-lane roadway with a two-way turn lane and has a posted speed limit of 45 mph. The development has a single access point with good sight distance. Ideally the site access should align with Altamonte or share access with the adjacent parcel (tax map number 575-77). However, since there is no plan for new construction, there is no opportunity to address changes to the site design and access locations.

The applicant is not proposing any changes to the size or number of buildings.

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: | October 5, 2026 |
| ◆ County Council (First Reading): | October 5, 2026 |
| ◆ County Council (Second Reading): | October 19, 2026 |
| ◆ County Council (Third Reading): | November 2, 2026 |

PLANNING AND DEVELOPMENT STAFF CONTACT

Thomas Newlin

Long Range Planner

(803) 909-7233

Thomas.Newlin@yorkcountysc.gov

Exhibit C - Aerial Map

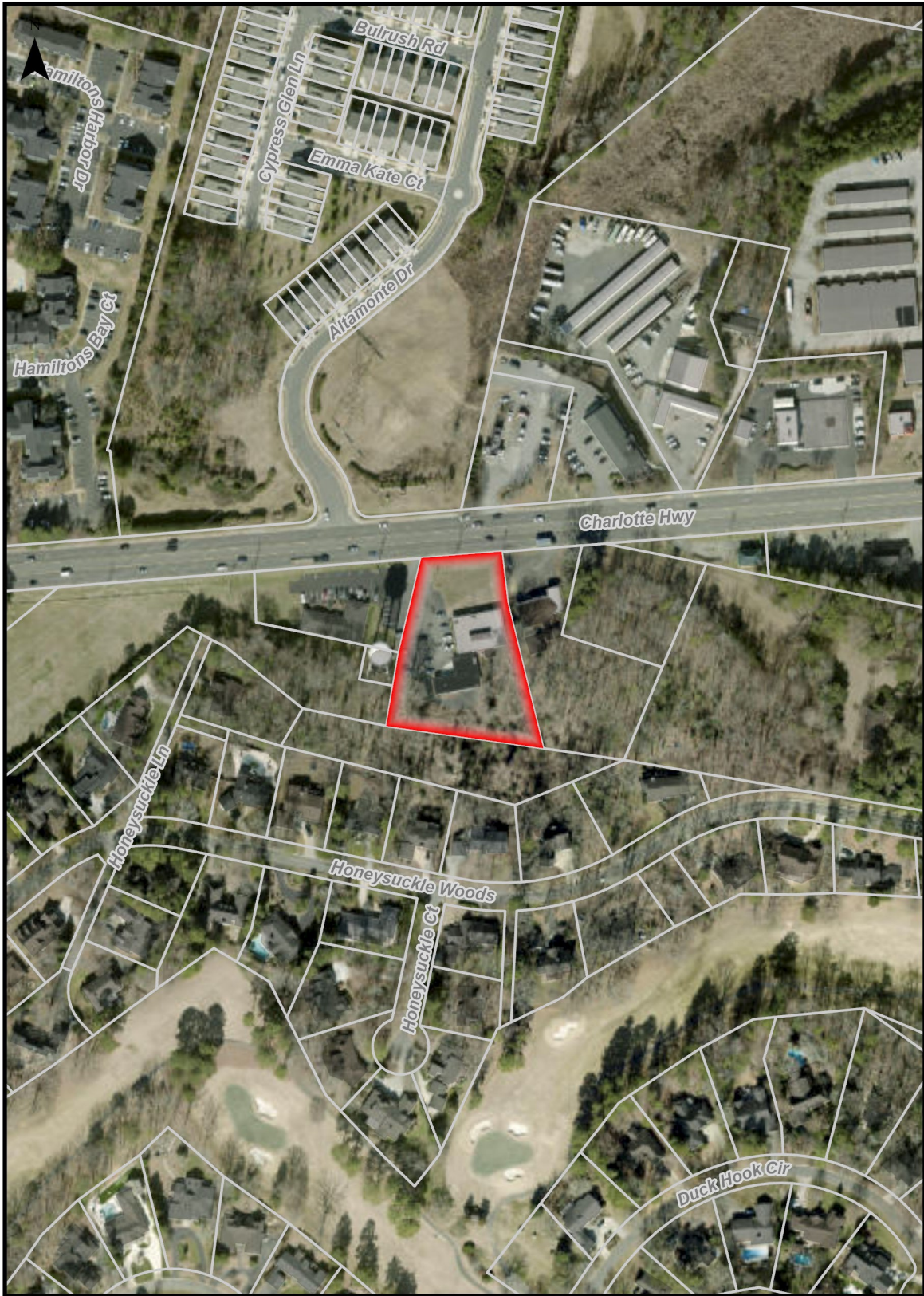


Exhibit D - Aerial Map—Parcel



Exhibit E - Environmental Map





YORK COUNTY REZONING APPLICATION

APPLICANT AND OWNER INFORMATION

APPLICANT NAME(S): Tim Helline

ADDRESS: 1830 Hands Mill Hwy, Rock Hill, SC 29732

PHONE: [REDACTED] WORK [REDACTED] HOME [REDACTED] MOBILE [REDACTED]

EMAIL ADDRESS: [REDACTED]

PROPERTY OWNER NAME(S): Investors Rehab INC

ADDRESS: 4607 Charlotte Hwy, Clover, SC 29710

PHONE: [REDACTED] HOME [REDACTED] MOBILE [REDACTED]

EMAIL ADDRESS: [REDACTED]

PROPERTY INFORMATION

PROPERTY ADDRESS: 4607 Charlotte Hwy, Clover, SC 29710

PROPERTY TAX MAP #(s): 5750000047

LAND AREA (ACRES) TOTAL: 1.55 AREA TO BE REZONED: 1.55

ZONING DISTRICT: CURRENT: OI/RSF-40 PROPOSED: NC

2035 LAND USE PLAN DESIGNATION: ~~OI/RSF-40~~ NC/RSF-40

CURRENT USE OF PROPERTY: Neighborhood Commercial

PROPOSED USE OF PROPERTY: Neighborhood Commercial

TOTAL AREA OF PROPOSED BUILDINGS (COMMERCIAL): 8460

TOTAL # OF DWELLING UNITS (RESIDENTIAL): 0

UTILITY PROVIDERS WATER: Evergreen Water Tank SEWER: LKW Force Main 2

SCHOOL DISTRICT: 2 LKW COUNTY COUNCIL DISTRICT: 2

SUPPLEMENTAL QUESTIONS

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

To bring property up to current zoning codes and get all under
one zoning class (currently OI and RSF-40)

2. Are there existing structures on the site?

Yes

No

If yes, please describe: Salons and small office

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

Please note, 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)

7-30-26
DATE

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

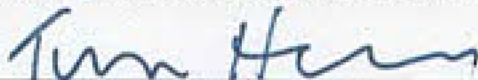
DocuSigned by:
Larry Goins
76E937-E4F26434

PROPERTY OWNER(S)

7/30/2026 | 4:31 PM EDT

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)

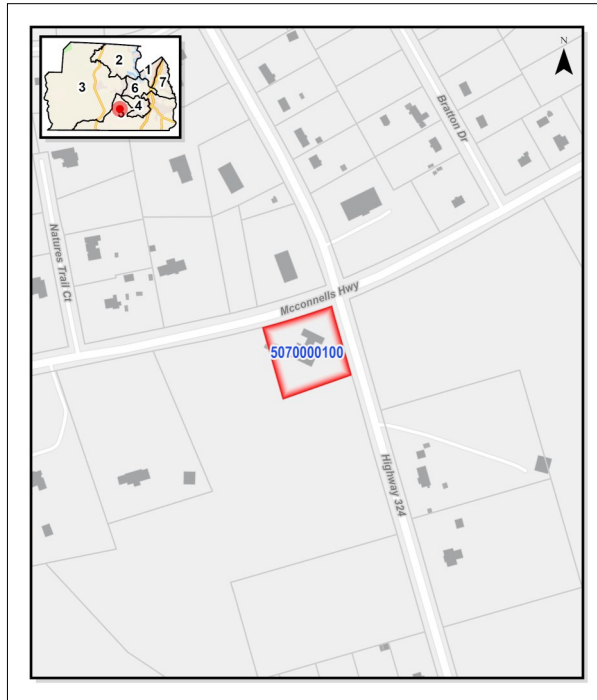
7-30-26
DATE

ORIGINAL SIGNATURES, OR ELECTRONIC DOCUSIGN SIGNATURES, ARE REQUIRED. COPIED OR SCANNED IMAGES WILL NOT BE ACCEPTED. ATTACH OWNER'S NOTARIZED WRITTEN AUTHORIZATION IF OWNER'S SIGNATURE CANNOT BE OBTAINED. ALL PROPERTY OWNERS MUST SIGN ABOVE.



Planning Commission September 14, 2026

Case: 26-30
Staff Report



REQUEST SUMMARY

Applicant: Yasv, LLC
Property Owner: Yash Patel
Tax Map Number: 507-00-00-100
Address: 3702 McConnells Hwy, Rock Hill
Council District: 5—Cox
Area: 2 Acres
Current Zoning District: NC
Requested Zoning District: GC
Future Land Use Designation: Rural Center
Staff Recommendation: Approve

PROJECT DESCRIPTION

The applicant is requesting to rezone a 2-acre parcel from *Neighborhood Commercial* (NC) to *General Commercial* (GC) to expand the allowed uses of the existing *gas station* to include *liquor sales*.

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

The rezoning request is not consistent with York County's *York Forward 2035* Future Land Use Map and Comprehensive Plan. However, the existing *gas station* is a legal nonconformity, where it would instead be allowed by-right in the requested GC district. Further, this property is at a major intersection of two highways, where more intense commercial operations are expected, and where another similarly situated property is already zoned GC.

Staff Analysis

PROPERTY DESCRIPTION

The 2-acre subject parcel occupies the southwest corner at the intersection of Highway 324 and McConnells Highway. This intersection has other business operations centered on it, with neighborhoods and farmland just beyond. The area is characteristically rural, with these businesses providing goods and services to that surrounding rural community.

Table 1: Property Context			
PROXIMITY	CURRENT LAND USE	CURRENT ZONING	2035 LAND USE PLAN RECOMMENDATION
NORTH	Business, Residential	RI, RSF-40	Single Family Res, Rural Center
SOUTH	Agriculture	AGC	Agriculture, Rural Center
EAST	Agriculture	AGC	Agriculture, Rural Center
WEST	Agriculture, Residential	AGC	Agriculture, Rural Center

ZONING AND LAND USE HISTORY

- ◆ July 22, 1986: Subject parcel was originally zoned AGC.
- ◆ February 7, 1994: Subject parcel was rezoned to NC.
- ◆ March 9, 1994: Recorded current plat of subject parcel (PB 122, PG 150).
- ◆ November 12, 2025: Recorded current deed of subject parcel (RB 22251, PG 27).

REZONING REQUEST

The applicant is requesting to rezone approximately 2 acres from NC to GC

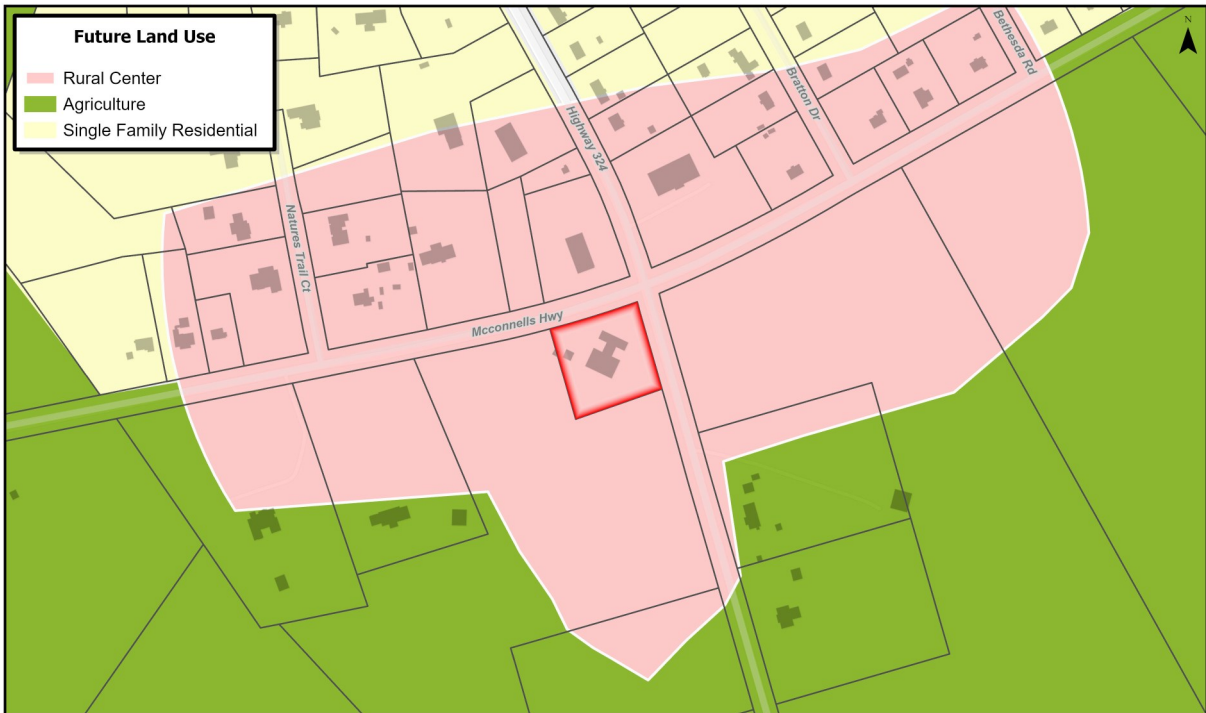
- ◆ *Current Zoning District: NC: The Neighborhood Commercial District is designed to provide residential areas with small-scale commercial services, professional offices, and convenience uses, and is intended to principally serve residential neighborhoods located within the Urban Services Boundary. The maximum gross floor area of any building, except grocery stores, in Neighborhood Commercial is 15,000 square feet.*
- ◆ *Proposed Zoning District: GC: The General Commercial District is intended to provide for areas where large-scale commercial and business development may occur, is designed to support regional shopping centers and business complexes of greater scale and intensity than permitted by the Neighborhood Commercial and Office and Institutional Districts, and accommodates a wide range of business and commercial uses, generally clustered for “cumulative attraction” and optimum accessibility.*

Table 2: Zoning District Comparison		
	ZONING DISTRICT: NC	ZONING DISTRICT: GC
MINIMUM LOT SIZE	None	None
PERMITTED LAND USES	Business services	Gas stations, Liquor sales, Land-scape/farming supply stores

Exhibit A - Existing Zoning Map



Exhibit B - 2035 Land Use Plan



FINDINGS

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

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

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

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

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

The rezoning request is not consistent with York County's *York Forward 2035* Future Land Use Map and Comprehensive Plan. However, the existing *gas station* is a legal nonconformity, where it would instead be allowed by-right in the requested GC district. Further, this property is at a major intersection of two highways where more intense commercial operations are expected, and where another similarly situated property is already zoned GC.

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

The allowed uses of the proposed zoning district are compatible with the surrounding land uses. Other properties centered on the intersection are commercial in use and character.

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

The scale of the proposed development will be compatible with that of the surrounding current and future land uses. The structures of the site are not intended to change as part of this request.

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

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

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

The property is located in Rock Hill's services district, but will continue 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 McConnell's Highway and Highway 324, both of which are maintained by SCDOT as S-322 and S-324. McConnell's Highway is designated as a minor arterial roadway with an average daily volume of 6,100 trips. McConnell's Highway is a paved two-lane roadway with a posted speed limit of 55 mph. Highway 324 is designated as a minor arterial roadway with an average daily volume of 2,400. Highway 324 is a paved, two-lane roadway with a posted speed limit of 55 mph.

The applicant is simply adding an new retail use, it is unlikely that a TIA will be required with this request.

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: | October 5, 2026 |
| ◆ County Council (First Reading): | October 5, 2026 |
| ◆ County Council (Second Reading): | October 19, 2026 |
| ◆ County Council (Third Reading): | November 2, 2026 |

PLANNING AND DEVELOPMENT STAFF CONTACT

Thomas Newlin

Long Range Planner

(803) 909-7233

Thomas.Newlin@yorkcountysc.gov

Exhibit C - Aerial Map

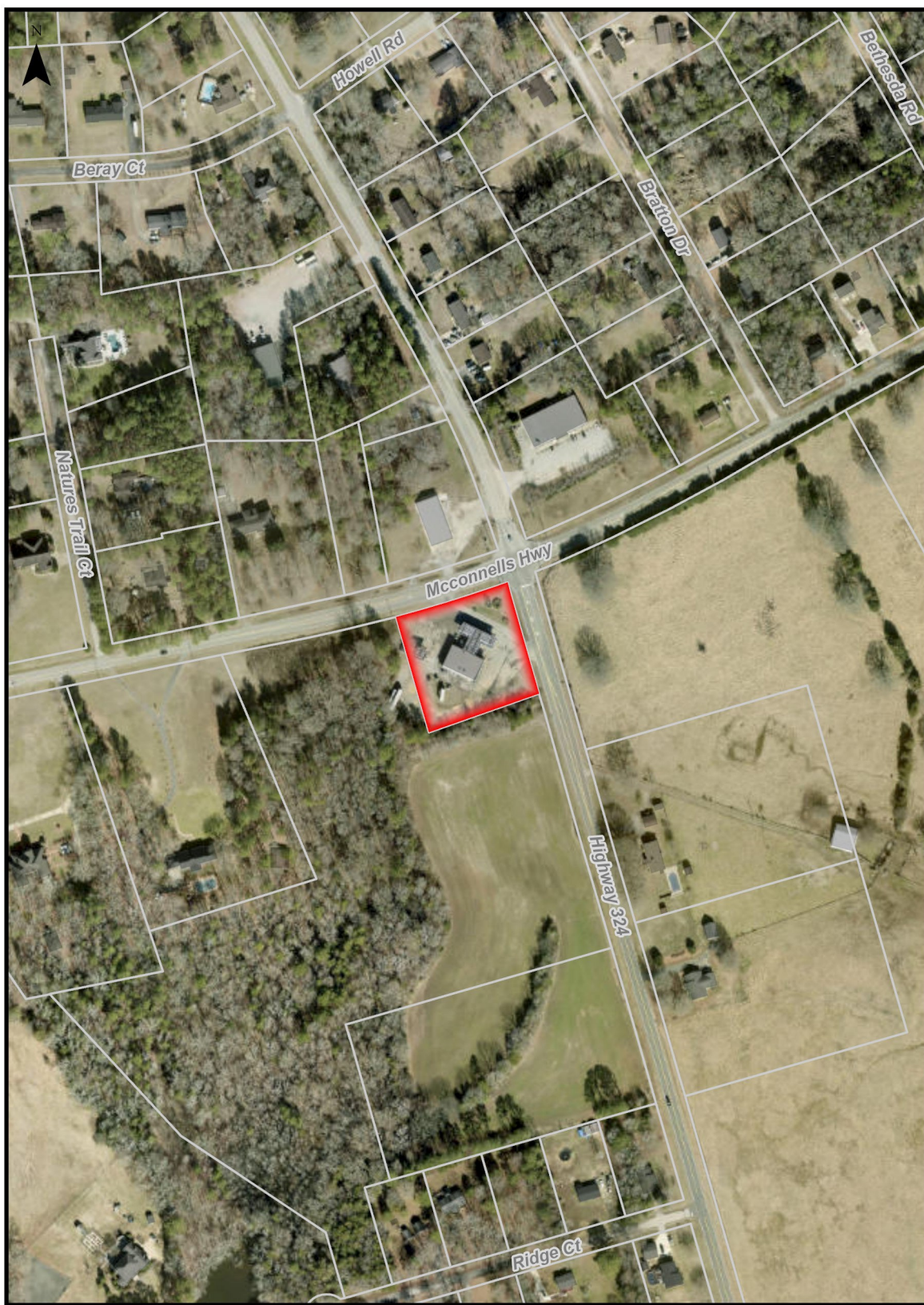
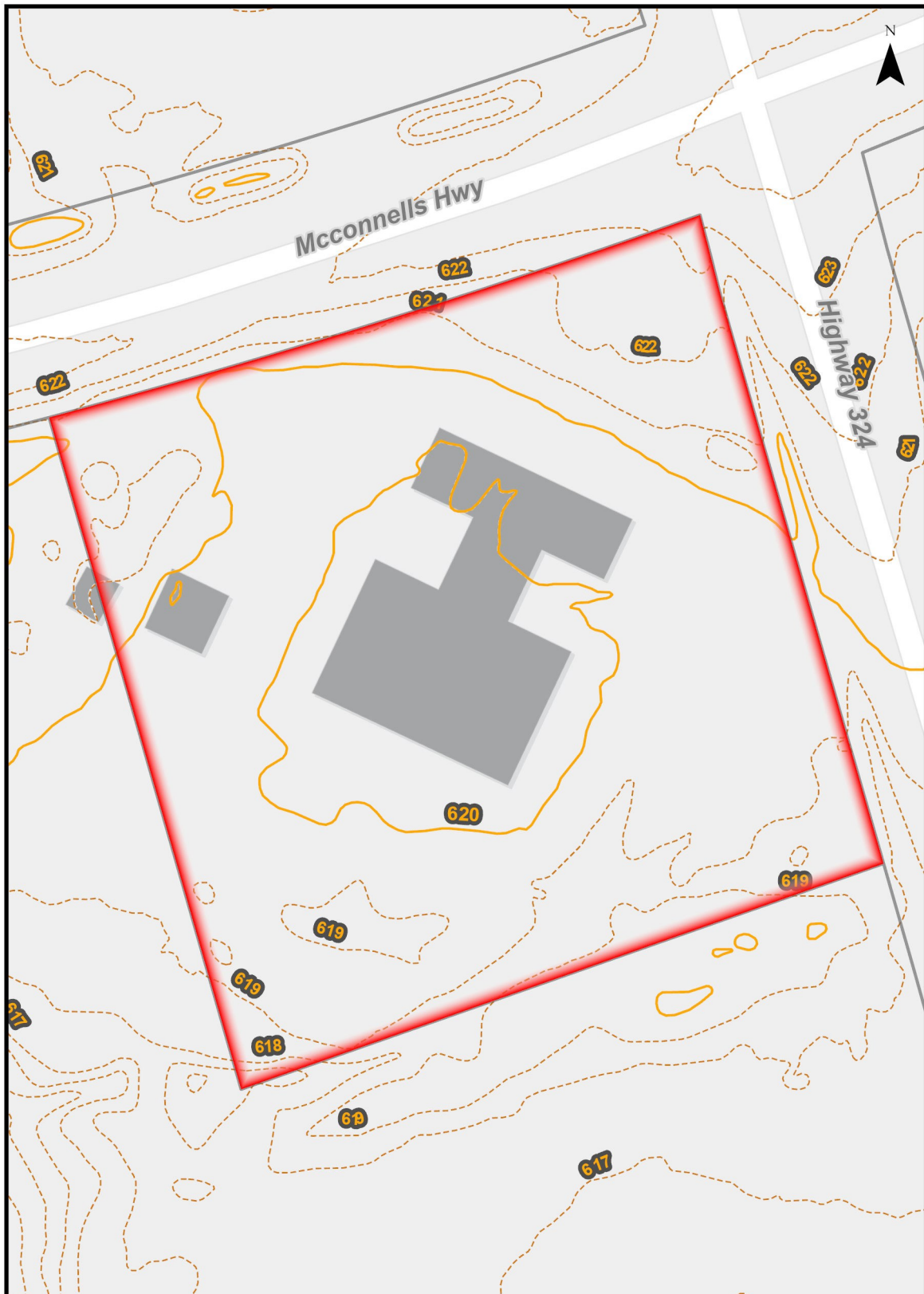


Exhibit D - Aerial Map—Parcel



Exhibit E - Environmental Map





YORK COUNTY REZONING APPLICATION

APPLICANT AND OWNER INFORMATION

APPLICANT NAME(S): Yasv LLC
ADDRESS: 3702 McConnells Hwy, Rock Hill SC, 29730
PHONE: [REDACTED] HOME [REDACTED] MOBILE [REDACTED]
EMAIL ADDRESS: [REDACTED]
PROPERTY OWNER NAME(S): Yash Patel
ADDRESS: 3702 McConnells Hwy, Rock Hill SC, 29730
PHONE: [REDACTED] HOME [REDACTED]
EMAIL ADDRESS: [REDACTED]

PROPERTY INFORMATION

PROPERTY ADDRESS: 3702 McConnells Hwy, Rock Hill SC, 29730
PROPERTY TAX MAP #(s): 5070000/00
LAND AREA (ACRES) TOTAL: 2.00 AREA TO BE REZONED: 2.00
ZONING DISTRICT: CURRENT: NC PROPOSED: GXC
2035 LAND USE PLAN DESIGNATION: Rural Center
CURRENT USE OF PROPERTY: Gas Station/Convenience Store
PROPOSED USE OF PROPERTY: Expand use of alcohol Liquore Sales
TOTAL AREA OF PROPOSED BUILDINGS (COMMERCIAL): N/A
TOTAL # OF DWELLING UNITS (RESIDENTIAL): N/A
UTILITY PROVIDERS WATER: Private SEWER: Private
SCHOOL DISTRICT: 3 COUNTY COUNCIL DISTRICT: 5

SUPPLEMENTAL QUESTIONS

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

Adding Liquor sales into exiting gas station.

2. Are there existing structures on the site?

☒ Yes

No

If yes, please describe: Gas station

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?

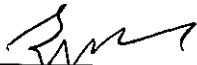
Yes

☒ No

Please note, 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.

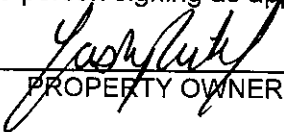


APPLICANT(S)

07/31/26

DATE

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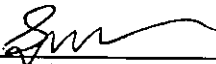


PROPERTY OWNER(S)

07/31/26

DATE

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



APPLICANT(S)

7-31-26

DATE

ORIGINAL SIGNATURES, OR ELECTRONIC DOCUSIGN SIGNATURES, ARE REQUIRED. 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:

1. **Application fee** (unless rezoning from a legacy district)
2. **Plat or recent survey**
3. **Deed**
4. **Preliminary site plan** (include the following items as applicable)
 - a. Proposed and existing structures with square footage
 - b. Parking areas
 - c. Open space areas
5. **Sketch of proposed individual lot subdivision**
6. **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: _____



To Learn, Serve, and Give as ONE

June 25, 2026

Mrs. Christi Cox, Chairwoman
York County Council

Mr. Josh Edwards
York County Manager
PO Box 66
York, SC 29745

Dear York County Leadership,

Please accept this letter as a formal request to York County Council to consider a resolution to direct the York County Planning Commission to conduct studies related to the imposition of a Development Impact Fee applicable within the geographic area of York School District One under the requirements of Title 6, Chapter 1, Article 9 – Development Impact Fees, South Carolina Code of Laws.

We would contract with TischlerBise, Inc. consulting firm to preform our Comprehensive Impact Fee Study. They have a proven record of providing these services to public agencies nationally, as well as specifically here in York County. We anticipate the study could be completed by August/September 2026

Please let us know next steps and if you need additional information.

Regards,

Mr. Scott Childers, Chair
York School District One Board of Trustees

Dr. P. Heath Branham
Superintendent

STATE OF SOUTH CAROLINA)
)
COUNTY OF YORK)

A RESOLUTION DIRECTING THE YORK COUNTY PLANNING COMMISSION TO CONDUCT THE NECESSARY STUDIES RELATED TO PUBLIC EDUCATION FACILITIES FOR GRADES K-12 CONSIDERED NECESSARY FOR THE PROPER EDUCATION OF CHILDREN WITHIN THE GEOGRAPHIC AREA OF THE YORK SCHOOL DISTRICT IN ACCORDANCE WITH THE SOUTH CAROLINA DEVELOPMENT IMPACT FEE ACT, TO RECOMMEND A CAPITAL IMPROVEMENTS PLAN, AND TO RECOMMEND AN IMPACT FEE ORDINANCE RELATED THERETO.

Whereas, York County, a body politic and political subdivision of the State of South Carolina (“County”), acting through the York County Council as the governing body thereof (the “County Council”), is empowered to provide for Resolutions on topics respecting any subject as appears to them necessary and proper for the security, general welfare, and convenience of counties or for preserving health, peace, order and good governance; and

Whereas, the County, has adopted a Comprehensive Plan, as provided in Chapter 29 of Title 6, South Carolina Code of Laws; and

Whereas, as a Governmental Entity which has adopted a Comprehensive Plan, by and through its County Council, the County is authorized by the South Carolina Development Impact Fee Act, S.C. Code Ann. Section 6-1-910, et seq. (“Act”), to impose impact fees; and

Whereas, the County is in receipt of a letter from the District dated July 7, 2026, requesting County Council adopt a resolution initiating the process for the Planning Commission to study and recommend a Capital Improvements Plan (CIP) and associated study evaluating impact fees on new development, based on a proportionate share of impact a given development may have on the CIP; and

Whereas, the District has expressed intent to retain TischlerBise, Inc. as a consultant to facilitate the required study for the Commission’s ultimate review and recommendation to County Council, having extensive experience in the County with such analyses, including with the District in 2022; and

Whereas, the County finds that the geographic area of the District has experienced and continues to experience rapid population growth and development which will continue to impact the District’s level of service for public education facilities in the future; and

Whereas, the costs associated with the land acquisition, construction, and equipping of public education facilities necessitated by the population growth are significant and expensive; and

Whereas, the County finds that it is fair and equitable for new residential development in the District to fund, in whole or in part, as may be permitted by the Act, new public education facilities whose need will result from such new residential development; and

Whereas, the County finds that the South Carolina Development Impact Fee Act requires an adopted CIP and consideration of a proportionate share analysis related to the impact of the population growth on public education facilities within the District for grades K-12 including, but not limited to, schools, offices, classrooms, parking areas, playgrounds, libraries, cafeterias, gymnasiums, health and music rooms, computer and science laboratories, and other facilities considered necessary for the proper public education of the children of the State of South Carolina, including the children within the District.

NOW THEREFORE BE IT RESOLVED BY THE YORK COUNTY COUNCIL DULY ASSEMBLED THAT:

1. The Commission is hereby directed to conduct the required studies, and to recommend a capital improvements plan and impact fee ordinance in response to the District request and in conformity with the South Carolina Development Impact Fee Act based upon the results of those studies;
2. The York County Planning Director or his designee(s) shall act as liaison(s) between the Commission and York County Council, and serve as the facilitator(s) with such designated consultants, County personnel, and District personnel who may have been tasked to date or who may be tasked to assist in the performance of the statutory requirements incident to the generation of the impact fee including, but not limited to, the performance of any required analysis and study; the generation of any required plans and reports; and the structuring of the ultimate recommended ordinance;
3. The Commission shall instruct TischlerBise to provide status reports to the Commission, at each of their successive meetings which follow the date of this Resolution, during the process authorized herein by written documentation, in person presentations, or both, so the Commission can gain a better understanding of the District's public educational needs and provide TischlerBise with commentary and feedback to evaluate and consider when preparing its final report to the Commission;
4. It is the intent of the Council that the Commission shall complete its assigned task with a recommendation to Council as soon as practicable, but no later than December 31, 2026;
5. The County Manager and all other appropriate officials and employees of the County are hereby authorized to execute, deliver, and receive or revise any other agreements and documents, and perform such tasks as may be required by the County or Commission in order to carry out, give effect to, and consummate the impact fee ordinance process authorized by this Resolution;
6. This Resolution shall be construed and interpreted in accordance with the laws of the state of South Carolina;

7. This Resolution shall become effective immediately upon approval by the Council and is not intended to alter or modify and shall not be interpreted as altering or modifying any currently existing impact fees and associated ordinances;
8. The provisions of this Resolution are hereby declared to be severable and if any section, phrase, or provision shall for any reason be declared by a court of competent jurisdiction to be invalid or unenforceable, that declaration shall not affect the validity of the remainder of the sections, phrases, and provisions hereunder; and
9. A copy of this Resolution shall be delivered to the Commission and the District upon adoption.

IN WITNESS THEREOF, I have hereunto set my hand this 17th day of August, 2026.

YORK COUNTY COUNCIL

By:



Christi P. Cox, Chairwoman

Attest:



Joshua S. Edwards, County Manager