

# TIMESNEWS

## Stone: 19 acres now up for development

By Jonathan Allen  
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FORT MILL TOWNSHIP -- York County is moving closer to approving a rezoning request that will allow Herman Stone to develop the last 19 acres of a massive tract his family used to own along Hwy. 160 West.

Stone has sought the rezoning, from residential to a planned development, for approximately 19 acres along Hwy. 160 West in front of Waterstone for more than a year. If the request is approved, Stone will have an array of options for the property.

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An earlier request for a PD zoning was

withdrawn earlier this year. Initially, Stone said he wanted the rezoning to allow an Aldi grocery store and a Discount Tire store to set up shop on the land. Stone's leasing agent for the project, Bryan Tuttle, said no deals have been signed yet with tenants.

"It's very quiet out there right now," Tuttle said. "We're not really focused on the land use right now; We're just focused on getting the land usable."

York County's 2025 Comprehensive Land Use plan calls for the area to remain residential, but that document was created before a Wal-Mart in Stonecrest, also on Hwy. 160 West, was even a possibility. It was also before Fort Mill annexed land east of I-77 for a Lowes Home Improvement store. Those major retail users changed the balance of retail and commercial land along the Hwy. 160 corridor and convinced county staff to recommend approving the rezoning.

The York County Council has approved two votes on the rezoning request. A third favorable vote is required for the new zoning to take effect. The plan for the property has undergone extensive reviews and changes following meetings with the county, nearby residents and other stakeholders, Tuttle said.

"What we're doing is crafting a response to the council to deal with the planned development request," Tuttle said. "I think the way they've done it will please a lot of people."

Most PDs are a minimum of 40 acres. PD zoning comes with a requirement that 5 percent of the land be donated for a civic use such as a park, library, school or public recreation site. However, because the Stone property is only 19 acres, the county is considering allowing him to pay 5 percent of the property's market value to the Fort Mill School District. The money is more valuable, officials said, because five percent of 19 acres isn't much space for a public project.

Should the plan win final approval at the next county council meeting set for Monday, Dec. 1, the final product will take many of its architectural cues from Stonecrest, Tuttle said.

Additionally access to the development is intended to come mainly from side roads, though it will have some limited access to and from Hwy. 160 West.


Stone's property has been an engine for growth in the western part of the township over the years. The Tega Cay Village Shopping Center was carved out of Stone's family land more than a decade ago.


Housing developments such as Waterstone and Fieldstone now occupy much of the property that used to belong to Stone. Now Wal-Mart and the Stonecrest Shopping Center are rising from another Stone tract.


&#8226; Herald reporter Charles Perry contributed to this story.


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