

July 24, 2026

Subject: Enforcement of Light Industrial Zoning Restrictions at the Silfab Solar Facility

Dear Governor Henry McMaster, the South Carolina General Assembly, Attorney General Alan Wilson, and the York County Council,

The Fort Mill School District Board of Trustees and District Leadership write to you today to renew the request stated in our Resolution dated March 10, 2026, in reference to the Silfab Solar facility located at 7149 Logistics Lane, which provided:

“The Fort Mill School District Board of Trustees hereby formally requests that Governor Henry McMaster, the South Carolina General Assembly, Attorney General Alan Wilson, and the York County Council exercise their respective authorities to permanently limit the facility's operations strictly to non-hazardous assembly processes and remove all hazardous chemicals on site in accordance with the facility's current light industrial zone.”

The York County Board of Zoning Appeals (BZA) previously issued a unanimous 5-0 ruling determining that heavy industrial manufacturing, specifically solar panel manufacturing, is not a permitted use within Light Industrial (LI) zones. This decision was recently affirmed in full by the South Carolina Circuit Court, which concluded:

*“The decision of the York County Board of Zoning Appeals dated May 30, 2024 is **AFFIRMED** in all respects. The Court FINDS that the BZA acted within its statutory and ordinance jurisdiction; that the BZA’s determination that solar panel manufacturing does not fit within the defined use category “Computer and Electronic Products Manufacturing” in the Light Industrial district is a finding of fact supported by evidence in the record; that the BZA’s alternative legal conclusion that solar panel manufacturing is prohibited in the Light Industrial district under § 155.270(G) is not influenced by any error of law; and that none of Appellants’ alternative grounds for reversal has merit. **The court confirmed that solar panel manufacturing does not fall under the county’s definition of light industrial uses and rejected arguments that would allow such operations under existing zoning classifications.**”*

In light of this affirmation of the BZA ruling, we respectfully request that all governing agencies take immediate and decisive action to restrict operations at the Silfab Solar facility on Logistics Lane to activities strictly permitted within a LI zoning district. Under York County Zoning Code, LI designations exist “to promote sound and permanent light industrial development and also to **protect nearby residential areas from undesirable aspects of heavy manufacturing.**”

Now that the Circuit Court has validated the BZA’s ruling, we urge state and local leaders to take the following steps:

- **Enforce Light Industrial Operations:** Ensure that all present and future activities at 7149 Logistics Lane strictly conform to permissible LI uses, as defined by county ordinance and affirmed by the court.

- **Prevent Unauthorized Expansion or Unpermitted Manufacturing:** Require full, transparent compliance with local land-use laws before any manufacturing processes incompatible with LI zoning are permitted to proceed or expand.
- **Prioritize School & Public Safety:** Maintain transparent communication and rigorous regulatory oversight regarding any industrial activities near district properties.

We deeply value our partnership with local and state leaders and share your commitment to a prosperous, safe, and law-abiding community. We trust that all governing agencies will uphold the rulings of both the York County Board of Zoning Appeals and the Circuit Court by taking the necessary administrative and enforcement actions to ensure full compliance at the Silfab facility.

Thank you for your leadership, your time, and your continued dedication to the families and children of York County. We look forward to working together to maintain the safety and integrity of our community.

Sincerely,

Kristy Spears

A handwritten signature in blue ink that reads 'Kristy Spears'.

Chairwoman
Fort Mill School District Board of Trustees

Grey Young

A handwritten signature in blue ink that reads 'Guy M. Young'.

Superintendent
Fort Mill School District

Enclosures: FMSD Resolution 3.10.2026 (1), Final order Silfab v BZA (2)