

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.

STATE OF SOUTH CAROLINA)
)
 FORT MILL SCHOOL DISTRICT)

A RESOLUTION TO REQUEST THE HONORABLE GOVERNOR HENRY MCMASTER, THE SOUTH CAROLINA GENERAL ASSEMBLY, ATTORNEY GENERAL ALAN WILSON, THE YORK COUNTY COUNCIL, AND ALL PERTINENT REGULATORY AUTHORITIES TO PERMANENTLY RESTRICT OPERATIONS AT THE SITE TO ASSEMBLY PROCESSES ONLY, INCLUDING THE IMMEDIATE REMOVAL OF HAZARDOUS CHEMICALS FROM THE SITE IN ACCORDANCE WITH THE FACILITY'S CURRENT LIGHT INDUSTRIAL ZONE

WHEREAS, the Fort Mill School District is dedicated to prioritizing the safety, security, and well-being of its more than 18,000 students and 2,500 employees; and,

WHEREAS, the Fort Mill School District has an obligation to provide safe school facilities under multiple South Carolina laws and statutes; and,

WHEREAS, the location and placement of Flint Hill Elementary and Flint Hill Middle School were approved by the Office of School Facilities; and,

WHEREAS, the Silfab Solar facility is located in a Light Industrial Zone adjacent to school facilities, most notably Flint Hill Elementary School currently in operation, and Flint Hill Middle School currently under construction; and,

WHEREAS, the York County Board of Zoning Appeals has ruled the manufacturing operations of Silfab Solar is in violation of the requirements for a Light Industrial Zone; and,

WHEREAS, there have been two chemical release incidents taking place days apart have necessitated the closure of school operations at Flint Hill Elementary School for multiple days, inflicting learning loss to students and increasing fear among students, parents, staff and community; and,

WHEREAS, neither of these chemical releases was initially reported to the Fort Mill School District by York County Emergency Management or Silfab Solar; and,

WHEREAS, the Fort Mill School District Board of Trustees believes that the continued large-scale manufacturing and storage of hazardous chemicals at this location represents an incompatible land use with the surrounding educational environment; and,

NOW THEREFORE, BE IT RESOLVED on this 10th day of March, 2026, that 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.

SIGNED AND SEALED this 10th day of March, 2026, having been duly adopted by the Fort Mill School District Board of Trustees.



Kristy Spears
Chairwomen of the Fort Mill School District
Board of Trustees


Grey Young
Superintendent of the Fort Mill
School District

DONNA M. JACKLEY
Notary Public, State of South Carolina
My Commission Expires 06/02/2033

EXHIBIT 2

AMMON PLEAS - CASE#2024CP4603532

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- # EXHIBIT 2

OTD Industrial Group
MEMORANDUM
TO: Mr. and Mrs. J. Edgar Hoover
FROM: Mr. J. Edgar Hoover
SUBJECT: MEMORANDUM
DATE: 12/24/60
RE: 100-442624-CP4603532

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No comments yet
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I ask the Department to undertake an immediate and comprehensive review of every environmental permit and approval associated with the Fort Mill facility to determine whether Sulfab is, and has been, in full compliance with every applicable requirement. That review should specifically include the circumstances surrounding the scrubber stack, including whether what has actually been constructed conforms to what was represented to and authorized by the Department. Where discrepancies exist, they should be investigated. Where violations exist, they should be enforced. And where SCDES possesses authority to suspend, modify, revoke, or otherwise reconsider an environmental authorization, I ask that the Department exercise that authority to the fullest extent permitted by law.



David Martin

July 27 at 4:53 PM ·



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No comments yet

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David W. Martin
SC State Representative, District 26



Comment



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