



**York County
Planning & Zoning Committee
Minutes
March 31, 2025**

Regular Meeting	York County Eastern Maintenance Facility 177 Central Carolina Parkway Fort Mill, South Carolina	5:00 PM
------------------------	--	----------------

Call to Order

Chairwoman, Debi Cloninger

Order of Business

1. Committee to approve the minutes from the February 11, 2025 Planning & Zoning Committee meeting.

Motion to Approve

Passed	Yes 3, No 0, Abstained 0
MOVANT:	Andy Litten
SECOND:	Tommy Adkins
AYES:	Debi Cloninger, Andy Litten, Tommy Adkins
NAYS:	None
ABSENT:	
RECUSED:	None

2. Rural Zoning Project Update

Jonathan Buono, Planning & Development Director and Marion Ray, Associate Planner provided information on the Rural Zoning Project.

Mr. Buono presented options on combining the current zoning districts:

Option 0: status quo, keep all districts as is

Option 1: combine AGC with AGC-I, into just one AGC; combine RUD with RUD-I, into just one RUD

Option 2: combine AGC-I with RUD-I into a Rural Estate

Option 3: keep existing districts, add a new Rural Estate district

Mr. Buono mentioned that the biggest considerations are overall uses allowed, lot sizes, manufactured homes, and the process of implementing a change.

It was a consensus of the Committee members that option 1 is preferable while allowing manufactured homes in the combined districts; assisted living added to AGC as a special

exception; farmers markets as permitted in the consolidated AGC; hunting and fishing club facilities and landscaping supply could be made special exceptions and add provisions regarding acreage; breweries and wineries and micro-distilleries could be made special exceptions; solar energy facilities also special exceptions.

Residential Subdivision Developments:

It is the staff's recommendation not to reintroduce a complex residential subdivision type.

Instead, if the council is comfortable, allow the smaller three-acre minimum lot size to enable this type of low-density residential development, in addition to the cluster option already available.

Family Exemption:

Current Standards:

1. The property to be divided must be a minimum of 10 acres prior to any division of land pursuant to this section, and must be located within the AGC or RUD zoning districts.
 1. This is an attempt to regulate density in our rural areas. The retention of at least one large lot after division maintains the rural feel of an area over a neighborhood/suburban appearance.
 2. Added to the York County Code in 2019.
2. The grantor must have owned the property for a minimum of 20 years and may grant up to 2 exempted lots per year.
 1. Previously required ownership prior to 2002
 2. This requirement is to restrain the volume of divisions over time and discourages rapid development.
 3. Added to the York County Code in 2019
3. Property must be conveyed by deed from the grantor to another member of the grantor's immediate family (mother, father, children, grandchildren, brothers, sisters, and stepchildren.) Individuals listed as the grantor's spouse, aunt, uncle, cousin, in-law of the like do not qualify. A trust or trustee for individuals under 18 years of age are not permitted for this exemption. a deed indicating property conveyance from one family member to another shall be submitted along with the plat.
 1. Defining family members prohibits developers from using a "straw man" property owner to divide off their acreage into a subdivision.
4. Grantees that have previously received land from other family members or from other properties within the unincorporated areas of York County, pursuant to this family exemption, are ineligible to receive additional lots.
 1. Added to the York County Code in 2007.
5. Lots created under family exemption shall be titled in the name of the grantee for a period of not less than 3 years, unless such lots are subject to involuntary transfer including, but not limited to, court order, foreclosure, death, judicial sale, condemnation, or bankruptcy.
 1. Added to the York County Code in 2019.

Many of these requirements close loopholes that were exploited by developers.

The Committee members developed the following Family Exemption Plan:

1. AGC and RUD
2. Parent Parcel - minimum residual size
3. Minimum lot size before someone can give property to a family member - minimum 1 acre regardless of district.
4. Grantor ownership - 10 year grantor ownership
5. Cap on exemptions - 1 every two years and 6 total after 10 years.
6. Deed with access easement required with plat.
7. Definition of family - leave as immediate
8. Grantees limited to receiving one lot - remove
9. Titled to grantee for 3 years - add an affidavit that is recorded.

Multiple Dwellings on a Lot

Current Standard:

More than one principal dwelling on a lot in AGC. In the AGC district, up to two principal dwellings are allowed on one lot if each dwelling is sited so that all applicable lot size, lot width, and setback requirements are met as if the dwellings were established on individual lots. This is intended to ensure both dwellings meet applicable Zoning Code requirements in the event the lot on which the dwellings are located is subsequently subdivided.

The Committee members made no changes at this time.

Road Frontage:

Road frontage and lot width are mostly interchangeable terms. They refer to individual lengths of public or private road adjacent to a parcel of land.

Staff recommends changing from 350 feet to 150 feet minimum arterial width. The Committee members agree with staff's recommendation.

Setbacks:

A setback is a minimum allowable distance between a structure and a property line. Staff recommends amending front setbacks in AGC to 50 feet. The Committee members are with the staff's recommendation.

Shipping Containers:

A six-sided steel cargo container used for the transport of goods and materials. Designed for intermodal cargo, they are often repurposed on sites as a sturdy, inexpensive storage option.

A motion was made by Council member Andy Litten and seconded by Council member Tommy Adkins to allow shipping containers in all zoning districts with 1 1/2 acre minimum allowing 2 and then 1 per every 2 acres with a maximum of 10.

Council member Debi Cloninger voted in opposition.

Passed	Yes 2, No 1, Abstained 0
MOVANT:	Andy Litten
SECOND:	Tommy Adkins
AYES:	Andy Litten, Tommy Adkins
NAYS:	Debi Cloninger
ABSENT:	
RECUSED:	None

Executive Session

Matters for consideration following Executive Session

Adjourn

There being no further business, the Committee meeting was adjourned.