



**York County  
Planning & Zoning Committee  
Minutes  
May 6, 2025**

---

**Regular Meeting**

**Eastern Maintenance Facility  
177 Central Carolina Parkway  
Fort Mill, SC 29715**

**5:30 PM**

---

**Call to Order**

Chairwoman, Debi Cloninger

**Order of Business**

1. Committee to approve the minutes from the March 31, 2025 Planning & Zoning Committee meeting.

Motion to approve

|                 |                                           |
|-----------------|-------------------------------------------|
| <b>Passed</b>   | <b>Yes 3, No 0, Abstained 0</b>           |
| <b>MOVANT:</b>  | Andy Litten                               |
| <b>SECOND:</b>  | Tommy Adkins                              |
| <b>AYES:</b>    | Debi Cloninger, Andy Litten, Tommy Adkins |
| <b>NAYS:</b>    | None                                      |
| <b>ABSENT:</b>  |                                           |
| <b>RECUSED:</b> | None                                      |

2. Update on the Rural Zoning Project

Jonathan Buono, Planning & Development Director, provided an overview of the schedule of the Rural Zoning Project. Mr. Buono reported that the Planning & Zoning Committee will make their final recommendation to the full Council and that the adoption cycle will begin with the Planning Commission.

Mr. Buono reviewed the modifications that were presented at the last committee meeting: converting AGC-I and RUD-I to legacy zoning districts, adding some additional uses to the AGC and RUD districts as Special Exceptions, overhauling the family exemption land division, reducing lot width for residential lots on arterial roads to 150 feet, reducing front yard setbacks in AGC to 50 feet, and relaxing accessory use conditions for shipping containers.

A motion was made to bring the Rural Zoning Project recommendations to the Planning Commission for consideration.

|                |                                 |
|----------------|---------------------------------|
| <b>Passed</b>  | <b>Yes 3, No 0, Abstained 0</b> |
| <b>MOVANT:</b> | Andy Litten                     |

|                 |                                           |
|-----------------|-------------------------------------------|
| <b>SECOND:</b>  | Tommy Adkins                              |
| <b>AYES:</b>    | Debi Cloninger, Andy Litten, Tommy Adkins |
| <b>NAYS:</b>    | None                                      |
| <b>ABSENT:</b>  |                                           |
| <b>RECUSED:</b> | None                                      |

### 3. Discussion regarding Maximum Building Height.

Jonathan Buono and Rick Abboud provided maximum height information for comparison jurisdictions. The Committee members discussed different strategies to allow for some additional height, with much of the conversation centered around hotels.

A motion was made to add rooftop bars, restaurants, and pools to the height exception as long as it is less than 40% of the roof area and the base height in GC will stay 50 feet with the ability to go to 60 feet if the building is set back at least 200 feet from a residential lot.

|                 |                                           |
|-----------------|-------------------------------------------|
| <b>Passed</b>   | <b>Yes 3, No 0, Abstained 0</b>           |
| <b>MOVANT:</b>  | Andy Litten                               |
| <b>SECOND:</b>  | Tommy Adkins                              |
| <b>AYES:</b>    | Debi Cloninger, Andy Litten, Tommy Adkins |
| <b>NAYS:</b>    | None                                      |
| <b>ABSENT:</b>  |                                           |
| <b>RECUSED:</b> | None                                      |

### Executive Session

#### Matters for consideration following Executive Session

#### Adjourn

Motion to adjourn

|                 |                                           |
|-----------------|-------------------------------------------|
| <b>Passed</b>   | <b>Yes 3, No 0, Abstained 0</b>           |
| <b>MOVANT:</b>  | Andy Litten                               |
| <b>SECOND:</b>  | Tommy Adkins                              |
| <b>AYES:</b>    | Debi Cloninger, Andy Litten, Tommy Adkins |
| <b>NAYS:</b>    | None                                      |
| <b>ABSENT:</b>  |                                           |
| <b>RECUSED:</b> | None                                      |