



**York County
Planning & Zoning Committee
Minutes
November 24, 2025**

Regular Meeting

**Eastern Maintenance Facility
177 Central Carolina Parkway
Fort Mill, South Carolina**

6:00 PM

Call to Order

Chairwoman, Debi Cloninger

Council members Debi Cloninger, Andy Litten and Tommy Adkins were in attendance. County Manager Josh Edwards, Assistant County Manager, Tom Couch, County Attorney, Michael Kendree were also present.

Order of Business

1. Committee to approve the minutes from the September 10, 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. Discussion regarding Industrial Districts uses.

Jonathan Buono, Planning & Development Services Director, summarized the committee's last discussion on the topic, and covered requests from Mr. Litten regarding adding certain defined uses to the ID district, and maps requested by Ms. Cloninger related to unimproved properties owned by school districts. Ms. Cloninger also asked if staff had observed any recurring problems. Mr. Buono stated that it would be helpful to all stakeholders to add additional clarity to existing use definitions, by adding NAICS code numbers to more of the uses in the code.

The committee discussed the merits of potential text amendments and set out three separate motions to chart a path forward:

Motion to request that an ordinance be drafted adding "Trade Services" to the General Commercial (GC) district as a permitted use.

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

Motion to request that staff evaluate definitions of uses allowed in industrial districts where a NAICS code might be added to help with clarity, and bring examples to the Committee.

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

Motion to request that an ordinance be drafted adding “Building Material and Supply Store”; “Farm and Garden Supply with Equipment Sales and Service”; “Vehicle Service, Repair, and Customization (w/o overnight outdoor storage)”; “Parking Areas”; and “Motor Vehicle Recreational Vehicle, or Boat Storage” to the Industrial Development (ID) district.

Passed Yes 2, No 1, Abstained 0

MOVANT:	Andy Litten
SECOND:	Tommy Adkins
AYES:	Andy Litten, Tommy Adkins
NAYS:	Debi Cloninger
ABSENT:	
RECUSED:	None

3. Discussion regarding golf carts in Baxter Village.

Michael Kendree, County Attorney, discussed a new enabling statute allowing the operation of golf carts on public roads, and a draft ordinance that would allow use of golf carts to be operated on public roads within the limits of Baxter Village. The committee discussed the merits of the ordinance, whether to allow major road crossings, and the potential to apply the ordinance countywide.

Motion to recommend to full council the ordinance for golf carts in Baxter Village with the amendments allowing golf cart operation day or night, and limiting crossing roads with posted speeds at 35 MPH or greater to signalized intersections.

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

4. Discussion regarding split-zoning amendment.

Mr. Buono presented the pervasiveness of split-zoned parcels countywide, and the problems it creates. Mr. Buono also presented the Committee with alternative approaches to regulating split-zoning, with the intent of reducing the number of de minimus rezoning applications and allowing more property to be combined when multiple districts are involved.

5. Discussion regarding non-conformities.

Joshua Reinhardt, Development Services Manager, went over the four different types of nonconformities in the code. Staff sought Committee direction on potential amendments. The Committee discussed several nonconforming situations, including those centered around the Urban Development (UD) district.

Motion to request staff to bring back an ordinance expanding nonconforming residential uses to allow for larger replacements of manufactured homes.

Passed Yes 3, No 0, Abstained 0

MOVANT: Tommy Adkins

SECOND: Andy Litten

AYES: Debi Cloninger, Andy Litten, Tommy Adkins

NAYS: None

ABSENT:

RECUSED: None

Executive Session

Matters for consideration following Executive Session

Adjourn

Motion to adjourn

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



Karen M. Brogdon, Clerk to Council