



**York County
Planning & Zoning Committee
Minutes
September 10, 2025**

Regular Meeting	York County Government Center 3rd Floor Conference Room, 3801 6 South Congress Street York, South Carolina 29745	6:00 PM
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Call to Order

Chairwoman Debi Cloninger

Also in attendance were Council members Tommy Adkins and Andy Litten. Assistant County Manager, Tom Couch, Planning and Development Director, Jonathan Buono and staff members Josh Reinhardt, Jeff Kirchner, and Rick Abboud.

Order of Business

1. Committee to approve the minutes from the May 6, 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 maximum height in GC

Jonathan Buono, Planning & Development Services Director, reviewed the Zoning Code amendments related to building height, based on the committee's request at the May 6th meeting. Mr. Buono explained that the first change would raise the maximum building height in the General Commercial (GC) district from 50 feet, to 60 feet, if the proposed structure were set back at least 200 feet from the nearest residential lot line. The second change requested by the committee would exempt occupiable rooftop amenity structures from maximum height limitations. To protect against abuse and reduce overall rooftop bulk, staff recommended adding several limits to exempt these structures, to include a rooftop area maximum of 25%, a height limit of 15ft from the roof, and a setback of one foot from the edge of the roof for every foot the structure protrudes above the roofline.

A motion was made to accept the building maximum height adjustments and exceptions and bring to the Planning Commission as an ordinance for their recommendations.

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

3. Discussion regarding Industrial District Uses

Mr. Buono presented the committee with high-level information on the use table and definitions for industrial zoning districts (Rural Industrial (RI), Light Industrial (LI), and Industrial Development (ID)) and uses. Mr. Buono explained the various levels of permissiveness for uses in the use table, including permitted (by-right), conditional, special exception, temporary, and prohibited.

The committee members held a discussion regarding building heights for the subject districts, but opted to refer that back to the committee AWS a separate topic at a later date.

No action was taken. However, the Chairwoman requested that the committee members email staff with any comments or questions based on the information they were provided, in order to progress the conversation at the next meeting.

4. Discussion regarding Wall Signs

Jeff Kirchner, Associate Planner, presented the current limitations on wall signs in the Zoning Code, which disproportionately affects large building users. Mr. Kirchner presented multiple options for the committee to consider, which would allow for reasonable flexibility for wall signage, currently limited to a single sign per wall of a building, no matter the length or height of the wall.

A motion was made to approve, and send to the Planning Commission, a preference for options that eliminate the maximum number of wall signs (1) and instead apply ratios of wall area to sign area (greater of 1sf of sign area for every 1 linear foot of wall, or 5% of wall area), and allow up to 400sf of sign area instead of 200sf and to allow very large buildings (over 100,000sf) to exceed 400sf of wall signage.

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

5. Discussion regarding the Lake Wylie Overlay District.

Jonathan Buono provided the committee with the full text and map of the overlay district. Mr. Buono briefly summarized the different sections of the overlay, and informed the committee that the overlay also serves as its own sign district in the sign regulations.

A motion was made to not pursue any changes to the Lake Wylie Overlay.

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



Karen M. Brogdon, Clerk to Council