



**York County
Planning & Zoning Committee
Minutes
May 6, 2026**

Regular Meeting	Large Conference Room, Heckle Complex 1070 Heckle Boulevard Rock Hill, SC	5:00 PM
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Call to Order

Chairwoman, Debi Cloninger

Chairwoman, Debi Cloninger and Council members Andy Litten and Tommy Adkins were in attendance.

County Manager, Josh Edwards, Assistant County Manager, Tom Couch, Planning & Development Director, Jonathan Buono, Development Manager, Josh Reinhardt and Zoning Administrator, Rick Abboud, and Interim County Attorney, Laura Dover were also in attendance.

Order of Business

1. Committee to approve the minutes from the November 24, 2025 Planning & Zoning Committee meeting.

Motion to approve

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

2. Discussion regarding split-zoning revision.

Jonathan Buono, Planning and Development Director, provided an update on split-zoning. Mr. Buono explained that the amendment's goals are to reduce rezoning applications, add flexibility to combine or split some existing split-zoned parcels, guard against abuse and limit introducing new problems.

Motion to send the split-zoning revisions to the Planning Commission for recommendation.

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 non-conforming manufactured home replacement.

Jonathan Buono, provided the draft language for the ordinance regarding conforming manufactured home replacement. Proposed language is as follows:

A nonconforming manufactured home, whether as a nonconforming use or a nonconforming structure, may be replaced with another manufactured home, regardless of dimensions (e.g., a double-wide may replace a single-wide), if all other applicable requirements of the Chapter are met.

Motion to send recommended changes to the Planning Commission for consideration.

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 data center standards.

Mr. Buono reviewed the amendments to the ordinance that were proposed by the Council at 2nd reading:

- Data Center use is prohibited in LI.
- Utilities need estimates required at application.
- Willingness and capability letter from utility providers required at application.
- Groundwater use prohibited.
- A decommissioning plan is required at application.

Council member Debi Cloninger presented the following recommendations to the other committee members:

1. Make all the increased setbacks in the current proposed ordinance apply to all adjacent parcels, not just residential (or at the very least, make it apply to residential and any parcels actively engaged in agricultural activities);
2. No heat shall be produced through the ground as detected with the aid of geothermal instruments at any point beyond the center property line;
3. All data centers must meet all state laws, conditions, and requirements. Any state requirement passed after the approval of the data center shall require the center to meet the new requirements within 12 months of enactment;

4. Data centers must provide a satisfactory decommissioning plan and a bond to the county prior to approval to ensure all equipment and the property has no onsite hazards or issues remaining;
5. Data Centers are responsible for paying all utility infrastructure costs and must provide assurances that the electricity provider will not charge any of the required capital components to the rate payers (this is referenced in SC legislative bill 4583, which requires that all data centers be self-contained).
6. Proposed Bill 4583 is the SC Data Center Responsibility Act. All conditions listed in this bill should be a requirement for any proposed data center in York County.
7. Maximum height is 60'.
8. Require a study to determine if a reduction in the standard noise level requirements should be required.

After committee discussion on each of the recommendations, the following motions were made:

Motion to include a 50ft buffer from the road right of way.

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 change the maximum height back to 60ft.

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

Motion to prohibit data centers from generating their own power

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

Ms. Cloninger also recommended that Council consider a temporary moratorium on new data centers for 18 months to allow the County sufficient time to complete the 10 year comprehensive plan, allow the state to consider the bills before them and allow the retention and consultation

with necessary subject-matter experts such as utility providers, and water and sewer professionals.

Motion to go into Executive Session to receive legal advice on moratoriums.

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

No matters for consideration following Executive Session.

Council member Andy Litten recommended that data centers be removed from special exceptions and to leave data centers in light industrial. Council members Debi Cloninger and Tommy Adkins were not in support of either proposal.

The Committee also requested more information regarding ground heat pollution, retroactive application of new state laws, utility rate-setting based on capital infrastructure costs, the ability for the County to prohibit groundwater use that the State might otherwise permit and whether power contracts could obligate an end user to fire generators to feed power into the grid. The County Attorney and Planning staff will research this information and report back at the next Planning & Zoning Committee meeting.

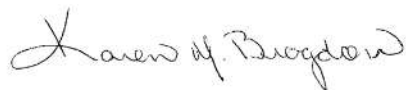
Executive Session

Matters for consideration/actions 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