

Committee Members

District 1: Stuart Graham
District 4: Jose Luis
District 5: Steve Harper, Chair
Citizen: Maggie Norris
Citizen: Darrell Walters
PC Chair: Shelly Richards
PC Vice-Chair: Judianna Tinklenberg
Development Serv. Dir.: Allison Hardin
Zoning Director: Shannon Catoe
Ex-Officio: James Mulvaney

**County Administrator**

Dennis E. Marstall

County Attorney

GINNY L. MERCK-DUPONT

Clerk to Council

Sherrie Simpson

December 3, 2025

6:00 PM

LANCASTER COUNTY COUNCIL

COUNTY COUNCIL AD-HOC UNIFIED DEVELOPMENT ORDINANCE (UDO) COMMITTEE
COUNTY COUNCIL CHAMBERS, COUNTY ADMINISTRATION
BUILDING, 101 NORTH MAIN STREET, LANCASTER, SC 29720

MINUTES

Committee Members Present: Stuart Graham, Jose Luis, Steve Harper, Maggie Norris (*who entered the meeting late at approximately 6:10 p.m.*), Darrell Walters, Shelly Richards, Judianna Tinklenberg, Allison Hardin, Shannon Catoe, and James Mulvaney

Staff Members/Others Present: Ginny Merck-Dupont (*who left the meeting early at approximately 6:30 p.m.*), County Attorney; and Sherrie Simpson, Clerk to Council.

A quorum of the County Council Ad-Hoc Development Agreement Committee was present for the meeting. The following press were notified of the meeting by e-mail in accordance with the Freedom of Information Act: *The Lancaster News*, *Kershaw News Era*, *The Rock Hill Herald*, Cable News 2, Channel 9 and the local government channel. The agenda was posted in the lobby of the County Administration Building and also on the County website the required length of time. The PowerPoint presentation utilized during the meeting is attached to the written minutes in the Clerk to Council's office.

Call to Order Ad-Hoc UDO Committee Meeting - Committee Chair Steve Harper

Committee Chair Steve Harper called the County Council Ad-Hoc Unified Development Ordinance (UDO) Committee to order at approximately 6:00 p.m. He welcomed everyone to the meeting and thanked everyone for participating.

Pledge of Allegiance and Invocation

This item was skipped during the meeting.

Approval of the Agenda

Jose Luis moved to approve the agenda. Seconded by Shelly Richards. The motion to approve the agenda Passed by a vote of 9-0; Absent: Maggie Norris.

Citizens Comments

The following citizens signed up for and spoke during Citizens Comments: None.

The following citizens submitted electronic, written comments for Citizens Comments: None.

Discussion and Action Items

a. Approval of Minutes from the November 20, 2025, County Council Ad-Hoc Unified Development Ordinance (UDO) Committee Meeting

Jose Luis moved to approve the minutes from the November 20, 2025, County Council Ad-Hoc UDO Committee meeting. Seconded by Stuart Graham. The motion to approve the minutes Passed by a vote of 9-0; Absent: Maggie Norris.

b. Discussion of Character Overlays and Zoning Districts - *Committee Chairman Steve Harper*

Allison Hardin reviewed the history of the character overlay districts and how those districts were influenced by the Comprehensive Plan. She reviewed the current zoning districts via map handouts and those handouts are attached to the written minutes as Schedule A. She also explained that the UDO would have to be amended in certain sections if the Committee decided to do away with the character overlay districts and the handout she used in that explanation is attached to the written minutes as Schedule B. She further explained the history behind the three sub-regions used in the Comprehensive Plan: the Panhandle, Greater Lancaster, and Southern Lancaster. She also discussed the parcels by zone and the handouts used during that discussion are attached to the written minutes as Schedule C. Maggie Norris entered the meeting during this discussion at approximately 6:10 p.m.

The Committee discussed the characteristics of the various rural districts, zoning acreage requirements, the characteristics of the Medium Density Residential (MDR) district, parking standards for the residential rural zoning districts, the complications caused by the character overlays and the need to change them, minimum lot widths, the need for the UDO to be concise and clear, and the possibility of a Highway 521 overlay that extends all the way down into Lancaster and possible landscape restrictions for it and the possibility of moving away from character overlay districts.

c. Review of Chapter 2 of the Draft Unified Development Ordinance (UDO) - *Committee Chair Steve Harper*

In reviewing the draft UDO for Chapter 2, the Committee discussed roads and how they need to relate to the UDO, the importance of clarity in the UDO, the use of collector roads and connectivity, the possibility of making road standards greater than the Department of Transportation's State requirements, rural residential versus rural neighborhood zoning districts and the possibility of combining them, using incentives in the UDO so developers will use the Low Density Residential (LDR) district and Rural Neighborhood (RN) district versus using the Medium Density Residential (MDR) district, how to increase affordable/workforce housing in the area, the possible use of Planned Development Districts (PDD), the change in mindset for the types of houses citizens want (i.e., less yard), the use of multi-family zoning, and using perimeter zoning with higher density around the City of Lancaster.

After discussions, the Committee made the following decisions: look at removing character overlay districts and morphing the allowances into existing zones, possibly extending the highway corridor overlay, possibly making Lancaster County road standards greater than the State's, look at the paving standards and look at what other Counties are doing in regards to

that standard, analyze the RN and RR zones and possibly merge them together and possibly merge them with LDR, possibly incentivizing developers to use LDR or RN zoning rather than MDR, the possibility of using more than one type of housing in a district, the possibility of using incentives to reduce parking requirements, using perimeter zoning around the City, how to utilize collector roads, and that minor and major subdivisions should come before the Planning Commission.

For the next agenda, the Committee asked to discuss stormwater regulations, the requirements for turn lanes, infrastructure requirements, setbacks, the Heelsplitter overlay district, and possibly replacing the MX district with PDD's. The Committee noted that they would finish reviewing Chapter 2 and then discuss hypotheticals.

Adjournment

Jose Luis moved to adjourn the Ad-Hoc UDO Committee meeting. Seconded by Shelly Richards. The motion to adjourn Passed by a vote of 10-0. There being no further business, the Committee meeting adjourned at approximately 8:08 p.m.

Respectfully Submitted:

Sherrie Simpson

Sherrie Simpson
Clerk to Council

Approved by the Committee on 12-11-2025

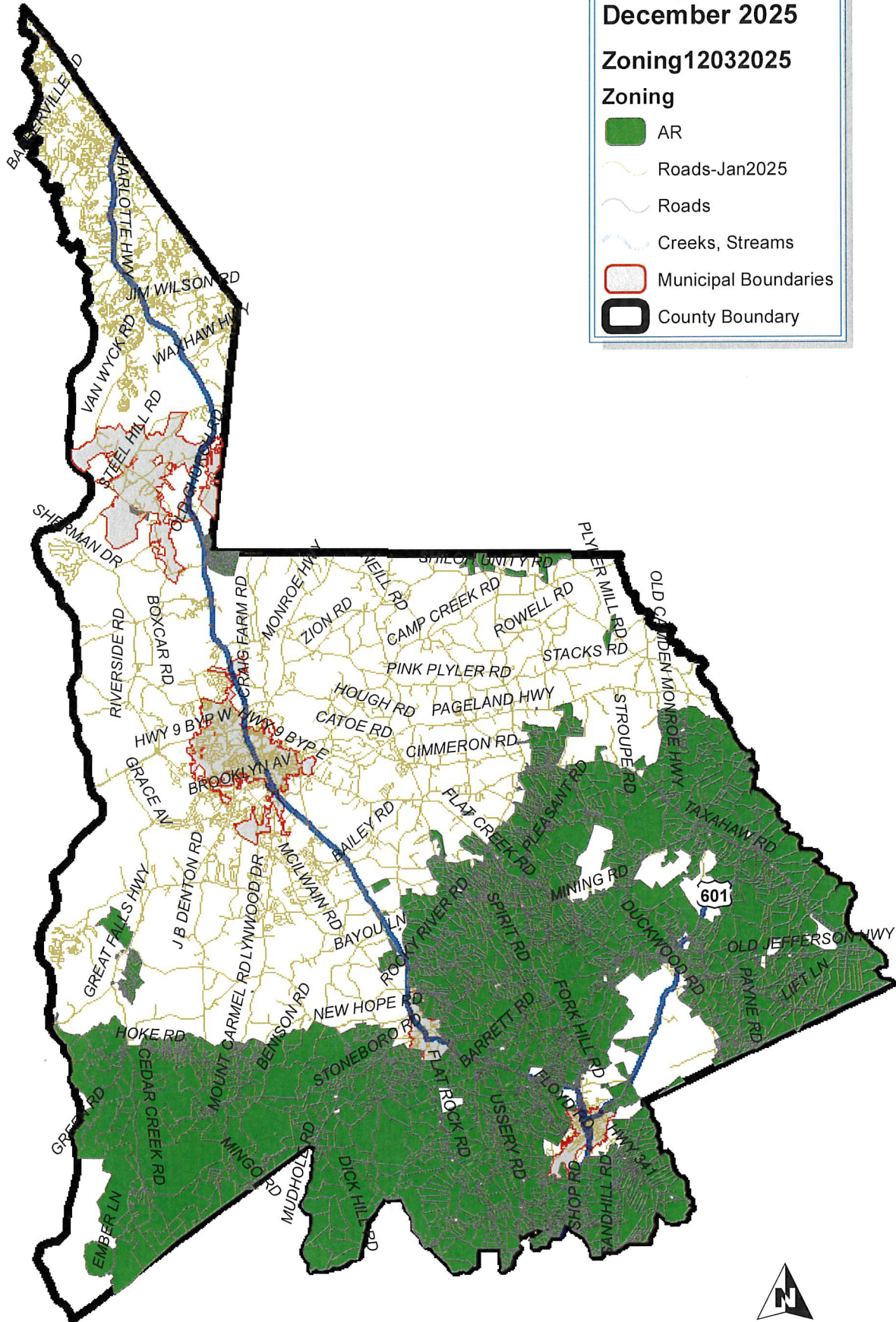
Schedule A

Zoning
December 2025

Zoning12032025

Zoning

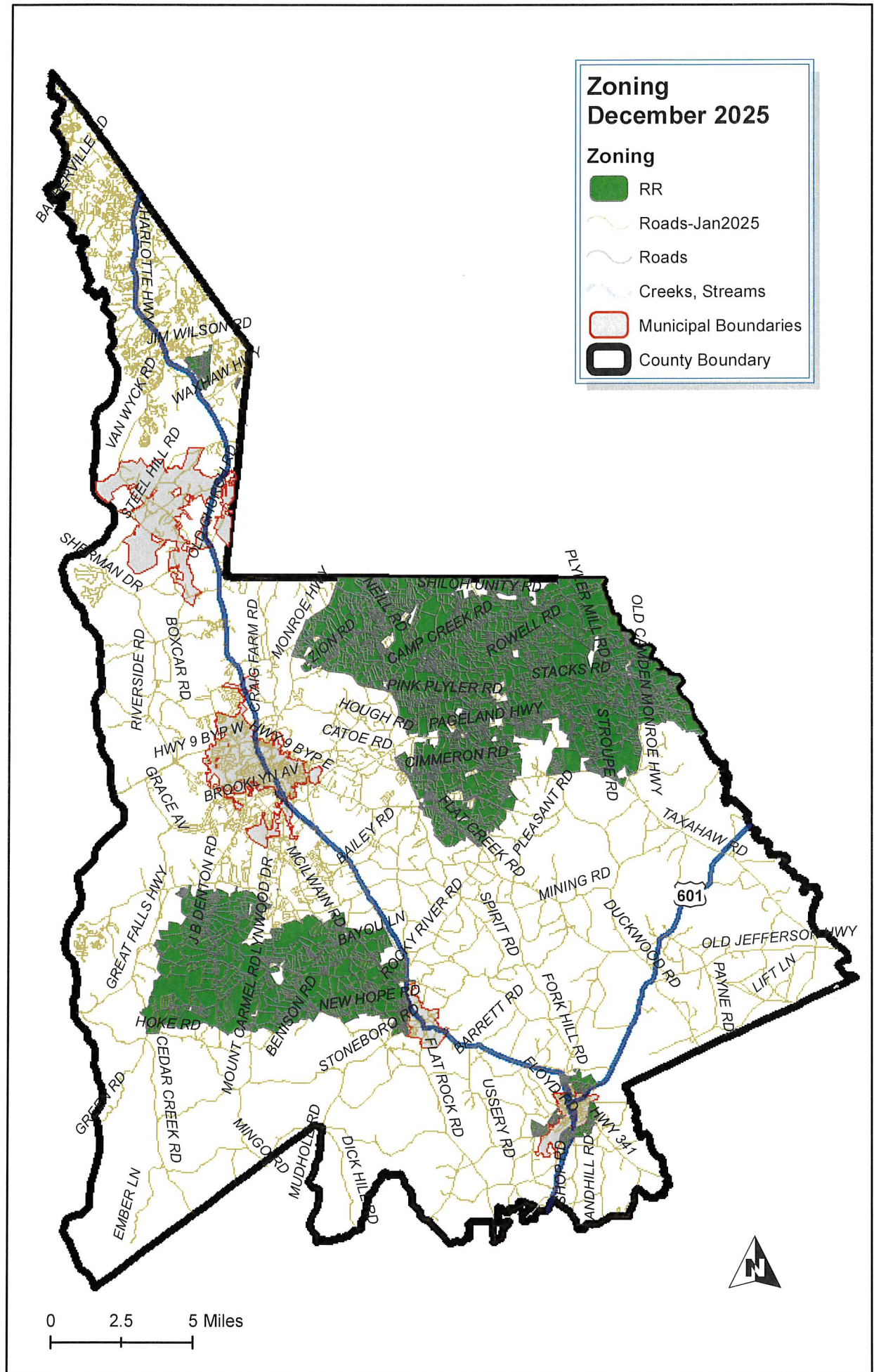
- AR
- Roads-Jan2025
- Roads
- Creeks, Streams
- Municipal Boundaries
- County Boundary



Zoning December 2025

Zoning

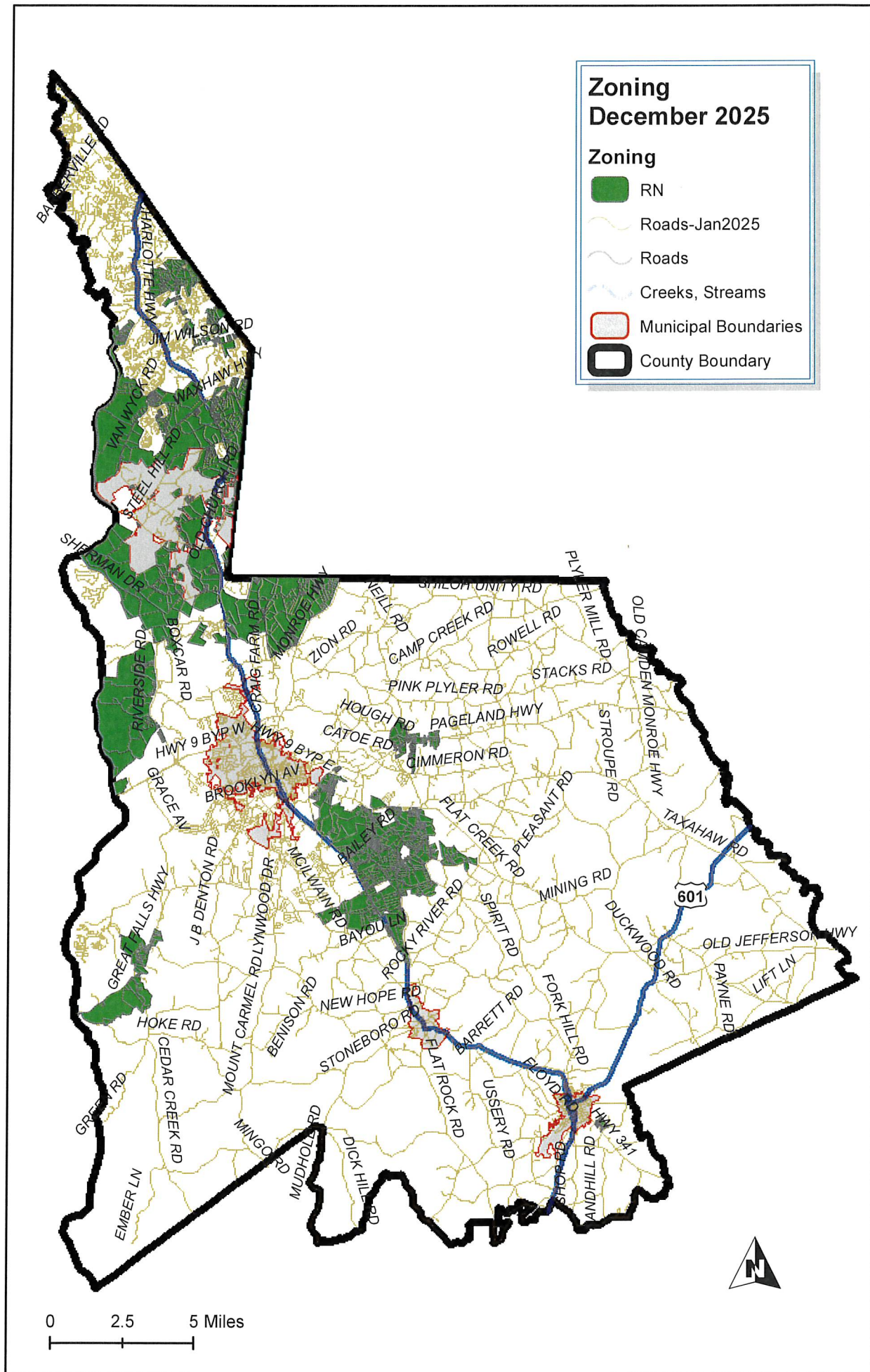
- RR
- Roads-Jan2025
- Roads
- Creeks, Streams
- Municipal Boundaries
- County Boundary

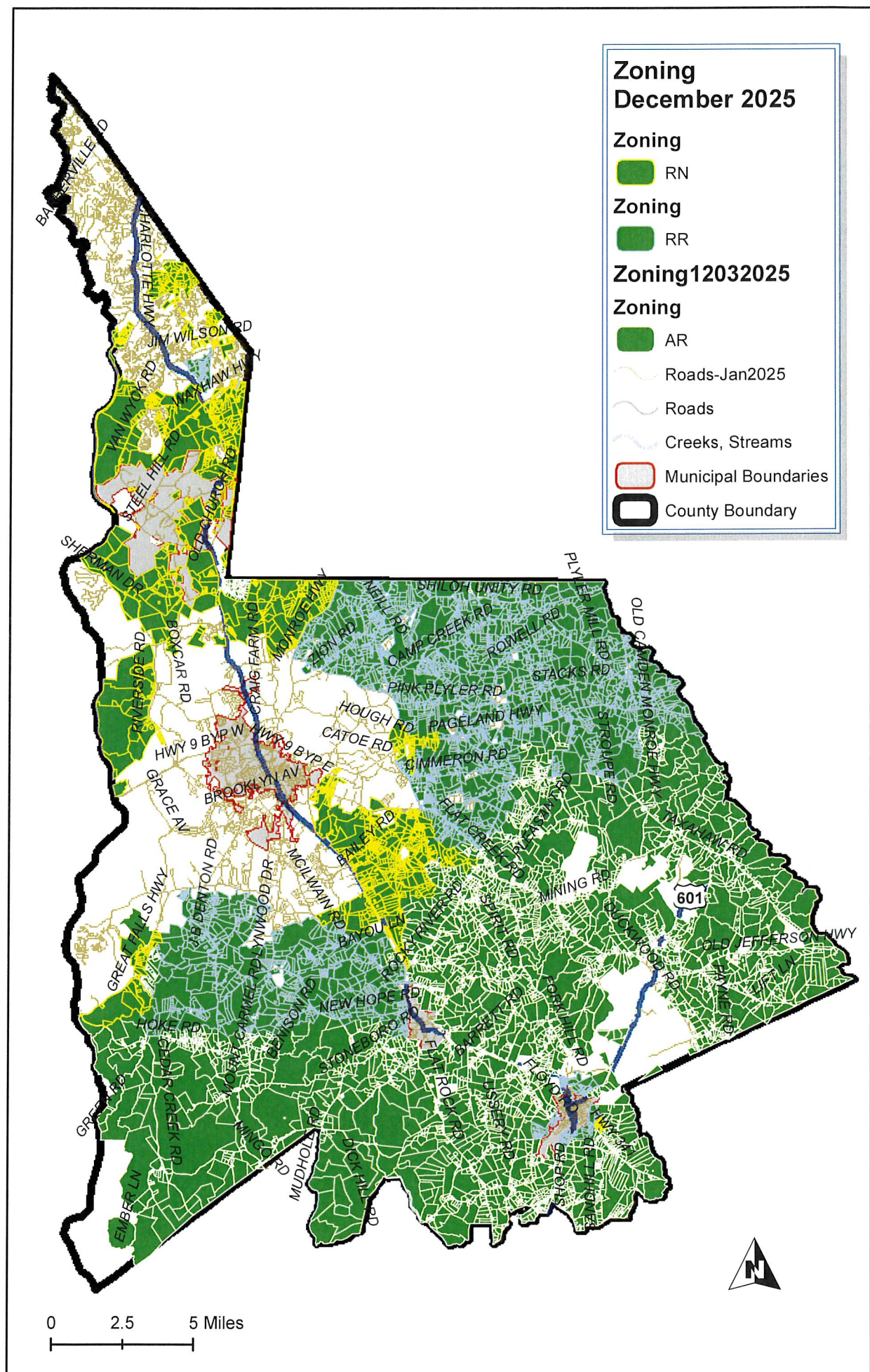


Zoning December 2025

Zoning

-  RN
-  Roads-Jan2025
-  Roads
-  Creeks, Streams
-  Municipal Boundaries
-  County Boundary

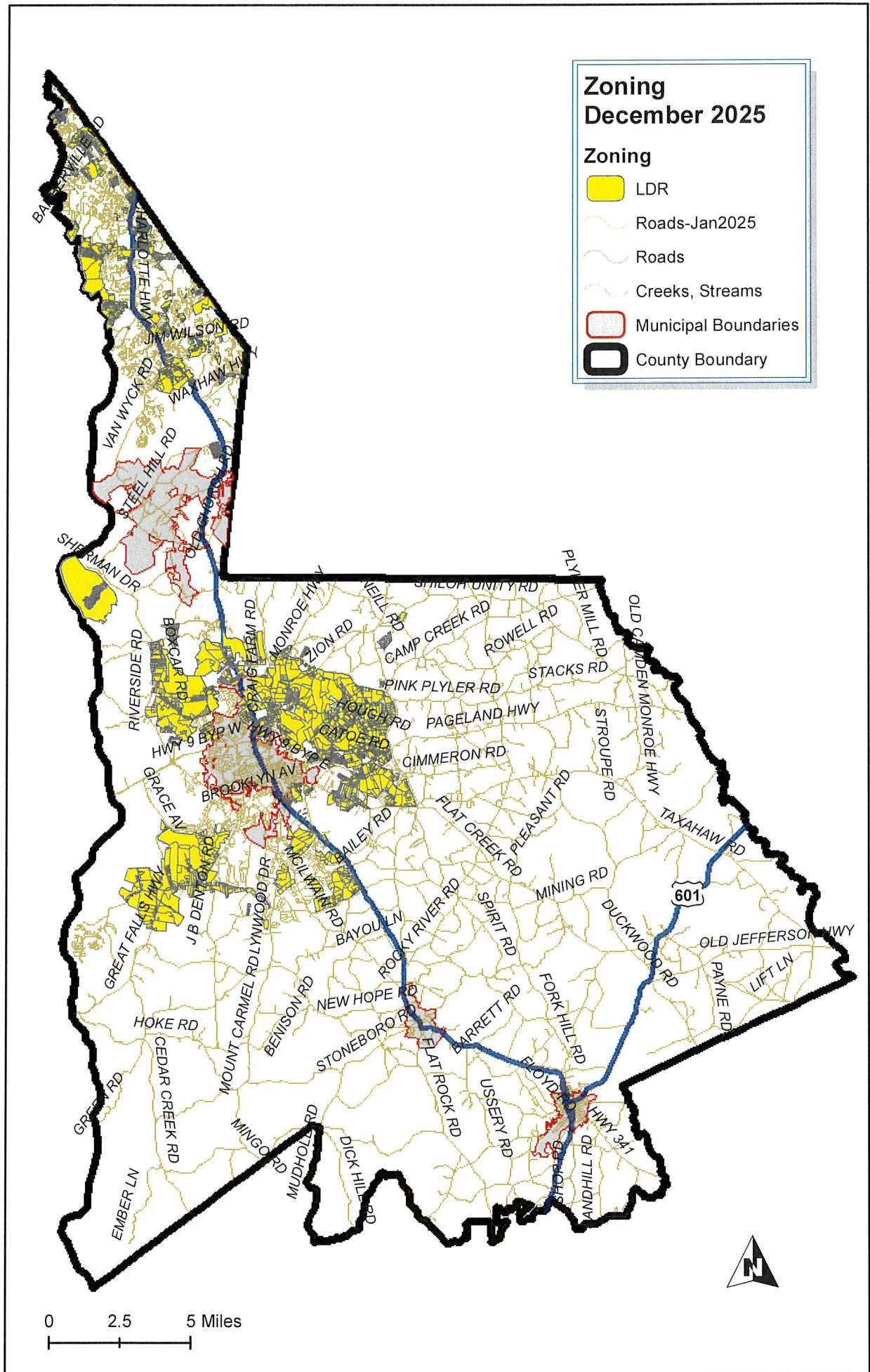




Zoning December 2025

Zoning

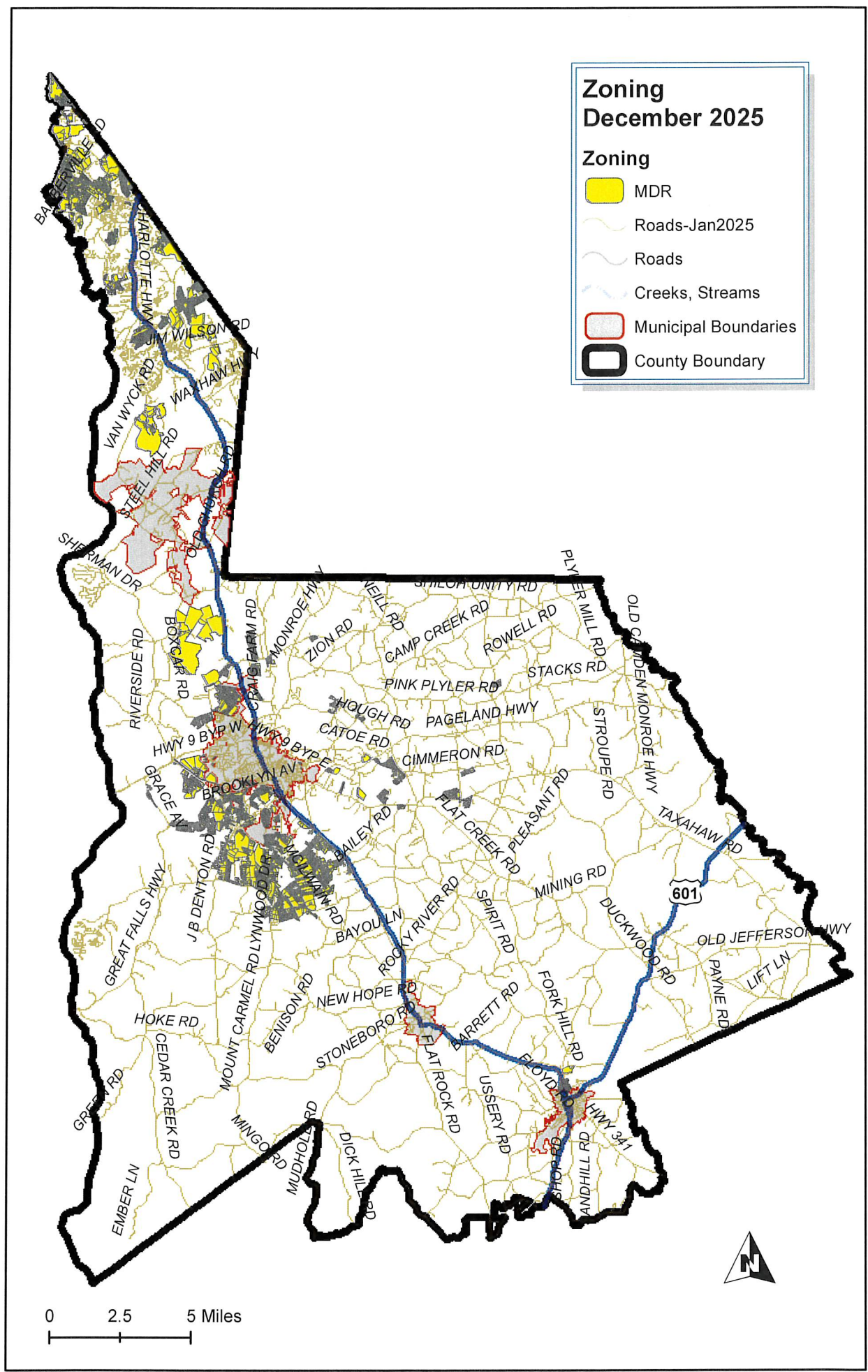
-  LDR
-  Roads-Jan2025
-  Roads
-  Creeks, Streams
-  Municipal Boundaries
-  County Boundary

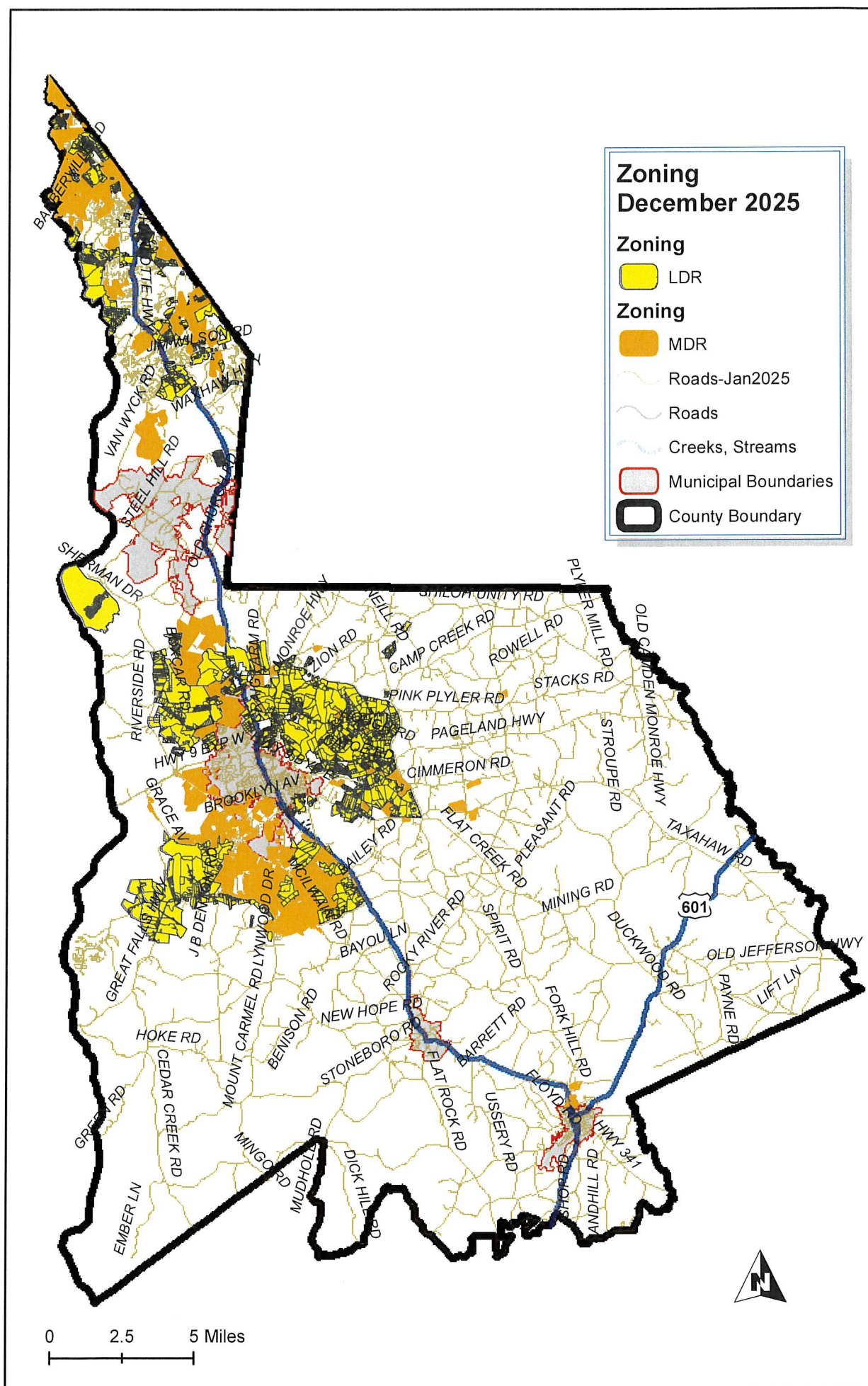


Zoning December 2025

Zoning

- MDR
- Roads-Jan2025
- Roads
- Creeks, Streams
- Municipal Boundaries
- County Boundary





Schedule B

UDO Sections Impacted by Character Zones

#	Topic	Section	Pages	Brief
1	Overview	2.7	45-49	Outlines character of three regions of County: Panhandle, Central, Rural
2	Landscaping	4.3.1.1	219-220	Exempts Rural from landscaping/screening; Central is exempt from bldg landscape
3	Screening	4.3.2.6	229-230	Additional screening standards for Panhandle
4	Parking Lots	4.3.4.3	238-241	Reduces min depth, materials for Rural; Excludes walls/fences from Panhandle
5	Parking Islands	4.3.4.5	243-245	Removes curbing requirement for Rural; adds requirements for large lots in Central, Panhandle
6	Street Trees	4.3.5	248-254	Exempts Rural from street trees; reduces depth for Central; adds requirements for Panhandle
7	Tree Save	4.5.3	261-262	Tree save = 20% in Panhandle, 30% in Central; n/a in Rural
8	Open Space Requirements	4.6.3	269-273	OS = 25% in Panhandle; 35% in Central; n/a in Rural
9	Parking	5.1.2	284	Exempts Rural from Alt Pkg Plans, Vehicle Queuing, and Off-Street Loading standards
10	Parking Surfaces	5.4.3	305-306	Allows more options in Rural; allows overflow parking to be grass in all areas
11	Parking Off-Site	5.7.3	319-320	Off-street loading areas must be screened from SFR and roads in Panhandle
12	Outdoor Lighting	6.2	322-324	Exempts Rural from lighting standards and Central from the Panhandle overlay
13	Outdoor Lighting, Panhandle	6.8	337-339	Creates a Panhandle Overlay for lighting
14	Building Design	8.1.2	374-376	Exempts Rural from design standards and Central from the Panhandle overlay
15	Building Design, Panhandle	8.4	386-389	Creates a Panhandle Overlay for design
16	Subdivision Design	9.3.1	392-393	Prohibits townhome from subdivision design in Central and Rural areas
17	Open Space	9.3.3.3	396-397	Panhandle: 40% OS, 10% improved; Central/Rural: 50% OS; Central: 5% improved
18	General Standards	9.4.1	402-405	Required improvements per Character Area
19	Block Design	9.6.2	420	Allows for longer blocks in Rural

Schedule C

Zoning Tallies as of December 3, 2025

Zone	Count	Acres
AR	5,736	139,112.82
GB	873	2,217.58
HDR	199	147.59
HI	51	2,615.70
IMX	4	101.85
INS	408	3,141.82
LDR	4,492	28,311.82
LI	171	6,853.87
M	149	5,254.91
MDR	11,875	15,451.46
MH	388	765.22
MX	45	681.00
NB	155	406.42
OSP	80	10,305.06
PB	44	176.40
PDD	8,508	12,586.87
RB	118	954.07
RMX	2	97.21
RN	2,620	37,438.61
RR	5,444	66,391.69
RUB	95	287.46
UR	1,372	332.17
Uncategorized	255	151.43

BY COUNT

Zoning Tallies as of December 3, 2025

Zone	Count	Acres
MDR	11,875	15,451.46
PDD	8,508	12,586.87
AR	5,736	139,112.82
RR	5,444	66,391.69
LDR	4,492	28,311.82
RN	2,620	37,438.61
UR	1,372	332.17
GB	873	2,217.58
INS	408	3,141.82
MH	388	765.22
Uncategorized	255	151.43
HDR	199	147.59
LI	171	6,853.87
NB	155	406.42
M	149	5,254.91
RB	118	954.07
RUB	95	287.46
OSP	80	10,305.06
HI	51	2,615.70
MX	45	681.00
PB	44	176.40
IMX	4	101.85
RMX	2	97.21

Zoning Tallies as of December 3, 2025

Zone	Count	Acres
AR	5,736	139,112.82
RR	5,444	66,391.69
RN	2,620	37,438.61
LDR	4,492	28,311.82
MDR	11,875	15,451.46
PDD	8,508	12,586.87
OSP	80	10,305.06
LI	171	6,853.87
M	149	5,254.91
INS	408	3,141.82
HI	51	2,615.70
GB	873	2,217.58
RB	118	954.07
MH	388	765.22
MX	45	681.00
NB	155	406.42
UR	1,372	332.17
RUB	95	287.46
PB	44	176.40
Uncategorized	255	151.43
HDR	199	147.59
IMX	4	101.85
RMX	2	97.21