

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



Interim County Administrator
Steve Willis

County Attorney
Ginny L. Merck-Dupont

Clerk to Council
Sherrie Simpson

December 18, 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, Darrell Walters, Allison Hardin, Shannon Catoe, James Mulvaney.

Committee Members Absent: Shelly Richards, Judianna Tinklenberg.

Staff Members/Others Present: Steve Willis, Interim County Administrator; Stephany Snowden, Deputy County Administrator; Lauren Hill, Deputy Clerk to Council; Jeff Catoe, Public Works Director; Dr. Kirsten Willis, Planner.

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.

Call to Order County Council Ad-Hoc Unified Development Ordinance (UDO) Committee Meeting - Committee Chair Steve Harper

Chairman Steve Harper called the County Council Ad-Hoc Unified Development Ordinance (UDO) Committee meeting to order at approximately 6:07 p.m.

Approval of the Agenda

Jose Luis moved to approve the agenda. Seconded by Stuart Graham. There was no discussion from the Committee. The motion Passed by a vote of 8-0; Absent: Shelly Richards, Judianna Tinklenberg.

Citizens Comments

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

Discussion and Action Items

a. Approval of Minutes from the December 11, 2025, County Council Ad-Hoc Unified Development Ordinance (UDO) Committee Meeting

Stuart Graham moved to approve the minutes from the December 11, 2025, County Council Ad-Hoc Unified Development Ordinance (UDO) Committee meeting. Seconded by Darrell Walters. There was no discussion. The motion Passed by a vote of 8-0; Absent: Shelly Richards, Judianna Tinklenberg.

b. Conservation Characteristics for Subdivisions - Allison Hardin

The Committee reviewed conservation subdivisions, and Allison Hardin explained that conservation subdivisions were residential developments in which a significant portion of overall acreage is set aside as undivided, permanently protected open space, while houses are clustered on the remainder of the property (page 10 of the agenda packet). The Committee discussed the need to phase out mass grading, environmental protection and conservation assessment requirements, setbacks, increasing the variety of lot sizes, and parking spaces in subdivisions. The Committee also discussed Development Agreements, their uses, and tree preservation and studies. Steve Harper explained that he was in favor of conservation-type subdivisions, but worried developers might be turned away if the costs are too high to develop. The Committee went on to discuss phase lines for infrastructure design, drainage easements, the purpose(s) of conservation districts, potentially adding clustering to Medium Density Residential (MDR) Districts, and the difference between conservation and clustering. Allison Hardin explained that the County could potentially create a new zoning district that included clustering elements.

c. Review of Chapter 2 of the Draft Unified Development Ordinance (UDO) and a Discussion regarding Planned Development District (PDD) Requirements - Committee Chair Steve Harper

Allison Hardin provided the Committee members with York County's Planned Development District (PDD) requirements checklist. A copy of the handout is attached as Schedule A to the minutes. Ms. Hardin reviewed the history of PDDs and why they might be more ideal than MX (Mixed-Use) Districts. Jose Luis explained that he wanted more specificity regarding what would be considered a "public benefit" in a PDD, or to create a list or categories of what would not be considered a "public benefit". The Committee discussed incentives, flexibility with Council approval, and the difference between PDDs and Development Agreements.

Adjournment

Darrell Walters moved to adjourn the meeting. There being no further business to discuss, the County Council Ad-Hoc Unified Development Ordinance (UDO) Committee meeting adjourned at approximately 8:03 p.m.

Respectfully Submitted:

Lauren Hill

Lauren Hill
Deputy Clerk to Council