

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

**January 7, 2026
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 (who joined the meeting via conference call), Jose Luis, Steve Harper, Maggie Norris, Darrell Walters, Shelly Richards, Judianna Tinklenberg, Allison Hardin.

Committee Members Absent: Shannon Catoe, James Mulvaney.

Staff Members/Others Present: Lauren Hill, Deputy Clerk to Council; 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. 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

Chairman Steve Harper called the County Council Ad-Hoc Unified Development Ordinance (UDO) Committee meeting to order at approximately 6:04 p.m.

Approval of the Agenda

Jose Luis moved to approve the agenda. Seconded by Shelly Richards. The motion Passed by a vote of 8-0; Absent: Shannon Catoe, James Mulvaney.

Citizens Comments

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

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

Discussion and Action Items

a. Approval of Minutes from the December 18, 2025, County Council Ad-Hoc Unified Development Ordinance (UDO) Committee Meeting

Jose Luis moved to approve the minutes from the December 18, 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: Shannon Catoe, James Mulvaney.

b. Decision Points Completed - Allison Hardin

Allison Hardin explained that the Unified Development Ordinance (UDO) consultants prepared a two-page decision point document that outlined 17 points where Council input was needed, and the document was included in the agenda packet. Ms. Hardin noted that the recommendations that the Ad-Hoc UDO Committee had made so far were included in the agenda packet as well.

c. Discussion of Differences for Development Agreements (DA's) Versus Planned Development Districts (PDD's) - Allison Hardin

The Committee discussed the differences between Development Agreements (DAs) and Planned Development Districts (PDDs). Jose Luis questioned how to ensure consistent standards and to avoid preferential or special treatment for certain developers, and stated that the UDO needed to adopt consistent standards. The Committee discussed affordable housing, the interpretation of the 2040 Comprehensive Plan, the need for developers to address infrastructure needs in DAs as the County grows, the process to amend a PDD, and a needed standard checklist for DAs.

d. Scenarios for Rural Subdivisions at Different Densities - Allison Hardin

Allison Hardin reviewed a handout that outlined a scenario of a 10-acre tract with a 60-foot Right of Way and what the individual lots would look like if they were 1-acre, 1/2-acre, or 1/4-acre. A copy of the handout is attached as Schedule A to the minutes. Steve Harper explained that the County needed something that would work for family property, such as an exemption for family subdivisions. The Committee discussed density in Low Density Residential (LDR), Medium Density Residential (MDR), and Rural Subdivisions, the potential to reduce minimum lot sizes for LDR districts, and the need to have a plan to better align and meet the needs of the direction that the County is going. The Committee discussed changing the minimum lot size for LDR, for lots that already had water and sewer infrastructure in place (not a septic tank). Judianna Tinklenberg expressed the importance of ensuring that open space in subdivisions would be usable space.

e. Major/Minor Subdivision Requirements and Phasing - Allison Hardin

The Committee discussed potentially requiring Development Agreements for subdivisions of more than 100 lots. Allison Hardin noted that staff would look into York County's family exemption option for subdividing land in the rural areas of the County.

f. Review of Proposed, Draft Chapter 6 (Outdoor Lighting) - Committee Chair Steve Harper

The Committee briefly reviewed the proposed draft of Chapter 6 and agreed that there was too much included in the chapter. The Committee discussed regulations that would restrict light

from shining on other properties, the need for lighting to be facing downward, the list of prohibited lights, and restricting commercial businesses from using flashing/blinking lights. Allison Hardin noted that she would provide the Committee with a red-line version of the proposed chapter at the next Ad-Hoc Unified Development Ordinance Committee meeting, which was scheduled for January 15, 2026.

Stuart Graham left the meeting at approximately 7:44 p.m.

g. Future Agenda Topics

The Committee discussed what they wanted to cover at the next meeting: the history of the Carolina Heelsplitter and Open Space/Landscaping and Buffers and to include a redlined version of Chapter 6 and 7 for review.

Adjournment

Jose Luis moved to adjourn the meeting. Seconded by Shelly Richards. The motion to adjourn Passed by a vote of 7-0; Absent: Stuart Graham, Shannon Catoe, James Mulvaney.

There being no further business to discuss, the County Council Ad-Hoc Unified Development Ordinance (UDO) Committee meeting adjourned at approximately 7:50 p.m.

Respectfully Submitted:

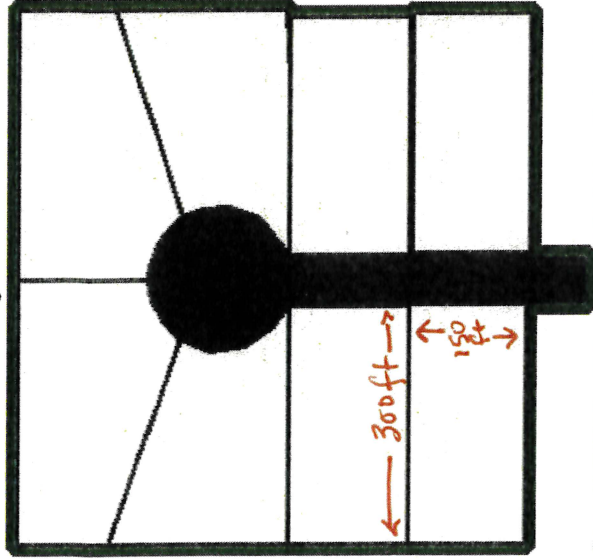
Lauren Hill

Lauren Hill
Deputy Clerk to Council

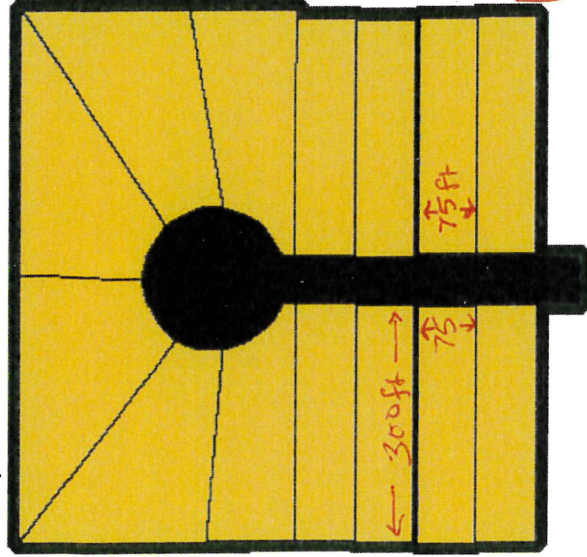
Approved by the Committee on January 15, 2026.

UNDERLYING DENSITY: 1 UNIT PER ACRE

1 ACRE LOTS



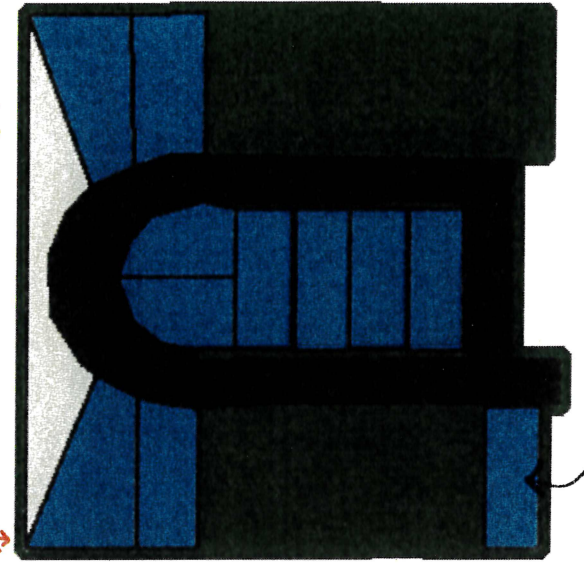
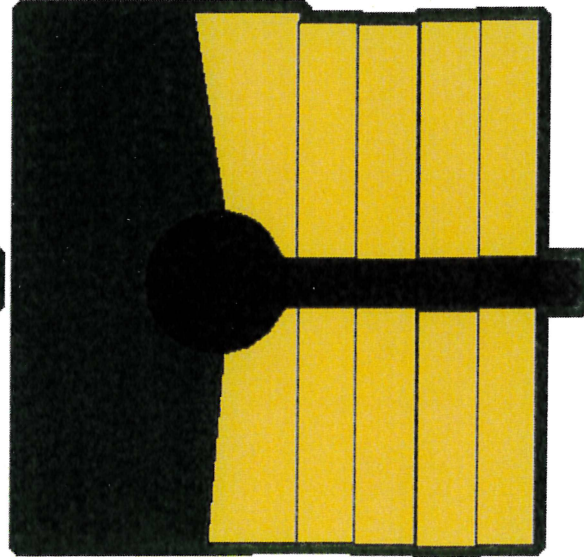
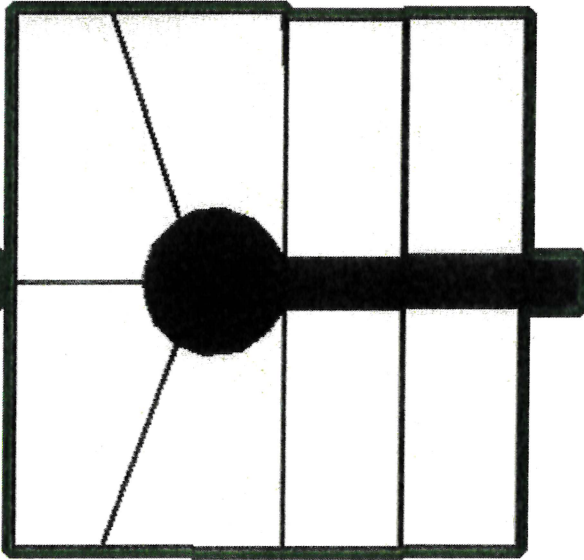
1/2 ACRE LOTS



1/4 ACRE LOTS



Schedule A



PRETEND THIS IS DARK GREEN

10-ACRE TRACTS - 60-FT R-O-W - 90 FT RADIUS