

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
Zoning Director: Shannon Catoe
Ex-Officio: James Mulvaney



Interim County Administrator
Steve Willis

County Attorney
Ginny L. Merck-Dupont

Clerk to Council
Sherrie Simpson

May 6, 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, Jose Luis, Steve Harper, Maggie Norris, Darrell Walters *[who entered the meeting late at approximately 6:02 p.m. after the Approval of the Agenda]*, Shelly Richards, Judianna Tinklenberg, Shannon Catoe, and James Mulvaney.

Staff Members/Others Present: Sherrie Simpson, Clerk to Council; Stephany Snowden, Deputy County Administrator; Consultants Kelly Cousino and Sean Scoopmire; various employees.

A quorum of the County Council Ad-Hoc Unified Development Ordinance (UDO) 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 Committee Meeting - Committee Chair Steve Harper

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

Approval of the Agenda

Jose Luis moved to approve the agenda. Seconded by Maggie Norris. There was no discussion from the Committee. The motion to approve the agenda Passed by vote of 8-0. (Absent: Darrell Walters).

Citizens Comments

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

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

Discussion and Action Items

a. Approval of Minutes from the February 26, 2026, County Council Ad-Hoc Unified Development Ordinance (UDO) Committee Meeting

Jose Luis moved to postpone the approval of the February 26, 2026, Ad-Hoc UDO Committee meeting until the next scheduled meeting. Seconded by Judianna Tinklenberg. There was no discussion from the Committee. The motion to postpone the approval of the minutes Passed by a vote of 9-0.

b. Review of Ad-Hoc Committee Summary Points - *Interim Planning Director Shannon Catoe*

Steve Harper thanked everyone for being involved in the process. Shannon Catoe explained that the Committee would be going through the Decision Points Summary dated 5-4-2026, which is not the same as the summary included in the agenda packet. The new summary is attached as Schedule A to the written minutes.

c. Updated Planning Commission and County Council Implementation Timeline - *Interim Planning Director Shannon Catoe*

The consultants from White, Smith, and Cousino, Kelly Cousino and Sean Scoopmire, provided a history and update on the UDO re-write via a PowerPoint presentation, and that presentation is attached as Schedule B to the written minutes. The Committee discussed the actual date that the moratorium went into effect, and it was determined that clarification was needed for that question. Under the Project Timing Options, the Committee determined that the County should use Option 2, which is to advance a Public Review Draft #2 with all Committee changes in a single adoption process, as planned. The Committee requested that the consultants start working on the next draft (#2) simultaneously with the scenario work and Committee finalization work so that there is no delay in getting the next draft out to the County and public.

Next, the Committee reviewed and confirmed whether each issue listed in the Decision Point Summary, dated 5-4-26, was resolved or unresolved, and that list is as follows:

1. Resolved
2. Semi-Resolved - County will deal with after the UDO re-write
3. Resolved
4. Unresolved
5. Resolved
6. Unresolved
7. Unresolved
8. Unresolved
9. Unresolved
10. Resolved
11. Resolved
12. Resolved
13. Resolved
14. Resolved
15. Unresolved

16. Resolved
17. Resolved - Connectivity goes all the way to the property line
18. Unresolved
19. Unresolved - Need to reduce size of document and need to take out ambiguous language
20. Remove from re-write of UDO
21. Unresolved - One issue, as part of Conservation District
22. Unresolved - One issue, as part of Conservation District
23. Unresolved - One issue, as part of Conservation District
24. Unresolved - One issue, as part of Conservation District
25. Unresolved - One issue, as part of Conservation District
26. Resolved - will say "Not allowed" instead of N/A
27. Unresolved
28. Unresolved
29. Unresolved - Combine all into PDD, with no MX
30. Delete from UDO Re-write
31. Resolved
32. Delete from the UDO re-write - let the newly created Housing Committee deal with this issue
33. Unresolved - the Committee discussed whether this issue currently become a text amendment instead of waiting for the re-write
34. Unresolved
35. Resolved - make large assembly a larger number than 50 people
36. Resolved
37. Unresolved - Neighborhood/subdivision entrances should be prioritized/more \$ spent here than in internal items
38. Unresolved - Neighborhood/subdivision entrances should be prioritized/more \$ spent here than in internal items
39. Unresolved - Neighborhood/subdivision entrances should be prioritized/more \$ spent here than in internal items
40. Resolved
41. Resolved
42. Resolved
43. Unresolved
44. Unresolved
45. Resolved
46. Resolved
47. Resolved
48. Unresolved
49. Resolved
50. Unresolved
51. Resolved
52. Unresolved
53. Resolved
54. Unresolved
55. Resolved
56. Unresolved
57. Unresolved
58. Resolved - Ensure that all commercial property has to have PC approval, whether minor or major
59. Delete from the UDO re-write - let newly created Housing Committee deal with this issue

- 60. Resolved
- 61. Unresolved
- 62. Resolved
- 63. Unresolved
- 64. Resolved
- 65. Resolved
- 66. Resolved
- 67. Resolved
- 68. Resolved
- 69. Resolved
- 70. Resolved
- 71. Question Mark - Circle back after draft started but not included in the UDO re-write
- 72. Unresolved - the Committee will complete scenario testing
- 73. Unresolved

The Committee discussed scenario testing and determined that the testing should include LDR conservations for Wilson Farm and Jenny Farm, a commercial highway corridor overlay (HCO), and one Planned Development District (PDD). However, it was noted that eligibility criteria would be needed in order to complete the PDD scenario.

d. Consultant Assistance and Next Steps

After a lengthy discussion, the Committee determined that the next meeting would be held on 5-20-2026 from 12-6 p.m. in the County Administrator's Conference Room.

e. Committee Comments

There were no other decisions made by the Committee.

f. Staff Comments

There were no other discussions from or decisions made by staff.

Adjournment

Jose Luis moved to adjourn the Committee meeting. Seconded by Judianna Tinklenberg. The motion to adjourn was Passed by a vote of 9-0. There being no further business to discuss, the County Council Ad-Hoc Unified Development Ordinance (UDO) Committee adjourned at approximately 8:02 p.m.

<Signature And Approval Date Appear on the Next Page>

Respectfully Submitted:

Sherrie Simpson

Sherrie Simpson
Clerk to Council

Approved by the Committee on June 30, 2026

Schedule A



UNIFIED DEVELOPMENT ORDINANCE UPDATE

DECISION POINTS SUMMARY | 5-4-26

Prepared By: **WSC** | WHITE
SMITH
COUSINO
PLANNING | CODES | DESIGN

The following are summaries of committee meeting discussions and, where applicable, direction regarding desired revisions to the September 30, 2025, Public Review Draft UDO. The Ad Hoc Committee met 11 times between November 2025 and February 2026. WSC was invited to observe several of the committee's final meetings; however, the lists here otherwise reflect a review of meeting recordings, notes, and other materials provided to us by County staff in March 2026.

DECISION POINTS SUMMARY

This list includes the decision points from the 9/30/2025 Public Review Draft UDO with a Summary of direction provided by the Ad Hoc UDO Committee on each point. Matters highlighted in yellow are those that include multiple committee members' points of view but appear to lack final committee direction.

Key:  = Resolved  = Needs Further Discussion

REFERENCE		PAGE	TOPIC	STATUS
1.	§ 2.7.1: Character Area Overlay Districts	46	Evaluation of the proposed Character Area Overlay to vary the development standards by geographical area.	Discussed on 12/3/25. Decision: eliminate the Character Area Overlay in favor of base district standards that recognize rural and suburban development types.
2.	§ 2.7.2: Carolina Heelsplitter Overlay District	50	Preferences on future implementation of the Carolina Heelsplitter preservation standards.	Discussed on 12/11/25. Ms. Hardin explained the program is not working as intended and may not be based on a requirement for implementation from the U.S. Fish and Wildlife Service. Mr. Harper wants a legal review of this program and also wants something in writing from U.S. Fish & Wildlife Service before making a decision. Discussed on 1/15/26. Mr. Graham wants discussion of the Carolina Heelsplitter standards set aside to focus on the rest of the UDO. Decision: Carry forward the current Heelsplitter Overlay unless they decide otherwise.

REFERENCE	PAGE	TOPIC	STATUS
3.	§ 2.7.3: Highway Corridor Overlay District 56	Consideration of the need for the Highway Corridor Overlay in light of the proposed Character Area Overlay.	Discussed on 12/3/25 and 12/11/25. Instead of incorporating HCO regulations into a Character Area Overlay district, retain the HCO and expand as follows: - all of Hwy 521 to City of Lancaster city limits (do we take it south as well?) - all of Hwy 160 (continue existing coverage) - all of Hwy 5 - Hwy 9 outside of the industrial areas The discussed goals are to: - Ensure higher aesthetic quality; - Allow highway expansion; and - Provide landscaped street buffers. - Not affect industrial and light industrial development.
4.	Ch. 4: Landscaping & Open Space 219	Preferences on inclusion of purpose statements for the various topics regulated.	Discussed on 1/15/26 – Mr. Harper and Mr. Luis are against purpose statements and said might be removed at Council. Ms. Hardin requested them and said they are helpful for interpretations and to understand why we're doing this.
5.	§ 4.3.2.3: Buffer Types 227	Preferences on details about buffer standards.	Discussed on 1/15/26 – Committee unanimously in favor of the tables with specifications for buffer standards.

REFERENCE	PAGE	TOPIC	STATUS
6.	§ 4.3.2.3: Buffer Types 227	Preferences on details about buffer standards.	Discussed on 1/15/26 – - Option 2 of Type B Buffer Standards (Table 4.3.2.2-1) should be changed to 15 feet to allow for trees/shrubs to grow as they mature. - Add vinyl fence as an allowed material. - Streetscape buffers. Adjust streetscape standards to go with street classifications: - Central Lancaster 20' for local and non-collector, 30' collectors and arterials outside HCO - HCO 40'. Discussed on 1/22/26 – - Further discussion needed on changes to landscaping standards. Committee discussion supported changes similar to those included in the updated UDO. (See below.)
7.	§ 4.3.4.7: Drive-Thru Facilities in the Northern Panhandle Overlay District 247	Preferences on screening for drive-thrus.	Not discussed.
8.	§ 4.6.3: Open Space Requirements 271	Consideration of proposed open space ratios in subdivisions and implementation details for open space.	Discussed on 1/15/26 - The consensus of the committee is for: - Residential subdivision to require open space based on use/density. Uniform amount across county but scaled inversely to the size of lots/density. - Staff will probably recommend 10% open space for residential. Staff will go with that and develop some numbers. - Consensus of the committee against open space for commercial, but require for master planned multi-use development. (Amount TBD) - Add agricultural preserve as an open space option. Staff did not provide open space recommendations, and committee did not return to this topic.

REFERENCE		PAGE	TOPIC	STATUS
9.	§ 5.3.3: Deferred Parking Plans	297	Evaluation of the option for the deferred construction of required parking.	Not discussed.
10.	Ch.6: Outdoor Lighting	323	Consideration of continuing the regulation of outdoor lighting.	Discussed on 1/22/26 – Committee supports the staff redline of Chapter 6 included in agenda packet.
11.	§ 6.2.3: Prohibited Outdoor Lighting	325	Evaluation of prohibited lighting types.	Discussed on 1/22/26 – Committee supports the staff redline of Chapter 6 included in agenda packet.
12.	§ 6.5: Limits to Off-Site Impacts	329	Preferences to regulate off-site lighting impacts.	Discussed on 1/22/26 – Committee supports the staff redline of Chapter 6 included in agenda packet.
13.	§ 6.7.4: Security Lighting	337	Preferences to provide special standards for security lighting.	Discussed on 1/22/26 – Committee supports the staff redline of Chapter 6 included in agenda packet.
14.	Ch.7: Signs	344	Evaluation of whether to regulate signs by zoning district, Character Area, or both.	Discussed on 12/3/25 - Eliminate the Character Area Overlay in favor of base district standards that recognize rural and suburban development types.
15.	§ 9.3.3: Open Space Subdivision Design	396	Consideration of a new Open Space Subdivision design option to replace the current Cluster Subdivision Overlay.	Discussed on 12/18/25 – Staff provided draft recommendations for an alternative approach. No final decision was made. Additional discussion on 2/19/26 – the Conservation subdivisions will be allowed in the LDR and RN Districts. The committee decided: • Minimum conservation % will be 30%. • Only allowed in LDR and RN. • Minimum lot sizes of 1/2 acre for LDR (density from 1.5 per acre to 2 per acre) and 3/4 of acre for RN (density from 1 per acre to 1.5 per acre). • LDR requires public water and sewer. The committee may want to evaluate the locations of the RN and LDR Districts and sewer service areas compared to the future land use map because the proposal may incentivize more development along Hwy. 521. Also may want Public Works to evaluate adequacy of roads in these areas.

REFERENCE	PAGE	TOPIC	STATUS
16. § 9.4.1: Required Improvements for All Development	403	Preferences for regulation of required subdivision and site improvements by zoning district, Character Area, or both.	Discussed on 12/3/25 - Eliminate the Character Area Overlay in favor of base district standards that recognize rural and suburban development types.
17. § 9.6.4: External Connections	424	Consideration of external connection standards for residential subdivisions.	Require connectivity in the HCO for residential and commercial development. There will not be a connectivity requirement in other parts of the County.
18. Ch. 10: Natural Resources Protection	457	Consideration of the location of the flood damage prevention, stormwater management, and sediment and erosion control regulations and implementation details for these regulations.	Discussed on 12/11/25 - Staff recommendation to committee: remove the stormwater regulations from the UDO but retain design and floodplain regulations in the UDO. The committee did not make a decision on this topic, but there were no objections or discussion from the committee.

ADDITIONAL TOPICS DISCUSSED BY THE AD HOC UDO COMMITTEE

This list includes committee discussion topics in addition to the decision points that remained for discussion at the conclusion of Phase 1, "UDO Rewrite," as reflected in the September 30, 2025, UDO Public Review Draft. Matters highlighted in yellow are those that include multiple committee members' points of view but appear to lack final committee direction.

Key: = Resolved = Needs Further Discussion

DATE	TOPIC	DETAILS	REFERENCE
19. 11/20/25	General	Make language clear and concise	Entire UDO
20. 11/20/25	General	Provide guiding goals to attract developers that want to invest in Lancaster County. What guidance in the UDO does the County foresee to attract investment?	Entire UDO

DATE		TOPIC	DETAILS		REFERENCE
21.	12/11/25	Districts		Support higher density in appropriate areas. Generally prefer density around the City of Lancaster. How does this coordinate with decision to allow conservation subdivisions in RN and LDR Districts. Are additional strategies needed to allow more dense development in areas around the City of Lancaster?	Ch. 2: Zoning Districts
22.	11/20/25	Districts		Consider creating a new zoning district between RR and MDR. How would this differ from the current LDR District?	2.4: Base Zoning Districts
23.	12/18/25	Districts		Consider a new district with a density of 1 du and 1/3-acre lot size – maybe call it rural cluster. Ms. Hardin proposes a draft of a rural cluster zone but did not provide one. That might apply to LDR and RR for rezoning. Mr. Harper has concerns when have septic and reduce lot size below 1 acre. Unclear if the focus is conservation or clustering. Needs more discussion to clarify. Also unclear if this is resolved by conservation subdivisions for the LDR District. Note: this would seem to continue the concerns with clustering in the MDR District.	2.4: Base Zoning Districts
24.	1/3/26	Districts		Consider reducing the minimum lot size in LDR to 1/3 acre (14,520 sf) if the lots are served by public sewer. The County should consider how lowering the lot minimum coordinates with the competing concept of creating a new district. In addition, this lot size is similar in size to the MDR district (10,000 sf) which is not generally preferred. Need further discussion of the problems this change seeks to solve.	2.4: Base Zoning Districts
25.	12/3/25	Districts		Look for ways to incentivize development of compact neighborhoods in the LDR District instead of rezoning to the MDR District. Note: this topic may be resolved by the decision on whether to allow conservation subdivisions in the LDR district, or additional strategies may be preferred.	2.4.6: Low Density Residential District
26.	12/11/25	Districts		Clarify that N/A means not allowed vs. not applicable for setbacks for accessory buildings.	2.5.2: Dimensional Standards Tables

DATE		TOPIC	DETAILS	REFERENCE
27.	12/11/25	Districts	Mr. Harper says on Chapter 2: he will disagree with setbacks and other things but will need to hash those out in Council. What are the issues? They can be changed in the next draft if they are discussed.	2.5.2: Dimensional Standards Tables
28.	2/19/26	Districts	The Committee discussed whether lot size should be determined by housing type instead of a static minimum in each zone. No consensus was reached by the Committee on this topic, and many concepts were discussed. Note: The proposed Multifamily Residential (MFR) district includes different lot size standards for each housing type (detached, duplex, townhome, tri- and quad-plex, and multifamily). Does this require more discussion?	2.5.2.2: Residential Districts Dimensional Standards
29.	12/11/25	Districts	PDD vs. MX: general dissatisfaction with the MX districts. However, no decision was made approving the approach to PDD proposed in the drafts or recommending changes.	2.6: Planned Development District
30.	11/20/25	HCO	Improve entry points at the state line. Does this suggest increased HCO standards? If so, how?	2.7.3: Highway Corridor Overlay District
31.	12/3/25	HCO	Increase access point distances on arterial and collector roads in the HCO.	2.7.3: Highway Corridor Overlay District
32.	12/11/25	Affordable Housing	The committee wants to incorporate strategies and incentives for attainable housing into the UDO draft, especially for "at-risk" districts. What strategies are preferred? What districts should this apply to?	Ch. 2: Zoning Districts
33.	2/19/26	Uses	The Committee discussed data centers. Data centers are not included in the current code. In the proposed draft UDO, data centers are allowed by right in the BT, LI, and HI districts without any use regulations. Members expressed a preference for this use to be limited to HI. Does this require further discussion on the locations and use standards?	3.2.5.8: Office/ Service Uses
34.	12/3/25	Uses	Allow more than one housing type in each residential zone. Where would additional housing types be appropriate? The County is hesitant to allow townhomes and apartments in most zones.	3.2.5.9: Residential Uses

DATE		TOPIC	DETAILS		REFERENCE
35.	2/26/26	Uses	Review the definition of assembly uses – large starts at 50 people currently – WSC needs to review the large/small break.		14.3: Definitions
36.	2/19/26	Landscaping	Tree surveys required for buffer areas for all subdivisions that require buffers.		4.3.2: Buffers & Screening
37.	1/22/26	Landscaping	Ms. Tinklenberg raised a concern with buffers. There is a lot of material per 100', and there isn't enough depth in 10'. If we leave amounts the same, increase the depth to 15'. Also add hierarchy for evergreens: large evergreen tree and medium evergreen shrubs. If it's 10' – could have all evergreens and not have the aesthetics of layering. Sounds like no final decision was made, but the recommendation for more depth is reasonable. Need further discussion about the choice between increasing depth vs. decreasing density and how option 1 and option 2 mesh.		4.3.2.3: Buffer Types
38.	1/22/26	Landscaping	Ms. Tinklenberg expressed interest in an approach for interior parking lot landscaping with a radius of trees 40' from all spaces. The proposed UDO requires end islands with 1 canopy and 2 understory trees and interior islands every 10 spaces with 1 canopy and 2 understory trees. Her concern was location of trees. Should the interior parking lot landscaping standards proposed in the draft UDO or the 40' radius apply?		4.3.4.4: Parking Lot Interior Landscaping 4.3.4.5: Parking Island Design Standards
39.	1/22/26	Landscaping	The committee discussed plant material specifications. They did not seem aware of the plant material standards in Table 4.7.3. of the draft UDO. They were concerned with both planting and mature size for plants. The table includes both. Also proposed adding large evergreen tree and medium evergreen. Table 4.7.3 also specifies mature sizes for evergreen trees and evergreen shrubs. Are the sizes in Table 4.7.3 appropriate? If not, what are the preferred sizes for plant material (at planting and maturity)?		4.7.3: Plant Material Standards
40.	1/29/26	Tree Preservation	Remove Section 4.5: Tree Preservation. Tree save area will only be included in buffers and open space with an incentive. The incentive is a reduction of required open space for preferred hardwood trees like in § 5.4.3.E. Can consider reduction of lot sizes as an incentive.		4.5: Tree Preservation

DATE		TOPIC	DETAILS		REFERENCE
41.	1/22/26	Parking	The committee made recommendations for changes to the parking minimums for specific uses.	5.2.2: Minimum & Maximum Parking Ratios	
42.	12/3/25	Parking	Evaluate the general business zones to address needs by character, including rural business. 1/22/26 - Paving of roads and parking – whether to allow unpaved parking for certain districts and uses. The example was wedding venues vs. Dollar General in rural districts. The committee preferred some iteration of the “minimum” compaction or surfacing required by the fire code. Mr. Luis doesn’t want the fire code mentioned specifically but prefers a general statement at the beginning of the UDO that development must comply with all other laws, codes, and regulations – don’t mention fire code specifically for parking and drives. Unclear if this would also apply to Dollar General, or if the owner will decide the surfacing. Also unclear if they want paving standards by district or use 1/29/26 - Paved parking will be required except that Rural Business (RUB) district will be exempt. They can have gravel.	5.4.3: Parking Space Marking & Surfacing	
43.	12/18/25	Parking	Need additional parking for larger homes. Consider conversion from parking per dwelling to parking per bedroom.	9.6.9: Overflow and Visitor Parking	
44.	12/18/25	Parking	Consider allowing or requiring wider driveways for residential lots.	9.6.9 Overflow and Visitor Parking	
45.	2/11/26	Roads	The following zoning districts would allow for gravel roads and/or driveways or entrances for minor subdivisions: AR, RR, RN, and RUB. If major subdivision, has to be paved, regardless of district. The following zoning districts would require paved roads, regardless of the number of lots: LDR, MDR, MFR, PB, GB, NB, RB. Also discussed on 2/19/26 – same decision. Same standards in the Panhandle.	9.4.1: Required Improvements for All Development 9.5.4: Private Drives 9.8: Street Design and Construction Standards	

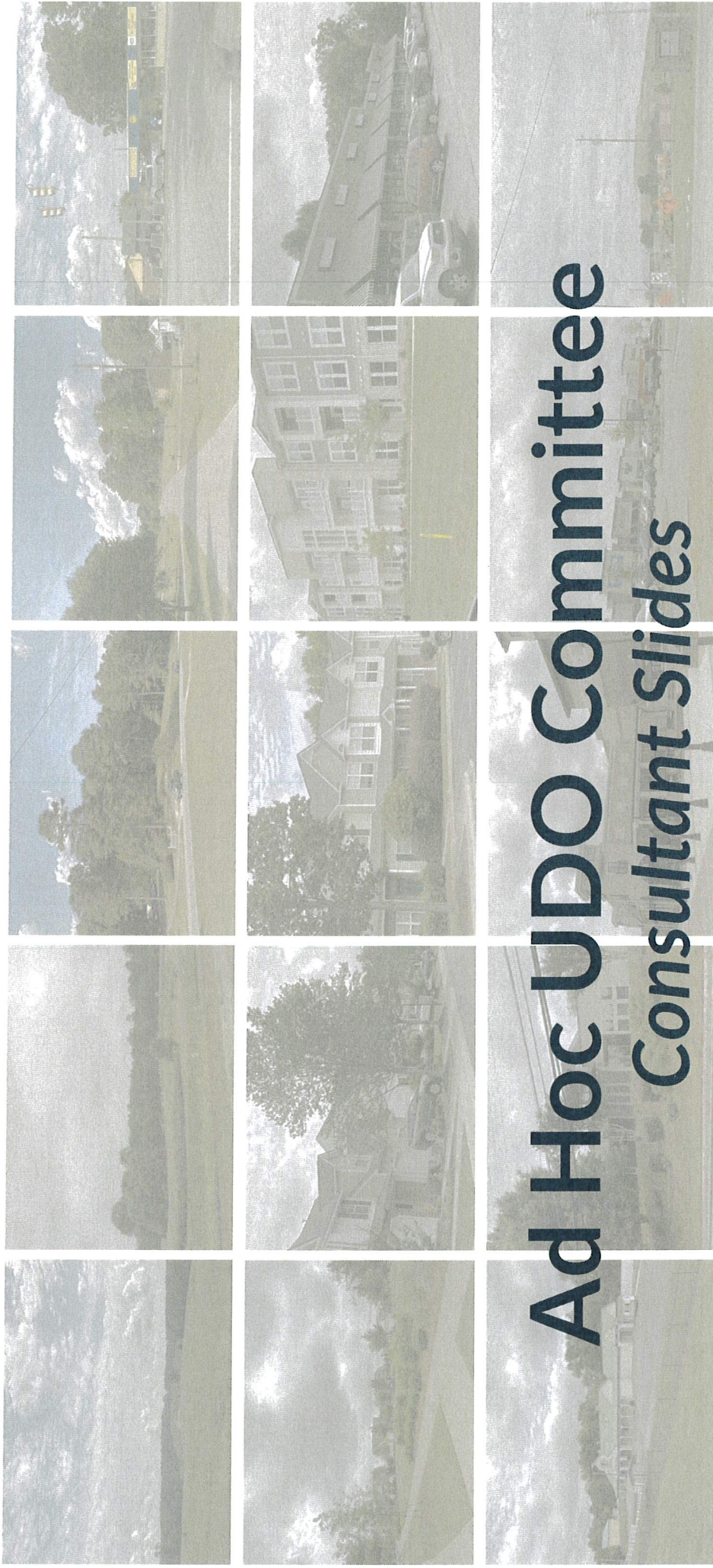
DATE		TOPIC	DETAILS	REFERENCE
46.	2/11/26	Roads	Will allow a private drive for subdivisions with 2-5 lots. The minimum design and surface standard would be a fire access road standard. Private drive minimum ROW is 30' that must be shown on the plat. 22' travel (paved or gravel) width. Preference is the absolute minimum for fire access roads for private drives. All other subdivision will require a private road (paved) designed to County standards.	9.4.1: Required Improvements for All Development 9.5.4: Private Drives 9.8: Street Design and Construction Standards
47.	2/19/26	Roads	Jeff Catoe proposed changing the paving standards to 8:2:2 (8" base, 2" of intermediate, and 2" final roll). The committee agreed.	9.8: Street Design and Construction Standards
48.	2/19/26	Roads	Jeff Catoe proposed requiring roads to be completed before final plat. The committee did not clearly weigh in on this. Should this be changed? Does this require additional discussion?	9.8: Street Design and Construction Standards
49.	2/11/26	Roads	Clarify definitions and road hierarchy: alley, private drives, private roads, also right-of-way and easement based on the guidance documents in the agenda packet.	9.7: Street Classifications 9.8: Street Design and Construction Standards
50.	12/3/25	Roads	Explore the ways that Lancaster County's road standards can and should exceed the SCDOT's standards. Also discussed in 2/11/26 meeting for left turn, accel, and decel lanes – considering scaled to size of development or maybe speed of the road. Note: Committee should discuss how the requirement for right-of-way acquisition conforms with the County's interest in right-of-way condemnation.	9.8: Street Design and Construction Standards
51.	12/11/25	Stormwater	Jeff Catoe requested a video survey of the stormwater system as part of the approval of the final plat. The Committee made no decision on this topic. Note: this video inspection is included as part of the draft UDO (§ 9.8.11.1: <i>Storm Drain Inspections</i>). Does this require further discussion?	9.8.11.1: Storm Drain Inspections

DATE		TOPIC	DETAILS		REFERENCE
52.	12/11/25	Stormwater	Staff recommendation to remove the stormwater regulations from the UDO but retain design and floodplain regulations in the UDO. No decision made on this, but no objections or discussion from the committee.		Ch.10: Natural Resources Protection
53.	2/11/26	Infrastructure	Update draft to ensure conformity with applicable infrastructure standards specified based on Schedule A to meeting agenda that were approved by the Committee. Note: not all were approved. Add clarifications on materials and construction specifications raised by Ms. Richards.		Ch. 9: Subdivision and Infrastructure Standards
54.	12/18/25	Subdivisions	Consider requiring development agreements for subdivisions of 100 or more lots. Also discussed on 2/19/26 – sentiment was more against development agreements for conservation subdivisions.		11.2.2 Preliminary Plats (Major Subdivisions)
55.	12/18/25	Subdivisions	Is phasing something they want to require? Ms. Hardin was in favor of phasing to resolve some concerns with mass grading. Percentage of acreage is the way – much more difficult for the developer to do this because future cost will be unknown. One member likes an environmental assessment. They want to PC to approve the phasing lines. Mr. Harper questions because every site is different. Ms. Hardin mentioned phasing again on clearcutting for trees 1/29/25 Mr. Harper and Ms. Hardin discussed on 2/19/26 – They stated that phasing is not going to be required for any subdivision. However, the PC will review and approve phasing lines if the developer proposes phasing.		11.2: Land Development Procedures
56.	2/19/26	Subdivisions	Several members seemed to support a new “rural subdivision” similar to Van Wyck’s. No specifics were discussed. Is this something the County would like to include in the UDO? If so, more discussion is needed.		9.3: Subdivision Design

DATE		TOPIC	DETAILS	REFERENCE
57.	1/3/26	Subdivisions	Ensure there is an option for family subdivisions that meets the needs of rural residents. Need more details on process and development standards, including access roads and drives. This concern was raised in multiple meetings. Unclear if goal is exemption to access standards for roads or simpler subdivision process for families. Access standards were resolved, but additional discussion of the family subdivision rules may be necessary.	11.2.1 Minor Subdivisions & Recombinations 9.5.4: Private Drives
58.	2/19/26	Subdivision	All commercial subdivisions require Planning Commission approval.	11.2: Land Development Procedures
59.	2/19/26	Permit Fees	The Committee discussed a lower permit fee for owner-occupied properties than rental properties in a redevelopment district. Rental property developments (even detached residential) are increasingly more popular. This requires more discussion because there are limitations to zoning authority for the regulation of the ownership or rental.	11.1.2: Applicability
60.	2/19/26	Procedures	Change the terminology for notice signs from "public hearing" to "information meeting" for by-right subdivisions.	11.2: Land Development Procedures
61.	2/26/26	Procedures	Interest in changing modifications in 11.2.2.13 to allow staff modifications to preliminary plats and clearly defining minor modifications. Mr. Graham asked for further discussion of this.	11.2.2.13: Modifications
62.	2/19/26	Procedures	The Planning Commission should not have the authority to grant waivers. These should be allowed only by text amendment by Council.	11.2.6: Waivers
63.	2/26/26	Procedures	Special exceptions are proposed to replace the current conditional use review by Council. Mr. Graham wanted further discussion, and staff was to prepare a list of all uses that are currently conditional uses reviewed by Council.	11.3.5: Special Exception Permits 3.2.5: Use Table
64.	2/26/26	Procedures	Preferred terminology for administration is 1) Zoning Administrator (which will include stormwater), and 2) Planning Director for subdivisions.	12.1: Reviewing and Decision-Making Bodies

DATE		TOPIC	DETAILS		REFERENCE
65.	2/26/26	Procedures	The TRC will be an advisory body to the Zoning Administrator and Planning Director, and the Planning Commission will receive the TRC's report on all matters.		12.1: Reviewing and Decision-Making Bodies
66.	2/26/26	Procedures	Add the addressing coordinator and stormwater director to the TRC.		12.1.6 Technical Review Committee
67.	2/26/26	Procedures	In 12.1.6.2 the minor subdivision process shows two steps. There is only one step of minor plats and not two. This should be changed.		12.1.6 Technical Review Committee
68.	2/26/26	Procedures	In enforcement, change UDO administrator to components (ZA and PD).		12.2: Violations and Enforcement
69.	2/26/26	Measurements	Measurement from RoW and lots from the edge of the road. Some lots own to the center of the road. Review 12.3.5.1.B.1.(b) – need to evaluate this for lot measurement calculation.		12.3.5.1: Lot Area
70.	2/26/26	Measurements	12.3.5.3 Flag lot – change minimum street access to 30' to match the road standard.		12.3.5.3: Lot Width
71.	1/22/26	Concurrency and Impact Fees	The PC (and others) want to include concurrency in the UDO. Should this be included? Also discussed on 2/19/26: Some members are in favor of impact fees for residential development to roll out with the UDO. Needs significant further discussion and an impact fee study. Also discussed on 2/26/26, and Mr. Graham requested having a separate discussion on concurrency. Concurrency is being studied separately and will not be part of the UDO update.		N/A
72.	2/26/26	General	The Committee has requested scenario testing for common development types to evaluate the way the UDO will apply.		N/A
73.		General	The Committee did not review or provide feedback on: • Chapter 7: Signs • Chapter 8: Building Design • Chapter 10: Natural Resources Protection Is any discussion of these Chapters desired by the committee?		Ch. 7: Signs Ch. 8: Building Design Ch. 10: Natural Resources Protection

Schedule B



Lancaster County, South Carolina
May 6, 2026

Background

- UDO Public Review Draft (September 2025)

Overview of unresolved issues

- Original decision points
- Additional discussion points

Discussion

- Necessary and optional project components
- Project timing options

Committee confirmation of resolved vs. unresolved issues

- Process for resolution

Background

UDO Public Review Draft

1. **September 30, 2025:**
 - a. Task 1, “UDO Rewrite” complete
 - b. *UDO Public Review Draft* transmitted, printed, and posted
2. **November 10, 2025:** Moratorium passed
3. **November 20, 2025:** Ad Hoc Committee convened
4. **February 26, 2026:** Ad Hoc Committee’s last meeting



Overview of Unresolved Issues

Original Decision Points & Additional Discussion Points

9/30/25 Draft UDO

DECISION POINTS

This document includes several decision points in callout boxes for County Council's consideration and discussion. These decision point boxes identify topics that Council or County staff inquired about or requested more deliberation on and are located at the beginning of the chapter or section addressing the topic. The list below includes a brief description of each topic and hypertext links to the location of the decision point in the draft.

TOPIC	REFERENCE	PAGE
Evaluation of the proposed Character Area Overlay to vary the development standards by geographical area.	§ 2.7.1: Character Area Overlay Districts	45
Preferences on future implementation of the Carolina Heelsplitter preservation standards.	§ 2.7.2: Carolina Heelsplitter Overlay District	49
Consideration of the need for the Highway Corridor Overlay in light of the proposed Character Area Overlay.	§ 2.7.3: Highway Corridor Overlay District	55
Preferences on inclusion of purpose statements for the various topics regulated.	Ch. 4: Landscaping & Open Space	217
Preferences on details about buffer standards.	§ 4.3.2.3: Buffer Types	225
Preferences on screening for drive-thrus.	§ 4.3.4.7: Drive-Thru Facilities in the Northern Panhandle Overlay District	245
Consideration of proposed open space ratios in subdivisions and implementation details for open space.	§ 4.6.3: Open Space Requirements	269
Evaluation of the option for the deferred construction of required parking.	§ 5.3.3: Deferred Parking Plans	295
Consideration of continuing the regulation of outdoor lighting.	Ch.6: Outdoor Lighting	321
Evaluation of prohibited lighting types.	§ 6.2.3: Prohibited Outdoor Lighting	
Preferences to regulate off-site lighting impacts.	§ 6.5: Limits to Off-Site Impacts	328
Preferences to provide special standards for security lighting.	§ 6.7.4: Security Lighting	335
Evaluation of whether to regulate signs by zoning district, Character Area, or both.	Ch.7: Signs	342
Consideration of a new Open Space Subdivision design option to replace the current Cluster Subdivision Overlay.	§ 8.3.3: Open Space Subdivision Design	394

Ad Hoc UDO Committee

DECISION POINTS SUMMARY

This list includes the decision points from the 9/30/2025 Public Review Draft UDO with a Summary of direction provided by the Ad Hoc UDO Committee on each point. Matters highlighted in yellow are those that include multiple committee members' points of view but appear to lack final committee direction.

Key: ☐ - Resolved ☐ - Needs Further Discussion

REFERENCE	PAGE	TOPIC	STATUS
1. § 2.7.1: Character Area Overlay Districts	46	Evaluation of the proposed Character Area Overlay to vary the development standards by geographical area.	Discussed on 12/2/25. Decision: eliminate the Character Area Overlay in favor of more distinct standards that recognize rural and suburban development types.
2. § 2.7.2: Carolina Heelsplitter Overlay District	50	Preferences on future implementation of the Carolina Heelsplitter preservation standards.	Discussed on 12/11/25. Ms. Hardin explained the program is not working as intended and may not be based on a requirement for implementation from the U.S. Fish and Wildlife Service. Mr. Harper indicated that the program is not working as intended and may not be based on a requirement for implementation from the U.S. Fish and Wildlife Service before making a decision. Discussed on 1/15/26. Mr. Graham wants discussion of the Carolina Heelsplitter standards set aside to focus on the rest of the UDO. Decision: Carry forward the current Heelsplitter Overlay unless they decide otherwise.

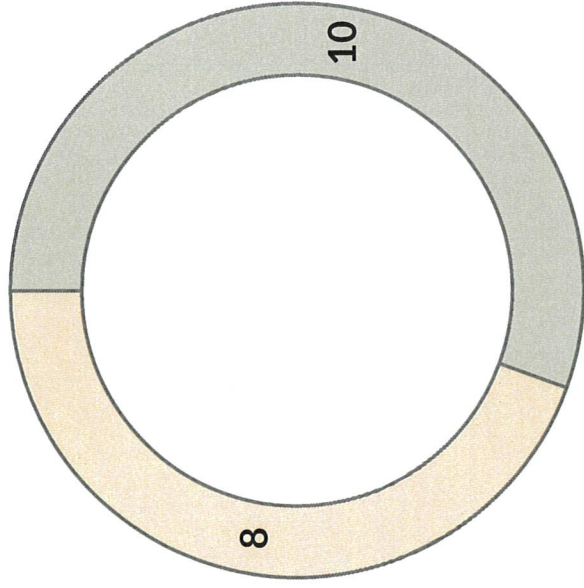
ADDITIONAL TOPICS DISCUSSED BY THE AD HOC UDO COMMITTEE

This list includes committee discussion topics in addition to the decision points that remained for discussion at the conclusion of Phase 1, "UDO Revrite," as reflected in the September 30, 2025, UDO Public Review Draft. Matters highlighted in yellow are those that include multiple committee members' points of view but appear to lack final committee direction.

Key: ☐ - Resolved ☐ - Needs Further Discussion

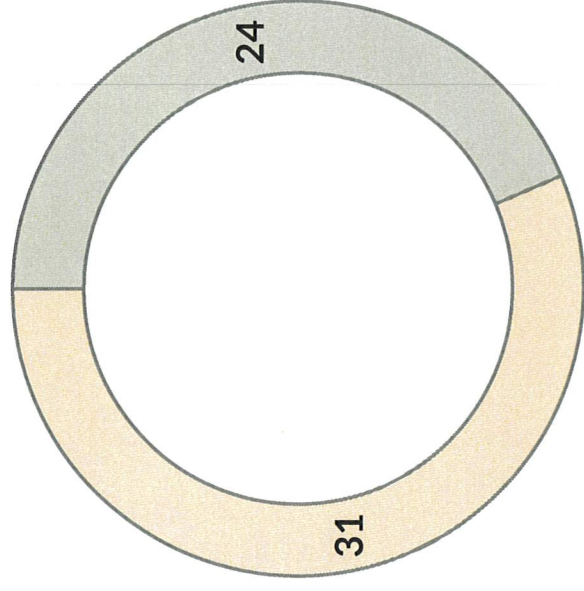
DATE	TOPIC	DETAILS	REFERENCE
19. 11/20/25	General	Make language clear and concise	Entire UDO
20. 11/20/25	General	Provide guiding goals to attract developers that want to invest in Lancaster County. What guidance in the UDO does the County foresee to attract investment?	Entire UDO

Original Decision Points



■ Resolved ■ Unresolved

Addt'l Discussion Points



■ Resolved ■ Unresolved

Discussion

Project Components & Timing

Necessary & Optional Project Components

1. Amended Task 1 – UDO Rewrite

- a. Final Committee direction on remaining unresolved issues (timing TBD)
- b. WSC prepares UDO Public Review Draft #2, pursuant to final Committee direction (est. 4-6 weeks)
- c. Committee review and recommendation on the UDO Public Review Draft #2 (est. 4 weeks)
- d. Develop & discuss Parcel-Based Scenarios per new policies (est. 4-6 weeks)
- e. WSC prepares final UDO Public Review Draft #3, replacing September 2025 UDO draft currently posted (est. 4 weeks)

2. Task 2 - Adoption (est. 3 months)

- a. Community input
- b. Planning Commission review and recommendation
- c. 3 County Council readings

Project Timing Options

Latest Date to post UDO Public Hearing Draft

- Under 9-month Moratorium ~ May 15
- Under 12-month Moratorium ~ August 15

Options

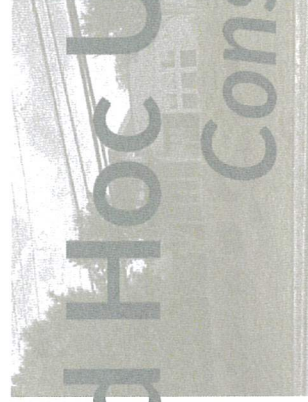
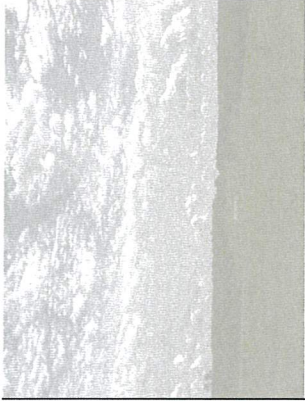
1. Proceed with *Public Review Draft #1*, resolve open issues during Task 2, Adoption (*not recommended*)
 2. Advance a *Public Review Draft #2* (or #3, see previous slide), with all Committee changes in a single adoption process, as planned (Task 2)
 3. Advance *Prioritized Revisions* first, remaining changes by separate adoption process
- Develop *Parcel-Specific Scenarios* for Committee discussion

Committee Confirmation of Resolved vs. Unresolved Issues

*Which issues has the Ad Hoc UDO
Committee resolved and which warrant
further discussion and direction to WSC?*

Meeting Format for Resolving Open Issues

- Day-long or half-day in-person meetings
- Series of virtual meetings
- Other?



Ad Hoc UDO Committee Consultant Slides

Lancaster County, South Carolina
May 6, 2026