

Council Members

District 1: Terry Graham
District 2: Charlene McGriff
District 3: Billy Mosteller, Secretary
District 4: Larry Honeycutt
District 5: Steve Harper, Chair
District 6: Allen Blackmon
District 7: Brian Carnes, Vice-Chair

**County Administrator**

Dennis Marstall

County Attorney

John K. DuBose III

Clerk to Council

Sherrie Simpson

October 12, 2022

4:00 PM

**101 North Main Street
Lancaster, SC 29720**

**LANCASTER COUNTY COUNCIL
COMMITTEE OF THE WHOLE
County Council Chambers, County Administration
Building, 101 North Main Street, Lancaster, SC 29720**

AGENDA

1. **Call to Order - Chairman Steve Harper**
2. **Welcome and Recognition - Chairman Steve Harper**
3. **Pledge of Allegiance and Invocation - Council Member Billy Mosteller**
4. **Approval of Agenda**

[deletion and additions of non-substantive matter]

5. **Citizens Comments**

[Lancaster County Council welcomes comments and input from citizens who may not be able to attend Council meetings in person. Written comments may be submitted via mail to ATTN: Sherrie Simpson, Post Office Box 1809, Lancaster, SC, 29721, by email to Sherrie Simpson at ssimpson@lancastersc.net or by online submission by selecting the "Citizens Comments" quick link located on the County website homepage at <https://www.mylancastersc.org/>. Comments must be no longer than approximately 3 minutes when read aloud. Comments received will be acknowledged during the Citizens Comments portion of the meeting. Comments will need to be received prior to 4:00 p.m. on the day before the meeting. Please use the same link above in order to submit input/comments for Public Hearings.]

6. **Discussion and Action Items**

- a. Discussion of Structure for Fire and Rescue Services and Potential Merger of Pleasant Valley and Indian Land Fee District Boards - Dennis Marstall
- b. Follow-up Discussion on Amending the Unified Development Ordinance (UDO) regarding Outdoor Shooting Ranges (Section 5.5.12) - Dennis Marstall
- c. Growth and Development Data - Dennis Marstall/Rox Burhans

7. **Adjournment**

Anyone requiring special services to attend this meeting should contact 285-1565 at least 24 hours in advance of this meeting. Lancaster County Council agendas are posted at the Lancaster County

Administration Building and are available on the Website: www.mylancastersc.org

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https://mylancastersc.org/government/lancaster_county_council/County_Council_Meetings.php*

Agenda Item Summary

Ordinance # / Resolution #: N/A

Contact Person / Sponsor: Dennis Marstall/ Administration and Darren Player /Lancaster Fire and Rescue

Department: Administration

Date Requested to be on Agenda: 10/12/2022

Issue for Consideration:

This is a follow-up presentation from the May and August Committee of the Whole meetings to provide more information regarding the current structure and funding of the Fire Service, plus options on how to address the future needs of the Fire Service.

Part of the discussion will include the proposed merger of the Indian Land and Pleasant Valley Fee Boards and Fire Districts.

Points to Consider:

The current fire structure includes 19 fire districts, with many now requesting to have the ability to become fee districts and generate funding from rooftop fees from their district.

The County commissioned the Fitch Study in 2019 that addressed future staffing and facility needs, understanding the reality of the current structure and its reliance on volunteer firefighters and the struggles most fire districts are having in maintaining and recruiting fire volunteers.

The current fire rescue structure includes three components 1) Fire and Rescue 2) Emergency Management, and 3) Fire Marshall operations. All three components are being impacted by the County's increasing population growth.

Indian Land and Pleasant Valley Fire District Fee Boards' have proposed to merge, and are looking to the County Council to support the merger through a new board and financial structure.

Funding and Liability Factors:

Funding and the future of the fire service are directly connected, particularly when looking at models that include more career or paid employees versus the ability to utilize volunteers, plus provide for facilities that have sleeping quarters for 24/7 staffing, and fire equipment and apparatus for a growing county population.

The County has been operating with a \$90 per rooftop fee, for the established fee districts, but that rate is inadequate to fund the staffing, facilities and equipment needed in a fee district. Council will be presented with a new per rooftop fee that will generate the needed revenue for a merged fire district of Indian Land and Pleasant Valley..

Over the long term, County Council will be asked to determine if they believe the fire service should be funded by a rooftop fee, a district-wide or countywide tax millage or some other funding mechanism to provide the necessary fire service for the rapidly growing county population.

Varying financial scenarios including rooftop fees, millage rates and changes to the rooftop/ERU minimum square footage for commercial developments will all be presented.

Council Options:

This is for discussion only and is part of a multi-month review of the existing fire service and how County Council might want to make some changes to address the growth demands on the fire service.

Recommendation:

This item is for discussion and County Council input.

ATTACHMENTS:

Description	Upload Date	Type
Future of Fire Service Presentation	10/10/2022	Presentation

LANCASTER COUNTY FIRE RESCUE

Future of the Fire Service
October 12, 2022

Volunteer Fire Service Profile

- ◆ Total volunteer firefighter membership (as of Jul. 31, 2022)
 - 293 volunteers in county (including career staff who also volunteer) for 18 departments
 - 262 volunteers in county responded to at least one call during last fiscal year (including career staff who also volunteer)
 - 31 volunteers in county did not respond to a call during last fiscal year
 - 34 volunteers are also career staff in Lancaster County
 - 259 non-career Lancaster County volunteers

Volunteer Fire Service Profile

- ◆ St. 1 Antioch – 22 Members
- ◆ St. 2 Bell Town – 13 Members
- ◆ St. 3 Buford – 17 Members
- ◆ St. 4 Camp Creek – 10 Members
- ◆ St. 5 Van Wyck – 14 Members
- ◆ St. 6 Elgin – 14 Members
- ◆ St. 7 Flat Creek – 16 Members
- ◆ St. 8 Gooches – 15 Members
- ◆ St. 9 Heath Springs – 12 Members
- ◆ St. 10 Indian Land – 20 Members
- ◆ St. 11 Kershaw – 28 Members
- ◆ St. 12 McDonald Green – 25 Members
- ◆ St. 14 Pleasant Valley – 24 Members
- ◆ St. 15 Rich Hill – 12 Members
- ◆ St. 16 Riverside – 10 Members
- ◆ St. 17 Shiloh Zion – 19 Members
- ◆ St. 18 Tradesville – 11 Members
- ◆ St. 19 Unity – 11 Members

Average number of members per department: 16.28

Volunteer Fire Service Profile

- ◆ Average Call Volume (Countywide 2017-2021):
 - Average Overall: 7,076 calls annually
 - ~ 80% non-structure fires

- ◆ Average Missed Calls Countywide (No response from primary station, includes medical assist calls):
 - Pre-COVID Average Missed Call Percentage: 18.15%
 - During COVID Average Missed Call Percentage: 13.67%

Volunteer Fire Service Profile

- ◆ New Volunteer Recruitment & Retention Performance (2017-2021):
 - Total new volunteers hired: 178
 - Total new volunteers retained: 95
 - Total new volunteers separated: 83
 - Retention percentage from previous five years' new hires: 60.17%
 - Total new volunteers who obtained interior firefighting certification: 81 (completed at least 240 hours of training)

Career Service Structure

- ◆ 10 career staff assigned countywide (5 groups of 2 staff)
- ◆ Assigned to a volunteer station on rotating basis each week
- ◆ First priority is to drive a fire truck to the scene and meet volunteers/others
- ◆ Hours from 8 am to 5 pm daily, no weekend hours
- ◆ All career staff are paid hourly (only two positions in Fire Rescue are salaried)
- ◆ Most career staff also volunteer with a volunteer department
- ◆ Requested more career staff in last three budgets and will do so again for FY24

Fire Service Funding

- ◆ Funding for the Fire Rescue Service, including Emergency Management and career staff, is from the County's General Fund (property taxes)
- ◆ The three fire fee districts (Pleasant Valley, Indian Land, and Van Wyck receive special tax district funds based on "rooftop fee" or Equivalent Residential Unit (ERU) for commercial properties.
- ◆ Current ERU or rooftop fee is \$90
- ◆ Several Volunteer Fire Departments have communicated their interest in becoming fee districts and receiving "rooftop" revenue

Fire Service Funding

- ◆ General Fund (ad valorem taxes)
- ◆ Special Fee Districts (rooftop fee)
- ◆ Fire District Millage
 - ◆ Title IV – Common fire district use with no caps
 - ◆ Title VI – Has tax caps for CPI and population growth
 - ◆ Permissible outside of Act 388 constraints on ad valorem taxes
- ◆ A combination of millage and fee – needs more research, but possible

Fire Service Funding

◇ Current Special Fee District Funding (\$90 ERU/rooftop fee)

Parcel ID	Ownership	Building Sq Ft	Units - 2500 SqFt	Fee - \$90/2500 SqFt	
0005-00-102.00	Wal-Mart Stores East LP	181971	73	\$6,570	
0008-00-016.02	Queensgate Investment	128403	52	\$4,680	
0005-00-090.01	Capital Club SC Apartments	340 Apts	340	\$30,600	
0005-00-102.06	Chick-fil-a Inc	4621	2	\$180	
0010-00-030.00	Transformation Church	36955	15	\$1,350	
0007-00-008.00	793 Fort Mill Acquisition	375662	150	\$13,500	
NA	Average IL Home - \$350,000	2500	1	\$90	

Fire Service Funding

◆ Fee Adjustment Impact

Van Wyck Fire Distrct - ERU and Fees	Fee Code	Parcel Count	Unit Count	Fee Amount	Totals	Fee Amount	Totals	Fee Increase
Van Wyck Fire District	5FD	1579	1677	\$90	\$150,930	\$125	\$209,625	\$58,695

Parcel ID	Ownership	Building Sq Ft	Units - 2500 SqFt	Fee - \$90/2500 SqFt	Fee - \$275 SqFt	Fee Increase
0005-00-102.00	Wal-Mart Stores East LP	181971	73	\$6,570	\$20,075	\$13,505
0008-00-016.02	Queensgate Investment	128403	52	\$4,680	\$14,300	\$9,620
0005-00-090.01	Capital Club SC Apartments	340 Apts	340	\$30,600	\$93,500	\$62,900
0005-00-102.06	Chick-fil-a Inc	4621	2	\$180	\$550	\$370
0010-00-030.00	Transformation Church	36955	15	\$1,350	\$4,125	\$2,775
0007-00-008.00	793 Fort Mill Acquisition	375662	150	\$13,500	\$41,250	\$27,750
NA	Average IL Home - \$350,000	2500	1	\$90	\$275	\$185

Fire Service Funding

❖ Fee Adjustment Impact to change ERU from 2,500 sq feet to 1,500 sq feet

Parcel ID	Ownership	Building Sq Ft	Units - 2500 SqFt	Units - 1500 SqFt	Fee - \$90/2500 SqFt	Fee - \$275/1500 SqFt	Fee Increase
0005-00-102.00	Wal-Mart Stores East LP	181971	73	122	\$6,570	\$33,550	\$26,980
0008-00-016.02	Queensgate Investment	128403	52	86	\$4,680	\$23,650	\$18,970
0005-00-090.01	Capital Club SC Apartments	340 Apts	340	340	\$30,600	\$93,500	\$62,900
0005-00-102.06	Chick-fil-a Inc	4621	2	4	\$180	\$1,100	\$920
0010-00-030.00	Transformation Church	36955	15	25	\$1,350	\$6,875	\$5,525
0007-00-008.00	793 Fort Mill Acquistion	375662	150	251	\$13,500	\$69,025	\$55,525
NA	Average IL Home - \$350,000	2500	1	1	\$90	\$275	\$185

Fire Service Funding

◆ Existing County-wide Millage (\$1 per \$1,000 assessed value multiplied by rate)

- ◆ Incorporates Exemptions and FILOTs
- ◆ One mil equals approximately -- \$455,297 (countywide)

Existing Millage Rates FY2022/2023	
	Mils
General Fund	84.3
Capital Improvement Fund	4.8
County Debt	9.6
USC-Lancaster	4.6
Courthouse Security	3.6
School Operating	171
School Debt	65
Total	342.9

12

Fire Service Funding

◆ Millage Impact

Millage rate to collect \$209,625 in Van Wyck = 9.4 mills

Primary Neighborhood	Total Appraised Value	Total Assessed Value (Capped)
Van Wyck Fire District - Town	\$78,682,817	\$3,512,338
Van Wyck Fire District - County	\$477,520,478	\$18,637,823
Van Wyck Fire District - Total	\$556,203,295	\$22,150,161

Pleasant Valley & Indian Land Merger

- ◆ Both boards request merging -- July 1, 2023
- ◆ Three stations with plans for additional
- ◆ 24/7 staffing, with volunteer support
- ◆ Combined budget of \$7 million – does not address capital needs
- ◆ Each Fee District has a five-member board and utilizes a \$90 fee

Pleasant Valley & Indian Land Merger

- ◆ \$7 million budget (without capital expenditures – stations and apparatus)
 - ◆ require fee to increase from \$90 to \$275 annually, with a change to 1,500 ERU square footage
 - ◆ Millage on assessed value from both districts (\$285,164,949) would be 24.5 mills
- ◆ Combination of fire district fee and millage
- ◆ Can be phased in, but both districts presently utilizing reserves

Council Input

- ◆ Council input on Pleasant Valley and Indian Land merger
(options if no merger)
- ◆ Council input on service fees and changing ERU
- ◆ Council input on considering millage
- ◆ Council input on fee districts for those requesting
- ◆ Additional information needed for November or December presentation

Agenda Item Summary

Ordinance # / Resolution #: N/A

Contact Person / Sponsor: Dennis Marstall / Administration and John DuBose / Legal

Department: Administration

Date Requested to be on Agenda: 10/12/2022

Issue for Consideration:

Whether or not County Council wants to expand the definition or permissible uses of Outdoor Shooting Ranges to include use by citizens that provide concealed weapons permit instruction.

Points to Consider:

At the September 12, 2022 Council meeting, County Council asked that the topic of Shooting Ranges be added to the next Committee of the Whole agenda, with a specific consideration for ranges to be established or utilized for those who teach concealed weapons permit classes.

This topic was discussed by County Council on April 12, 2021, primarily in adding the ability to undertake Turkey Shoots as part of the Unified Development Ordinance. As part of that discussion, an amendment was made to bring forward exemptions to the UDO to address concealed weapons permit classes. That item was discussed at the April 26, 2021 Council meeting, but no action was finalized regarding changes to the Shooting Range portion of the UDO.

As part of Council's discussion regarding changes to shooting ranges, the County Attorney expressed concern that specific exemptions from the Shooting Range Ordinance could be legally difficult, particularly regarding equal protection concerns.

During the 2021 discussions, County staff did compile how other South Carolina counties address shooting range requirements in their development ordinances. That information is attached.

Funding and Liability Factors:

There are no funding liabilities identified.

Council Options:

County Council has several options in addressing shooting ranges as a component of the development ordinance, but needs to provide input on what restrictions or uses you would like to see, as it relates to the development ordinance.

Recommendation:

Provide input for staff direction to bring this topic forward on a future agenda item for action.

ATTACHMENTS:

Description	Upload Date	Type
UDO Section 5.5.12, Shooting Range, Outdoor	9/13/2022	Backup Material
Outdoor Shooting Range Regulations - Other County Jurisdictions	9/13/2022	Backup Material

5.5.12 SHOOTING RANGE, OUTDOOR [AR, LI, HI]

- A. Applicability:** This use includes the shooting of firearms, bows, and cross-bows at, or in conjunction with, both for-profit and non-profit facilities. It does not include incidental target practice by individuals on private property.
- B. Buffering:** A minimum 60-foot buffer, undisturbed except for fence installation and vegetative planting, must be provided around the entire perimeter of the subject property and be delineated on the site plan.
- C. Separation Requirement:** Outdoor shooting ranges shall be located no closer than 2,640 feet (or ½ mile) to all Residential uses, all Civic uses, and all Educational/Institutional uses per the Use Table in Section 2.5.3. measured from the security fence described below to the property line(s) of the aforementioned uses. In addition, the range, itself, may not cross or penetrate any public utility easement.
- D. Noise Mitigation:** The facility shall be designed such that sound generated at the facility shall not exceed the following levels (in decibels) measured at any off-site property:

Use	Decibel Level
Residential Use	55 db
Institutional Use	55 db
Commercial Use	65 db
Public Use	65 db
Public Right-of-Way	65 db
Industrial Use	75 db

- E. Shot Containment:** The range shall be designed to contain the bullets, shot, arrows, or other projectiles on the range facility.
- F. Hours of Operation:** The Board of Zoning Appeals may regulate these as necessary as a condition of the Special Exception.
- G. Design:** The design of the facility shall be guided by the design standards recommended by the National Rifle Association (NRA) for the appropriate caliber firearm(s) or weapon(s) being used on the site as described in "The NRA Range Source Book," published by the NRA, insofar as they do not conflict with any of the specific requirements contained in this section. Detailed plans for site layout, backstops, and baffles (when used for noise mitigation) shall be submitted with the application.
1. A site plan sealed by a South Carolina registered engineer must be submitted attesting that the proposed shooting range plan complies with all applicable safety and design standards for outdoor firing range provisions and live fire shoot houses set out in Section 4, Outdoor Range Design; Section 6, Live Fire Shoot House; and Attachments 1-2 through 120, of the Range Design Criteria (June 2012) as published by the U.S. Department of Energy's Office of Health, Safety, and Security for the type of shooting range proposed; except that Section 4.b(10), the words "or administrative" in the first sentence of Section 4.c(7), the second sentence of Section 4.c(7), and Section 6.a(1) do not apply to outdoor shooting ranges under this ordinance.
 2. The detailed site plan must show the boundary of the subject property in its entirety and depict all discernible, existing uses and structures within 300 feet of the subject property's boundary.
 3. Surface danger zones must be located entirely on the subject property and must be designed to contain all projectiles and debris caused by the type of ammunition, targets, and activities to be used or to occur on the property. The layout of the proposed range with the accompanying safety fans must be delineated on the required site plan. All firing

stations must be set back at least 180 feet from all boundaries of the subject property.

- H. **Security:** The facility shall be enclosed with a minimum 6-foot high security fence with locking gates. A sign, at least 2 square feet in size but not greater than 6 square feet, warning that a firing range is inside the fence shall be posted every 50 feet along the fence. These signs shall not count against any sign allotment as provided in Chapter 7.

5.5.13 THEATER, OUTDOOR [AR, RUB, RB, INS, OSP]

- A. **Buffering:** Outdoor theaters shall be buffered from adjoining Residential uses with a Type C buffer as set forth in Section 7.1.5.
- B. **Separation Requirement:** The performance and audience areas for any outdoor theater in the districts shall be located a minimum of 200 feet from any adjacent property zoned LDR, MDR, HDR, UR, or RMX.
- C. **Access:** Primary access to all outdoor theaters in the AR, RR, RB, NMX, and IMX districts shall be to a collector or higher order street.
- D. **Operational Standards:** Lights and loud speaker systems shall not be operated between the hours of midnight and 8 AM.

5.6 CIVIC USES

5.6.1 CEMETERY [AR, RR, RN, RUB, LDR, MDR, NB, GB, RB, INS, HDR, IMX]

- A. **Minimum Lot Size:** A minimum of 3 contiguous acres shall be required to establish a cemetery, columbarium, or mausoleum not located on the same tract of land as a church.
- B. **Minimum Yard Requirements**
 - 1. The minimum yard required for all burial plots, columbariums, mausoleums, and any other structures is 30 feet from any exterior property line or the required district setback, whichever is greater. This requirement does not apply where the adjacent property contains an existing cemetery. Gatehouses shall be excluded from any minimum yard requirement provided they meet the sight triangle requirement for driveways in Chapter 6.
 - 2. Where graves or burial plots are closer than 50 feet to an adjacent street, a low-planted screen in accordance with Chapter 7 shall be provided between the street and the cemetery.

5.6.2 EVENT VENUE/BANQUET HALL [AR, RR, RN, RUB, LDR, MDR, PB, NB, GB, RB, INS, MX, IMX]

- A. **In the RN, RUB, LDR, MDR, NB, GB, RB, INS, MX, AND IMX Districts**
 - 1. Minimum lot size for use shall be 5 acres and no more than one structure shall be located on the lot, not including accessory uses. Minimum lot size for use shall be 10 acres and no more than one structure shall be located on the lot, not including accessory uses for the LDR and MDR Districts.
 - 2. Outside sound systems shall only be allowed between the hours of 10 AM and 10 PM Sunday through Thursday, 10 AM and Midnight on Friday through Saturday, and shall be in compliance with Lancaster County applicable noise ordinances.
 - 3. Type C buffers are required along the side and rear property lines.
 - 4. The structure shall be located a minimum of 100 feet from the adjacent property lines.
- B. **In the RN, LDR, MDR, and PB Districts:** Maximum square footage use shall not exceed 6,000 square feet.

5.6.3 PLACES OF ASSEMBLY [AR, RR, RN, RUB, MH, LDR, MDR, PB, NB, GB, RB, INS, LI, HDR, MX,

OUTDOOR SHOOTING RANGE REGULATIONS – OTHER COUNTY JURISDICTIONS									
County	Separation Requirement	Design and Containment	Zoning Districts			Hours of Operation	Noise Mitigation	Security Fence	Notes
			P	CU	SE				
Abbeville	3,000' min.	have materials that contain bullets or shrapnel to avoid injury to spectators/residents	Determined by Planning Commission			None	None	None	-
Aiken	None	None	RUD	-	-	None	None	None	▪ RUD (Rural Development) District
Anderson	None	improvements are such that a projectiles not reasonably expected to escape boundaries by virtue of a backstop, berm, bullet trap, impact barrier, or similar device	Determined by Planning Commission			None	None	None	-
Beaufort	None	None	CIR SBCEP	-	-	None	None	None	▪ CIR (Coosaw Island Rural) District ▪ SBCEP (Sheldon-Big Estate Community Preservation) District
Berkeley	None	None	HI	-	-	None	None	None	▪ HI (Heavy Industrial) District
Chester	500' from residential, rural or agricultural Uninhabited area one mile to rear of targets	targets located between 2'-6' above ground; shielded on sides/rear by min. 10' high earth berm; 20' high earth berm down range at rear of property	-	-	R-2 R-3 R-4	None	None	None	▪ R-2 (Rural Two) District ▪ R-3 (Rural Three) District ▪ R-4 (Rural Four) District
Colleton	None	Limited	-	RC-1 RC-2 RD-1 RD-2	UD-1 UD-2	None	None	None	▪ RC-1 (Resource Conservation 1) District ▪ RC-2 (Resource Conservation 2) District ▪ RD-1 (Rural Development 1) District ▪ RD-2 (Rural Development 2) District

												■ UD-1 (Urban Development 1) District ■ UD-2 (Urban Development 2) District
Greenville	None	None	-	-		R-R3 R-R1 R-5 S-1 I-1	None	None	None	None	None	■ R-R3 (Rural Residential) District ■ R-R1 (Rural Residential) District ■ R-5 (Residential Suburban) District ■ S-1 (Services) District ■ I-1 (Industrial) District
Horry	Range planning, construction and operation shall be in substantial harmony with The NRA Range Source Book as published by the NRA, latest edition, or guidelines produced by the NSSF for range planning, design, and management.		-	HI FA CFA LFA AG2 AG3		-	9:00am – one hour after sunset Sunday: 2:00pm – one hour after sunset	None	None	None	None	■ HI (Heavy Industrial) District ■ FA (Forest Agriculture) District ■ CFA (Commercial Forest Agriculture) District ■ LFA (Limited Forest Agriculture) District ■ AG2 (Commercial Agriculture) District ■ AG3 (Agricultural Community Services) District
Kershaw	None	None	I-1 GD	-		-	None	None	None	None	None	■ I-1 (Industrial) District ■ GD (General Development) District
Richland	600' from adjacent property lines	Limited	-	-		RU HI	9:00am – 10:00pm	None	None	None	None	■ RU (Rural) District ■ HI (Heavy Industrial) District
Spartanburg	None	None	-	All		-	None	None	None	None	None	-
York	1,000' from residential use; min. 300' from all property lines	None	-	-		AGC ID UD	None	None	None	None	None	■ AGC (Agricultural Conservation) District ■ ID (Industrial Development) District ■ UD (Urban Development) District

Agenda Item Summary

Ordinance # / Resolution #: N/A

Contact Person / Sponsor: Dennis Marstall / Administration and Rox Burhans / Development Services Director

Department: Administration

Date Requested to be on Agenda: 10/12/2022

Issue for Consideration:

As part of the Unified Development Ordinance discussion and the rising concern for growth throughout the County and its impact on infrastructure, staff has put together information about what projects have been approved or are pending.

Councilmembers have mentioned a desire to slow growth or better understand the impact of growth, with the attached data helping to frame how developments on the horizon will impact the County over the next 20 months to four years.

Points to Consider:

An inventory of approved multifamily projects in the Panhandle area of Lancaster County shows that approximately 5,187 multifamily units could be available over the next 48 months. The inventory also includes senior housing projects, but does not include town home communities.

There are approximately 31 undeveloped sites that are zoned MDR and would likely qualify as a cluster subdivision (based on acreage).

Additional independent sites could potentially be assembled from smaller individual parcels.

Planning and Development staff will present information on current and proposed large single-family developments, as well as some commercial developments that include gas stations and other services to give a full development picture of projects.

Funding and Liability Factors:

The impacts of these developments on roads, schools, public safety and recreation services have been minimally addressed through the recent impact fee legislation and accompanying capital improvement plan.

The full funding factors are challenging to determine, given the many factors in development such as location, existing infrastructure, state resources, and County Council's willingness to include provisions in Development Agreements.

Council Options:

This is for information purposes for County Council to identify any changes in the current zoning or development process, given the continued rapid growth throughout the County.

Recommendation:

Provide input and feedback for any zoning or development ordinance changes to address Council's interest to slow growth over the next 20 months as staff works to develop a revamped Unified Development Ordinance.

ATTACHMENTS:

Description	Upload Date	Type
Memo about growth and approved multifamily units, plus MDR parcels available	10/10/2022	Backup Material
Inventory of Multifamily unit projects in Panhandle	10/10/2022	Backup Material



DATE: September 29, 2022

TO: Dennis Marstall, County Administrator

FROM: Rox Burhans, Development Services Director

RE: MULTIFAMILY AND MDR INVENTORY

Attached is an inventory of approved multifamily projects in the Panhandle area of Lancaster County. This information has been referenced in earlier County Council meetings and was prepared by Planning staff to provide Council with a complete picture of the community's multifamily housing inventory. This inventory reflects approximately 5,187 multifamily units and includes the recently approved Redstone and Two Capital projects on US 521. The inventory also includes senior housing projects, but does not include town home communities.

As part of the UDO Interim Ordinance process, staff also prepared a map identifying approximately 31 undeveloped sites that are zoned MDR and would likely qualify as a cluster subdivision (based on acreage). Additional independent sites could potentially be assembled from smaller individual parcels.

Planning staff hopes this information proves useful to Council and welcomes further discussion on developing a growth strategy for Lancaster County. Please contact me if I can be of any further assistance.

ENC:

1. MF Housing Inventory
2. MDR Zoning Locations

Multifamily Inventory

S.C.160

Status



Open



Under Construction



Plan Approved



Senior Living

U.S. 521

Multifamily Projects

- 1-Redwoods 155 Units
- 2-Avondale Senior Apartments 170 Units
- 3-The Lodges 210 Units
- 4-Two Capital 313 Units
- 5-Arlington 352 Units
- 6-Arden at Indian Land 120 Units
- 7-The Court at Redstone 260 Units
- 8-Redstone Phase II 354 Units
- 9-Madison Ridge Apartments 240 Units
- 10-The Enclave at Bailes Ridge 246 Units
- 11-The Flats at Edgewater 289 Units
- 12-The Blake Assisted Living 114 Units
- 13-The Sunflower Assisted Living 100 Units
- 14-Mason at Six Mile 300 Units
- 15-The Exchange 390 Units
- 16-Two Capital Partners 238 Units
- 17-The Indigo 450 Units
- 18-Bungalows at Indian Land Assisted/Independent 89 Units
- 19-Parkstone (Widewaters) 266 Units
- 20-WaterCrest Assisted Living 107 Units
- 21-Greenway Square Independent Senior Living 130 Units
- 22-Vantage Apartments 294 Units



0 0.25 0.5 1 1.5 2 Miles

September 2022

8/25/2022

Undeveloped MDR Parcels Over 30 Acres

31 Total Parcels

1,710.10 Acres.

