



MEMBERS OF LANCASTER COUNTY PLANNING COMMISSION

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BEN LEVINE, DISTRICT 7
CLERK: JENNIFER BRYAN

**MINUTES OF THE LANCASTER COUNTY PLANNING COMMISSION
WORKSHOP MEETING**

**October 6, 2022 5:00 P.M.
MINUTES**

Chairman Deese called the meeting to order at 5:00 p.m.

1. Roll Call:

Members Present:

Jim Barnett	Charles Deese	Sheila Hinson
Ben Levine	Alan Patterson	Tamecca Neely * <i>arrived late</i>

Absent: --

Others Present:

Rox Burhans, Division Director	Clerk: Mika Garris
Ashley Davis, Planner;	

Absent: Matthew Blaszyk, Planner

The following press were notified of the meeting by email in accordance with the Freedom of Information Act: The Lancaster News, Kershaw News Era, The Rock Hill Herald, The Fort Mill Times, Cable News 2, Channel 9, and the local Government Channel.

2. New Business

a. SD-2022-0733: Century Communities aka Shiloh Woods

Application by Century Communities for Preliminary Plat for four parcels totaling approximately 173.52 acres located at or adjacent to 500 W. Shiloh Unity Road (TM#s 0049-00-004.13, 0049-00-004.16, 0049-00-005.01 and 0049-00-005.02), to allow development of a 398-lot Cluster Subdivision.

Staff Presentation: Ashley Davis, Senior Planner,

Discussion points:

- TIA submitted but still in review, will be in packets at regular meeting
- SCDOT requirements/comments on entrances will be crucial to design elements
- Will get significant information from TIA comments and calculations
- Easements from neighboring properties may be needed

- 30 feet needed on each side
- Access and turn radius are a concern
- Rezoning stage will not be reheard until 10/10/2022 Council meeting
- TIA traffic analysis and math seems unclear [*Commissioners propose a class on reading TIAs]
- Concerns/debate about entrance location and impact of construction traffic on neighborhood
- Staff suggestion: temporary access on Shiloh Unity
- Block length issue on proposed Williamson Farm entrance
- TIA could be delayed, and design elements are dependent on its conclusions
- If rezoning not approved, decision on plat & DA would be void
- Staff will inform Commissioners as soon as TIA comments come in.

b. DA-2022-0733: Century Communities aka Shiloh Woods

Application by Century Communities for a development agreement for three parcels totaling approximately 19.93 acres located at Williamson Farm Road, and at 500 and 516 W. Shiloh Unity Road (TM#s 0049-00-004.16, 0049-00-005.01 and 0049-00-005.02) to allow development of a 398-lot Cluster Subdivision.

Staff Presentation: Ashley Davis, Senior Planner,

Discussion points:

- Development Agreement update dependent on TIA comments/review

c. RZ-2022-1357 DR HORTON (Asbury Lane)

Application by DR Horton to rezone 7 parcels totaling approximately 95.85 acres (TMs 0007-00-022.00, 0007-00-022.01, 0007-00-022.02, 0007-00-022.03, 0007-00-022.04, 0007-00-022.05, 0007-00-023.06) located west of the intersection of Possum Hollow Road and Old Bailes Road from Low Density Residential (LDR) to Medium Density Residential, with the intent to develop a 196-unit single-family lot subdivision.

Staff Presentation: Rox Burhans, Development Services Director [Matt Blaszyk absent]

Discussion points:

- This concept plan is a revision of prior MDR-CSO proposal that was withdrawn. Revisions to meet Code requirements, and eliminated CSO request; now conventional Medium Density Residential
- DA not required since Cluster Subdivision Overlay request was dropped
- Rox will discuss with applicant about submitting a DA after rezoning, to address concerns about conversion of site to Cluster Subdivision
- Procedural note: anything deferred to November can't go to Council until January because all Council items must be completed before new Council is seated in January.
- No new traffic study has been done, but not required for this plan.

d. SD-2022-1135 McIlwain Holdings LLC aka Alcott Village

Application by McIlwain Holdings LLC for a Preliminary Plat for 51.28 acres (TM# 0102-00-120.00) located on the east side of McIlwain Road between Hunters Ridge Road and Suttle Road, for a 99-lot single-family subdivision.

Staff Presentation: Ashley Davis, Senior Planner

Discussion points:

- Conventional MDR subdivision, parcel already zoned MDR (no rezoning needed)
- Revised plan after review comments has decreased lot size and road reconfiguration
- TIA is under review
- Proposed turn lane on McIlwain coming into site
- Stub-out connections to neighboring properties
- Plan has a park with trails
- Relatively long lots; worked on block length reconfiguration to meet minimum/maximum lengths. Within 1,000 ft. or close to it.
- Stub-out connection near park

e. RZ-2022-0735: Nisbet Property

Application by CLREF III Acquisitions LLC to rezone 5 parcels totaling 780.4 acres located at and adjacent to 8275 Van Wyck Road (TM#s 0022-00-002.00, 0022-00-002.02, 0022-00-002.03, 0022-00-003.00, and 0022-00-003.01), from Rural Neighborhood (RN) to Medium Density Residential (MDR), to allow development of a 1,019-lot single family residential cluster subdivision (aka Nisbet Property).

Staff Presentation: Ashley Davis, Senior Planner

Discussion points:

- Concerns about lots being dangerously close to line
- Sewer service coming down Van Wyck Road
- Staff concerns: properties to the north can't develop/ easements; density of Cluster Subdivision
- Concerns about compatibility with surrounding area
- Chairman Deese raised concerns about cemetery nearby, asked for research on history, DHEC requirements, buffering requirements, possible relocation of graves.
- Staff: all materials sent to Town of Van Wyck as a courtesy and advisory
- Discussion on wetlands conservation requirements for Cluster Subdivision
- Requested clarification on sewer pump stations
- Development agreement submitted; TIA has been reviewed

f. DA-2022-0735: Nisbet Property

Application by CLREF III Acquisitions LLC for a Development Agreement for 5 parcels totaling 780.4 acres located at and adjacent to 8275 Van Wyck Road (TM#s 0022-00-002.00, 0022-00-002.02, 0022-00-002.03, 0022-00-003.00, and 0022-00-003.01), for a 1,019-lot single family residential cluster subdivision

Staff Presentation: Ashley Davis, Senior Planner

Discussion points:

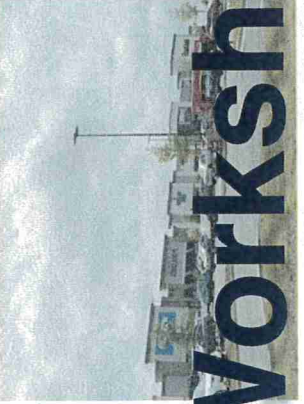
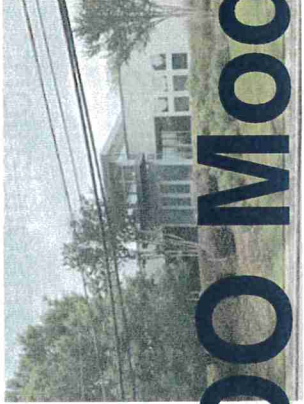
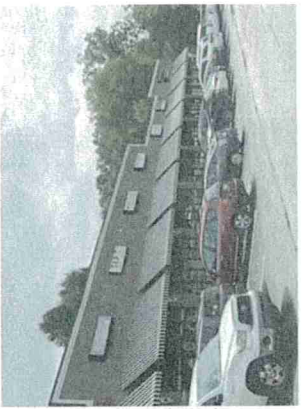
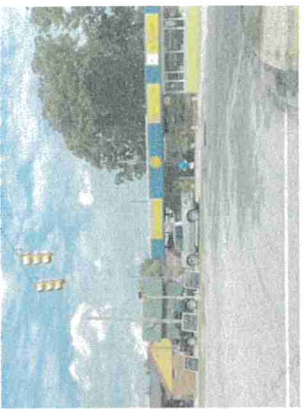
- Impact fees cannot be negotiated
- First responders would be Van Wyck fire service
- Discussion of global growth issues: strains on schools and infrastructure
- Need consensus from Council on moratorium to halt or slow down growth. 5100 units entitled already (not yet built)

3. Other:

- Review of Next Month's Agenda:
No confirmed applications at this time
- Comprehensive Plan: Land-Use and Growth Management Key Topic Forum on October 13, 2022 at Bundy Auditorium. All Forums are recorded and are published on the Comp Plan website.
- UDO Revision: Rox Burhans presented reviewed the UDO presentation from the last Council meeting [see attachment]

4. Adjourn

Meeting was adjourned at 6:46 pm.

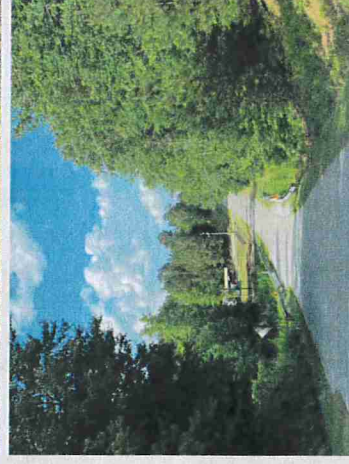


UDO Module 1 Workshop

Lancaster County Council – Committee of the Whole
September 14, 2022

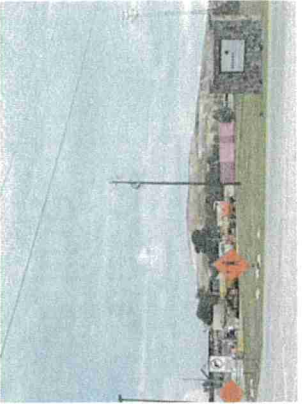
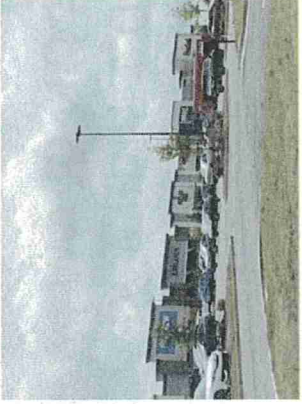
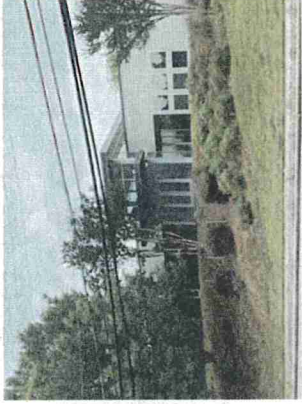
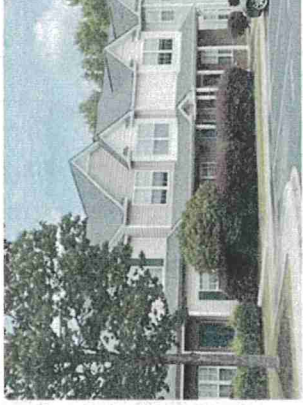
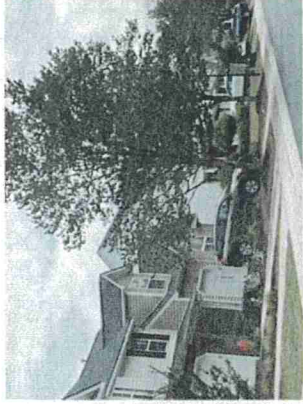
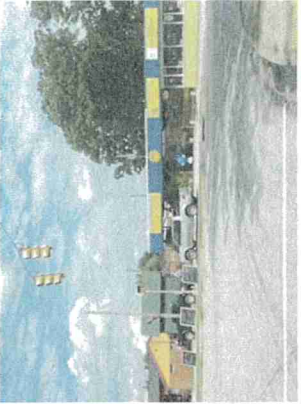
Agenda

- UDO Chapters & Layout
- Module 1 Key Topics
 - HC-O
 - District Consolidation
 - Lot Coverage
 - New HDR District
 - Gross vs. Net Density
 - Use Table & Use Regulations
- Module 2 Key Topic
 - Development Areas
- Next Steps



UDO Chapters

1. Introduction
2. Zoning Districts
3. Use Regulations
4. Natural Resources Protection
5. Parking & Loading
6. Outdoor Lighting
7. Signs
8. Architectural Design Standards
9. Subdivision & Site Design
10. Procedures
11. Administration
12. Nonconformities & Vested Rights
13. Definitions & Acronyms
14. Submittal Requirements



Module 1 Key Topics

Highway Corridor Overlay District

Proposed Boundary Revision

- Currently applies to all parcels fronting on or within 1,000 feet of the right-of-way of Hwy 521 from Waxhaw Hwy to NC state line and Hwy 160 from Hwy 521 to county line
- Proposed to apply to all parcels that:
 - Front on the designated highways;
 - Are within 250 ft of the highway and developed as part of a common plan with a parcel that fronts on the designated highways; or
 - Front on another public street that intersects the designated highway and are located less than 250 feet from that street's intersection with the designated highway

Highway Corridor Overlay District

Proposed Relocation of Development Standards to Other UDO Chapters

- Parking and Vehicular Access
- Signs
- Lighting
- Landscaping, Buffer Yard, and Screening Requirements
- Moved to the appropriate chapter providing that type of development standard to ensure the consistency of standards across and between districts

Highway Corridor Overlay District

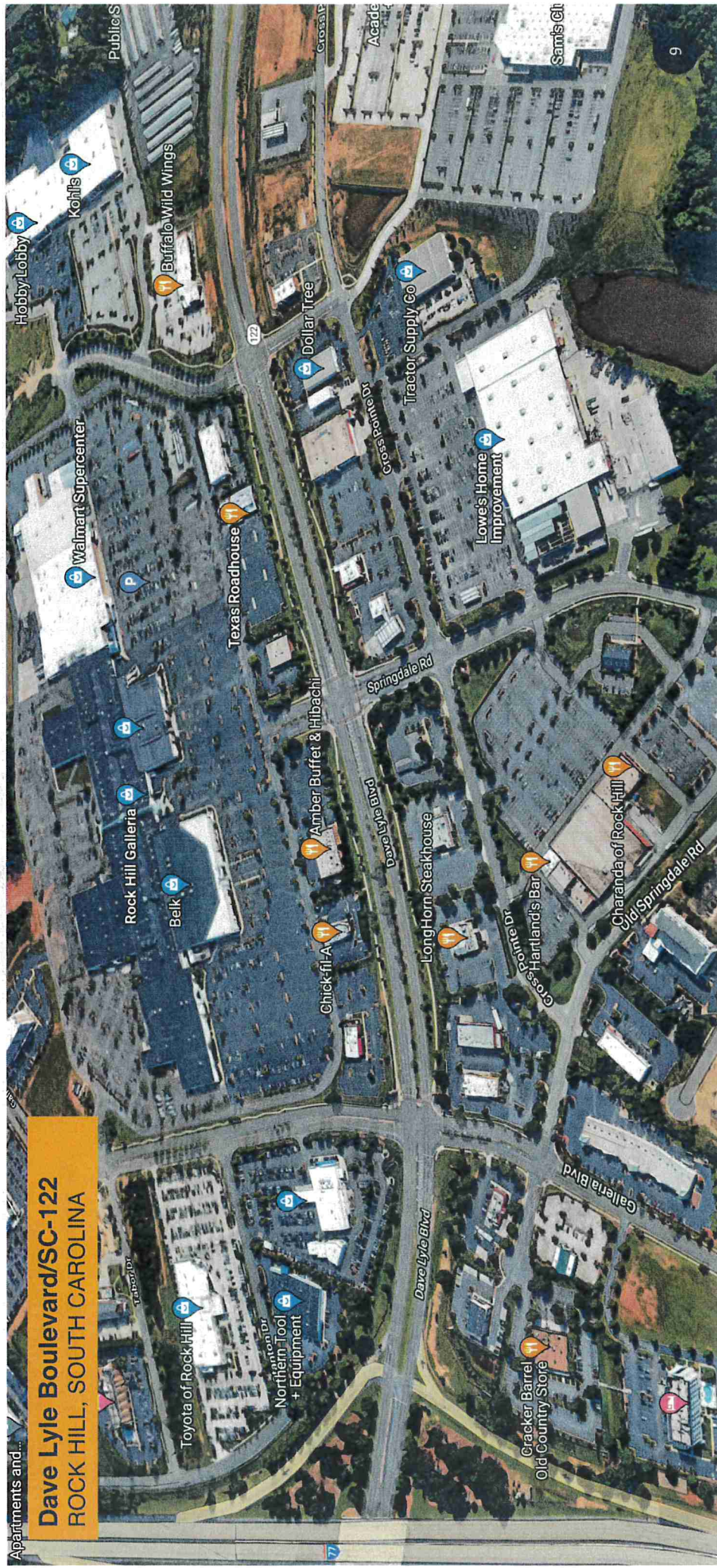
County Council Input Needed:

- Should any standards be decreased or eliminated?
- Should the HC-O include additional standards to improve the quality of development?
 - e.g., increased landscaping, architectural standards, pedestrian amenities, etc.
- Does Council support exploring alternatives to the parking location standards?
 - Currently a one size fits all approach
- Should any of the HC-O standards apply to other corridors?

PRECEDENTS

COMMERCIAL CORRIDORS

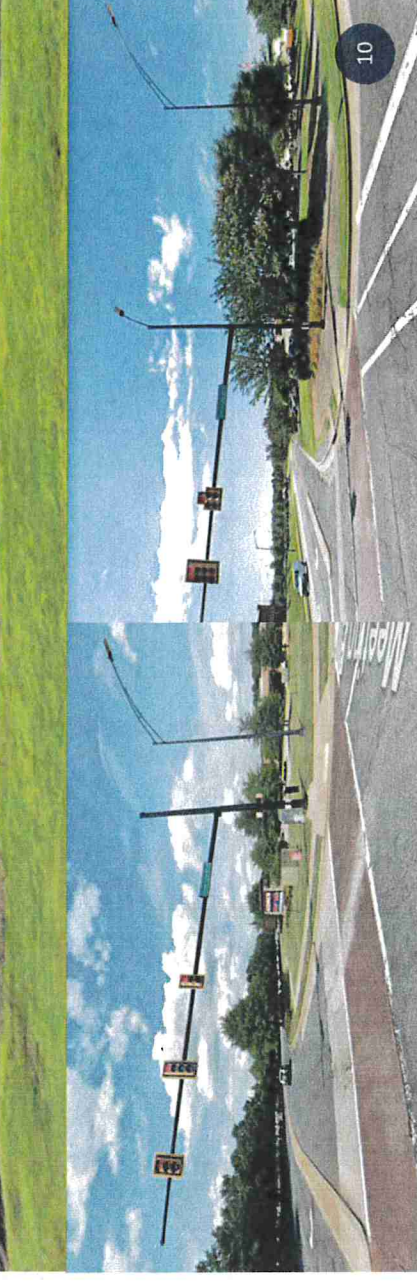
Dave Lyle Boulevard/SC-122
ROCK HILL, SOUTH CAROLINA



PRECEDENTS COMMERCIAL CORRIDORS

DAVE LYLE BOULEVARD/SC-122 ROCK HILL, SOUTH CAROLINA

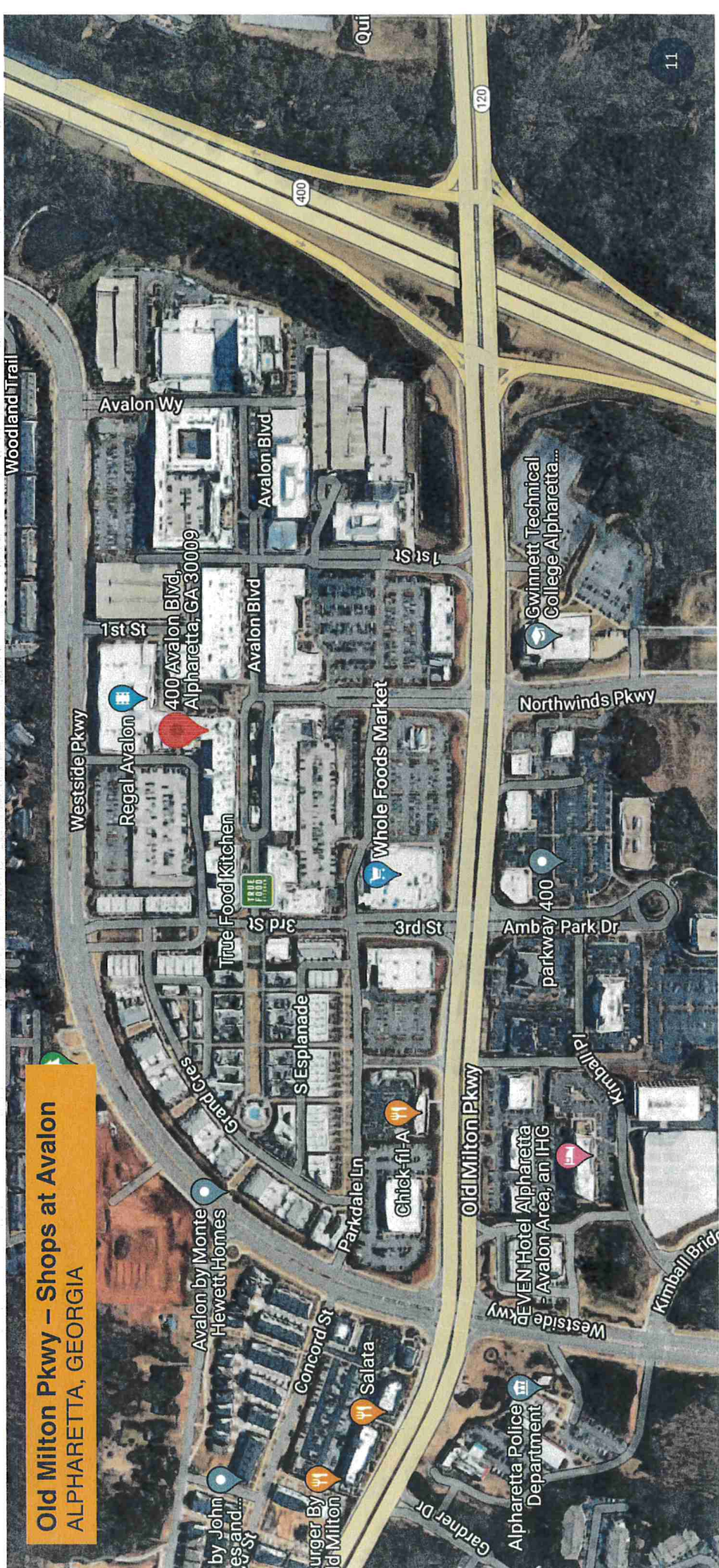
- Shade trees
- Landscaping & Plantings
- Frontage along corridor
- Screened parking
- Low monument signs
- Appropriate scale and well appointed building signs
- High-quality materials
- Building's massing is broken up
- Mast arm traffic signals w/ underground utilities



PRECEDENTS

COMMERCIAL CORRIDORS

Old Milton Pkwy – Shops at Avalon
ALPHARETTA, GEORGIA



PRECEDENTS

COMMERCIAL CORRIDORS

OLD MILTON PKWY – SHOPS AT AVALON ALPHARETTA, GEORGIA

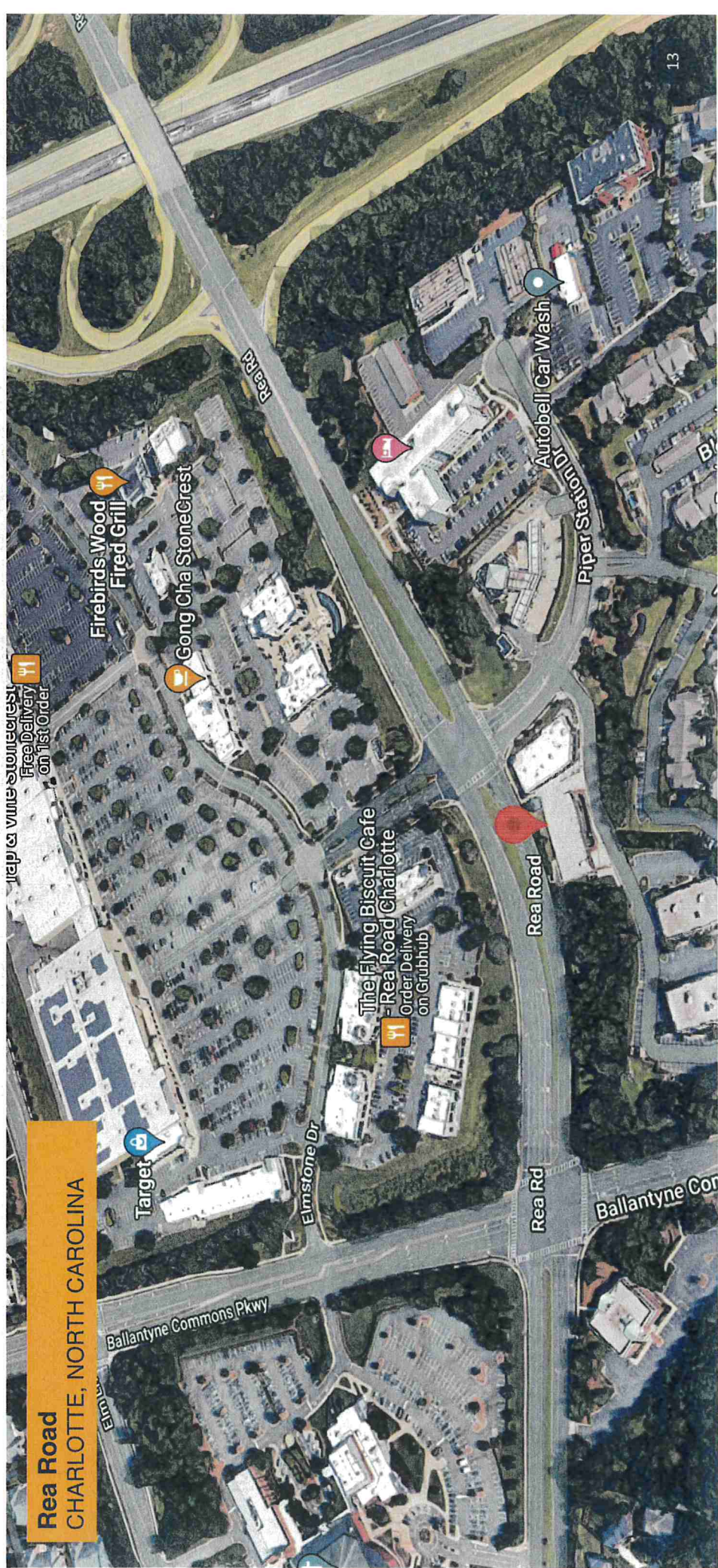
- Varied landscaping and plantings between road and buildings
- Vegetative screening of surface parking
- Pedestrian scale streetlamps
- Bicycle parking & transit shelters
- High quality building materials w/ architecture features



PRECEDENTS

COMMERCIAL CORRIDORS

Rea Road
CHARLOTTE, NORTH CAROLINA

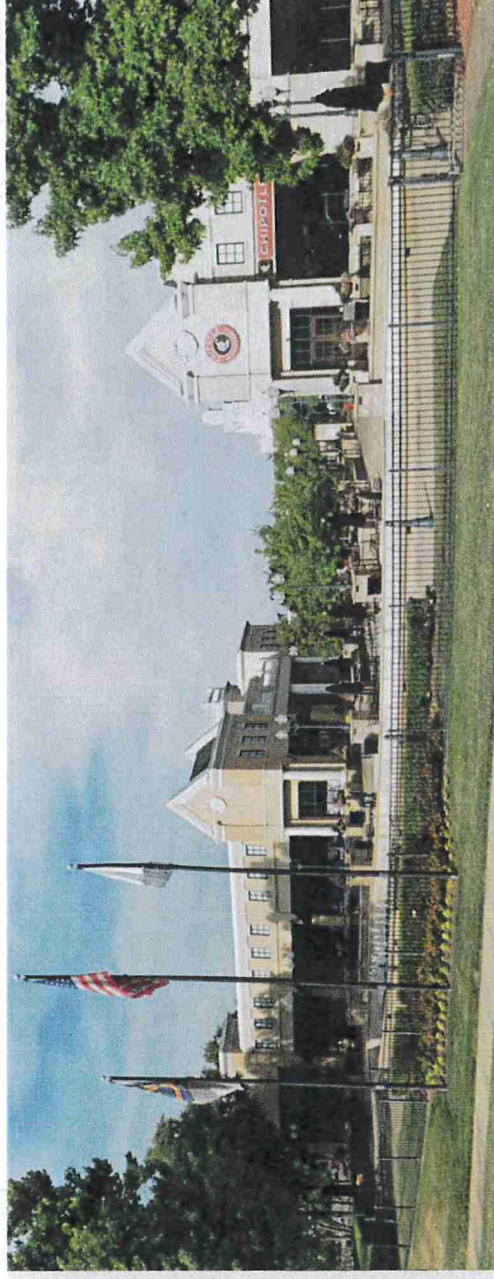


PRECEDENTS COMMERCIAL CORRIDORS

REA ROAD

CHARLOTTE, NORTH CAROLINA

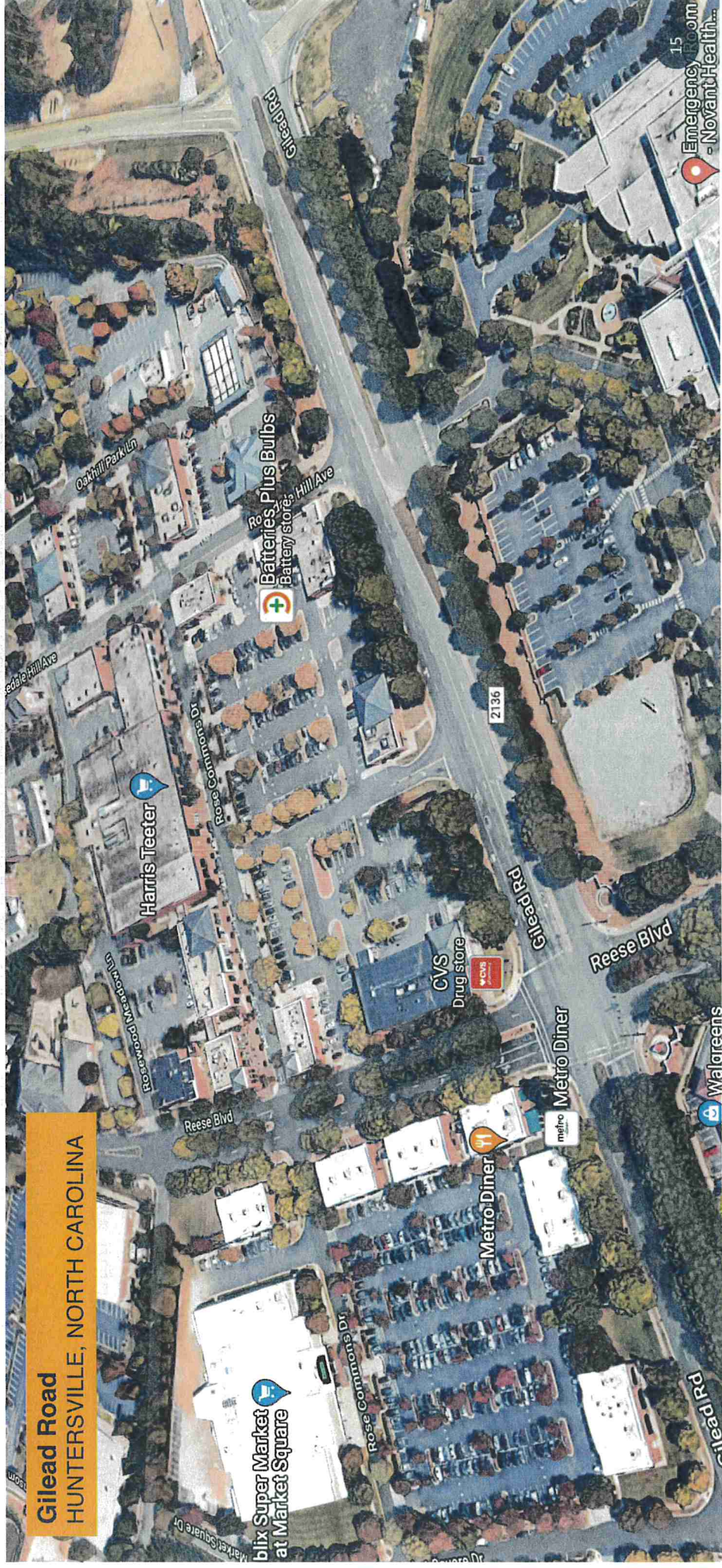
- Central pedestrian plaza with distinct features
- Two-story buildings oriented to street and plaza
- Direct pedestrian connection from street to buildings
- Outdoor features (fountains, seating areas, landscape walls, lighting, flag poles, etc.)



PRECEDENTS

COMMERCIAL CORRIDORS

Gilead Road
HUNTERSVILLE, NORTH CAROLINA



PRECEDENTS

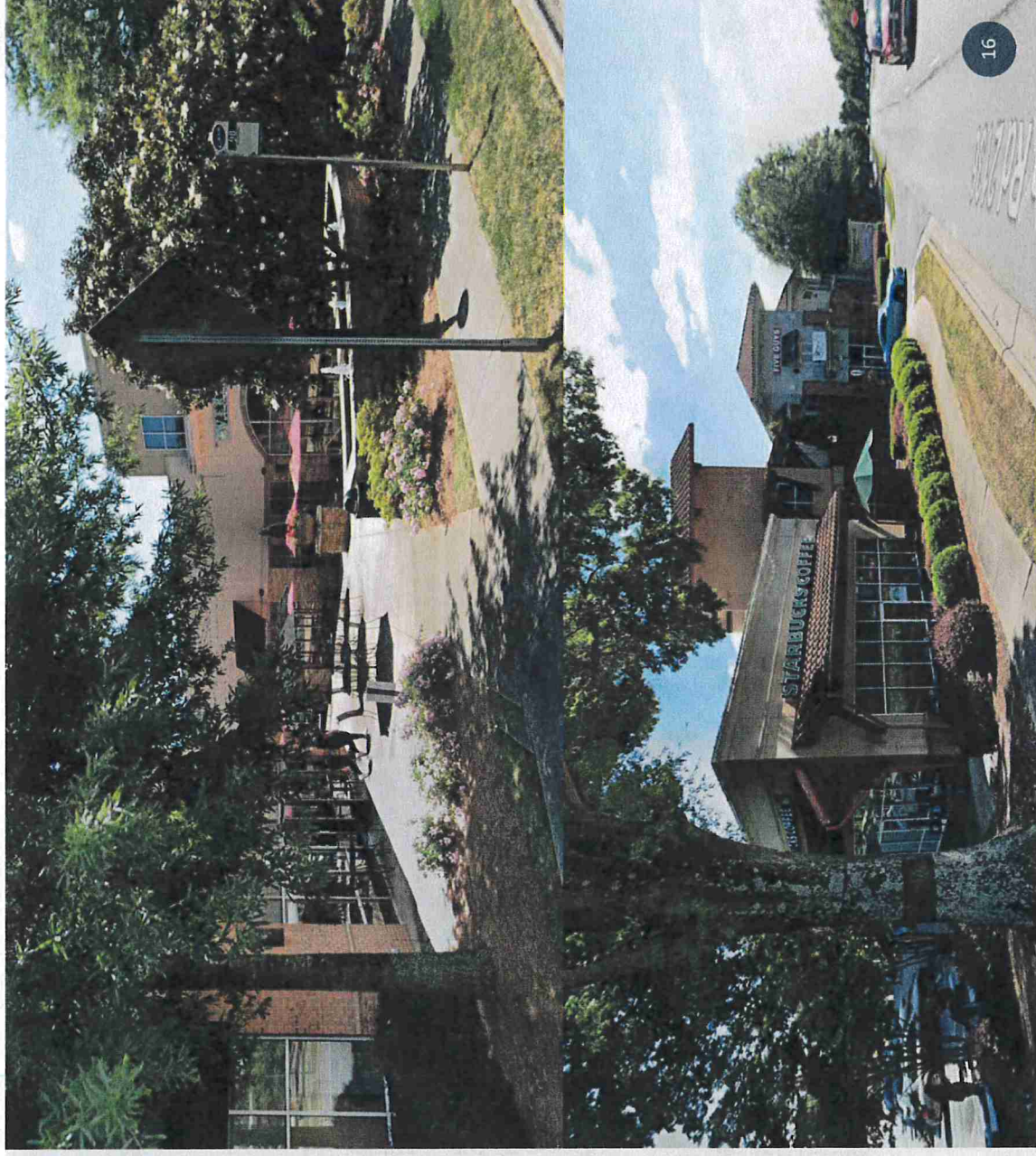
COMMERCIAL CORRIDORS

GILEAD ROAD

HUNTERSVILLE, NORTH CAROLINA

- Buildings close to and oriented to street with distinguishing architectural features
- Outdoor plazas w/ seating areas
- Large canopy trees
- Outdoor focal points such as fountains
- Varied landscaping along sidewalk
- Heavily landscaped median

UDO Module 1 | COW Workshop 09-14-2022



Highway 17 at Towne Centre
MOUNT PLEASANT, SOUTH CAROLINA

This aerial map displays the area around Highway 17 in Mount Pleasant, South Carolina. The highway runs diagonally from the top left towards the bottom right. Key locations and businesses labeled include:

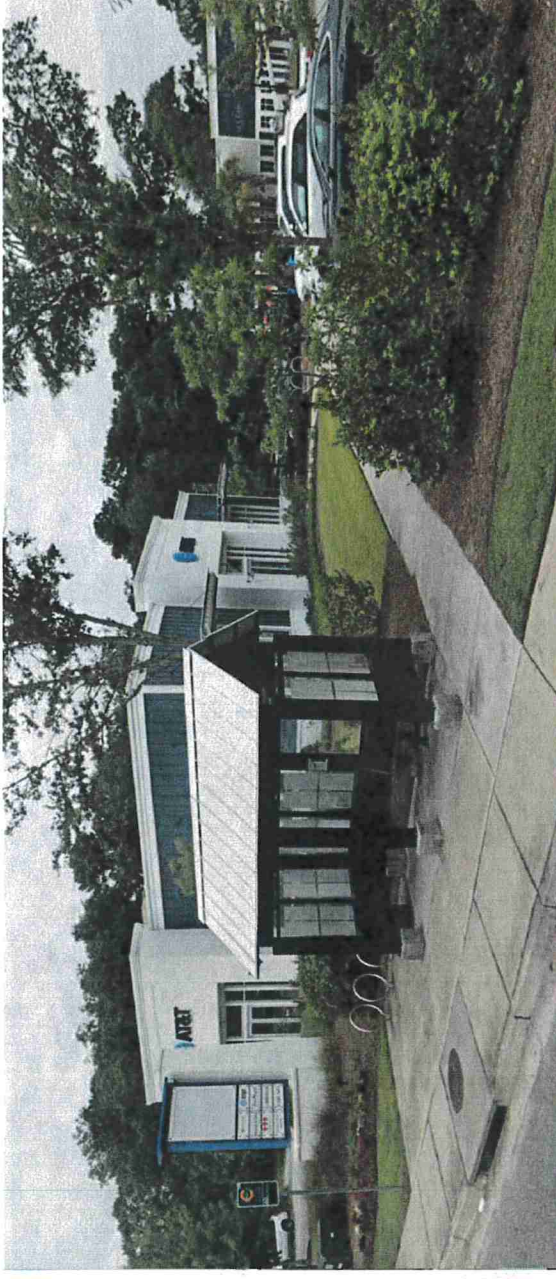
- Top Left:** Ethan Allen, Jersey Mike's Subs, Verizon, Belk Dr, Theater Dr, P.F. Chang's, Montclair Apartments, Villa Maison.
- Along Highway 17:** Burton's Grill & Bar, LongHorn Steakhouse, TGI Fridays, Mt. Pleasant Towne Centre, First Watch, Barnes & Noble, Old Navy, Savi Cucina + Wine Bar, Regal Palmetto, GameStop, Hungry Neck.
- Bottom Left:** San Miguel Mexican Grill & Bar, Complete Web Charleston, LLC, Home2 Suites By Hilton Mt Pleasant, NTB-National Tire & Battery, Starbucks, Walgreens, Cactus Car Wash, Indigo Market, Eldora Ln.
- Bottom Right:** Nantahal, Recitals Hair Salon, IHOP, Ship Center, FedEx Office Print & Copy, Toni's Detroit Style Pizza, Brain Balance Center of Mount..., Arhaus, Talbots, Mazzy Ln, Kiehl's Belk Mt. Pleasant, ULTA Beauty, Mount Pleasant Towne Centre, Lizard Thicket Boutique, Belk, Hyatt Place Mount Pleasant Towne..., Palmetto Grande Dr, Regal Palmetto, Tsunan.

The map also shows various other landmarks and streets such as Montclair Dr, Belk Dr, Palmetto Grande Dr, and Shoremeade Rd.

PRECEDENTS COMMERCIAL CORRIDORS

HIGHWAY 17 AT TOWN CENTRE MOUNT PLEASANT, SOUTH CAROLINA

- Direct pedestrian connection to street and transportation
- Landscape and wall screening of surface parking
- Pedestrian scale street lamps
- Bicycle parking & transit shelters
- High quality building materials



PRECEDENTS

COMMERCIAL CORRIDORS

HIGHWAY 17 AT SIX MILE ROAD MOUNT PLEASANT, SOUTH CAROLINA

- Shade trees
- Landscaped area between development and street, including dedicated area for sweetgrass basket vendors
- Building located close to street and massing is broken up
- High quality building materials



Highway Corridor Overlay District

County Council Input Needed:

- Should any standards be decreased or eliminated?
- Should the HC-O include additional standards to improve the quality of development?
 - e.g., increased landscaping, architectural standards, pedestrian amenities, etc.
- Does Council support exploring alternatives to the parking location standards, which currently are a one size fits all approach?
- Should any of the HC-O standards apply to other corridors?

Potential Zoning District Consolidation

- Evaluate districts to ensure the UDO includes the appropriate type and number in each category
- It appears some existing districts aren't needed or aren't serving their intended purpose
- Goal is to simplify the UDO
- Neighborhood Business (NB) + Professional Business (PB)
- Rural Residential (RR) + Manufactured Home (MH)

THINGS TO CONSIDER:

- Relationship of the zoning districts to the Comprehensive Plan and **Future Land Use Map**
- Number of **distinct character areas** in the community that may warrant unique zoning districts
- Degree of **differences between certain districts** (e.g., do some districts allow the same uses, but have slightly different lot size or setback requirements?)
- **Frequency of use** of each zoning district
- **Development outcomes** in each zoning district (i.e., are the district regulations producing the intended development character?)

NB + PB

PB District:
43 parcels (approx.)
132.91 acres (approx.)

- Limited use of PB District
- Both districts intended for locations near residential neighborhoods
- Uses intended to be generally compatible with nearby residences
- Same dimensional standards, except front setbacks (PB = 10 ft; NB = 25 ft)
- Consolidation would require rezoning of all PB-zoned parcels to NB
- Rezoning would generally expand allowed uses for properties currently zoned PB, but would remove residential uses (other than live-work)

RR + MH

MH District:
445 parcels (approx.)
896.73 acres (approx.)

- Many communities are moving away from designated manufactured home (MH) districts
 - Typically, they are used to control the location of MH parks and subdivisions and/or the location of older MH
 - The UDO requires Special Exception approval for MH parks in the AR and MH Districts
- RR allows manufactured homes, but not MH parks
- Same dimensional and density standards in both districts
- Consolidation would require rezoning of all MH-zoned parcels to RR
- Rezoning would generally expand allowed uses for properties currently zoned MH, but would remove MH parks as an allowed use

Residential Districts (AR, RR, RN, LDR, MDR)

Residential districts
comprise over 85% of
unincorporated land area

- There may be an extra residential district that is not needed, but there are challenges with combining these districts
- AR, RR, RN have same density and dimensional standards, but allowed uses differ
 - AR, RR allow manufactured homes, campgrounds, but RN does not
 - AR allows manufactured home parks (special exception)
 - AR allows several more intensive uses (shooting ranges, amphitheaters, animal production facilities, solar farms)
- Due to the potential for district consolidation to create nonconformities, we recommend maintaining districts as-is

District Consolidation Process

- Identify all parcels in the MH and PB Districts and their current uses
- Identify potential nonconformities created with consolidation
- Evaluate remaining districts for any fine tuning needed to reduce nonconformities
- Notify property owners if a nonconformity is created (likely related to land use or setbacks)
- **County Council Input Needed:**
 - Confirm support for consolidating NB + PB and RR + MH

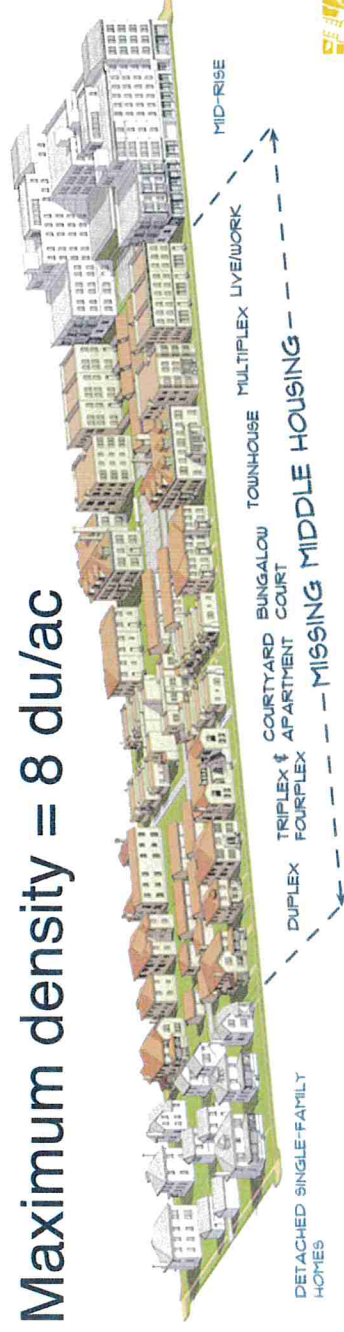
Pervious vs. Impervious Lot Coverage

- Proposed revision of *minimum pervious* lot coverage to *maximum impervious* lot coverage
- Increases consistency with stormwater regulations
- Maximum impervious coverage is a more typical metric
- Ratio is rather high for rural districts (35% to 50% impervious)
 - May be acceptable for minimum size lots (1 acre)
 - But may be too high for larger lots
 - May propose a square footage maximum, or the lesser of the square footage or percentage (e.g., 30,000 sf or 50%, whichever is less)

New HDR District

- Allowed uses and minimum lot area:
 - Detached houses (6,000 sf)
 - Townhouses (1,800 sf)
 - Duplexes (???)
 - Triplexes and quadplexes (???)
 - Small multiplexes (???)
 - Multiplexes (2 ac)

• Maximum density = 8 du/ac



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Gross vs. Net Density

- Cluster Subdivision Overlay (CS-O) uses gross land area in the calculation of residential density
- CS-O allows significant lot size reductions in MDR (10,000 sf to 5,000 sf)
- Many development sites have significant environmental features (streams, steep slopes, etc.) that result in large portions of the site being unbuildable
- This results in neighborhoods that “feel” more dense than the maximum gross density of 2.5 du/ac

DENSITY

Queensbridge

INDIAN LAND, SOUTH CAROLINA

- 156.22 GROSS ACRES
- 249 LOTS
- 1.59 DU/AC



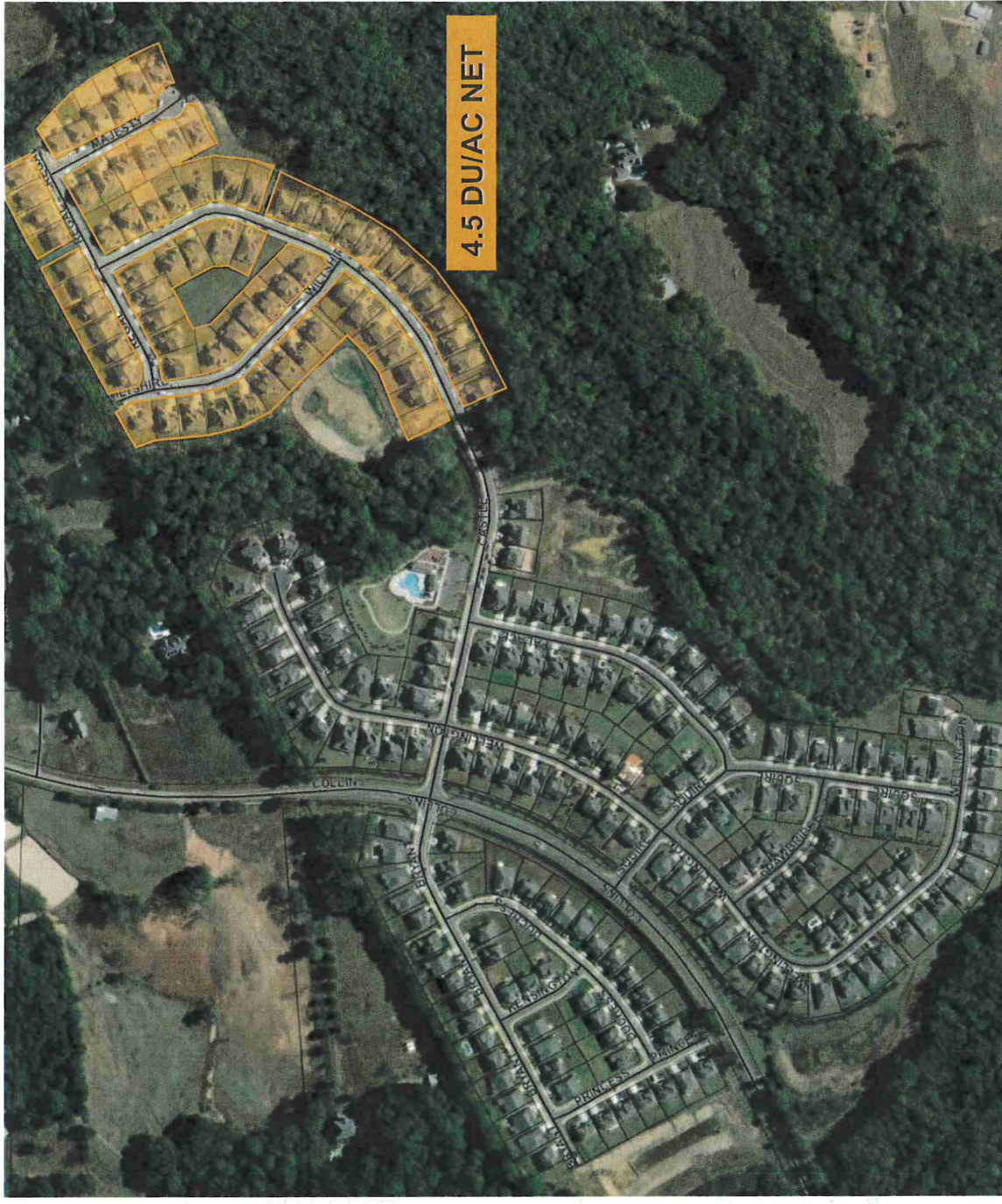
DENSITY

VISUALIZING NET DENSITY

Queensbridge

INDIAN LAND, SOUTH CAROLINA

- 15.77 NET ACREAGE (FILLED AREA)
- 71 LOTS
- 4.5 DU/AC AVERAGE



DENSITY

VISUALIZING NET DENSITY

Queensbridge
LANCASTER, SOUTH CAROLINA



DENSITY

Tree Tops

LANCASTER, SOUTH CAROLINA

- 613.61 GROSS ACRES
- 786 LOTS
- 1.28 DU/AC



DENSITY

VISUALIZING NET DENSITY

Tree Tops

LANCASTER, SOUTH CAROLINA

- 43.86 NET ACREAGE
(FILLED AREA)
- 242 LOTS
- 5.12 DU/AC AVERAGE



DENSITY

VISUALIZING NET DENSITY

Tree Tops
LANCASTER, SOUTH CAROLINA



Gross vs. Net Density

- Gross density allows more flexibility in site development
- Net density better correlates with the visual impact of density
- Communities typically regulate either maximum gross density or maximum net density
- Some communities regulate maximum gross density and minimum net density in order to encourage compact development with significant open space
- The calculation of net density varies by community (i.e., which elements are excluded from net land area)

County Council Input Needed:

- Should we explore alternative methods for calculating density?

Use Table: Possible New Uses

- Agritourism
- Big Box Development
- Construction-Related Uses
- Corner Stores
- Microbreweries
- Outdoor Sale/Display, Industrial
- Small Wireless Facilities
- Residential
 - Townhouses (if PB is consolidated with NB)
 - Triplexes and Quadplexes (if PB is consolidated with NB)
 - Cottage Courts
 - Accessory Storage
 - Short-Term Rentals
 - Tiny Houses
 - Agricultural Worker Housing

County Council Input Needed:

- Other uses to add?

Use Regulations

- UDO Chapter 3 (currently Chapter 5) establishes use-specific conditions for land uses that have unique operational characteristics or impacts

County Council Input Needed:

- Are there uses or business types that don't have the appropriate regulations? For example:
 - Should the UDO include increased regulation of outdoor storage and/or outdoor retail displays?
 - Are event venues/banquet halls adequately regulated?
 - Is the prohibition on exterior alterations of B&Bs needed?



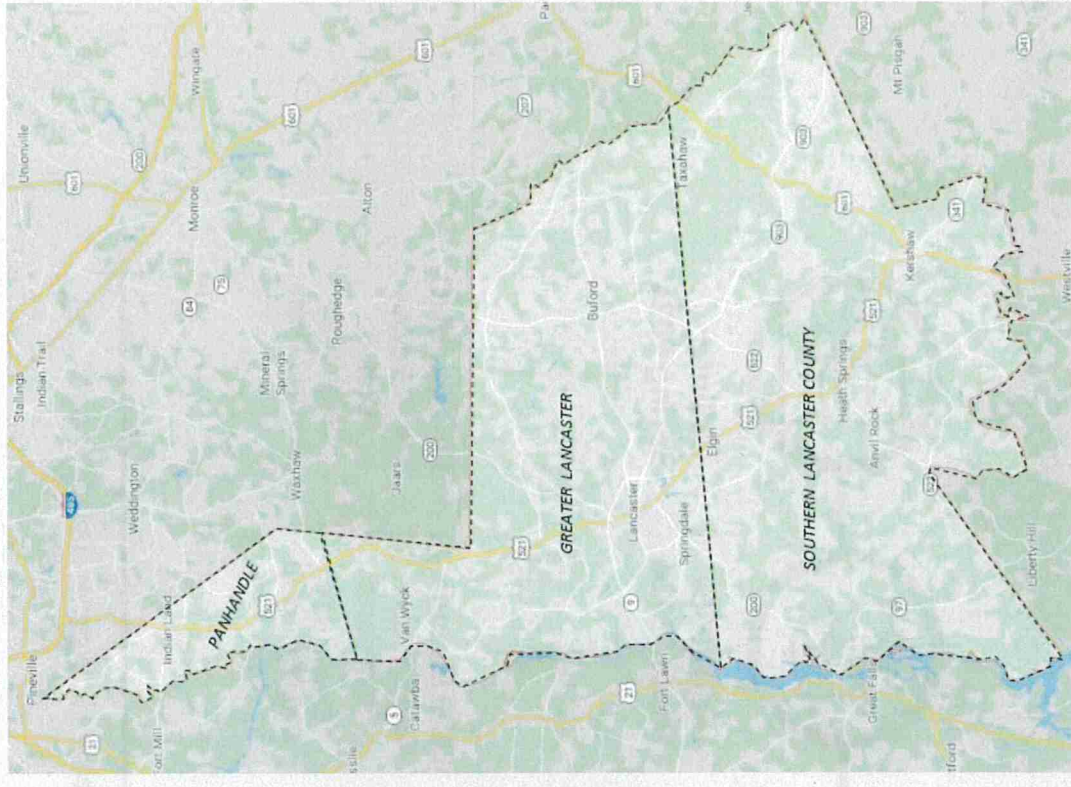
Module 2 Key Topic

Development Areas

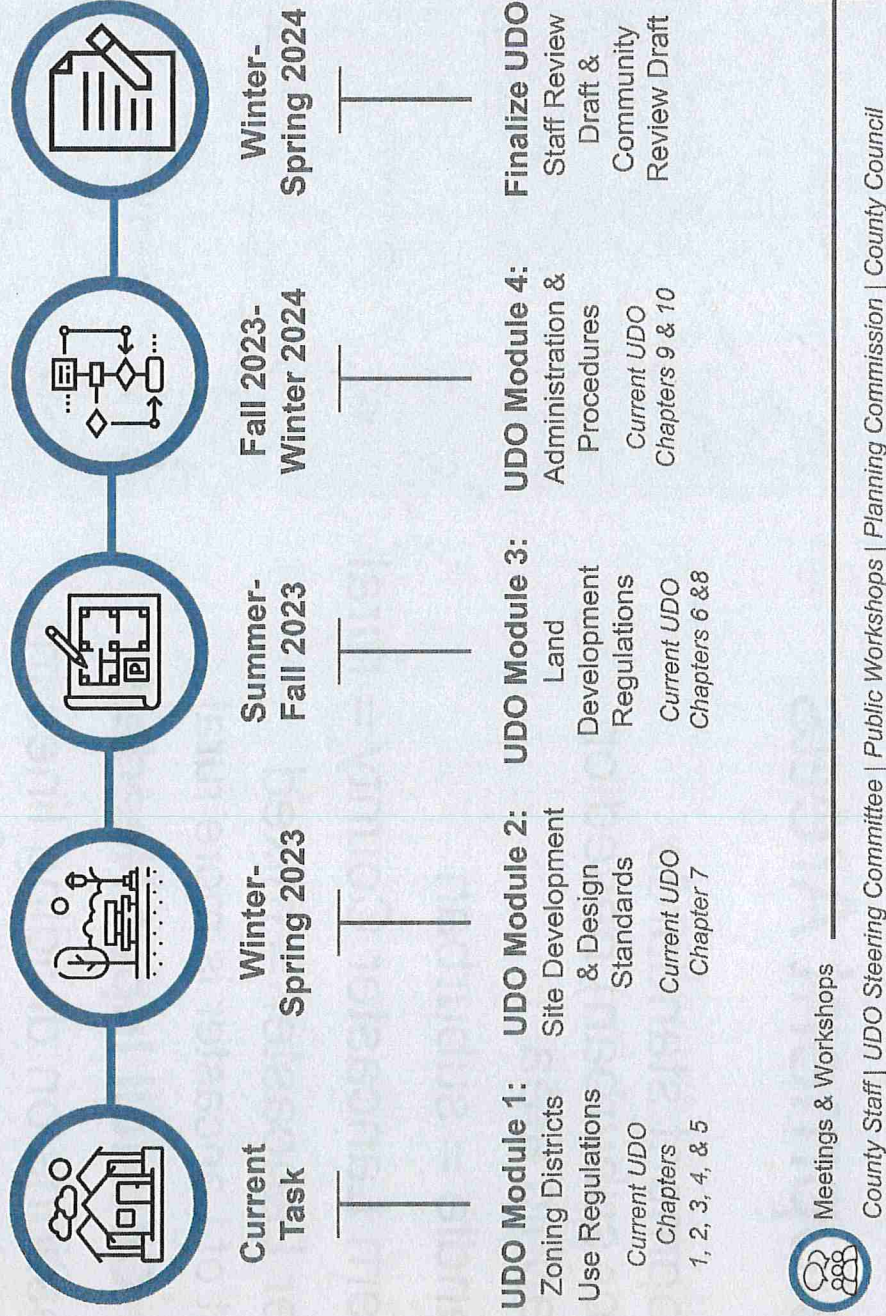
- Development standards (rural or suburban) based on geographic area
- Panhandle = suburban
- Southern Lancaster County = rural
- Greater Lancaster = mixed
 - East of Lancaster is more rural

County Council Input Needed:

- Suggestions on dividing lines in Greater Lancaster area?

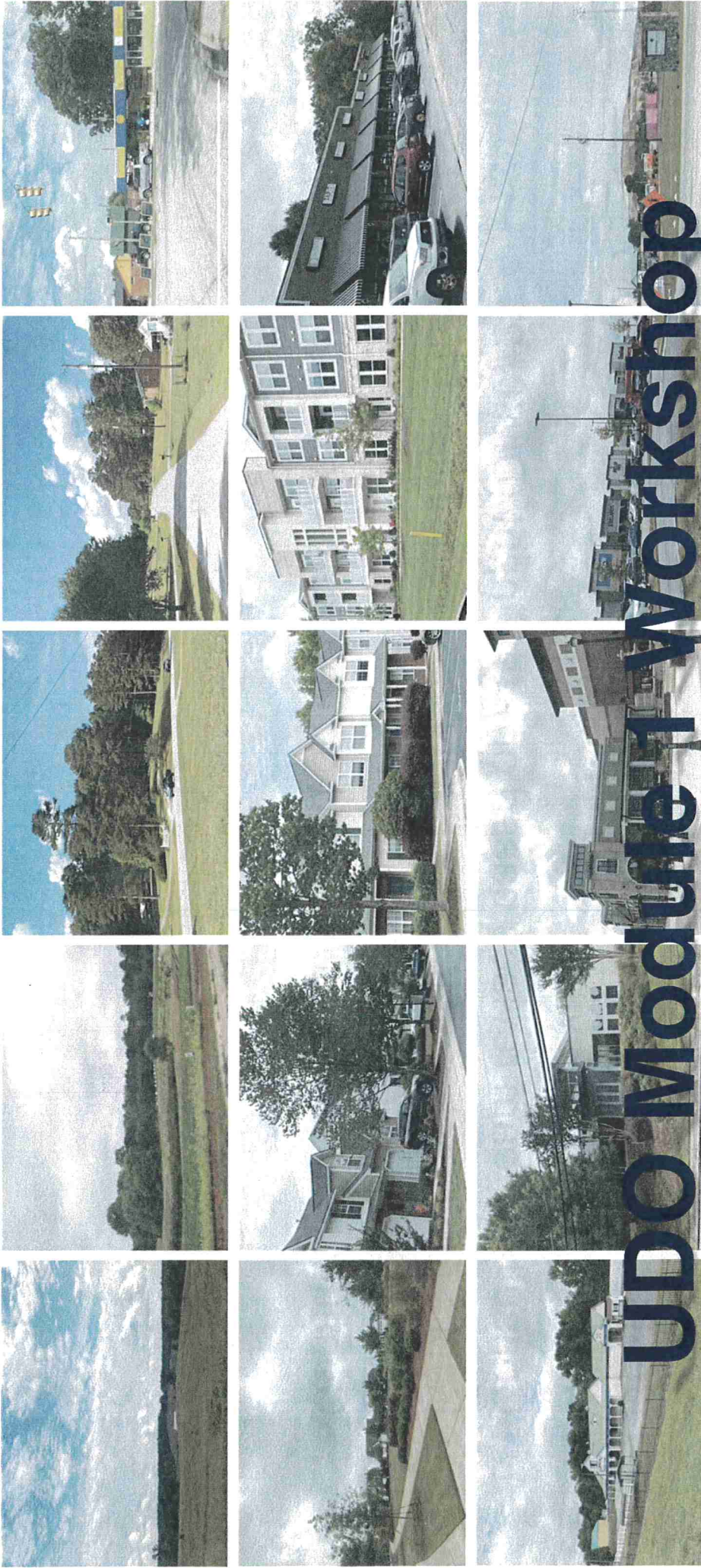


Tentative Project Schedule



UDO Drafting Process for Each Module

- County Council workshop to receive input/direction on key topics
- Draft #1 for staff review
- Consultant team revises based on staff input (Draft #2)
- Public Outreach on Draft #2 (UDO Subcommittee, Planning Commission, County Council, and public)
- Consultant team revises based on community input (Draft #3)



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