

Planning Commission Members
District 1: Alan Patterson
District 2: Tamecca Neely
District 3: Charles Deese, Chair
District 4: James Barnett, Vice-Chair
District 5:
District 6: Sheila Hinson
District 7: Ben Levine



County Attorney
John K. DuBose III

Clerk to Planning Commission
Jennifer Bryan

Development Services Director
Rox Burhans

May 5, 2022

5:00 PM

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

**LANCASTER COUNTY PLANNING COMMISSION
County Council Chambers, County Administration
Building, 101 North Main Street, Lancaster, SC 29720**

Planning Commission Meeting AGENDA

1. **Call to Order Regular Meeting and Roll Call Vote**
2. **Approval of the Agenda**
3. **Citizen's Comments**

[Lancaster County welcomes comments and input from citizens who may not be able to attend meetings in person. Written comments may be submitted via mail to ATTN: Jennifer Bryan, Post Office Box 1809, Lancaster, SC, 29721, by email to Jennifer Bryan at jbryan@lancastersc.org 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 of the meeting. Please use the same link above in order to submit input/comments for Public Hearings.]

4. **Approve Minutes**

- a. March 15, 2022 Regular Minutes
Item forwarded to this agenda: insufficient votes for quorum at 4/7/22 and 4/19/22 meetings.
- b. April 19, 2022 Regular Meeting Minutes

5. **Public Items**

- a. RZ-2022-0387 Arbor Walk
Application by Arbor Walk, LLC to rezone approximately 112.5 acres located at or adjacent to 2991 Vance Baker Road (TM# 0009-00-015.00) from Low Density Residential (LDR) to Medium Density Residential- Cluster Subdivision Overlay (MDR-CSO) to create a 233-lot single-family residential development.
APPLICANT REQUESTS DEFERRAL TO JUNE 21, 2022 MEETING.
- b. DA-2022-0387 Arbor Walk
Application by Arbor Walk, LLC for a Development Agreement for approximately 112.5 acres located at or adjacent to 2991 Vance Baker Road (TM# 0009-00-015.00) to create a 233-lot single-family residential development.
APPLICANT REQUESTS DEFERRAL TO JUNE 21, 2022 MEETING

c. RZ-2021-0355, Couch

Application by Robert Glenn Couch to rezone approximately 0.728 acres located at or adjacent to 547 Old Dixie Road (TM# 0081D-0B-011.00) from Rural Neighborhood (RN) District to General Business (GB) District.

d. RZ-2022-0412 Coulston

Application by Earl Coulston to rezone approximately 43.67 acres located at or adjacent to the southeast corner of Fork Hill Road and Little Dude Avenue (TM# 0141-00-024.00) from High Density Residential (HDR) to Medium Density Residential (MDR) district, for the purpose of creating a single-family residential development.

6. **New Business**

a. Overview of next month's Agenda

b. Other

i. Comprehensive Plan Presentation

Brief overview of information gathered thus far, themes which are emerging, and what comes next.

7. **Adjourn**

****The Planning Commission makes a recommendation to County Council on these items.***

Recommendations made at this meeting are tentatively scheduled for consideration by County Council in the following month. County Council agendas are posted online at <https://lancastersc.novusagenda.com/agendapublic/meetingsresponsive.aspx>

*****The Planning Commission makes the final decision on these items.***

Anyone requiring special services to attend this meeting should contact 285-1565 at least 24 hours in advance of this meeting. Lancaster County Planning Commission agendas are posted at the Lancaster County Administration Building and are available on the Website: www.mylancastersc.org

Meetings are live streamed and can be found by using the following link:

https://mylancastersc.org/boards___commissions/planning_commission/planning_commission_meetings.php

Agenda Item Summary

Ordinance # / Resolution #: March 15, 2022 Regular Minutes

Contact Person / Sponsor: J. Bryan

Department: Planning

Date Requested to be on Agenda: 5/5/2022

Issue for Consideration:

Points to Consider:

Recommendation:

ATTACHMENTS:

Description	Upload Date	Type
March 15, 2022 Regular Minutes	3/16/2022	Exhibit



MEMBERS OF LANCASTER COUNTY PLANNING COMMISSION

CHARLES DEESE, DISTRICT 3, CHAIRMAN
JAMES BARNETT, DISTRICT 4, VICE-CHAIRMAN
TAMECCA NEELY, DISTRICT 2
, DISTRICT 5
SHEILA HINSON, DISTRICT 6
ALAN PATTERSON, DISTRICT 1
BEN LEVINE, DISTRICT 7
CLERK: JENNIFER BRYAN

MINUTES
Lancaster County Planning Commission
March 15, 2022 6:00 p.m.

Chairman Deese called the meeting to order at 6:00 p.m.

1. **ROLL CALL:** Quorum is present (Four Commissioners)

Commissioners Present:

Tamecca Neely	James Barnett
Charles Keith Deese	Alan Patterson

Absent: Ben Levine, Sheila Hinson

No appointment has yet been made to fill District 5 seat. (Redistricting in progress)

Staff Present:

Rox Burhans, Development Services Director
Ashley Davis, Senior Planner
Robert Tefft, Senior Planner

Clerk: Jennifer Bryan

Others present: Billy Mosteller, Council member District 3
County Attorney John DuBose

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. The agenda was also posted in the lobby of the County Administration Building for the required length of time, and was published on the County website.

2. **APPROVE AGENDA**

Chairman Deese called for a motion to approve the Agenda.

Llewellyn Development has withdrawn; **Motion to Approve agenda with item 5a withdrawn**, by **James Barnett**; 2nd by **Alan Patterson**.

Called vote: 4:0. Motion approved unanimously.

3. **CITIZEN'S COMMENTS** [see Sign-In sheet attached] none signed in.

4. **APPROVE MINUTES**

a. **February 15, 2022 Regular Minutes**

Chairman Deese called for a motion to approve February 15, 2022 Regular Minutes as written. Motion to Approve by **Alan Patterson**; 2nd by **James Barnett**.

Called vote: 4:0. Motion approved unanimously

b. **March 3, 2022 Workshop Minutes**

Chairman Deese stated that as Commissioner Tamecca Neely was absent on March 3, there was not a quorum to vote on approval of March 3, 2022 Workshop Minutes.

Item is continued to the next meeting.

5. **PUBLIC ITEMS**

a. **RZ-2021-2975 Llewellyn Development LLC**

Application by Llewellyn Development LLC to rezone approximately 37.9 acres of land located at 10695, 10681, and 10749 Harrisburg Road from Low Density Residential (LDR) District to Medium Density Residential (MDR) District.

Item withdrawn by applicant prior to meeting.

b. **MX-2020-2051 The Lodges**

Application by NR Property Owners LLC to approve a Master Development Plan and Preliminary Plat for approximately 38.88 acres of land located at the north side of Fort Mill Highway, approximately 325 feet east of Rosemont Drive (TM#s 0006-00-086.00, 0006-00-087.00, 0006-00-087.03, and 0006-00-087.04) for a 261-unit multi-family development.

Staff Presentation: Robert Tefft, Senior Planner, presented the application consistent with the staff report. Staff Recommendations: Conditional approval, subject to addressing remaining TRC/Evolve and staff comments.

Questions to staff: **Alan Patterson** asked if sidewalks connect to nearby commercial areas.

Comment from applicant(s): **Kevin Murphy** (Charlotte NC) The revised plan has same number of bedrooms and no changes to the footprint of buildings from prior plan, the changes are all through interior reconfiguration. Sidewalk extends to property line.

R. Tefft and **A. Davis** reviewed aerial views on-line, and concluded that sidewalks do connect to nearby commercial districts.

Questions from Commissioners: **Alan Patterson** asked if new impact fees would apply to this resubmission; attorney **John DuBose** said that they might apply to the additional units proposed [difference between original plan 217 and proposed 261], but details are still being worked out about how fees or a percentage thereof will be assessed.

Public Hearing: (See attachments: Sign-in Sheets) none signed in.

Chairman Deese closed Public hearing and called for a motion on item **MX-2020-2051 The Lodges.**

Motion to approve subject to stated conditions (page 4 of Staff Report), by Tamecca Neely; 2nd by James Barnett.

Discussion: none

Called vote: 4:0. **Motion is approved unanimously.**

This item does not require a hearing by County Council.

a. RZ-2022-0175 Gabriel Jon Hardy

Application by Gabriel Jon Hardy to rezone approximately 38.92 acres located at the northwest corner of intersection of Hwy 9 and Catoe Road (TM# 0069-00-071.00) from Low Density Residential (LDR) to Medium Density Residential (MDR) district.

Staff Presentation: Ashley Davis, Senior Planner, presented the applications consistent with the staff report. TIA will come in with preliminary plat. LCWSD is working with applicant on sewer service to proposed development. Staff Recommendations: approval.

Questions to staff: none.

Comment from applicant(s): **Jon Hardy** (Lancaster resident): concurs with staff presentation; plan on bringing water and sewer service from Hollybrook; in response to comment by Chairman Deese, notes that sewer upgrade presents some challenges due to steep grade and wetlands.

Questions from Commissioners: **James Barnett** thanked applicant for bringing a project to southern part of County.

Public Hearing: (See attachments: Sign-in Sheets) none signed in.

Chairman Deese closed Public hearing and called for a motion on item **RZ-2022-0175 Gabriel Jon Hardy**

Motion to approve by James Barnett; 2nd by Tamecca Neely.

Discussion: **Alan Patterson** thanked developer for paying attention to connectivity, especially in southern part of the county.

Called vote: 4:0. **Motion is approved unanimously.**

Chairman Deese stated the item will go to County Council for consideration, and applicants will be notified of time and date.

6. NEW BUSINESS

- a. **Overview of Next Month's Agenda:** per discussion at 3/3 workshop, April agenda will be split between two meetings:
April 7, 2022 at 5:00 p.m.: preliminary plat, Kershaw text amendment, and Heath Springs rezoning.
April 19, 2022 at 5:00 p.m.: rezoning and development agreement for Arbor Walk; preliminary plat for Edgewater Sunset Pointe (863 lots); possibly the presentation on Interim Ordinance, but not confirmed.
- b. **Other:**
Comprehensive Plan (Ashley Davis): external website and survey are now live; over 60 responses so far on survey. Focus area meetings are next.
Commissioners requested a weekly update on survey responses.

UDO (Robert Tefft): finalizing Interim Ordinance for presentation in April/May.

7. ADJOURN

Motion to adjourn by James Barnett; 2nd by Alan Patterson. Approved by unanimous consent. Adjourned at 6:29 p.m.



PLANNING COMMISSION Public Hearing Sign In Sheet



Item 3: CITIZEN'S COMMENTS

General Comments or comments on matters not on tonight's agenda.

Council Chambers
101 N. Main Street, Lancaster South Carolina
Tuesday, March 15, 2022

Citizens are allowed 3 minutes per person to speak. Everyone speaking before Council will be required to do so in a civil manner. Council will not tolerate personal attacks on individual Council Members, County Staff or any person or group. Racial slurs will not be permitted. Council's number one priority is to conduct business for the citizens of this county.

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PLANNING COMMISSION Public Hearing Sign In Sheet

WITHDRAWN

Item 5a: RZ-2021-2975 Llewellyn Development LLC

Application by Llewellyn Development to rezone 3 parcels totaling approximately 37.9 acres (TM#s 0003-00-043.00, 0003-00-043.02, & 0003-00-044.00) located at 10695, 10681 & 10749 Harrisburg Road, from Low Density Residential (LDR) to Medium Density Residential (MDR) zoning district for the purpose of developing a single-family residential neighborhood.

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101 N. Main Street, Lancaster South Carolina
Tuesday, March 15, 2022

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PLANNING COMMISSION Public Hearing Sign In Sheet

Item 5b: MX-2020-2051 The Lodges

Application by NR Property Owners LLC to approve a Master Development Plan and Preliminary Plat for approximately 38.88 acres of land located at the north side of Fort Mill Highway, approximately 325 feet east of Rosemont Drive (TM#s 0006-00-086.00, 0006-00-087.00, 0006-00-087.03, and 0006-00-087.04) for a 261-unit multi-family development.



Council Chambers
101 N. Main Street, Lancaster South Carolina
Tuesday, March 15, 2022

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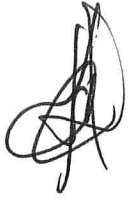
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PLANNING COMMISSION Public Hearing Sign In Sheet

Item 5c: RZ-2022-0175 Gabriel Jon Hardy

Application by Gabriel Jon Hardy to rezone approximately 38.92 acres located at the northwest corner of intersection of Hwy 9 and Catoe Road (TM# 0069-00-071.00) from Low Density Residential (LDR) to Medium Density Residential (MDR) district.



Council Chambers
101 N. Main Street, Lancaster South Carolina
Tuesday, March 15, 2022

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Agenda Item Summary

Ordinance # / Resolution #: April 19, 2022 Regular Meeting Minutes

Contact Person / Sponsor: J. Bryan

Department: Planning

Date Requested to be on Agenda: 5/5/2022

Issue for Consideration:

Points to Consider:

Recommendation:

ATTACHMENTS:

Description	Upload Date	Type
April 19, 2022 Regular Meeting Minutes	4/28/2022	Ordinance



MEMBERS OF LANCASTER COUNTY PLANNING COMMISSION

CHARLES DEESE, DISTRICT 3, CHAIRMAN
JAMES BARNETT, DISTRICT 4, VICE-CHAIRMAN
TAMECCA NEELY, DISTRICT 2
, DISTRICT 5
SHEILA HINSON, DISTRICT 6
ALAN PATTERSON, DISTRICT 1
BEN LEVINE, DISTRICT 7
CLERK: JENNIFER BRYAN

MINUTES
Lancaster County Planning Commission
April 19, 2022 6:00 p.m.

Chairman Deese called the meeting to order at 6:00 p.m.

1. ROLL CALL: Quorum is present (5 Commissioners)

Commissioners Present:

Ben Levine James Barnett
Sheila Hinson Charles Keith Deese Alan Patterson

Absent: Tamecca Neely

No appointment has yet been made to fill District 5 seat. Redistricting in process.

Staff Present:

Rox Burhans Clerk: Jennifer Bryan
Ashley Davis
Robert Tefft

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. The agenda was also posted in the lobby of the County Administration Building for the required length of time, and was published on the County website.

2. APPROVE AGENDA

Chairman Deese called for a motion to approve the Agenda.

Motion to Amend Agenda, hearing item 5b (Gabriel Jon Hardy) before item 5a (True Homes) by James Barnett; 2nd by Sheila Hinson.

Called vote: 5:0. Motion to amend approved unanimously.

Motion to Approve amended agenda by James Barnett; 2nd by Sheila Hinson.

Called vote: 5:0. Motion approved unanimously.

3. CITIZEN'S COMMENTS [see Sign-In sheet attached]

Chairman Deese opened the floor to comments from the public. None signed in.

4. APPROVE MINUTES

a. March 15, 2022 Regular Minutes

Item forwarded to this agenda: insufficient votes for quorum at the meeting of 4/7/2022. Chairman Deese called for a motion to approve March 15, 2022 Regular Minutes as written.

Insufficient Commissioners who were present at 3/15/2022 for quorum. Item deferred to May 5, 2022 meeting.

b. April 7, 2022 Regular Minutes

(The Planning Commission meeting of Thursday, April 7, 2022 was held as a full voting meeting rather than a workshop, to accommodate agenda items for Heath Springs and Kershaw.)

Chairman Deese called for a motion to approve April 7, 2022 Regular Minutes as written. Motion to Approve by Ben Levine; 2nd by James Barnett.

Called vote: 5:0. Motion is approved unanimously.

5. PUBLIC ITEMS

a. SD-2021-1886 True Homes [This item was heard after item 5b.]

Application by True Homes, LLC for a Major Subdivision Preliminary Plat consisting of 787 single-family homes and 76 townhomes ("Edgewater Sunset Pointe"), located on Bethel Boat Landing Road (a portion of TM# 0106-00-003.02). The project is approximately 178.5 acres and is zoned PDD [portion of PDD-2, Edgewater].

Staff Presentation: Ashley Davis, Senior Planner, presented the applications consistent with the staff report. Edgewater is subject to the terms of PDD-2, with Ordinance 356, and the 1998 Unified Development Ordinance. Staff Recommendations: Conditional Approval, subject to resolution of outstanding TRC/Evolve/Staff/TIA comments within 60 days.

Questions to staff:

Ben Levine asked if there is a way to indicate the relative priority of staff/TRC comments. A. Davis and R. Burhans responded that TRC reviewers can distinguish between "Advisory" vs. "Review" comments in the program.

Ben Levine asked about time constraints on Commission if the item is deferred.

Comment from applicant(s):

Keith Fenn (True Homes): The design is based on criteria for PDD-2 and the 1998 UDO. Everything proposed complies with those criteria, and with SCDOT requirements.

Questions from Commissioners:

Ben Levine asked about the status of additional comments and requests not necessarily required; applicant responded that discussions with County and DOT are ongoing, and expects resolution of all outstanding issues. Staff noted that if agreement cannot be reached, the Preliminary Plat can be brought to Planning Commission again.

Public Hearing: (See attachments: Sign-in Sheets) None signed in.

Chairman Deese closed Public hearing and called for a motion on item

SD-2021-1886 Edgewater Sunset Pointe.

Motion to approve with stated conditions by James Barnett; 2nd by Sheila Hinson.

Discussion: no additional.

Called vote: 5:0. **Motion is approved.**

b. **RZ-2022-0175 Gabriel Jon Hardy** [This item was heard before 5a True Homes]

Application by Gabriel Jon Hardy to rezone approximately 38.92 acres located at the northwest corner of intersection of Hwy 9 and Catoe Road (TM# 0069-00-071.00)

from Low Density Residential (LDR) to Medium Density Residential (MDR) district.

Staff Presentation: Ashley Davis, Senior Planner, presented the application consistent with the staff report. This item was heard and approved at March 15, 2022 meeting, but confirmation of statutory requirement posted notice on property could no be obtained. All statutory requirements have now been met. Staff Recommendations: Approval.

Questions to staff: none.

Comment from applicant(s):

Jon Hardy, on behalf of Gabriel Jon Hardy: applicant has engaged Progressive Design for the Traffic Impact Analysis, and have resolved connectivity issues raised by staff.

Questions from Commissioners:

Chairman Deese asked if the applicant had contacted Lancaster County Water and Sewer about access; applicant responded that they had already had preliminary conversations with LCWSD.

Public Hearing: (See attachments: Sign-in Sheets) none signed in.

Chairman Deese closed Public hearing and called for a motion on item

RZ-2022-0175 Gabriel Jon Hardy.

Motion to approve by Ben Levine; 2nd by Sheila Hinson.

Discussion: No additional.

Called vote: 5:0. Motion is approved unanimously.

The item will go to County Council for consideration, and applicants will be notified of time and date.

6. NEW BUSINESS

a. Overview of Next Month's Agenda

Thursday, May 5, 2022

- **Presentation** on Comprehensive Plan baseline by consultants
- **RZ and DA-2022-0387** Arbor Walk: Application by Arbor Walk, LLC to rezone approximately 112.5 acres located at or adjacent to 2991 Vance Baker Road (TM# 0009-00-015.00) from Low Density Residential (LDR) to Medium Density Residential- Cluster Subdivision Overlay (MDR-CSO) to create a 233-lot single-family residential development.
- **RZ-2022-0355 Couch**: Application by Robert Glenn Couch to rezone approximately 0.728 acres located at or adjacent to 547 Old Dixie Road (TM# 081D-0B-011.00) from Rural Neighborhood (RN) to General Business (GB), to allow construction of a salon and boutique.
- **RZ-2022-0412 Coulston**: Application by Earl Coulston to rezone approximately 43.67 acres located at or adjacent to the southeast corner of Fork Hill Road and Little Dude Avenue (TM# 0141-00-024.00) from High Density Residential (HDR) to Medium Density Residential (MDR) district, for the purpose of creating a single-family residential development.

Tuesday, May 17, 2022

- **UDO-TA-2021-2980** Interim Ordinance
- **RZ and DA 2021-2803** Tadlock: Application by Two Capital Partners to rezone 5 parcels comprising approximately 50.7 acres located at and adjacent to 9224 Tadlock Drive (TM#s 0010-00-051.00, 0010-00-052.00, 0010-00-052.01, 0010-00-052.02, 0010-00-052.03) from Neighborhood Business (NB) and General Business (GB) to Regional Business (RB) district, to facilitate a development with mixed commercial and multi-family residential uses. Accompanied by Development Agreement.
- **RZ-2022-0672 Purser**: Application by Nathaniel B. Purser to rezone 1-acre parcel at 7984 Taxahaw Road (TM# 0093-00-004.04) from Rural Business (RUB) to Agricultural Residential (AR) zoning district, for the purpose of converting a former commercial building into a residence.

b. Other: N/A

7. ADJOURN

Motion to Adjourn by James Barnett; 2nd Ben Levine. Approved by unanimous consent. Adjourned at 6:43 PM.



PLANNING COMMISSION Public Hearing Sign In Sheet



Item 3: CITIZEN'S COMMENTS

General Comments or comments on matters not on tonight's agenda.

Council Chambers
101 N. Main Street, Lancaster South Carolina
Tuesday, April 19, 2022

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PLANNING COMMISSION Public Hearing Sign In Sheet

Item 5b: RZ-2022-0175 Gabriel Jon Hardy

Application by Gabriel Jon Hardy to rezone approximately 38.92 acres located at the northwest corner of intersection of Hwy 9 and Catoe Road (TM# 0069-00-071.00) from Low Density Residential (LDR) to Medium Density Residential (MDR) district.

Council Chambers
101 N. Main Street, Lancaster South Carolina
Tuesday, April 19, 2022

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PLANNING COMMISSION Public Hearing Sign In Sheet

Item 5a: SD-2021-1886 True Homes

Application by True Homes, LLC for a Major Subdivision Preliminary Plat consisting of 787 single-family homes and 76 townhomes ("Edgewater Sunset Pointe"), located on Bethel Boat Landing Road (a portion of TM# 0106-00-003.02). The project is approximately 178.5 acres and is zoned PDD [portion of PDD-2, Edgewater].

Council Chambers
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Tuesday, April 19, 2022

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Agenda Item Summary

Ordinance # / Resolution #: RZ-2022-0387 Arbor Walk

Contact Person / Sponsor: R. Tefft

Department: Planning

Date Requested to be on Agenda: 5/5/2022

Issue for Consideration:

Points to Consider:

Recommendation:

Agenda Item Summary

Ordinance # / Resolution #: DA-2022-0387 Arbor Walk

Contact Person / Sponsor: R. Tefft

Department: Planning

Date Requested to be on Agenda: 5/5/2022

Issue for Consideration:

Points to Consider:

Recommendation:

Agenda Item Summary

Ordinance # / Resolution #: RZ-2021-0355, Couch
Contact Person / Sponsor: Robert Tefft / Planning
Department: Planning
Date Requested to be on Agenda: 5/5/2022

Issue for Consideration:

See Staff Report

Points to Consider:

See Staff Report

Recommendation:

See Staff Report

ATTACHMENTS:

Description	Upload Date	Type
Staff Report	4/25/2022	Planning Staff Report
Ex 1: Application	4/25/2022	Exhibit
Ex 2: Location / Zoning Map	4/25/2022	Exhibit

PROPOSAL:	Request to rezone approximately 0.728 acres
PROPERTY LOCATION:	547 Old Dixie Road (TM# 0081D-0B-011.00)
CURRENT ZONING:	Rural Neighborhood (RN) District
PROPOSED ZONING:	General Business (GB) District
PROPERTY OWNER/APPLICANT:	Robert Glenn Couch
COUNCIL DISTRICT:	District 5, Steve Harper

OVERVIEW:

Proposal

The applicant has requested to rezone a single 0.728-acre parcel located at the southeast corner of Old Dixie Road and Gardner Avenue from Rural Neighborhood (RN) District to General Business (GB) District. Pursuant to the application submitted, this rezoning is intended to facilitate the expansion of the existing Trendsetters Salon & Boutique located on the adjacent parcel 1459 Flat Creek Road.

Summary of Adjacent Zoning and Uses

The majority of the parcels along the segment of Flat Creek Road in the area of the subject property are zoned either GB District or RN District. There are other parcels, north of Flat Creek Road and west of Old Dixie, that are zoned either LI District or INS District.

Adjacent Property	Jurisdiction	Zoning District	Use
North	Lancaster County	RN	Single-Family
South	Lancaster County	GB, RN	D C Cycle, Single-Family
East	Lancaster County	RN	Single-Family
West	Lancaster County	RN, LI	Single-Family, Agriculture

ANALYSIS & FINDINGS:

Zoning Districts

Pursuant to Unified Development Ordinance (UDO) Section 2.3, the current RN District *“is established to protect the residential character of communities and neighborhoods in the rural area at a density of 1.0 dwelling unit per acre. The district is intended to promote rural living, protect farmland, and to maintain the low density residential.”*

Pursuant to UDO Section 2.3, the requested GB District *“is generally located on thoroughfares and provides opportunities for the provision of offices, services, and retail goods in proximity to generally auto-dependent, community neighborhoods. The regulations for this district are intended to accommodate the predominately auto-oriented pattern of existing development while encouraging the transition to pedestrian-friendly, mixed-use areas that avoid strip commercial development.”*

Compatibility with Surrounding Area

The subject parcel is adjacent to another parcel with GB zoning along its southern edge; however the majority of the balance of the parcel is adjacent other parcels that are also currently zoned RN District. The rezoning of this parcel as proposed would represent an extension of commercial zoning into a residentially-zoned area and neighborhood, and would fully surround another residentially-zoned parcel (TM# 0081D-0B-012.00) with non-residential zoning districts. Accordingly, there is a concern as to the proposed zoning of the subject parcel being compatible with the surrounding area.

RELATIONSHIP TO PUBLIC PLANS**Lancaster County Comprehensive Plan Consistency**

Pursuant to the adopted Comprehensive Plan, the Future Land Use Category of the subject parcel is *Urban*, which corresponds to the *Walkable Neighborhood with Additional Intensity* Community Type, which the Comprehensive Plan describes as follows:

The Community Type "Walkable Neighborhood with Additional Intensity" is synonymous with the Place Type "Mixed-Use Neighborhood." This is due to its very specific characteristics that set it apart from most other Place Types by virtue of its deliberately structured mix of dwelling types in a development context that often operates through the separation of uses, densities and/or land value. This Place Type and Community Type has its roots in the traditional character of American communities during the early part of the 20th century, and has been revived in recent decades as a relevant option for future development.

The Comprehensive Plan further establishes several possible land use considerations representing typical development in this Community Type which are depicted in the table below.

Walkable Neighborhood with Additional Intensity: Land Use Considerations		
Single-Family Detached Home	Single-Family Attached Home (Townhome / Duplex)	Condominium / Apartment
Neighborhood Commercial	Restaurant	Professional Offices
Government Building	Church	School
Community Park / Pocket Park	Natural Area	

INFRASTRUCTURE CONSIDERATIONS**Transportation**

Pursuant to UDO Section 6.8, uses which will generate more than 50 peak hour cumulative trips per day at full occupancy shall be required to provide a Traffic Impact Analysis (TIA). While no specific development proposal has formally been made, it is possible that the subsequent development of the parcel may result in this threshold being exceeded. If necessary, this will be further reviewed with the submittal of civil construction plans.

Public Utilities

The Lancaster County Water and Sewer District (LCWSD) noted no issues with regard to the provision of water and sewer to the subject property.

Public Schools

The Lancaster County School District (LCSD) has not provided any comments for this rezoning.

PHOTOS OF PROJECT AREA:



Aerial of subject property



Looking east from intersection of Old Dixie Road and Gardner Avenue



Looking south from Old Dixie Road



Looking east from Old Dixie Road

STAFF RECOMMENDATION:

Staff recommends **approval** of the request to rezone approximately 0.728 acres (TM# 0081D-OB-011.00) from Rural Neighborhood (RN) District to General Business (GB) District, pursuant to the following findings of fact:

1. That the subject application involves parcel TM# 0081D-OB-011.00;
2. That the subject parcel is currently zoned RN District, and proposed to be rezoned GB District;
3. That the subject parcel has a Future Land Use Category of Urban, and a Community Type of Walkable Neighborhood with Additional Intensity;
4. That the proposed GB District is compatible with the existing Urban Future Land Use Category;
5. That the proposed GB District is compatible with the adjacent GB zoned parcels along Flat Creek Road;
6. That the proposed rezoning would represent an extension of commercial zoning into a residentially-zoned area and neighborhood; and

7. That the proposed rezoning would fully surround a residentially-zoned parcel (TM# 0081D-0B-012.00) with non-residential zoning districts.
-

ATTACHMENTS:

1. Rezoning Application
2. Location Map/ Zoning Map

STAFF CONTACT:

Robert Tefft, Senior Planner
rtefft@lancastersc.net | 803-416-9394

ZONING MAP AMENDMENT APPLICATION

SUBMITTAL REQUIREMENTS

- Completed Application
- Signatures of Applicant and Property Owner
- Deed and survey plat or boundary survey ✓
- Fees associated with review

GENERAL INFORMATION

Property Address 547 Old Dixie Road
City Lancaster State SC Zip 29720 Tax Parcel ID 0081-DB-011,00
Current Zoning RN Current Use vacant lot
Proposed Zoning GB Total Acres _____
Project Description Would like to construct building for
TrendSetters Salon & Boutique.

Surrounding Property Description Residential home on left side,
Rental home on right side, light industrial parcel
across the road. My family business directly
behind the property.

CONTACT INFORMATION

Applicant Name Robert Glenn Couch
Address 1467 Flat Creek road
City Lancaster State SC Zip 29720 Phone 803-289-8545
Fax _____ Email bobby.couch@ymail.com
Property Owner Name same as above
Address _____
City _____ State _____ Zip _____ Phone _____
Fax _____ Email _____

I hereby certify that I have read this application and the information supplied herein is true and correct to the best of my knowledge. I agree to comply with all applicable County ordinances and state laws related to the use and development of the land. I further certify that I am the property owner, or his/her authorized agent, or the subject property. I understand that falsifying any information herein may result in rejection or denial of this request.

Robert D. Brown, Clerk
Applicant

2-18-22
Date

Robert D. Brown, Clerk
Property Owner(s)

2/18/22
Date

Attach owner's notarized written authorization with property information if the applicant is not the owner.

LANCASTER COUNTY OFFICE USE ONLY

Application Number _____ Date Received _____ Receipt Number _____

Amount Paid _____ Check Number _____ Cash Amount _____

Received By _____ Planning Commission Meeting Date _____

SCHEDULE/PROCESS 1. Submit Application

- The deadline for this application is at least 45 days prior to the Planning Commission meeting, held every third Tuesday of the month.
- Once an application is submitted, it is placed on the Planning Commission agenda for the following month.
- An application withdrawal should be made in writing and received prior to public notice in order to receive a refund.
- ✓ • Rezoning Application Fee – single parcel \$435.00
- Rezoning Application Fee – multi parcel \$610.00

2. Planning Commission

- Conducts a public hearing on the application to receive input from Lancaster County citizens, applicant, and other interested parties.
- Reviews the application to ensure it is consistent with the Lancaster County Unified Development Ordinance, Comprehensive Plan, and all adopted County plans.
- Makes a recommendation to the County Council.

3. County Council

- Approves, denies, or submits application to the Planning Commission for further study.
- Action requires three readings for approval.
- Subsequent to final County Council action on rezoning, notice of action will be provided to the applicant, owner, and adjacent property owners.
- If applicant would like to request a special presentation, please notify the County Clerk @ (803) 416-9307 before 5:00pm on the first Monday of the month to make arrangements.

PREPARED BY Trimnal & Myers, LLC

2020001743

DEED

RECORDING FEES

\$15.00

STATE TAX

\$20.80

COUNTY TAX

\$8.80

PRESENTED & RECORDED:

01-31-2020 10:09:36 AM

BRITTANY GRANT

REGISTER OF DEEDS

LANCASTER COUNTY, SC

BY: CANDICE PHILLIPS

BK: DEED 1304

PG: 199 - 200

STATE OF SOUTH CAROLINA

COUNTY OF LANCASTER

TITLE TO REAL ESTATE

KNOW ALL MEN BY THESE PRESENTS, THAT **Hunter Capital Investments, LLC** (hereinafter called "Grantor") in the State aforesaid, for and in consideration of the sum of **Eight Thousand and no 00/100 (\$ 8,000.00) Dollars**, to it paid by **Robert Glenn Couch** (hereinafter called "Grantee/s") in the State aforesaid (the receipt whereof is hereby acknowledged), have granted, bargained, sold and released, and by these Presents (do(es) grant, bargain, sell and release, unto the said:

Robert Glenn Couch, his/her/their Heirs and/or Assigns Forever:

All that certain piece, parcel or lot of land, lying, being and situate with any and all improvements thereon, containing 0.770 acres, more or less as shown on boundary survey prepared by Jeff Hilliard, Land Surveyor, dated May 6, 2016 and recorded January 6, 2020 in Plat Book 2020 at Page 6 with the Office of the Register of Deeds for Lancaster County, South Carolina. Plat is craved for a more accurate description as to metes and bounds.

TMS# 0081D-0B-011.00

Derivation This being the same property conveyed to **Hunter Capital Investments, LLC** by Deed recorded February 22, 2010 in Book 552 at Page 260 in the Register of Deeds/Clerk of Court for Lancaster County, South Carolina; SEE ALSO in Deed Book 1304 at Page 192.

Grantee's Address: 1467 Flat Creek Rd., Lancaster, SC 29720

This conveyance is made subject to all existing easements, restrictions, rights of way and/or encroachments.

TOGETHER will all and singular the Rights, Members, Hereditaments and Appurtenances to the said Premises belonging, or in anywise incident or appertaining.

TO HAVE AND TO HOLD, all and singular the said premises before mentioned unto the said **GRANTEE/S**, Their Heirs and/or Assigns forever.

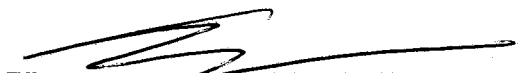
81D-B-11.00

AND the said **GRANTOR/S** do hereby bind themselves and their heirs and/or assigns to warrant and forever defend all and singular the said premises unto the said GRANTEE/S, Their Heirs and/or Assigns, against Themselves and Their Heirs and/or Assigns and against every person whomsoever lawfully claiming or to claim the same, or any part thereof.

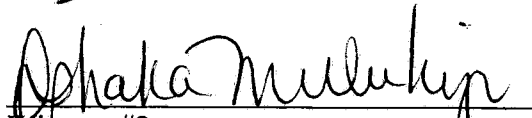
WITNESS our Hand(s) and Seal(s) this 29 day of January, in the year of our Lord 2020.

SIGNED, SEALED AND DELIVERED
IN THE PRESENCE OF:

Hunter Capital Investments, LLC

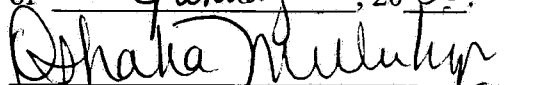

Witness #1

By: Patricia Anne Cohen
Its: **MEMBER**

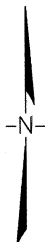

Witness #2

STATE OF SOUTH CAROLINA)
)
COUNTY OF LANCASTER) ACKNOWLEDGEMENT

I, Oshaka mutherspur, Notary Public for the State of South Carolina, do hereby certify that **GRANTOR/S** personally appeared before me this day and acknowledged the due execution of the foregoing deed.

Sworn before me this 29 day
of January, 2020.

Notary Public for the State of SC

My Commission Expires: 9 / 20 / 20

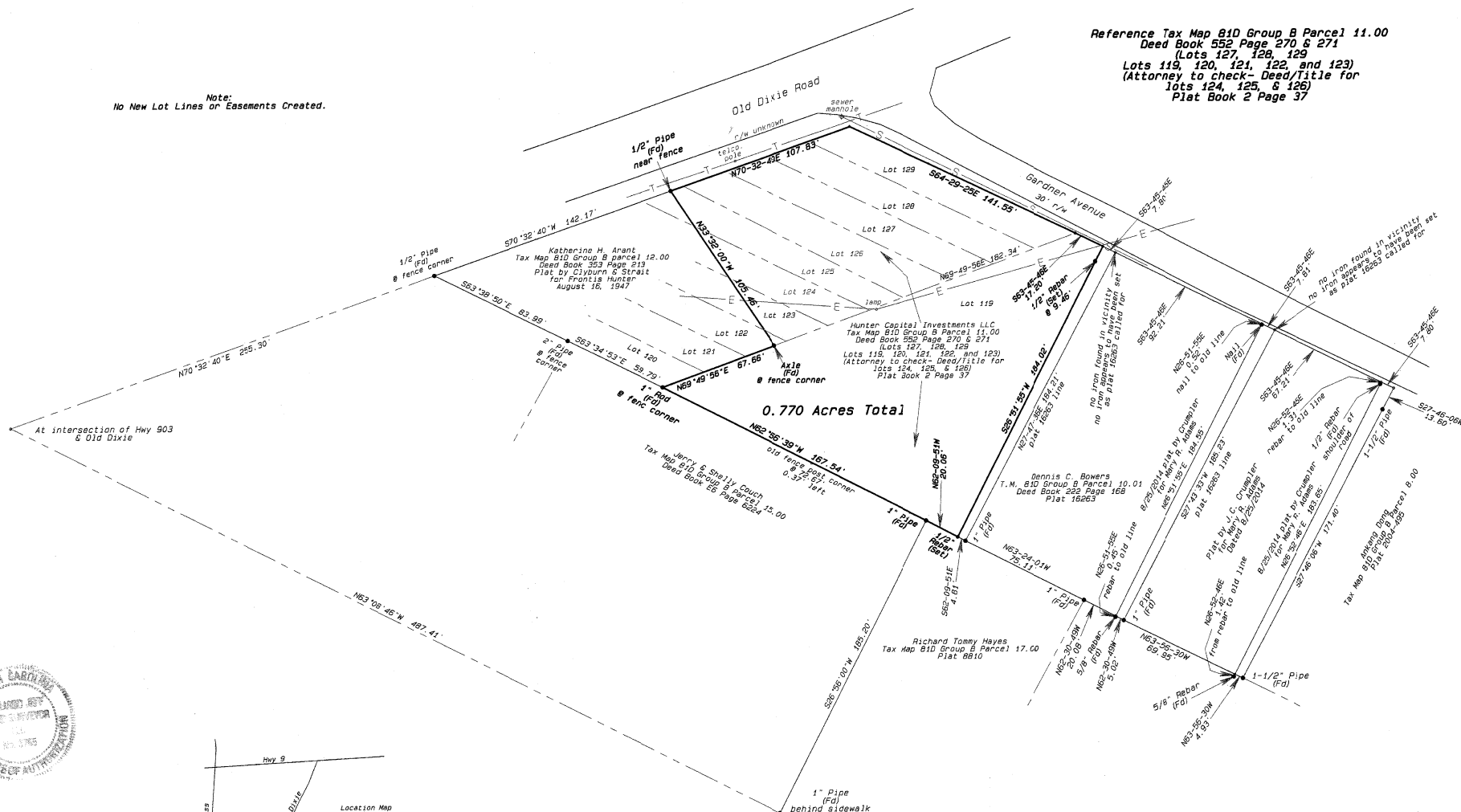


This Plat Represents a Boundary Survey at the Request of the Hunter Family
Being a 0.770 Acre Lot in the Name of Hunter Capital Investments LLC
Having Such Shape, Form, Marks, & Boundaries as Shown
Located at 547 Old Dixie Road and at the Corner of Gardner Avenue
Lancaster County, South Carolina
May 6, 2016

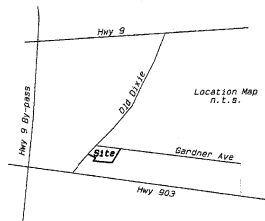
2020000163
PLAT ANY SIZE
RECORDING FEES \$25.00
PRESENTED & RECORDED
01-06-2020 04:10:58 PM
BRITTANY GRANT
REGISTERED SURVEYOR
LANCASTER COUNTY, SC
BY: STEPHANIE KNIGHT ROD
BK: PLAT 2020
PG: 6

Note:
No New Lot Lines or Easements Created.

Reference Tax Map 81D Group B Parcel 11.00
Deed Book 552 Page 270 & 271
Lots 127, 128, 129
Lots 119, 120, 121, 122, and 123
(Attorney to check- Deed/Title for
lots 124, 125, & 126)
Plat Book 2 Page 37



Symbols & Abbreviations
EIP = EXISTING IRON PIN
NIP = NEW IRON PIN
PK = PK NAIL
RR = RAILROAD SPIKE
PP = PINCHED PIPE
FD = FOUND
IR = IRON
MON = MONUMENT
REB = REBAR
E = POWER LINE
T = TELEPHONE LINE
X = FENCE LINE



Numerical Scale
1 Inch = 40 Feet

GRAPHIC SCALE 1"=40'



I hereby state that to the best of my knowledge, information, and belief, the survey shown was made in accordance with the Minimum Standards Manual for the Practice of Land Surveying in South Carolina, and meets or exceeds the requirements for a Class B survey as provided therein; also there are no visible encroachments or projections other than those shown. Structures are not within a special flood zone according to FEMA maps, unless noted. This plat is subject to any Easements, Agreements, Right of Ways or Restrictions of record prior to the date of this plat, which were not visible & apparent at the time of the field survey. Also, owner/buyer must verify highway, road, powerline, & utility, r/w easement widths, location, & restrictions before working or building near a highway, road, powerline or underground utility.

Hilliard, Jeff Land Surveyor LLC
1826 Flint Ridge Road
Heath Springs, S.C. 29058
803-273-3748

FILE: HUNTER903GRILLROT

Jeff Hilliard
5/6/2016

Jeffrey N. Hilliard S.C. PLS # 21230
N.C. # L-4853

Agenda Item Summary

Ordinance # / Resolution #: RZ-2022-0412 Coulston

Contact Person / Sponsor: A. Davis

Department: Planning

Date Requested to be on Agenda: 5/5/2022

Issue for Consideration:

The applicant has requested to rezone one parcel approximately 43.57 acres in size at the southeast corner of the intersection of Fork Hill Road and Little Dude Avenue from High Density Residential (HDR) District to Medium Density Residential (MDR) District. Pursuant to the applications submitted, this rezoning is intended to facilitate the development of the parcels as a single-family residential neighborhood.

Points to Consider:

This area encompasses a number of different zoning designations; within 1 mile of the site the following zoning districts are represented: INS, LI, HI, AR, RR, GB, and MDR. Properties along Little Dude are primarily zoned LI; however less than 0.2 miles from this property on Fork Hill MDR is the primary zoning district going in to the Town of Kershaw.

Transportation

Pursuant to UDO Section 6.8, uses which will generate more than 50 peak hour cumulative trips per day at full occupancy shall be required to provide a Traffic Impact Analysis (TIA). While no definitive development proposal has been made at this time based on the sketch plan provided, it is reasonable to conclude based upon the total acreage of the parcel and the use identified in the applications that subsequent development will exceed this threshold. However, the applicant has not yet provided a TIA for review.

Public Utilities

The Lancaster County Water and Sewer District (LCWSD) has indicated that water access will be provided by LCWSD. Sewer access will be provided by the Town of Kershaw. A pump station may need to be relocated and improved in order to serve the site.

It is also worth noting that LCWSD as indicated they are much more comfortable serving a possible 2.5 units per acre than the current zoning which would allow 8 units per acre.

Recommendation:

Staff recommends **approval** of the rezoning.

ATTACHMENTS:

Description	Upload Date	Type
Planning Staff Report	4/28/2022	Planning Staff Report
Exhibit 1: Application	4/28/2022	Exhibit
Exhibit 2: Zoning Map	4/28/2022	Exhibit

PROPOSAL:	Request to rezone approximately 43.57 acres of property
PROPERTY LOCATION:	Southeast corner at the intersection of Fork Hill Road and Little Dude Avenue. (TM#s 0141-00-024.00)
CURRENT ZONING:	High Density Residential (HDR) District
PROPOSED ZONING:	Medium Density Residential (MDR) District
PROPERTY OWNERS:	R&C Investments
APPLICANT:	Earl Coulston
COUNCIL DISTRICT:	District 6, Allen Blackmon

OVERVIEW:

Proposal

The applicant has requested to rezone one parcel approximately 43.57 acres in size at the southeast corner of the intersection of Fork Hill Road and Little Dude Avenue from High Density Residential (HDR) District to Medium Density Residential (MDR) District. Pursuant to the applications submitted, this rezoning is intended to facilitate the development of the parcels as a single-family residential neighborhood.

Summary of Adjacent Zoning and Uses

This area encompasses a number of different zoning designations; within 1 mile of the site the following zoning districts are represented: INS, LI, HI, AR, RR, GB, and MDR. Properties along Little Dude are primarily zoned LI; however less than 0.2 miles from this property on Fork Hill MDR is the primary zoning district going in to the Town of Kershaw.

Adjacent Property	Jurisdiction	Zoning District	Use
North	Lancaster County	INS, LI	Laurel Hill Baptist Church; SMC Global Industrial Services
South	Lancaster County	RR	Single-Family Residential
East	Lancaster County	GB	Auto-Shop
West	Lancaster County	RR	Undeveloped land

ANALYSIS & FINDINGS:

Zoning Districts

Pursuant to Unified Development Ordinance (UDO) Section 2.3, the current HDR District *“is established to serve as a transitional zoning district between rural and urban developments at a density of 8.0 dwelling units per acre. These regulations are further intended to discourage any detrimental effects to the predominately single-family residential areas adjacent to the district that provides for multiple family residential dwellings.”*

Pursuant to UDO Section 2.3, the requested MDR District *“is established to maintain previously developed or approved single-family residential subdivisions and their related recreational, religious, and educational*

facilities at a density of 2.5 dwelling units per acre. Intended to act as a transitional zoning district between rural and urban development, these regulations are further intended to discourage any use which would be detrimental to the predominately residential nature of the areas included within the district.”

RELATIONSHIP TO PUBLIC PLANS

Lancaster County Comprehensive Plan Consistency

Pursuant to the County’s adopted Comprehensive Plan, the Future Land Use Category of the subject parcel is Urban, which corresponds to the Walkable Neighborhood with Additional Intensity Community Type, which the Comprehensive Plan describes as follows:

The Community Type “Walkable Neighborhood” is synonymous with the Place Type “Mixed-Use Neighborhood.” This is due to its very specific characteristics that set it apart from most other Place Types by virtue of its deliberately structured mix of dwelling types in a development context that often operates through the separation of uses, densities and/or land value. This Place Type and Community Type has its roots in the traditional character of American communities during the early part of the 20th century, and has been revived in recent decades as a relevant option for future development.

The Comprehensive Plan further establishes several possible land use considerations representing typical development in this Community Type which are depicted in the table below.

Walkable Neighborhood: Land Use Considerations		
Single-Family Detached Home	Single-Family Attached Home (Townhome / Duplex)	Condominium / Apartment
Neighborhood Commercial	Restaurant	Professional Offices
Government Building	Church	School
Community Park / Pocket Park	Natural Area	

INFRASTRUCTURE CONSIDERATIONS

Transportation

Pursuant to UDO Section 6.8, uses which will generate more than 50 peak hour cumulative trips per day at full occupancy shall be required to provide a Traffic Impact Analysis (TIA). While no definitive development proposal has been made at this time based on the sketch plan provided, it is reasonable to conclude based upon the total acreage of the parcel and the use identified in the applications that subsequent development will exceed this threshold. However, the applicant has not yet provided a TIA for review.

Public Utilities

The Lancaster County Water and Sewer District (LCWSD) has indicated that water access will be provided by LCWSD. Sewer access will be provided by the Town of Kershaw. A pump station may need to be relocated and improved in order to serve the site.

It is also worth noting that LCWSD as indicated they are much more comfortable serving a possible 2.5 units per acre than the current zoning which would allow 8 units per acre.

Public Schools

The Lancaster County School District (LCSD) has not provided comments for this development proposal.

PHOTOS OF PROJECT AREA:



Aerial of subject property



STAFF RECOMMENDATION:

Staff recommends **approval** of the request to rezone approximately 43.57 acres (TM#s 0141-00-024.00) from High Density Residential (HDR) District to Medium Density Residential (MDR) District, pursuant to the following findings of fact:

1. That the subject application involves parcel TM# 0141-00-024.00;
 2. That the subject parcel is currently zoned HDR District, and are proposed to be rezoned MDR District;
 3. That the subject parcel has a Future Land Use Category of Urban, and a Walkable Neighborhood place type ;
 4. That the proposed MDR District is compatible with the existing Urban Future Land Use Category; and
 5. That the zoning surrounding the subject parcel is consistent and compatible with the proposed zoning.
-

ATTACHMENTS:

1. Rezoning Applications
2. Location Map/ Zoning Map

STAFF CONTACT:

Ashley Davis, Senior Planner
Adavis@lancastersc.net | 803-416-9394



Planning Department

P.O. Box 1809, 101 N. Main Street, Lancaster, SC 29721
Phone: 803.285.6005, planning@lanastercountysc.net
www.mylanastersc.org

ZONING MAP AMENDMENT APPLICATION

SUBMITTAL REQUIREMENTS

- Completed Application
- Signatures of Applicant and Property Owner
- Deed and survey plat or boundary survey
- Fees associated with review

GENERAL INFORMATION

Property Address SE Corner of Fork Hill Road & Little Dude Ave

City Kershaw State SC Zip 29607 Tax Parcel ID 0141-00-024.00

Current Zoning HDR Current Use Vacant

Proposed Zoning MDR Total Acres 43.57

Project Description Single family residential development

Surrounding Property Description North: Industrial Use; Church

South: Single Family Residential

East: Industrial Use

West: Commercial; Single Family Residential

CONTACT INFORMATION

Applicant Name Earl Coulston

Address 8332 Regent Parkway

City Fort Mill State SC Zip 29715 Phone 704-507-2175

Fax _____ Email earl@coulstondev.com

Property Owner Name R & C Investments of Lancaster, LLC

Address 7635 Old Jefferson Hwy

City Kershaw State SC Zip 29067 Phone 803-416-3073

Fax _____ Email robertsondale87@yahoo.com

I hereby certify that I have read this application and the information supplied herein is true and correct to the best of my knowledge. I agree to comply with all applicable County ordinances and state laws related to the use and development of the land. I further certify that I am the property owner, or his/her authorized agent, or the subject property. I understand that falsifying any information herein may result in rejection or denial of this request.

(see prior application)
Applicant _____ Date _____
Martin Dale Roberts 4-28-2022
Property Owner(s) AGENT, RECENT INVESTMENTS
Attach owner's notarized written authorization with property information if the applicant is not the owner.

LANCASTER COUNTY OFFICE USE ONLY

Application Number _____ Date Received _____ Receipt Number _____
Amount Paid _____ Check Number _____ Cash Amount _____
Received By _____ Planning Commission Meeting Date _____

SCHEDULE/PROCESS 1. Submit Application

- The deadline for this application is at least 45 days prior to the Planning Commission meeting, held every third Tuesday of the month.
- Once an application is submitted, it is placed on the Planning Commission agenda for the following month.
- An application withdrawal should be made in writing and received prior to public notice in order to receive a refund.
- Rezoning Application Fee – single parcel \$435.00
- Rezoning Application Fee – multi parcel \$610.00

2. Planning Commission

- Conducts a public hearing on the application to receive input from Lancaster County citizens, applicant, and other interested parties.
- Reviews the application to ensure it is consistent with the Lancaster County Unified Development Ordinance, Comprehensive Plan, and all adopted County plans.
- Makes a recommendation to the County Council.

3. County Council

- Approves, denies, or submits application to the Planning Commission for further study.
- Action requires three readings for approval.
- Subsequent to final County Council action on rezoning, notice of action will be provided to the applicant, owner, and adjacent property owners.
- If applicant would like to request a special presentation, please notify the County Clerk @ (803) 416-9307 before 5:00pm on the first Monday of the month to make arrangements.



Proposal:
Request to rezone from
HDR to MDR

Legend:

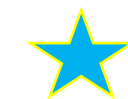
Subject Property



AJ Area
Recreation
Center, Kershaw



Pleasant Valley Baptist Church



Haile Gold Mine Property

Agenda Item Summary

Ordinance # / Resolution #: Comprehensive Plan Presentation

Contact Person / Sponsor: A. Davis

Department: Planning

Date Requested to be on Agenda: 5/5/2022

Issue for Consideration:

Points to Consider:

Recommendation:

ATTACHMENTS:

Description	Upload Date	Type
Survey Results	4/28/2022	Exhibit

Lancaster 2040

COMPREHENSIVE PLAN



Steering Committee Meeting

April 26, 2022

Agenda

1. Welcome
2. Project Updates
3. Community Survey Results
4. Emerging Themes and Visioning
5. Committee Updates
6. Adjourn

Project Updates

Project Updates

- Planning Area Focus Group Engagement
 - Greater Lancaster Planning Area Focus Group met on March 30
 - Panhandle Planning Area Focus Group met on March 31
 - Southern Lancaster Planning Area Focus Group (Not Scheduled)
- First Round of Public Workshops
 - Tentatively scheduled for June

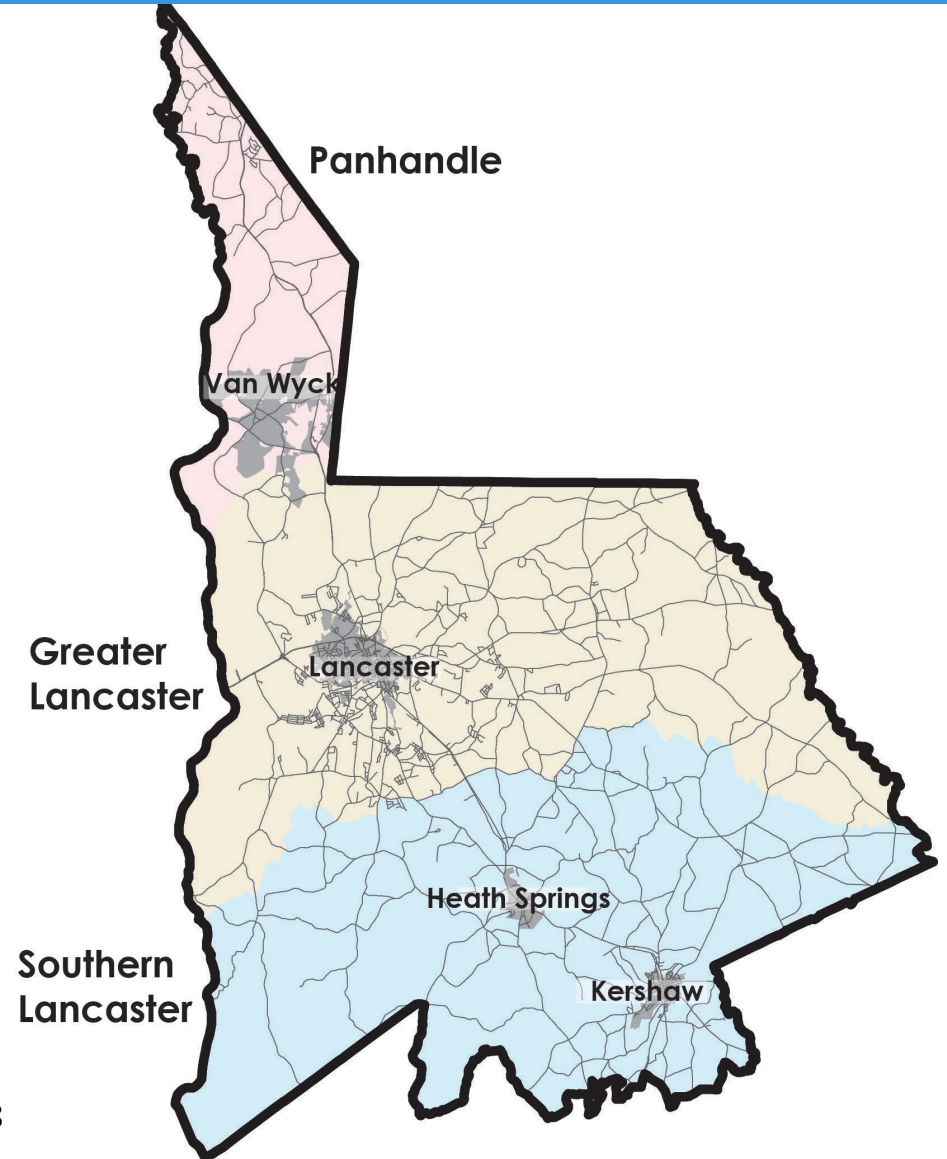
Project Updates

- Online Engagement
 - 1,945 survey participants
 - 3,637 website views
 - 1,172 unique users visited Lancaster2040.com
 - 112 people have joined the email update list
 - 8,500 people reached through Facebook ads
 - 850 actual engagements through Facebook

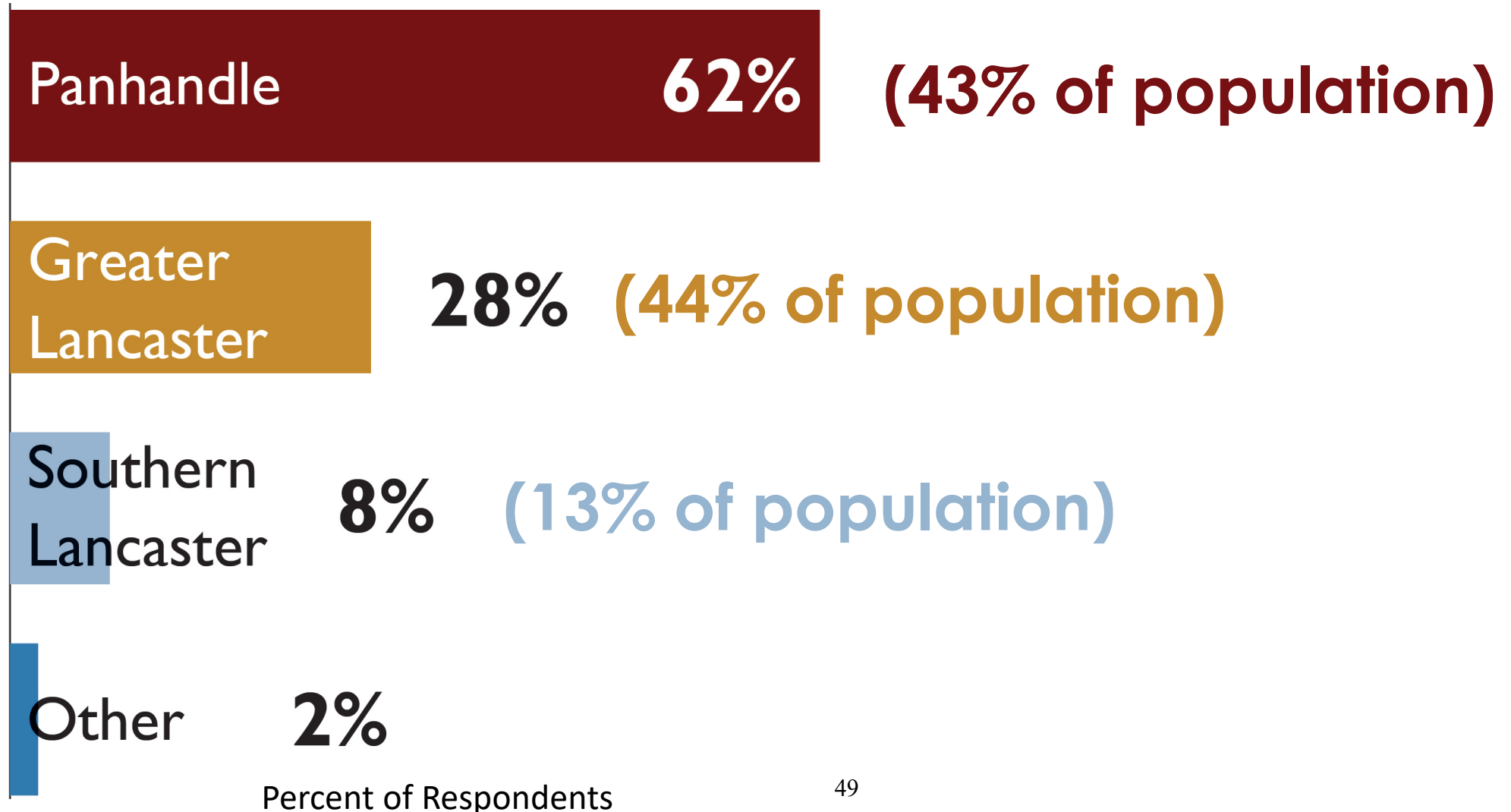
Community Survey Results

Community Survey Results

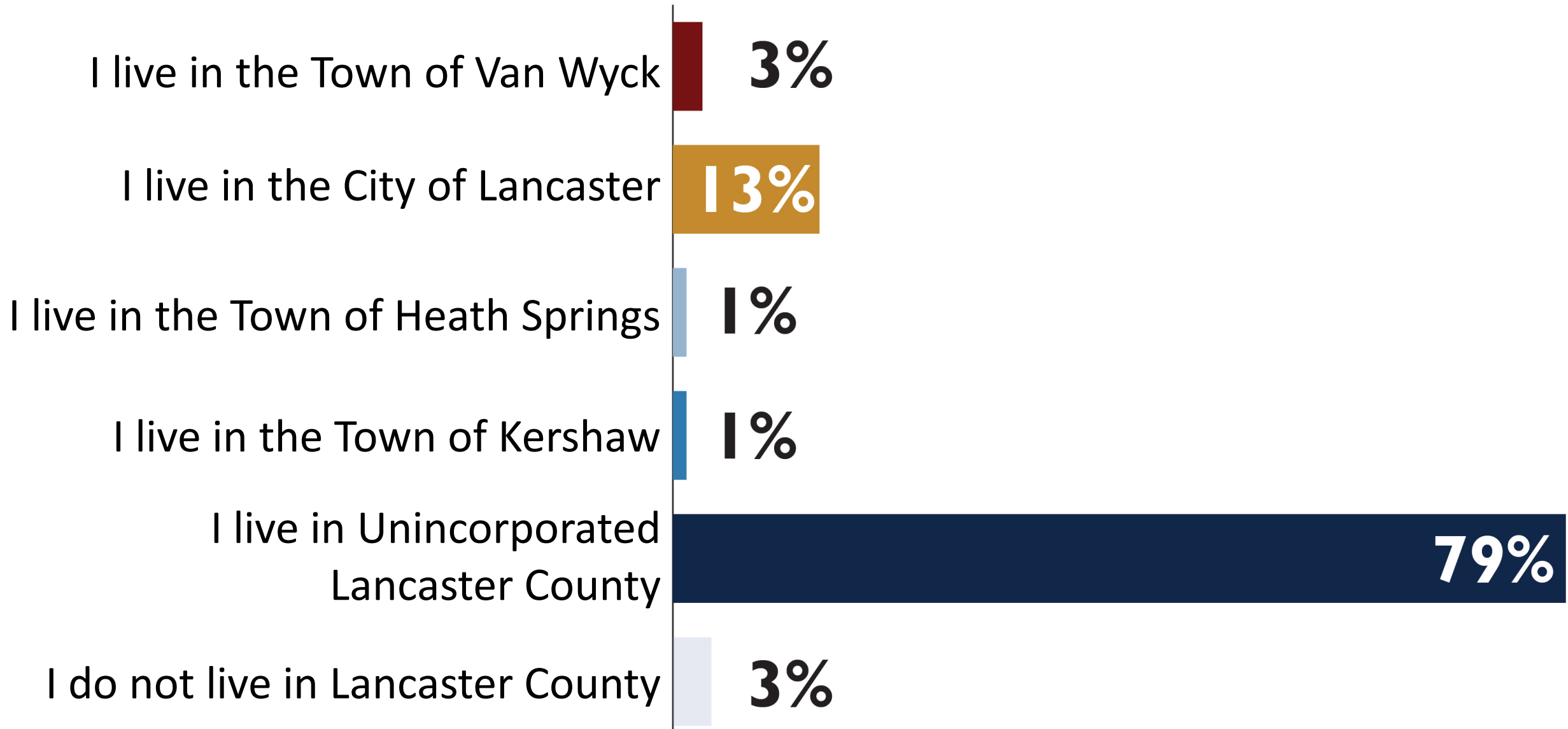
- Opened March 11 – April 11
- 1,945 Total Responses
- Statistically Significant



Question 1: Which part of the County do you live in?



Question 2: Do you live in a municipality?



Response Rates Compared to Population

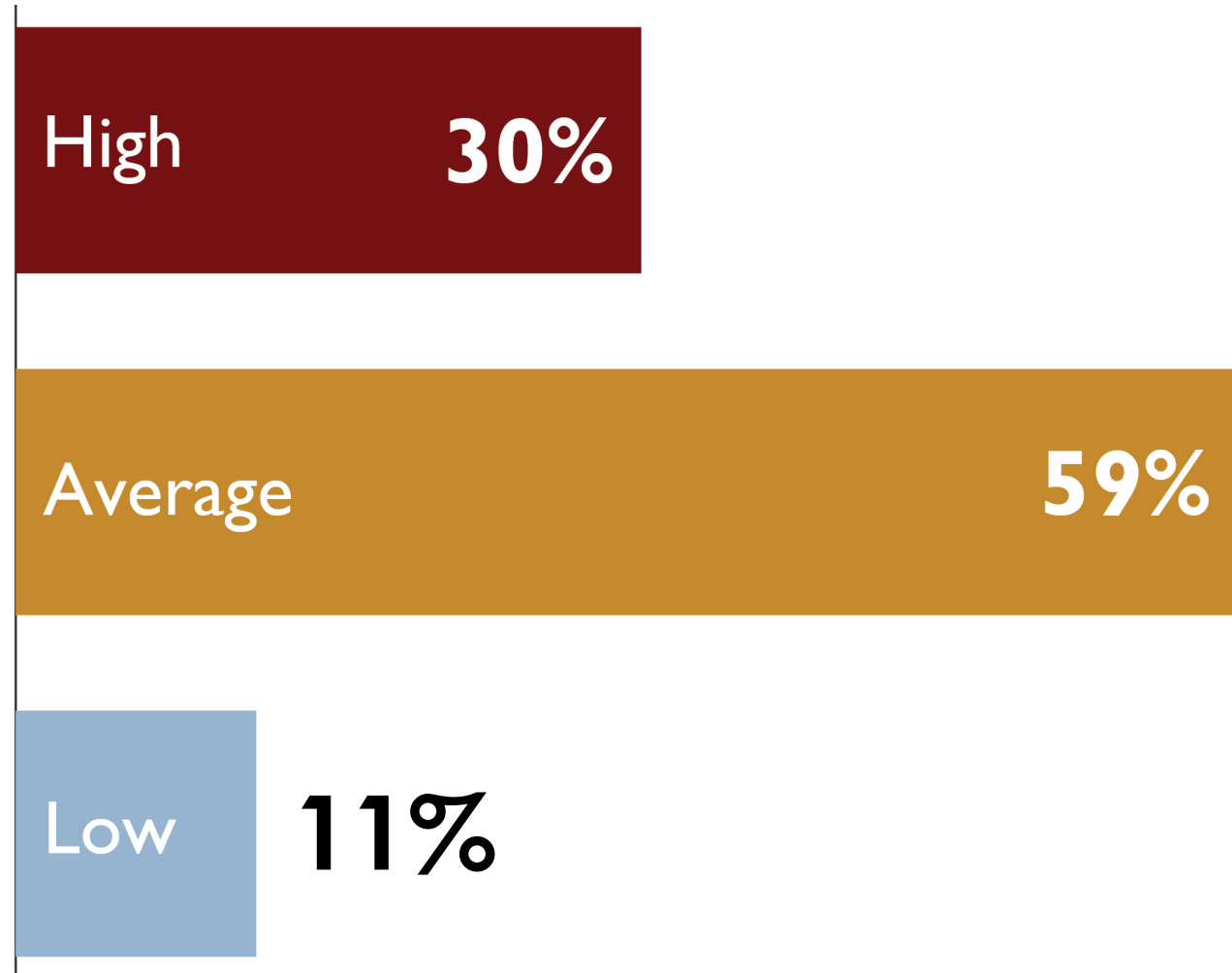
Town of Van Wyck	3% of respondents	1% of population
------------------	--------------------------	-------------------------

City of Lancaster	13% of respondents	9% of population
-------------------	---------------------------	-------------------------

Town of Heath Springs	1% of respondents	1% of population
-----------------------	--------------------------	-------------------------

Town of Kershaw	1% of respondents	2% of population
-----------------	--------------------------	-------------------------

Question 3: How would you rate your quality of life in Lancaster County?



Percent of Respondents⁶²

Question 4: What is your perception of these quality of life factors?

Top 3 Factors:

Proximity to Larger
Cities

Access to Full-Service
Grocery Stores

Overall Cost of Living

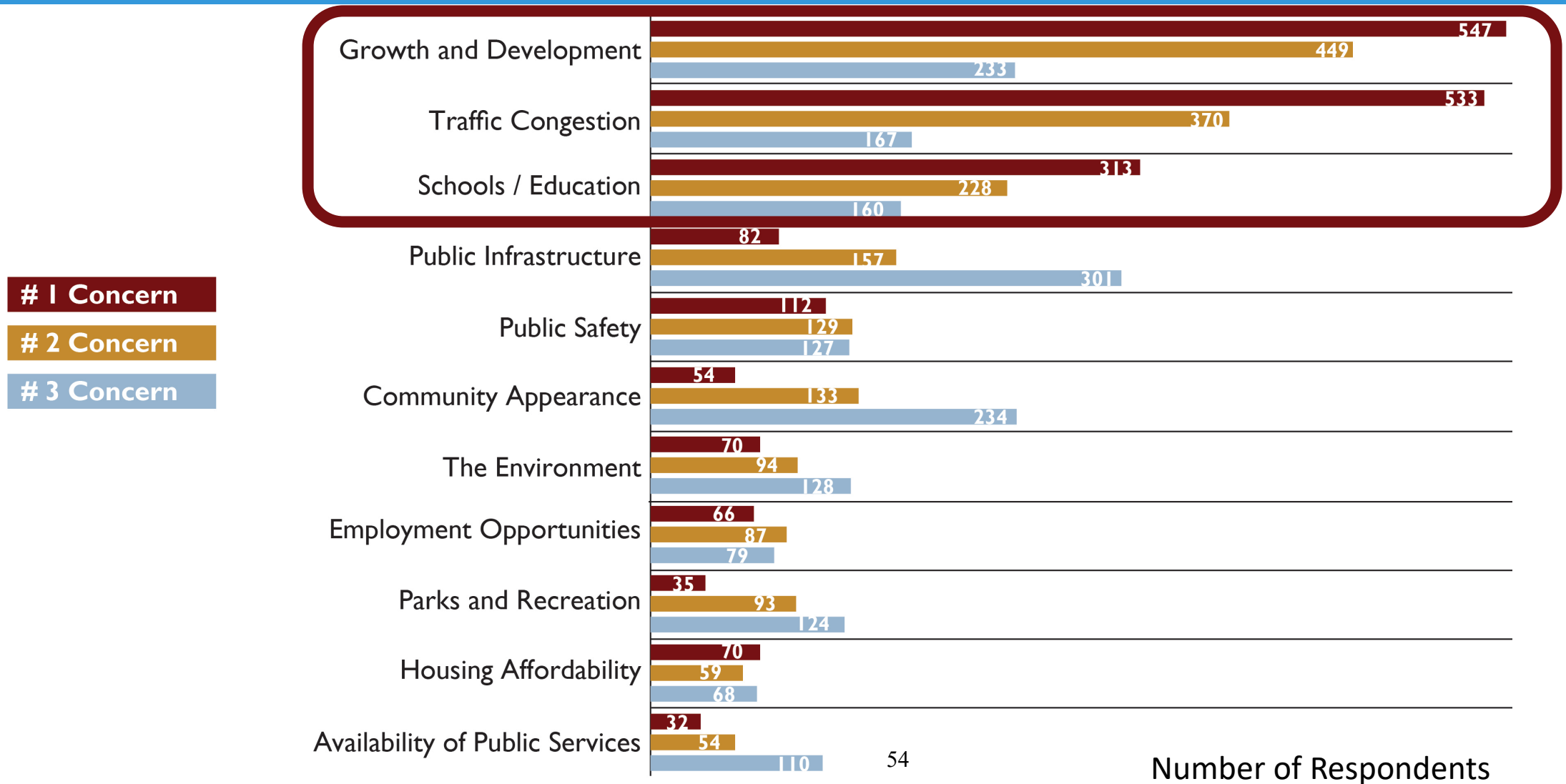
Bottom 3 Factors:

Recreation /
Entertainment

Community Character /
Appearance

Environmental Quality

Question 5: Which issues are of most concern to you?



Question 5: Which issues are of most concern to you?

#1 Concern

Growth & Development

#2 Concern

Traffic Congestion

#3 Concern

Schools / Education

#4 Concern

Public Infrastructure

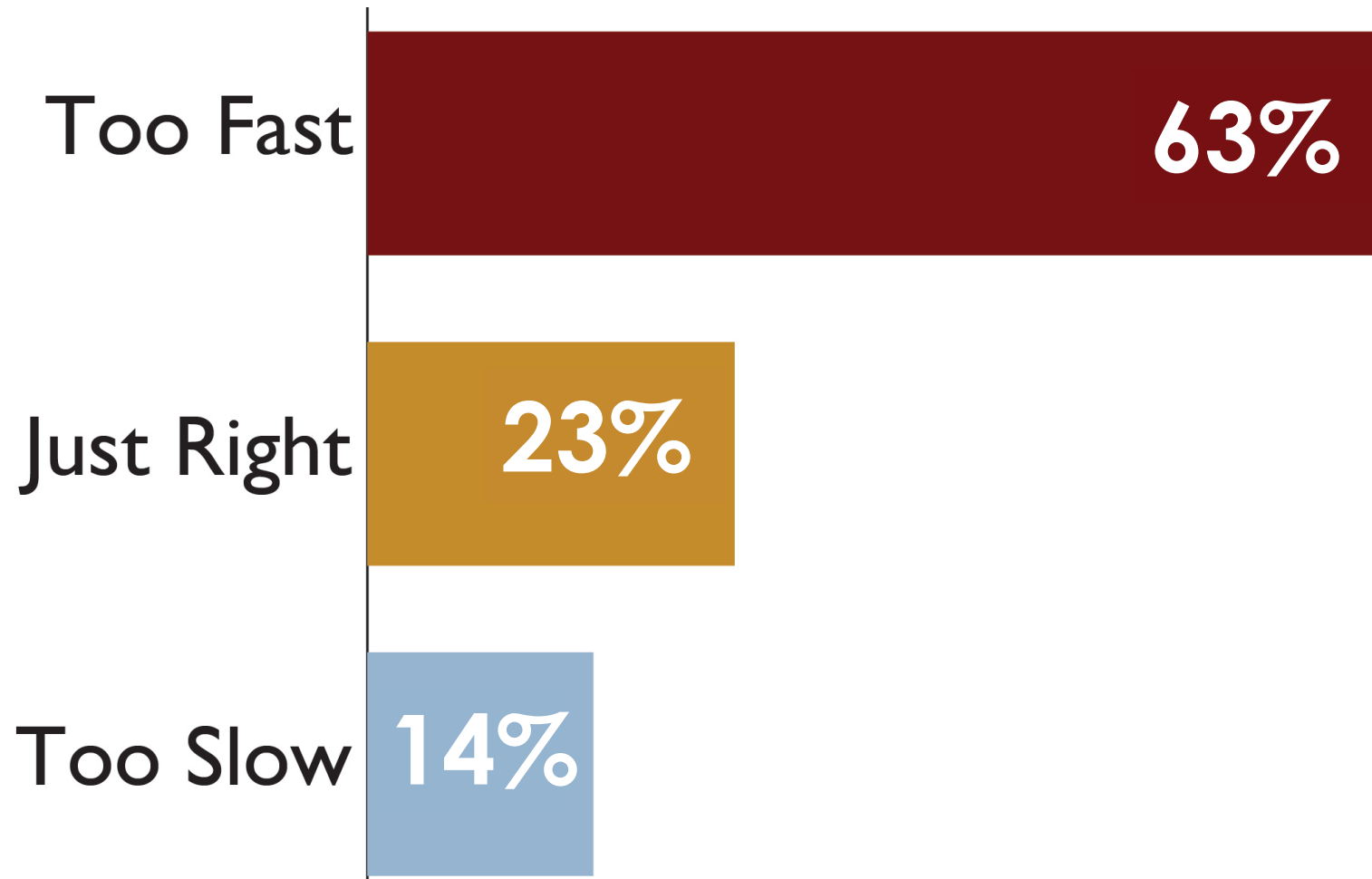
#5 Concern

Public Safety

#6 Concern

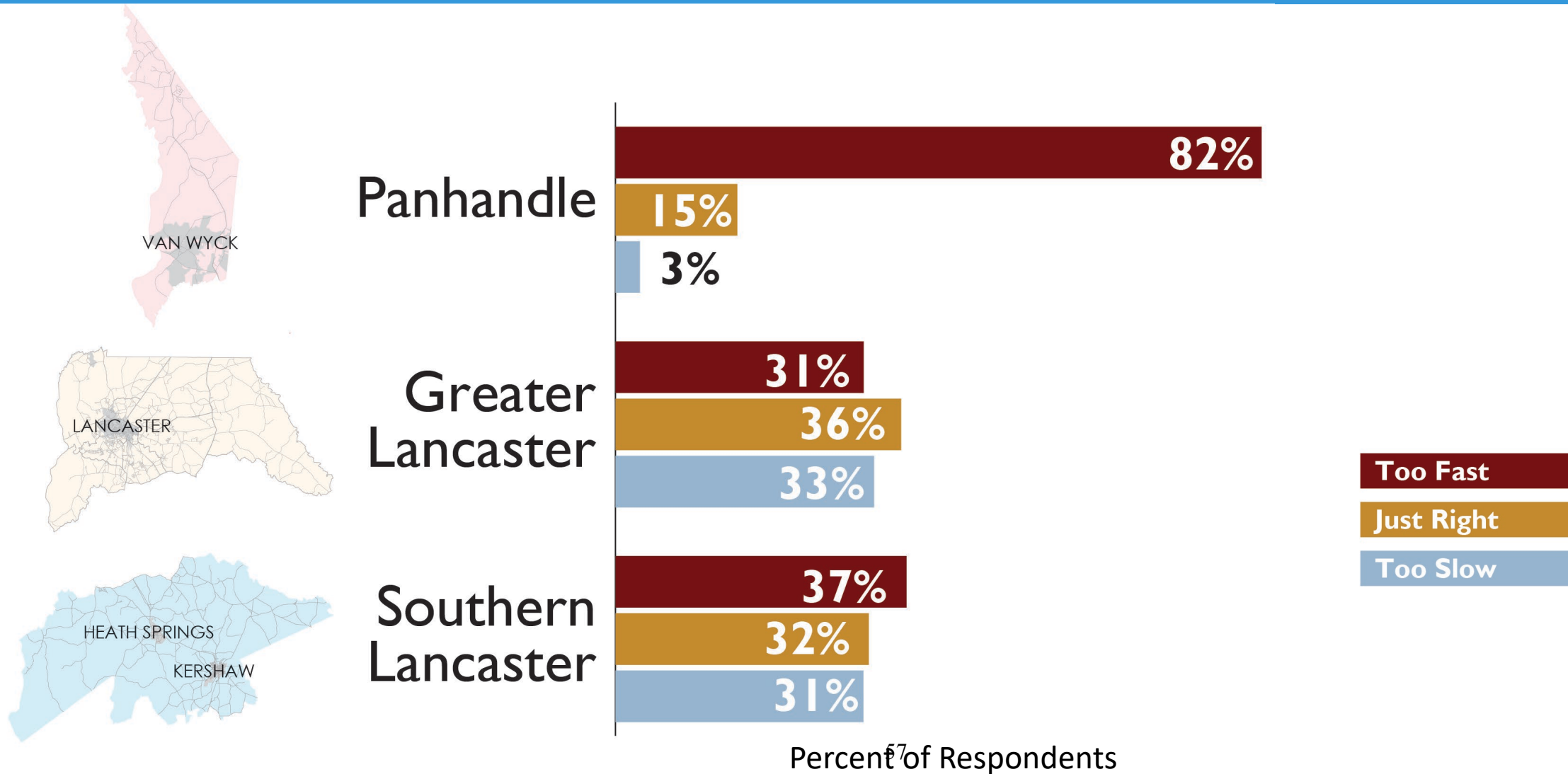
Community Appearance

Question 6: What is your perception of the recent pace of growth?

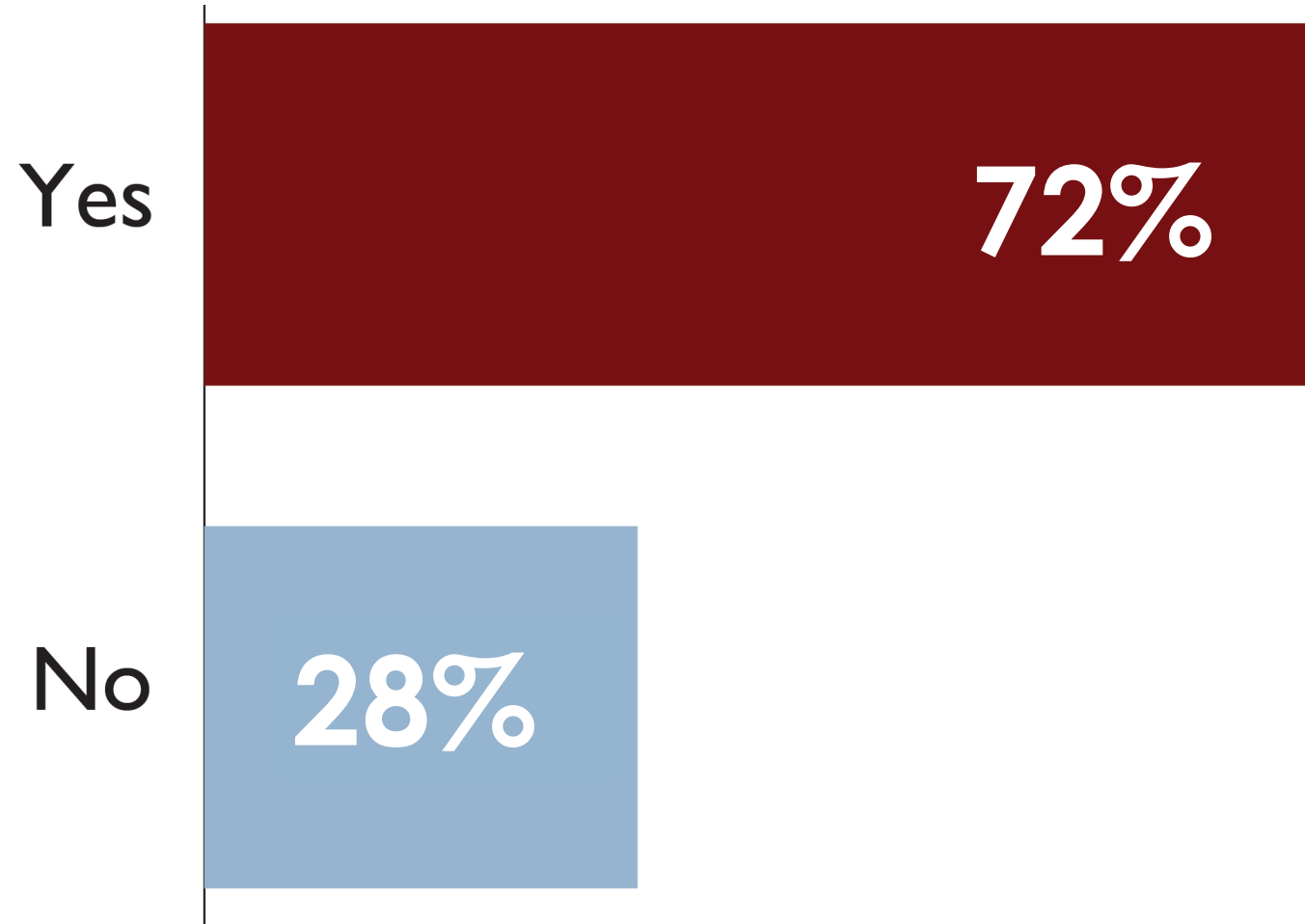


Percent of Respondents

Question 6: What is your perception of the recent pace of growth?

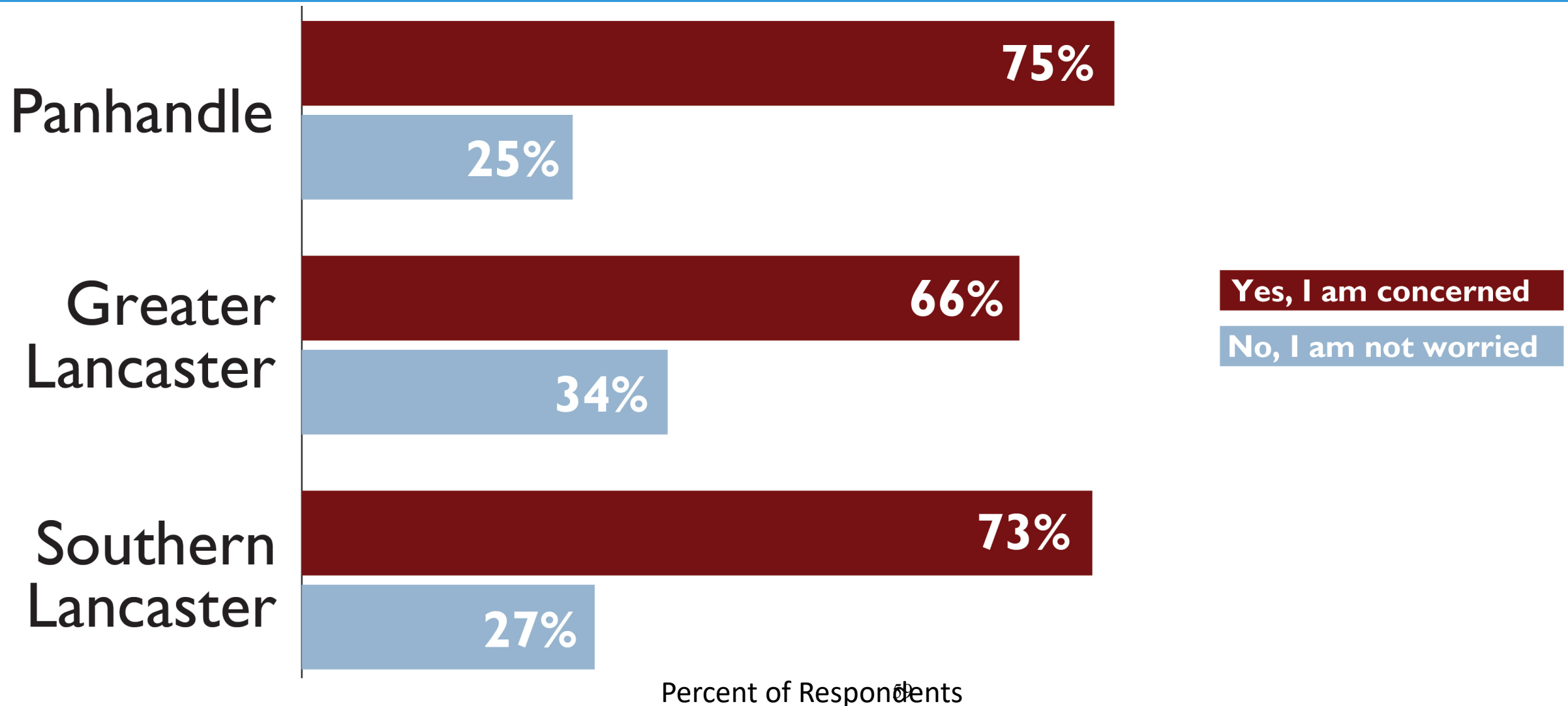


Question 7: Do you have any concerns about the loss of farms and forest lands?

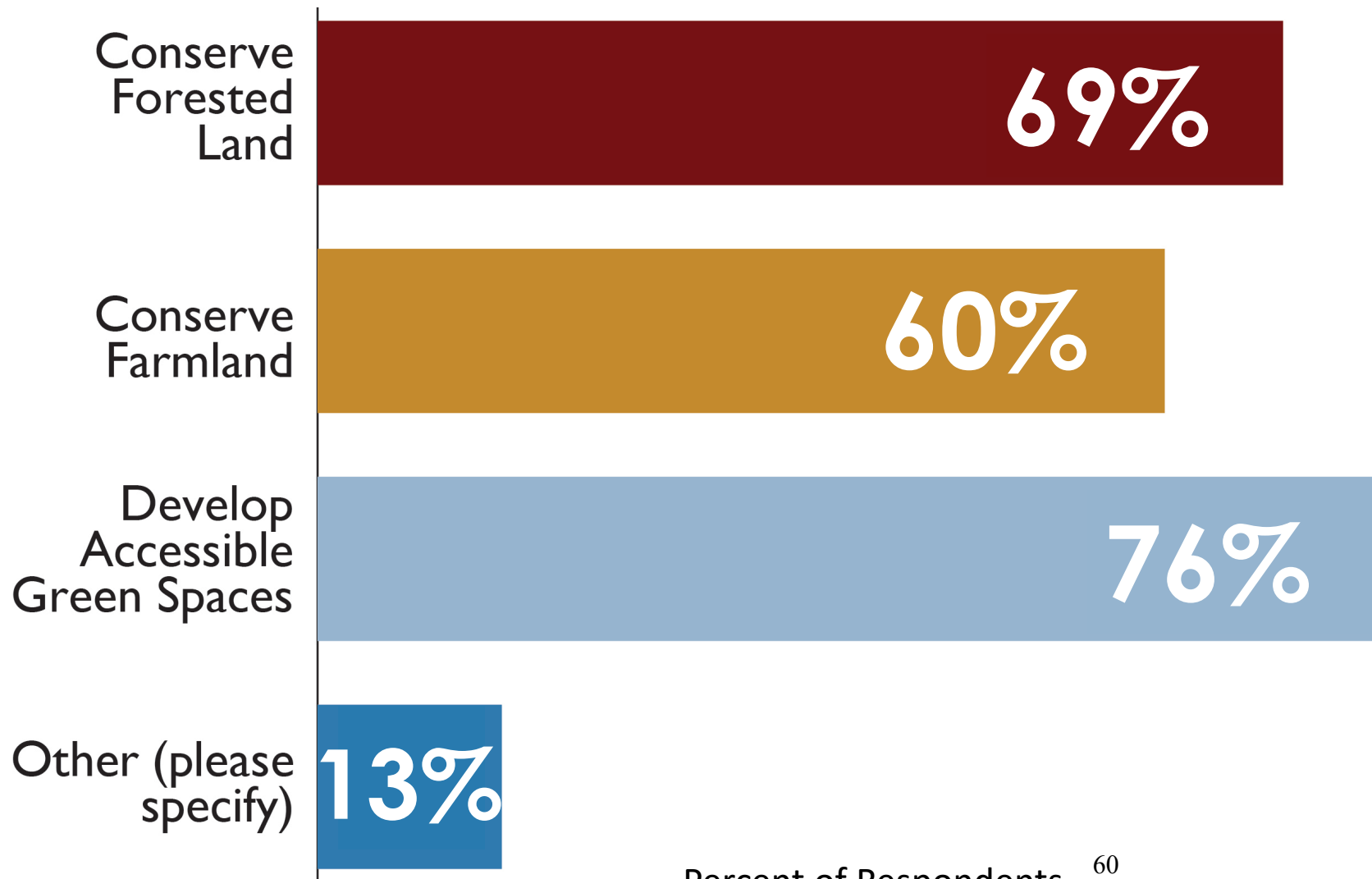


Percent of Respondents

Question 7: Do you have any concerns about the loss of farms and forest lands?



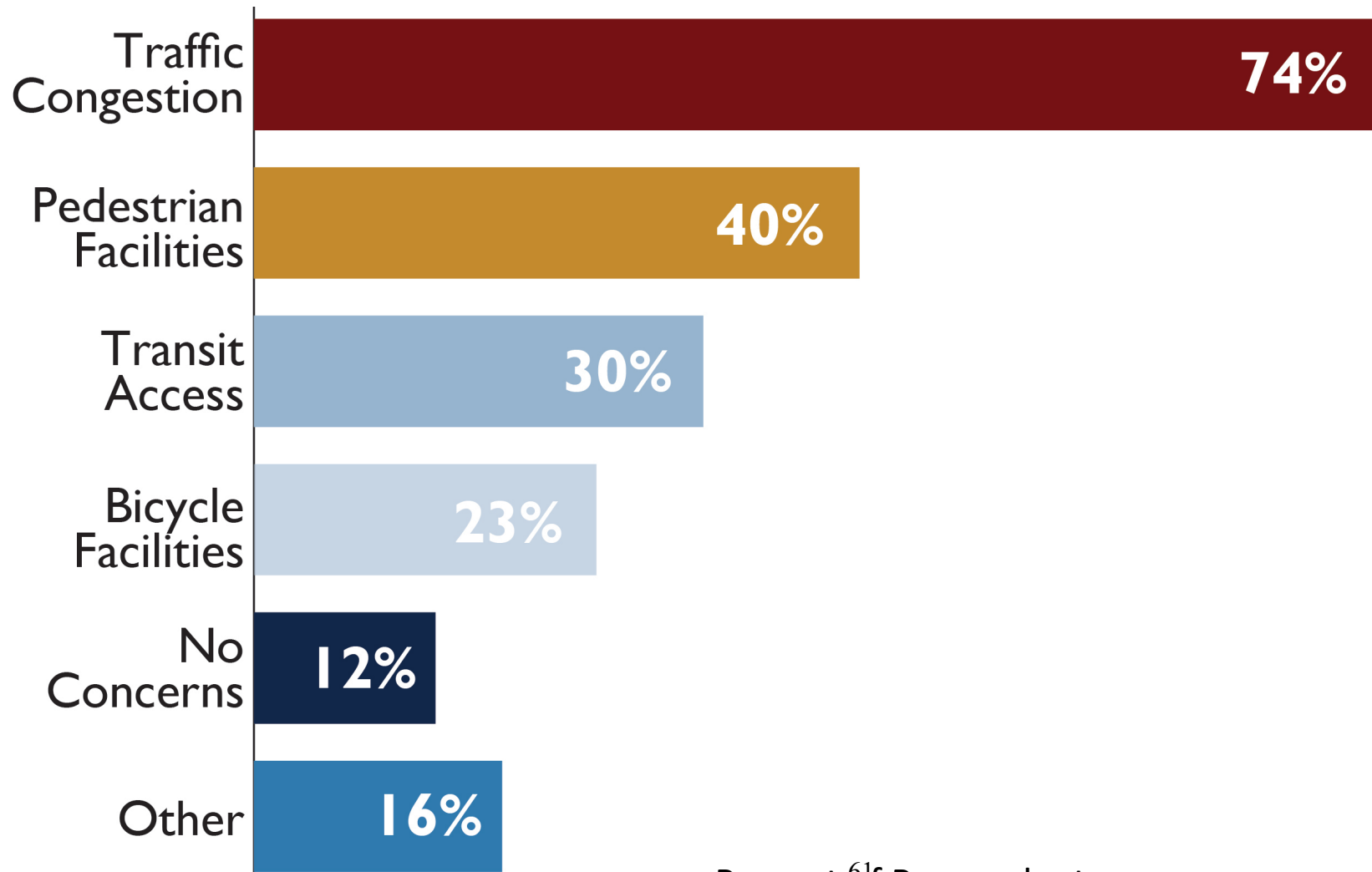
Question 8: Do you think the County should develop policies to...?



Percent of Respondents 60

Bars reflects percent of respondents who support each policy

Question 9: What are your top three transportation-related issues?



Percent of Respondents

Question 9: What are your top three transportation-related issues?

PANHANDLE

- #1** Traffic Congestion
- #2** Pedestrian Facilities
- #3** Transit Access

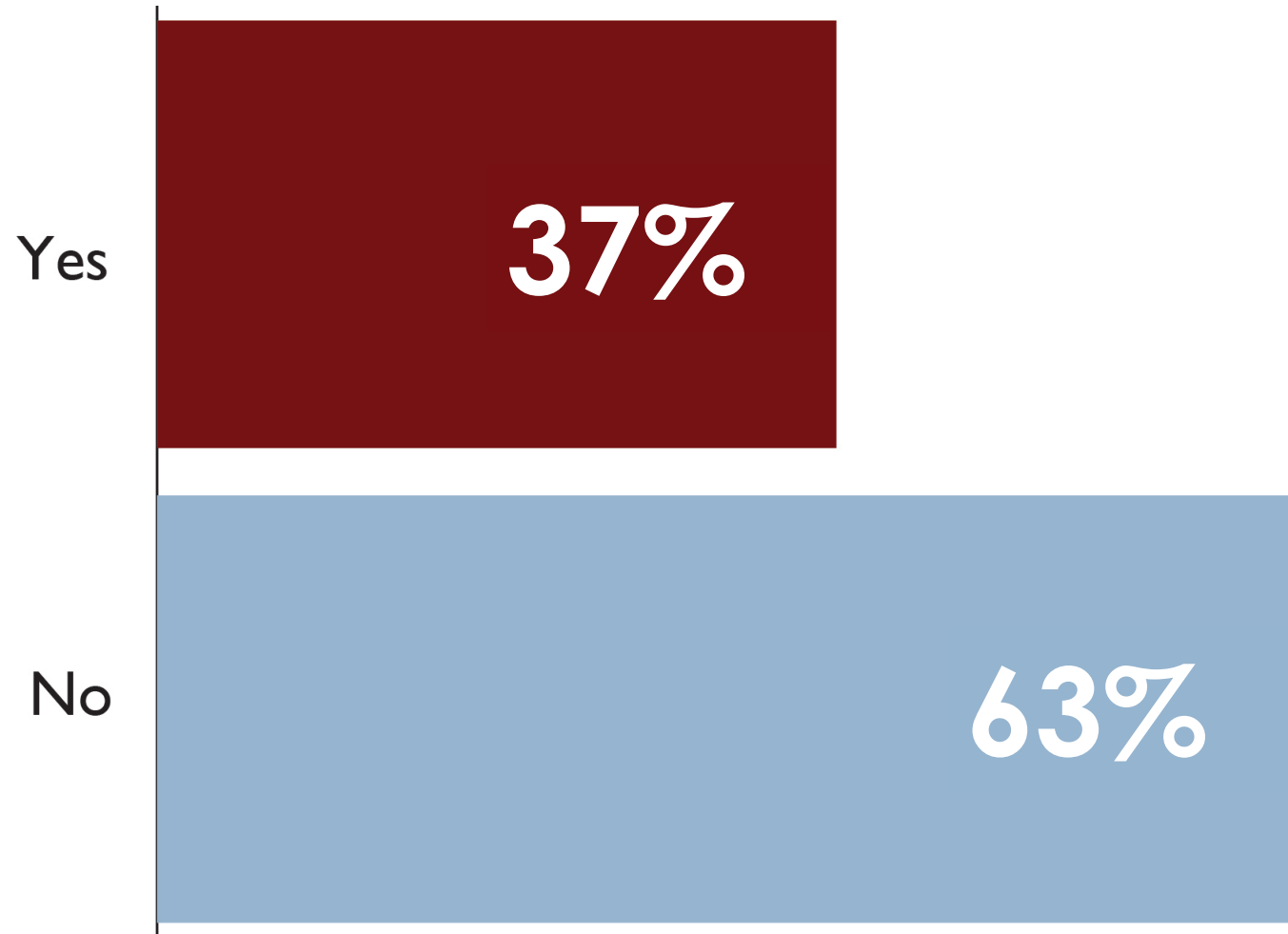
GREATER LANCASTER

- #1** Traffic Congestion
- #2** Pedestrian Facilities
- #3** No Concerns

SOUTHERN LANCASTER

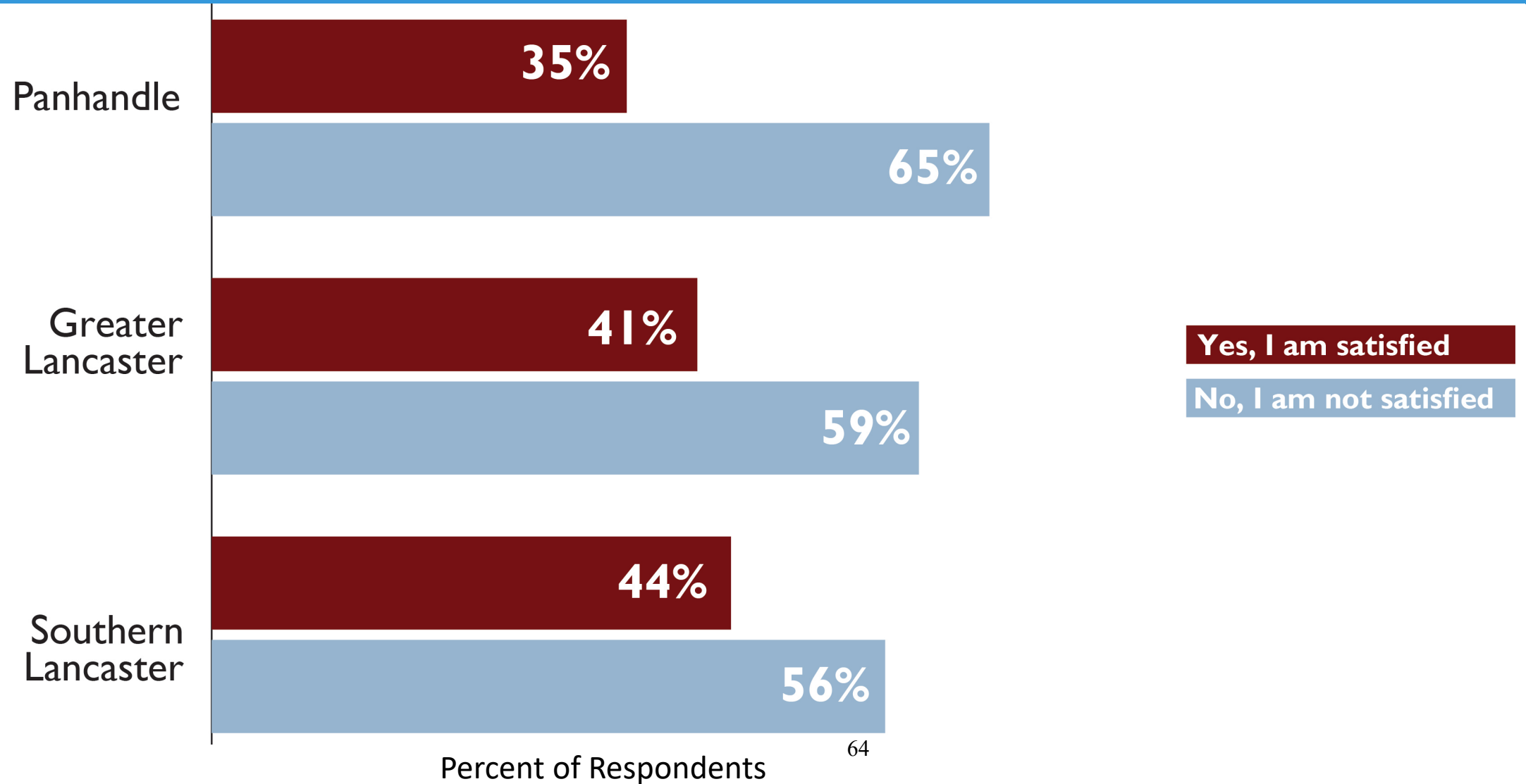
- #1** No Concerns
- #2** Traffic Congestion
- #3** Pedestrian Facilities

Question 10: Are you satisfied with parks, recreation, and open spaces?

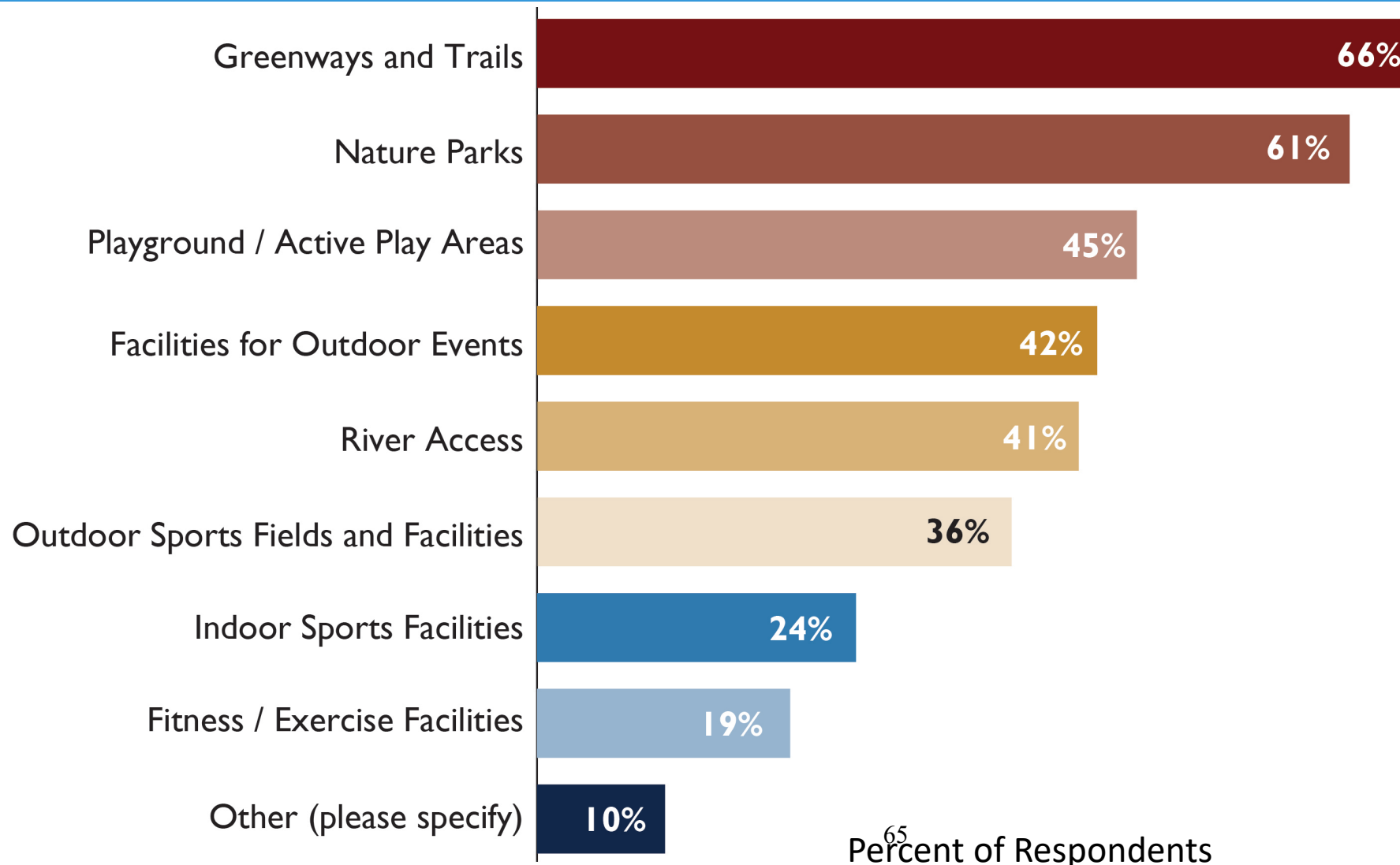


Percent of Respondents

Question 10: Are you satisfied with parks, recreation, and open spaces?



Question 11: What types of recreation facilities would you like to see?



65
Percent of Respondents

Question 11: What types of recreation facilities would you like to see?

PANHANDLE

#1 Greenways and Trails

#2 Nature Parks

#3 River Access

GREATER LANCASTER

#1 Nature Parks

#2 Facilities for Outdoor Events

#3 Playground / Active Play Areas

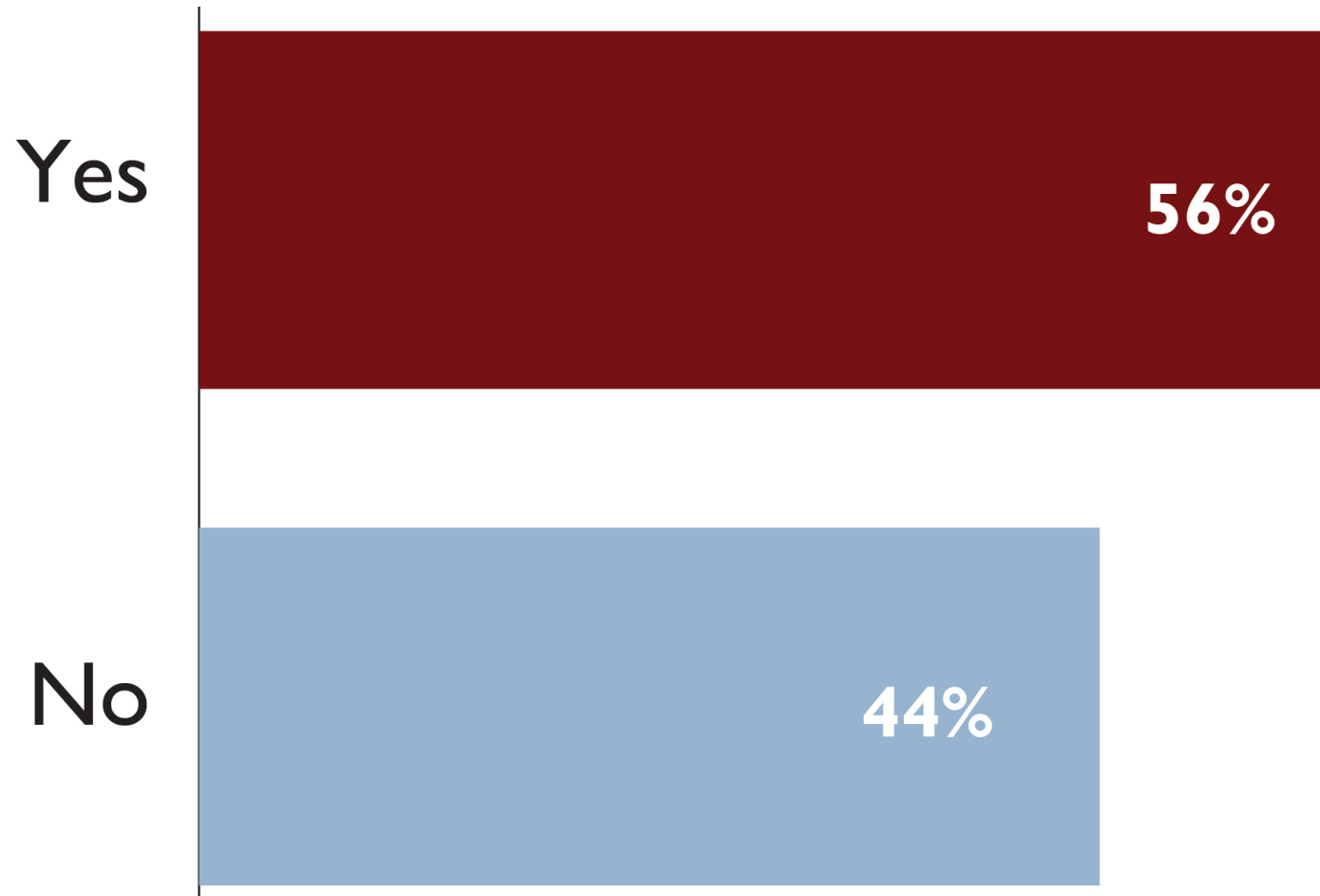
SOUTHERN LANCASTER

#1 Facilities for Outdoor Events

#2 Nature Parks

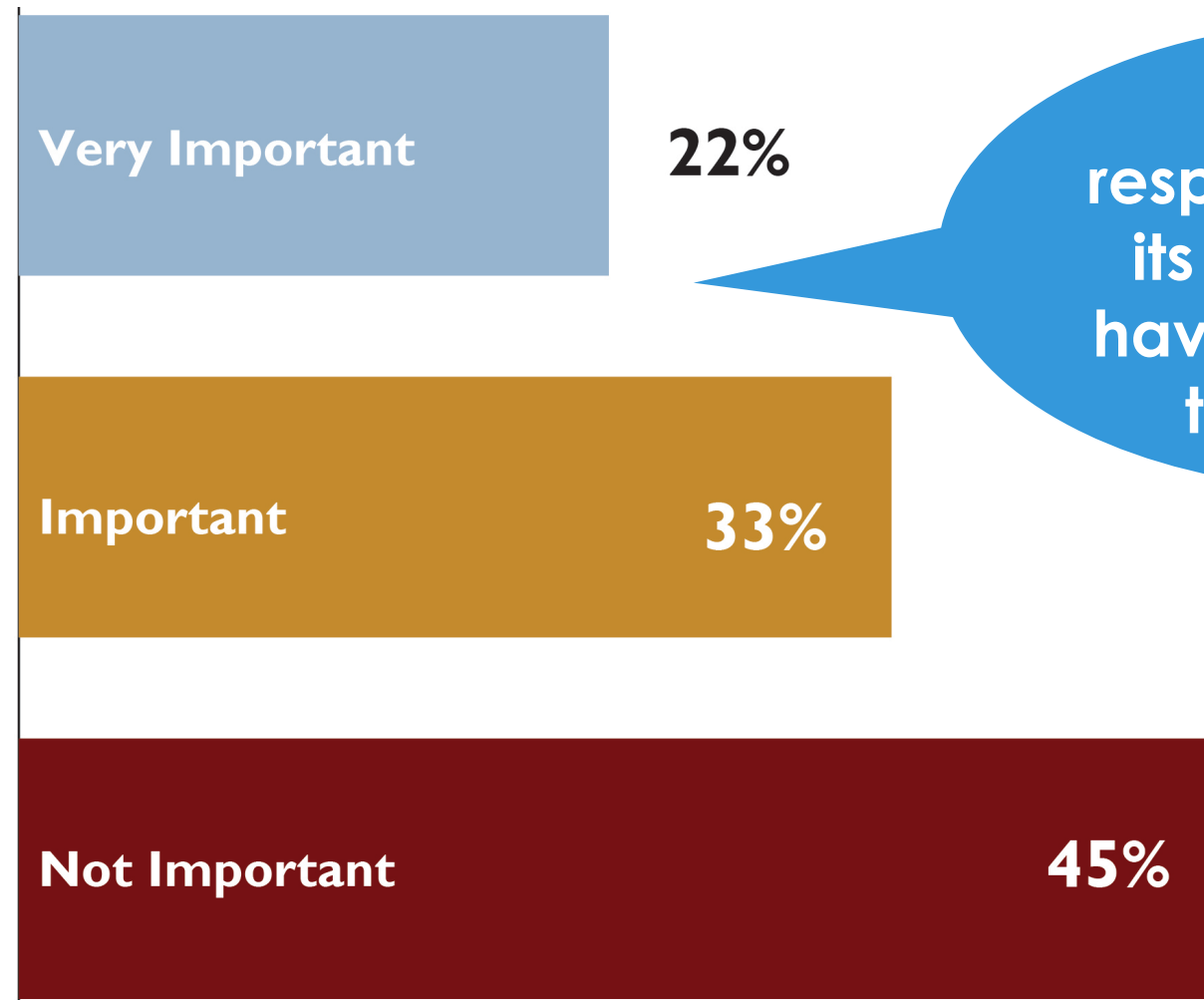
#3 Playground / Active Play Areas

Question 12: Is being able to access the Catawba River important to you?



Percent of Respondents

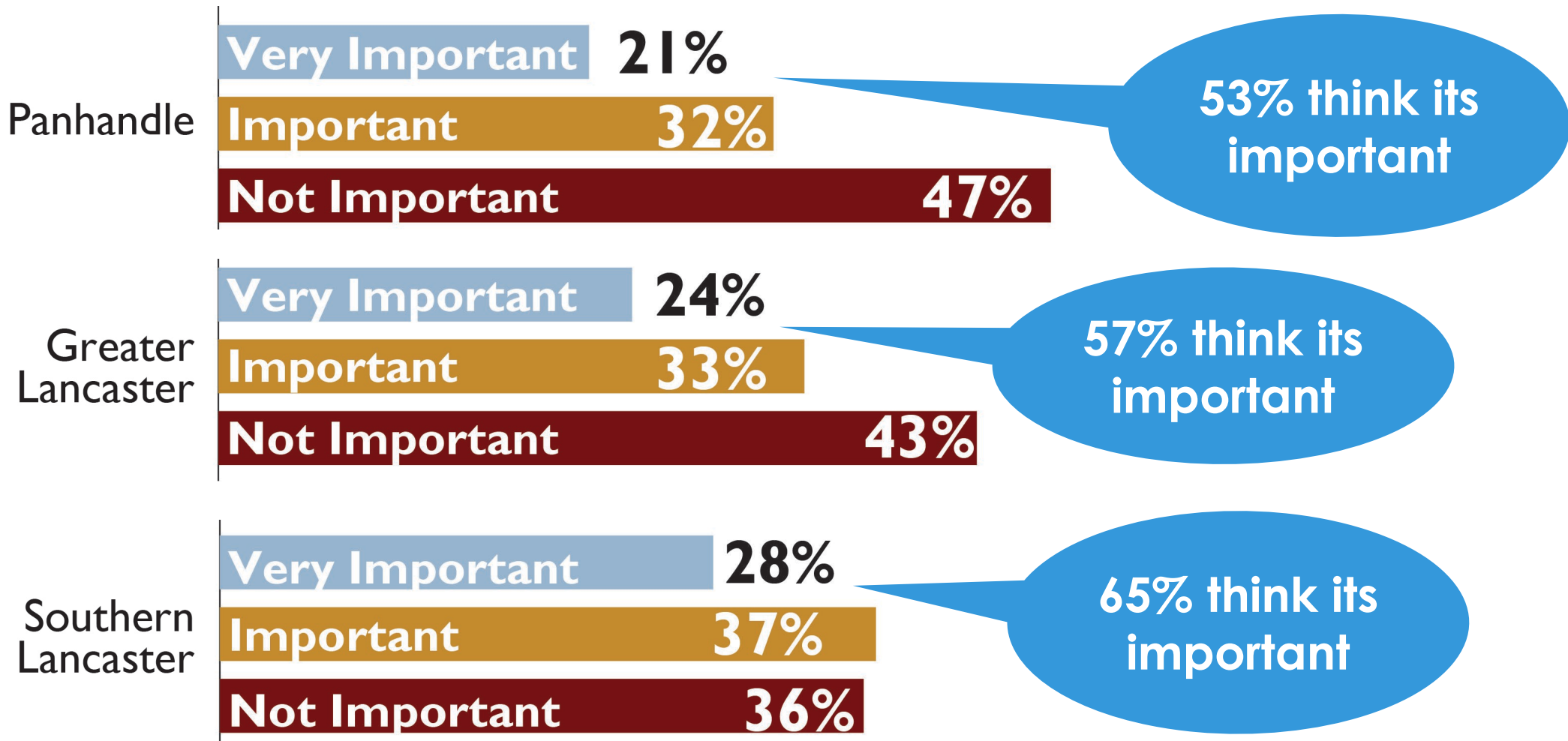
Question 13: How important is it for you to have access to greenways and trails?



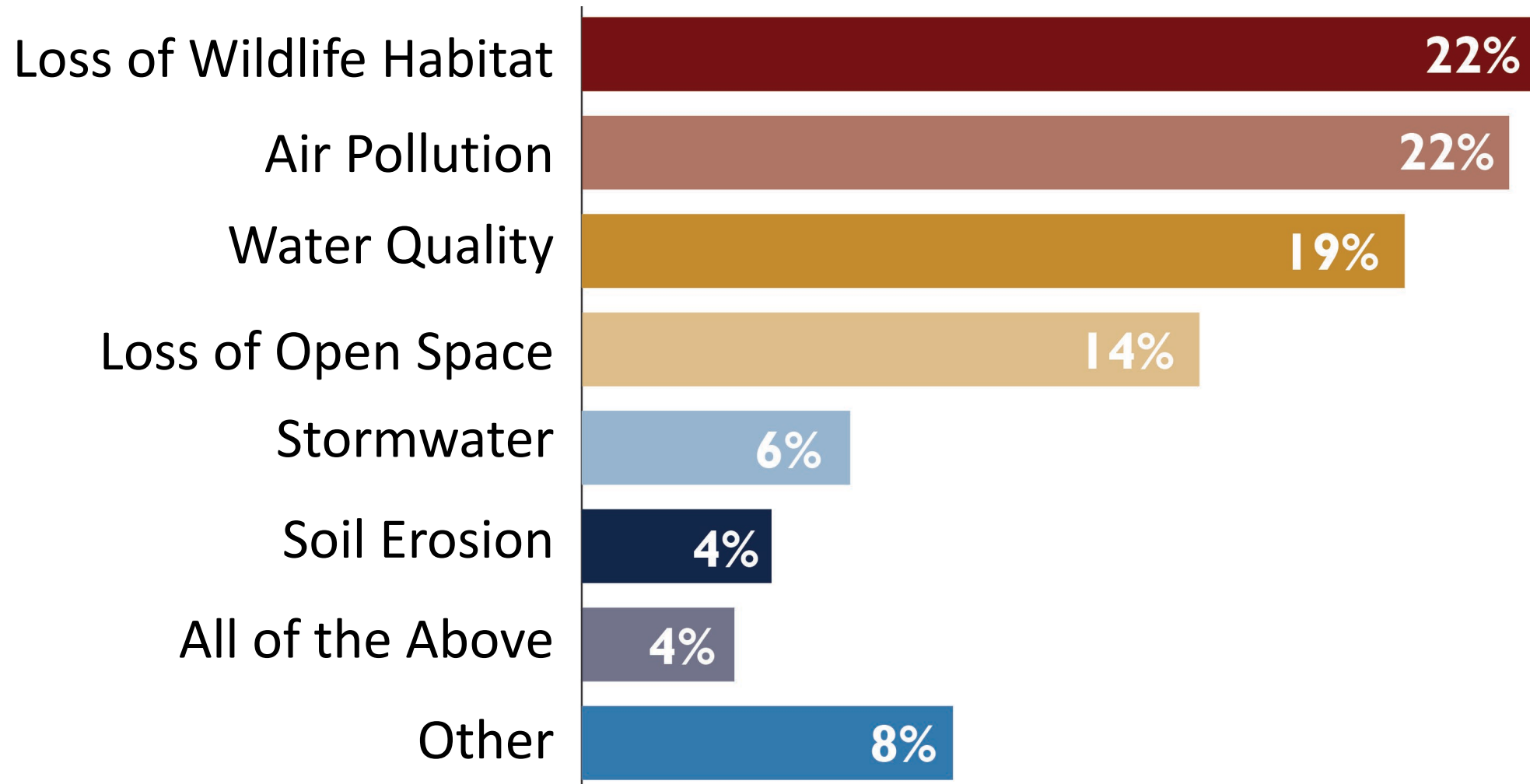
55% of
respondents think
its important to
have greenway /
trail access

Percent of Respondents

Question 13: How important is it for you to have access to greenways and trails?



Question 14: Do you have any concerns about environmental-related issues?



70
Percent of Respondents

Question 14: Do you have any concerns about environmental-related issues?

PANHANDLE

- #1** Air Pollution
- #2** Loss of Wildlife Habitat
- #3** Water Quality

GREATER LANCASTER

- #1** Loss of Wildlife Habitat
- #2** Loss of Open Space
- #3** Water Quality

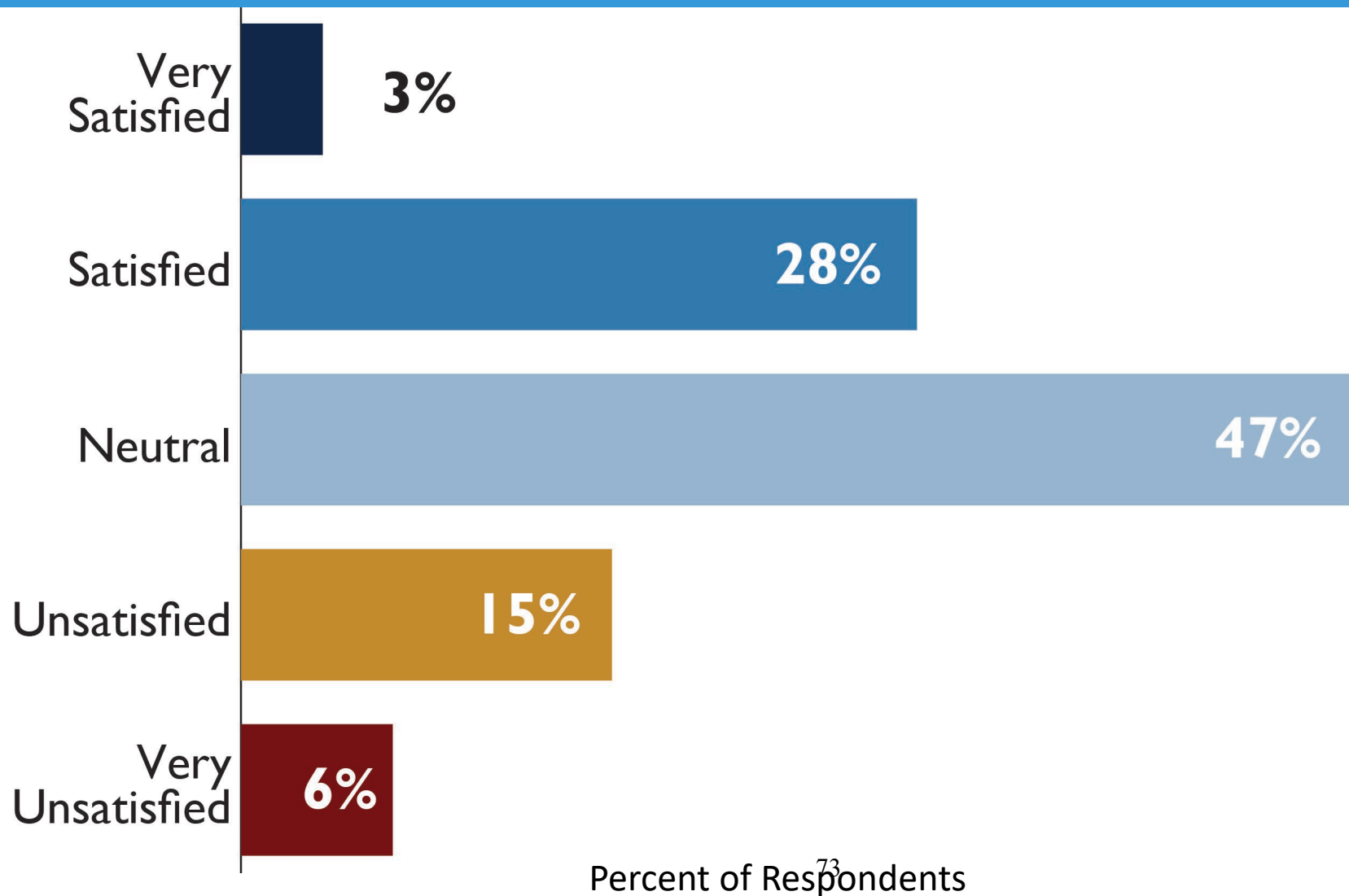
SOUTHERN LANCASTER

- #1** Loss of Wildlife Habitat
- #2** Loss of Open
- #3** Water Quality

Question 15: Do you have any suggestions to make the County more attractive?

SUGGESTIONS	# OF RESPONSES
Clean Up Litter	232
Conserve Land / Protect Forests	190
Improve Landscaping Along Roads	182
Improve Design Standards	180
Improve Appearance on 521	107
Code Enforcement	106
Stop Allowing Junk Businesses	97
Revive Downtown	88
Manage / Stop / Pause Growth	80
Add Sidewalks/Bike Lanes/Greenways	73

Question 16: How satisfied are you with the quality and types of County services?



Question 17: Are there any services the County should offer or improve?

SERVICE	# OF RESPONSES
Parks / Outdoor Spaces / Recreation	123
Public Transportation / Light Rail	95
Restaurants/Retail/Grocery/Commercial	70
Improved Road Conditions	62
Recycling	48
Garbage Pick Up/Better Hours/Closer	48
Post Office	47
Build More Schools / Improve Schools	45
Better Policing / More Sheriffs	38
Greater Access to Hospital/Health Care	34

Question 18: How would you describe Lancaster County to a friend?

DESCRIPTION	# OF RESPONSES
Growing / Developing	346
Crowded / Overdeveloped	295
Friendly / Welcoming	247
Beautiful / Pretty / Appealing	240
Outdated / Behind	144
Calm / Comfortable / Peaceful	140
Country / Rural	137
Lacking...(funds, infrastructure, green, etc.)	133
Close to Charlotte / Convenient / Central	126
Affordable / Low Cost of Living	113

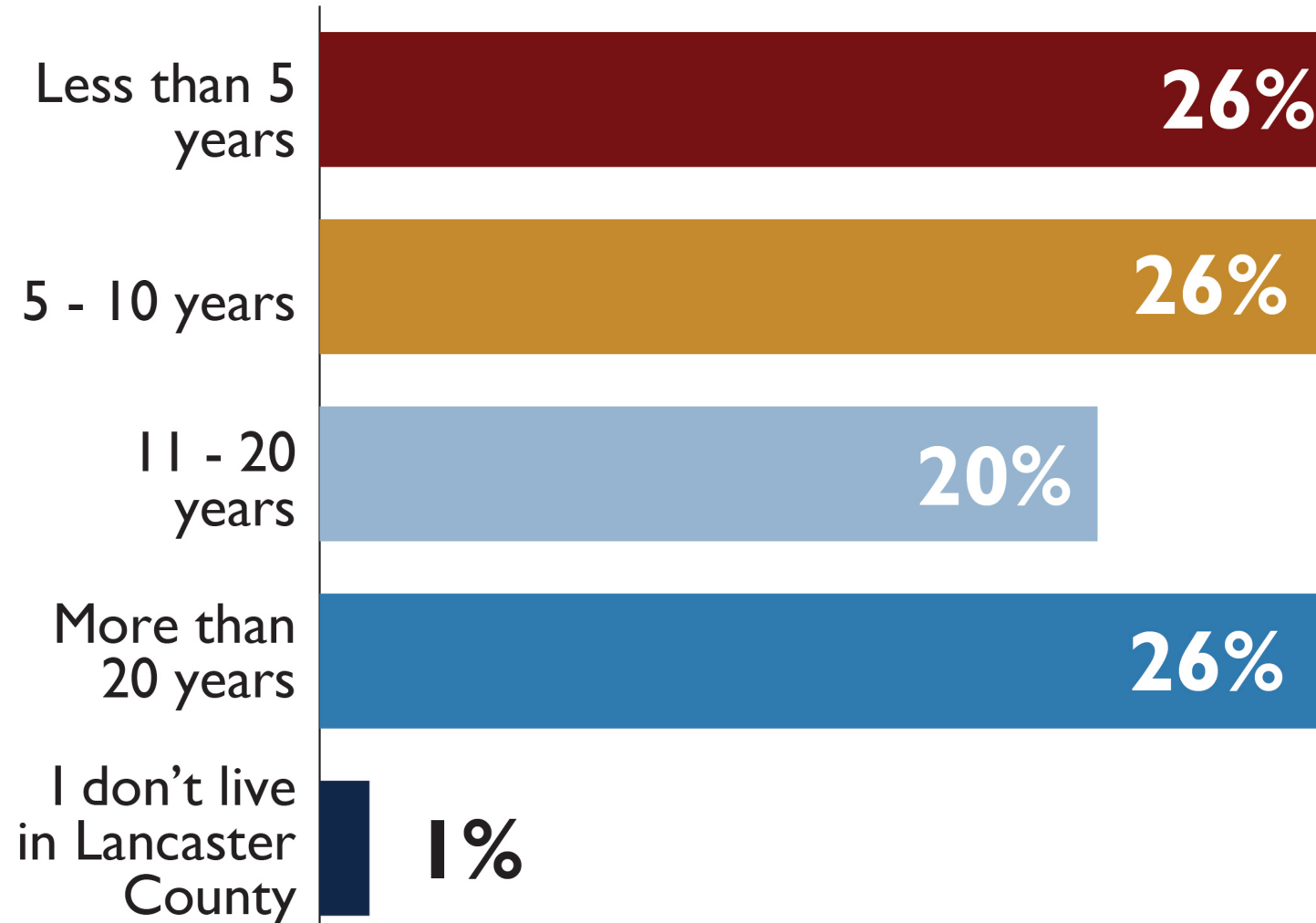
Question 19: What are the most important topics for a long range plan?

TOPIC	# OF RESPONSES
Traffic Management	629
Growth Management	507
Education / Schools	475
Parks / Recreation / Open Spaces	325
Commercial Development	270
Economic Development / Employment	228
Infrastructure	205
Police Protection / Crime / Safety	174
Road Maintenance	173
Bike Lanes / Sidewalks / Multi-use Paths	115

Question 20: Please describe your vision for the future of Lancaster County

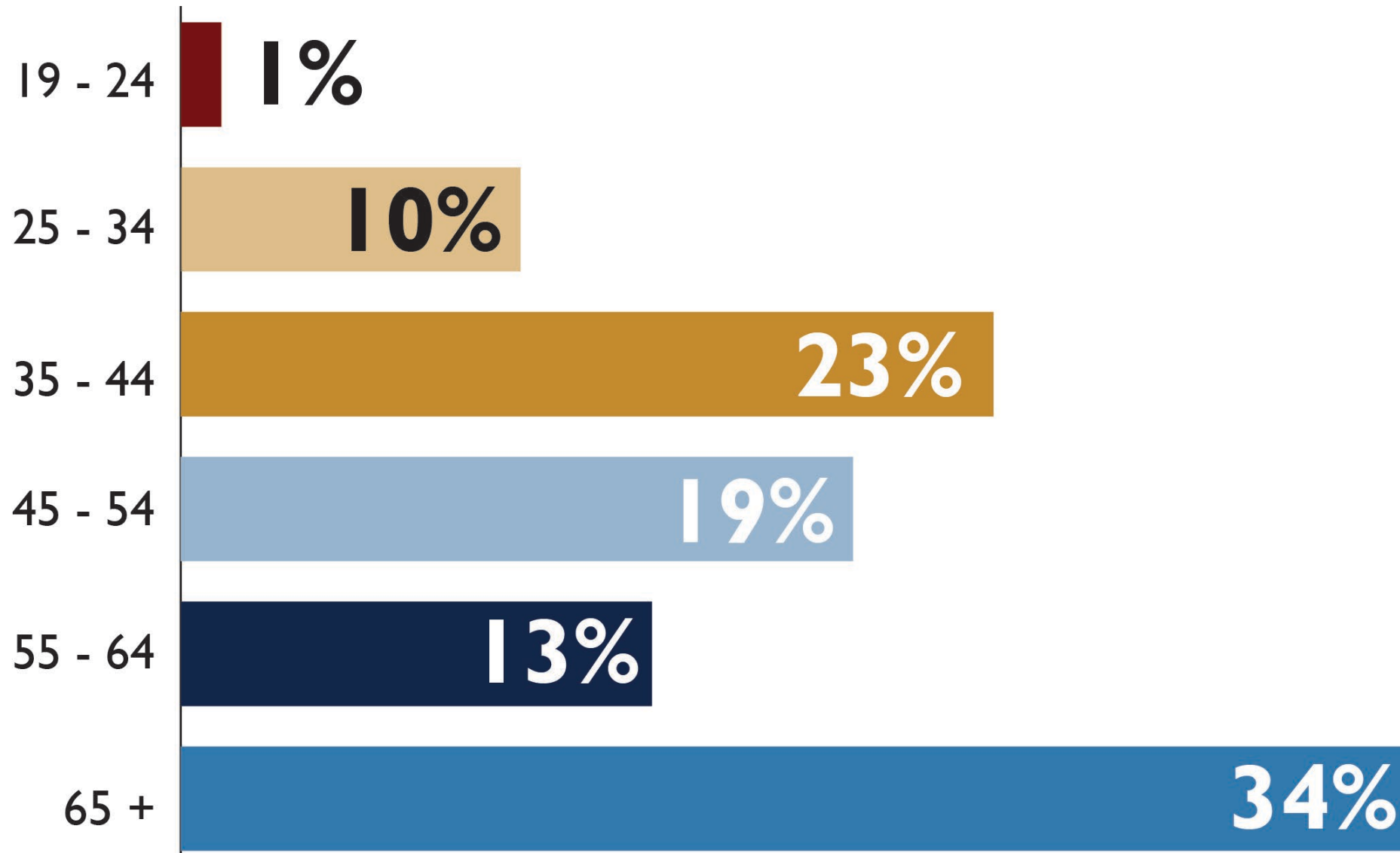
VISION	# OF RESPONSES
Control Growth / Slow Down Development	326
Build / Improve Roads	295
Parks / Greenspaces	222
Improve Schools	199
Encourage More Commercial Businesses	172
Stricter Zoning / Design Regulations	132
Economic Development	117
Keep Small Town Feel	105
Improve Aesthetic Appearance	103
Improve / Support Public Safety	99

Question 22: If you live in the County, how long have you lived here?



Percent of Respondents

Question 23: Please indicate your age



Percent of Respondents⁷⁹

Emerging Themes

Emerging Themes

Transportation

Economic
Development

Growth
Management

Recreation

Community
Appearance

Education

Equity

Environmental
Quality

Committee Updates

- Next Committee Meeting Date:
 - June 6 @ 6pm in the County Council Chambers
 - Begin Visioning Process
 - Discuss Public Kickoff Meetings in June
- Committee Member Comments and Discussion

Lancaster 2040

COMPREHENSIVE PLAN



Steering Committee Meeting

April 26, 2022